

Profiles, Maps and Vital Facts of
Featured Neighborhoods in the Tri-Valley

Our NEIGHBORHOODS

Pleasanton

2024
EDITION

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Our NEIGHBORHOODS Pleasanton

2024 EDITION

When Pleasanton was incorporated in 1894, the population was a mere 500. But when Pleasanton became a part of the first transcontinental railroad line, The Pacific Railroad, in 1896, Pleasanton soon began to grow.

Now boasting a population of more than 78,000, Pleasanton is a thriving community with a strong economic base, charming downtown, excellent school district and a host of well-planned neighborhoods.

It's easy to understand why Pleasanton is such a sought after place to live. The city is well-known for its tree-lined streets, variety of historic architecture and quaint downtown. Repeatedly ranked among the top 10 best communities in California to raise a family, Pleasanton boasts top-rated schools, an

abundance of parks and open spaces and overall great quality of life.

Often residents characterize their hometown as welcoming and “family-friendly,” while they refer to their neighborhoods as close-knit and neighbors as friends. According to many people we talked to about what makes their neighborhood special, their neighbors check in on each other when they're sick, watch out for others when they are out of town and share dog-walking duties, among other neighborly tasks.

In a way, neighborhoods are extensions of our homes. The people who make up our neighborhoods influence and enhance our daily lives. We can retreat or engage, celebrate or stroll in a reverie.

Our 2024 edition provides an insider's

perspective on what subtle differences set some of the city's neighborhoods apart from one another. These residents tell about what drew them to the neighborhood and what makes it unique and special.

A fact box for each neighborhood provides information about schools, shopping and parks and other data.

This publication includes only a handful of the 100 neighborhoods in Pleasanton, and they are described with the knowledge, love and appreciation of the people who inhabit them.

Gina Wilcox

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Known for new custom homes, picturesque yards and its organic feel, the Happy Valley neighborhood continues to be a pivotal part of Pleasanton.

Although originally built in an unincorporated area of Alameda County between 1962 and 1998, Happy Valley is now within Pleasanton city limits. Residents of the neighborhood testify to its charm.

Original homes in the area were ranches that rested on large lots — that rural community feeling continues today. Residents can often be seen riding horses through the neighborhood and corrals with horses, goats, chickens and cows are visible from the streets in the neighborhood.

The Callippe Preserve Golf Course, opened in 2005, neighbors the Happy Valley community. Mariposa Ranch and Serenity Terrace, two smaller developments of custom homes ranging from 3,500 to 6,000 square feet on lot sizes starting at a third of an acre, have been built to accompany the golf course.

On the outskirts of the neighborhood the Happy Valley Creek flows intersecting with the golf course. The 3.5 mile Callippe Preserve Hiking Trail runs along the course



COURTESY KRIS MOXLEY

and under mature oak trees. It borders preservation areas designated for the endangered Callippe Silverspot Butterfly and hikers and golfers might spot many forms of wildlife such as deer, squirrels, raccoons, turkeys and foxes.

While Happy Valley can feel removed from the city, it is a short drive away from the Pleasanton's lively downtown shops and dining. The Alameda County Fairgrounds, also nearby, serves as a venue for festivals and family-friendly events year round.

School-aged children from Happy Valley attend Hearst Elementary School, Pleasanton Middle School and Foothill High

School, which are all just minutes from the neighborhood.

The neighborhood is well suited for commuters as well. Happy Valley Road is a direct shot to the Interstate 680 freeway. Also it is en route to both the Dublin/Pleasanton and West Dublin/Pleasanton BART stations for easy travel westward.

“Happy Valley offers the quiet and natural beauty of a rural community with easy and direct access to the bustling city life nearby,” Realtor **Kris Moxley** said. “This is a beautiful area with mature oaks, vineyards and open spaces with the Pleasanton Ridge as a backdrop.”

NEIGHBORHOOD SPONSOR



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Quick Facts

PARKS: Pleasanton Ridge, Callippe Preserve Golf Course, Marilyn Murphy Kane Trail, Cubby's Dog Park at Bernal

PUBLIC SCHOOLS: Hearst Elementary School, Pleasanton Middle School, Foothill High School

SHOPPING: Downtown Pleasanton, Mission Plaza, Bernal Corners, Pleasanton Gateway

MEDIAN HOME PRICE 2023: \$3,168,750

HOMES SOLD IN 2023: 4

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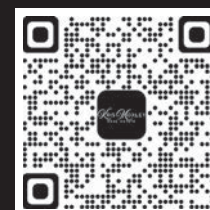


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Quick Facts

PARKS: Orloff Community Park, Amador Valley Community Park

PUBLIC SCHOOLS: Mohr Elementary School, Harvest Park Middle School, Amador Valley High School

SHOPPING: Downtown Pleasanton, San Francisco Premium Outlets

MEDIAN HOME PRICE
2022 - 2023: \$3,237,500

HOMES SOLD IN 2022 - 2023: 2

Ordered by Valley and Mohr avenues, Ironwood Estates is located near the “Chain of Lakes” in a central area of Pleasanton and is nestled next to open space and walking trails.

