

MOUNTAIN VIEW VOICE Home+Garden



NORBERT VON DER GROEBEN

David Franklin, a teacher at Bubb School who qualified for Below Market Rate housing, stands in front of his new home. The cost of living is so high in Mountain View that some teachers are leaving the district to seek greener pastures elsewhere.

DAVID FRANKLIN AMONG TINY GROUP OF LOCAL TEACHERS ALLOWED TO BUY AFFORDABLE HOMES

By Susan Hong

For a school teacher to own a home in Mountain View, he or she probably needs to be independently wealthy — or, as in the case of David Franklin, extremely lucky.

Franklin, 32 and a third grade teacher at Bubb Elementary School, had only known life in the Bay Area living with roommates or in a small studio. In his most recent living arrangement, he was paying close to \$1,000 a month for a very small studio — too small, he said, to entertain friends or have family stay over.

With a son to take care of in a region where rental rates are high, living was cramped, he

said. But then Franklin got lucky.

Last August he got a call from the Housing Authority of Santa Clara County telling him he'd qualified to purchase a "below market rate" home in the new Classic Communities town homes development on Evandale Avenue. Below market rate, or BMR, meant Franklin could purchase a home at a price adjusted to fit his income. He was one of only three Mountain View teachers picked for the highly coveted prize. (The other two declined to be interviewed for this story.)

"I feel very lucky," Franklin said. "I'm going to stay there for as long as I can. It actually has a lot of the features of my

"It actually has a lot of the features of my dream house."

dream house. It has a huge great room. It's three stories."

"Honestly," he added, "if I hadn't gotten this house, I would have left [Mountain View]."

Big plans

Franklin has big plans for his 1,621-square-foot home. He bought new appliances, picked out new tiles and flooring, and has started thinking about window treatments.

"There are three bedrooms and three and a half baths. I'm freaking out," he said. "I have a fireplace. I've never had a fireplace."

His end unit faces Highway 101 and has a nice view of Hangar One, he said. "I can see the mountains from behind San Jose. I love it, it's my home."

Best of all, he says, his new place will give him a boost in his personal life.

"This is somewhere for me to have a hub

for my friends and family to come and barbeque and have dinner and watch the Super Bowl. You know I've never really been able to do that. It's kind of like a new chapter in my life where I can do that. And my parents won't have to stay in a hotel when they visit. So there are lots of good things that come of it," he said.

"It's like winning the lottery."

It's basically like winning a house."

"It's like winning the lottery. It's basically like winning a house. I have to pay for it, but it's unheard of."

There are some restrictions, however. Franklin must occupy the property at all times during his ownership. He also has to live in the home for 55 years before he can sell it at market value. If he chooses to sell the home

before then, the city adjusts the value to one-third of the consumer price index.

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HOUSING

► Continued from page 25

"I plan to stay there for at least 15 years," Franklin said. "Especially since my son's here, I won't be leaving."

Popular program

Mountain View's BMR program is so attractive that more than 50 people applied, including 13 teachers, Franklin said. To qualify as a one-person household, the annual income limit is \$74,300, while the limit for a four-person household is \$106,100, according to Linda Lauzze, city administrative and neighborhood services manager.

The city awards BMR units first to Mountain View public safety officers such as policemen or firefighters, then to teachers, then to people who have lived in Mountain View for two of the last four years, and finally to people who have worked in Mountain View two of the last four years, Lauzze said.

In theory, the affordable units are a side

product of new development in Mountain View. Under the BMR program, developers must either build one affordable unit for every 10 higher-priced units or pay an "in lieu" fee of 3 percent on the actual sales price of each of the units in the development, Lauzze said.

In the case of Classic Communities, the developer chose the former, though many go for the latter. In fact, Lauzze said, while there has been a lot of construction lately in Mountain View, developers have mostly chosen to pay the fee.

As a result, only eight below market rate units have been available since the city adopted the BMR program in 1999, she said.

Those collected fees are intended to be used to build more affordable housing units by the city itself. Progress has been slow on that front, although a downtown family rental project is currently underway, and the city is reviewing proposals from different developers, Lauzze said.

However they get built, if David Franklin's experience is any indication, they will be warmly received.

"It's like a dream come true," he said. ▀

Only eight below market rate units have been available since the city adopted the BMR program

■ INFORMATION

Those interested in the BMR program can be put on an "interest list," and will be notified should any units become available. For additional information or to be included on the list, contact Diana Moreno of the Santa Clara County Housing Authority at (408) 361-4643.

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Cleaning up dry cleaning

CONSUMERS SHOULD DEMAND THAT CLEANERS STOP USING PERCHLORETHYLENE

By Forrest Linebarger

Now that the cold winds of autumn are upon us and we are shutting our houses up tight again, it is a good time to consider the air quality inside our homes.

Indoor air quality is typically two to five times more polluted than the air outside. Since the average person spends 70 percent of their time inside their home, indoor air pollutants also have a disproportionate impact on our health.

Most of the sources of indoor pollutants are easy to identify and can be controlled with little effort. One important source of indoor air quality pollutants is your dry cleaning.