As one of the newer neighborhoods in Pleasanton, Ironwood Estates contains 71 spacious homes built by Ponderosa Homes between 2005 and 2009. Each of the homes boasts large lots ranging from approximately 9,000 to 16,000 square feet.

The neighborhood contains three different styles of homes and is great for families being in close proximity to Mohr Elementary School, Harvest Park Middle School and Amador Valley High School.

In addition to abundant greenery, residents can enjoy access to a central clubhouse, pool, playground, and large grass area.

The Village at Ironwood is an active adult community adjacent to Ironwood Estates. Also built by Ponderosa Homes, this gated neighborhood offers single-family homes from 1,910 to 2,780 square feet with “patio yard”-sized



COURTESY KRIS MOXLEY

lots. In addition to a 2,600 square foot clubhouse, Village residents can enjoy a patio with a barbecue area, an outdoor pool and two bocce ball courts.

Spacious homes, beautiful scenery, centralization and access to various community amenities make these neighborhoods ones that residents have

been proud to call home.

“I am impressed with these Ponderosa developments because of the quiet location and quality of the builder’s design,” said Realtor **Kris Moxley**. “I’m eager to be able to represent buyers and sellers in Ironwood Estates and the Village at Ironwood.”



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Located only a few blocks from vibrant downtown Pleasanton's shops and dining options, Jensen Tract and Amador Estates residents love the neighborhood's proximity to local hot spots and quality and proximity of the schools.

The two neighborhoods are defined by the schools, literally and figuratively. Children in the area attend Alisal Elementary, Harvest Park Middle and Amador Valley High, which are all within walking distance. Alisal Elementary is used as the dividing line between Jensen Tract and Amador Estates, with homes on the south side of the school in the Jensen Tract and homes to the north in Amador Estates.

In addition to having students at the same schools, residents of both neighborhoods also enjoy proximity to the local post office, a grocery store and other retail. But Jensen Tract and Amador Estates were developed in completely different ways.

The Jensen Tract neighborhood was named for its developer, Jensen Homes, and houses range between 1,100 and 2,000 square feet. Originally built with single-level ranch style homes, the neighborhood now



COURTESY KRIS MOXLEY

includes some two-story homes, showing homeowners' need for more room but desire to stay in the area.

Neighboring Amador Estates was built by Devmar Homes between 1960 and 1970 and is filled with mostly single-story homes ranging from approximately 1,050 to 1,700 square feet.

Residents of all ages have a plethora of places to play close to these neighborhoods, including Dolores Bengtson Aquatic Center. With over 23 acres, Amador Valley Community Park is just across the street

and features a barbecue pit, picnic tables, horseshoes, tot play areas and very large fields for many different sports. Also, the back of Alisal Elementary School is open to the public during non-school hours, and many sporting events and practices are held there.

"This is the perfect place, and a wonderful area for families and their children to be so close to schools and walking distance to the downtown area," said Realtor **Kris Moxley**. "It's a neighborhood that homeowners don't want to move from."

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Quick Facts

PARKS: Amador Valley Community Park / Dolores Bengtson Aquatic Center

PUBLIC SCHOOLS: Alisal Elementary School, Harvest Park Middle School, Amador Valley High School

SHOPPING: Downtown Pleasanton, Amador Center, Mission Plaza Shopping Center

MEDIAN HOME PRICE 2023: \$1,350,000

HOMES SOLD IN 2023: 10



Client Testimonial:

"We have had the opportunity to work with Kris multiple times, and we could not have chosen a more dedicated realtor. We worked with Kris in both purchasing and selling our home; She was a great communicator, reliable and very knowledgeable about the current market. As a result, despite the challenges of buying and selling in this competitive market Kris always helped us achieve our goals." - Pleasanton seller & buyer



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Quick Facts

PARKS: Meadowlark Park, Pleasanton Ridge Regional Park, Cubby's Dog Park

PUBLIC SCHOOLS: Lydiksen Elementary School, Hart Middle School, Foothill High School

SHOPPING: Koll Center Shopping Center, Pleasanton Gateway Shopping Center, Stoneridge Mall

MEDIAN HOME PRICE 2023: \$2,988,000

HOMES SOLD IN 2023: 1

For residents of Laguna Oaks, a community nestled against the Pleasanton Ridge on the west side of Pleasanton, the secluded, family-friendly neighborhood is more than simply a place to call home.

"Laguna Oaks is a magical neighborhood," said local Realtor **Cindy Gee**.

"I have lived here for 24 years. It boasts such friendly neighbors, a community pool/spa, tennis courts/parks, walking trails, close to shopping and award-winning schools," Gee continued. "People walk the community just to say 'hi' all the time."

Picturesque views and parklike common areas are hallmarks of the 161-home neighborhood with homes ranging in size between 3,100 and 4,500 square feet on lots between a quarter and half acre.

Laguna Oaks offers a choice of five models, each constructed around a series of cul-de-sacs.

Every home has between four and six bedrooms, in addition to a family room, bonus room, home office and large yard.



COURTESY CINDY GEE

There's much to love about Laguna Oaks and plenty to do for children and adults. The development has a recreation area with a children's play area, two full-size tennis courts, a basketball court, a fully heated pool and year-round spa.

Meadowlark Park, a social hub within the community, is shared among residents from Foothill Knolls and Laguna Oaks neighborhoods. The nearly five-acre park is equipped with basketball courts, picnic

and barbecue areas, volleyball courts and separate play areas for tots and older children.

Children living in Laguna Oaks are a short drive from Lydiksen Elementary and Hart Middle School while the award-winning Foothill High School is within walking distance.

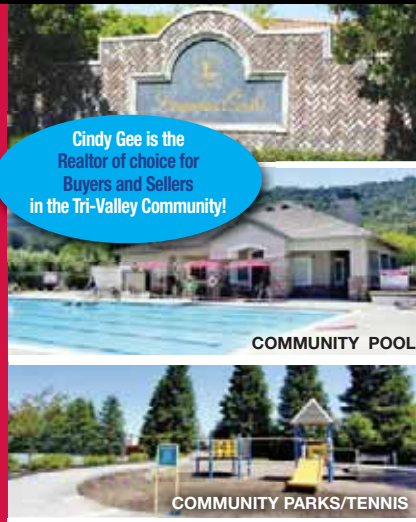
"New homeowners will feel very welcome moving into Laguna Oaks," Gee said. "It's the best place to live."

Laguna Oaks Pleasanton

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CINDY IS ALSO A NOTARY

Call CINDY for more information about Laguna Oaks and other areas of Pleasanton, Livermore, Dublin, San Ramon and Danville.



The **CINDY GEE** Team
REALTOR/NOTARY

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Quietly located in the “Chain of Lakes” area of Pleasanton, Mohr/Martin Estates is a peaceful area with convenient access to everything the city has to offer and brings to mind the feeling of the tranquil, small-town serenity that Pleasanton has long been known for.

Homes offer court locations and private streets nestled next to open space and walking trails. Some of the homes were built by Bass Homes in the late 1980s and range from 3,100 to 4,100 square feet with half acre lots.

Beautiful custom homes are also in the area offering 3,700 to 5,700 square feet of living space and spacious half- and one-acre lots. Mature landscaping completes the feeling of peace.

“The Mohr/Martin Estates is an area tucked away for families and centrally located, where one can travel the nearby trails and enjoy the quiet sunsets,” said Realtor **Kris Moxley**.

Though Mohr/Martin Estates may feel like an island all its own, it’s conveniently located with downtown



COURTESY KRIS MOXLEY

Pleasanton and shopping, dining and entertainment only a hop, skip and a jump away. It’s also near I-580 and I-680.

Children attend Mohr Elementary School, Harvest Park Middle School and Amador Valley High School. There are walking and biking trails leading from the neighborhood to the

schools and while there are a number of younger families, many residents have lived in the neighborhood since it was developed.

“I have enjoyed meeting homeowners over the years that are original owners,” said Moxley. “They tell me it’s a neighborhood they stumbled on, and one they’re happy they bought in.”

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Quick Facts

PARKS: Nielsen Park, Orloff Park, Ken Mercer Sports Park

PUBLIC SCHOOLS: Mohr Elementary School, Harvest Park Middle School, Amador Valley High School

SHOPPING: Downtown Pleasanton, Rose Pavilion, Santa Rita Square, Fallon Gateway

MEDIAN HOME PRICE 2023:
 \$3,000,000

HOMES SOLD IN 2023: 3



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Quick Facts

PARKS: Harvest Park, Hansen Park, Alameda County Fairgrounds, Lions Wayside Park

PUBLIC SCHOOLS: Valley View Elementary School, Pleasanton Middle School, Amador Valley High School

SHOPPING: Downtown Pleasanton

MEDIAN HOME PRICE 2022 - 2023: \$3,050,000

HOMES SOLD IN 2022 - 2023: 6

Nolan Farms combines the charm and history of Downtown Pleasanton with convenient proximity to schools and shopping, making it the perfect neighborhood for families.

Built in the early 2000s by Summerhill Homes, these homes range from 2,500 to 4,000 square feet, with lots from 7,000 to 10,000 square feet.

The homes feature unique styling that embodies the charm of years past, with dormer windows and front and rear porches. The luxuriously appointed interiors boast the best of new amenities such as granite kitchens, opulent baths, as well as beautiful trim and wood details.

Proximity to downtown Pleasanton is a big draw of the neighborhood. Nolan Farms is a short 15-minute walk from downtown, a perfect stroll to all the wonderful shops, restaurants, and events Downtown Pleasanton has to offer such as the Concerts in the Park series through the summer months, the Saturday Farmers' Market and holiday events like the Hometown Holiday Parade.



COURTESY KRIS MOXLEY

“This is one of my favorite neighborhoods because it is one that few people know about, yet it’s just minutes from downtown,” said Realtor **Kris Moxley**. “You have a premier location to watch the Goodguys car show and enjoy the County Fair.”

The location also gives children in the area a quick and easy journey to school.

Children attend Valley View Elementary School, Pleasanton Middle School, and

Amador Valley High School. Close by is also the Alameda County Fairgrounds, with numerous fun events throughout the year, as well as the famous Alameda County Fair.

The neighborhood captures the rare combination of beauty, size and location. For beautiful, semi-custom homes that reflect the tradition and historic charm of Pleasanton’s downtown, you can’t beat Nolan Farms.



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Nestled in the middle of Pleasanton, Pleasanton Valley is ideally located, with lovely homes and beautiful, tree-lined streets.

Built by Morrison Homes between 1966 and 1974, the neighborhood boasts homes of 1,400 to 2,600 square feet and is centrally located to just about everything.

While most lots are around 6,000 square feet, there are a rare few nearer to 13,000 square feet.

With four parks nearby, there is more than enough nature to satisfy any craving for the outdoors. One of those parks in close proximity to the neighborhood is the Ken Mercer Pleasanton Sports Park. This recreational area is complete with large open spaces for sports, play, competition and fun.

To the north side of Pleasanton Valley is Woodthrush Park, a lovely 3.5-acre park with picnic tables and easily accessible from most of the homes.

Located near Hopyard Road and Del Valle Parkway is yet another easily accessible public space, Harvest Park. Close by is the Amador Valley



COURTESY KRIS MOXLEY

Community Park on the corner of Santa Rita Road and Black Avenue.

A small section of the neighborhood has been given the nickname “gas lamp area,” for the gas lamps lining some streets on and around Black Avenue.

Realtor **Kris Moxley** said “the Pleasanton Valley is one of the most popular neighborhoods because of its central location.”

“(There is) proximity to the downtown area, parks and K-12 level schools. The homes sought after price points are a mid-range of affordability giving homeowners that remodeling opportunity,” Moxley added.

“It seems like there is no better place in the area to own a home,” she said. “The closeness you have to everything is a major plus. It’s also lovely if you enjoy nature and being outdoors.”

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Quick Facts

PARKS: Ken Mercer Sports Park, Amador Valley Community Park / Dolores Bengtson Aquatic Center, Woodthrush Park, Harvest Park

PUBLIC SCHOOLS: Alisal Elementary School, Walnut Grove Elementary School, Harvest Park Middle School, Amador Valley High School

SHOPPING: Mission Plaza, Amador Center, Downtown Pleasanton

MEDIAN HOME PRICE 2023: \$1,787,250

HOMES SOLD IN 2023: 28



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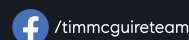


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SOLD | Pleasanton



SOLD | Livermore



SOLD | Pleasanton Valley



SOLD | Pleasanton



SOLD | Livermore



SOLD | Mohr Estates



SOLD | Danville



SOLD | Pleasanton

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A Bay Area resident for 44 years. Kris is an accomplished agent with a personal & enthusiastic approach to buying and selling homes for her clients.
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