The majority of dry cleaning is done using perchlorethylene, or PERC. High levels of PERC have been measured inside homes for up to five days after bringing home dry cleaning. Short-term exposure to PERC can cause acute health effects such as respiratory tract and eye irritation, behavior and mood changes, headaches and sleepiness. Chronic exposure can impair cognitive function, cardiac arrhythmia, liver and kidney damage and trigger reproductive and developmental changes.

PERC is not just a problem in the home. It has been used for almost 200 years, and it is having an effect on our larger environment as well. According to the EPA, PERC "is found in the air and drinking water nationwide," and is a contributing pollutant in over half our nations' 1,430 Superfund sites.

California has already banned PERC dry cleaning. However, the ban does not go into full effect until 2023. Fortunately there are alternatives in the marketplace. A 2003 Consumer Reports evaluation of dry cleaning methods found most of the alternatives actually worked better. Here are three PERC-free methods in common use today:

■ Carbon dioxide: This method was developed by Joseph DeSimone, a chemical engineer with North Carolina State. He was able to create a benign solvent out of carbon dioxide with funding from the EPA, NSF, and a number of chemical companies. He has patented the process and licenses the technology through Hangers

Cleaners. Tests by Consumer Reports rated this method better than any other.

■ Silicon-based: Using silicon as a medium for cleaning is another popular method. This was found by the same Consumer Reports studies to be almost as good as the carbon dioxide method and still much better than PERC cleaning. Unfortunately, it too is proprietary, and is being marketed under the name GreenEarth.

■ Wet cleaning: This method is the most labor intensive and requires the most knowledgeable cleaning staff. In wet cleaning the type of soap, water temperature and drying methods are chosen based on the garments. In the Consumer Reports evaluation, this method had the spottiest record, rivaled only by PERC dry cleaning. Since its success depends on the quality of the cleaners, results can vary; but it's popular among independent cleaners because it is not proprietary.

The 2003 Consumer Reports evaluation, including the unimpressive PERC results, can be found at (get ready for a long URL) www.consumerreports.org/cro/home-garden/cleaning-supplies/drycleaning-alternatives-203/index.htm.

Dry cleaners, which tend to be small business, are often resistant to making the capital-intensive changes necessary to use non-PERC methods. They also have elaborate rationales as to why PERC cleaning is safe and the best quality. The sad trail of cancers, neurological disorders, organ failures and reproductive problems among dry cleaning workers tells a different story.

Until consumers demand PERC-free dry cleaning, cleaners are unlikely to change. Encouraging your dry cleaner to switch over to non-PERC alternatives — and then switching cleaners if they refuse — is the best way to rid ourselves of this widespread contaminant. You will have no trouble finding PERC-free cleaners locally. ■

Forrest Linebarger is CEO and chief designer at VOX Design Group Inc. in Mountain View, and has been designing and building sustainable homes for over a decade. He can be reached at forrest@voxdesigngroup.com or at (650) 694-6200, Ext. 511.



Until consumers demand PERC-free dry cleaning, cleaners are unlikely to change.

Christopher Radko



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Sales at a glance

MOUNTAIN VIEW (10/3, 10/9, 10/15, 10/22, 10/30)

Total sales reported:.....**48**

Lowest sales price:**\$350,000**

Highest sales price:**\$4,800,000**

SOURCE: CALIFORNIA RESOURCE

HOME SALES

Home sales are provided by California REsource, a real estate information company that obtains the information from the County Recorder's Office. Information is recorded from deeds after the close of escrow and published within four to eight weeks.

Note: Due to technical difficulties, California REsource has been unable to provide the sellers' names on some sales.

Mountain View

181 Ada Ave. #55 to Hodgson Trust for \$720,000

144 Alley Way to K. Ching for \$695,000

1196 Andre Ave. to Young Trust for \$1,268,000

460 Apricot Lane to G. & S. Kaplan for \$1,450,000

1197 Awalt Drive to R. & W. Kenyon for \$1,475,000

189 Bedford Loop Pulte Homes to C. Eichhorn for \$671,000

430 Bedford Loop Pulte Homes to K. Gandhi for \$682,000

431 Bedford Loop Pulte Homes to C. Banther for \$771,000

433 Bedford Loop Pulte Homes to Chen Trust for \$726,500

435 Bedford Loop Pulte Homes to A. Ananda for \$698,000

437 Bedford Loop Pulte Homes to F. Zhou for \$650,000

469 Bedford Loop Pulte Homes to M. Mantri for \$677,000

1622 Begen Ave. Cox Trust to J. Hunt for \$895,000

108 Bryant St. #2 E. Quinn to H. Lin for \$675,000

330 Bryant St. M. Lu to F. Diard for \$867,000

1615 Columbia Drive R. & M. Minnon to G. Pecora for \$1,000,000

1031 Crestview Drive #208 to C. Hudson for \$415,000

505 Cypress Point Drive #151 E. Ter-

► *Continued on next page*

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► Continued from previous page

williger to J. McCloud for \$350,000

181 Del Medio Ave. #303 to A. & E. Shur for \$365,000

1106 Doyle Place to B. & K. Allen for \$1,420,000

1111 Doyle Place to A. Brickeen for \$940,000

280 Easy St. #409 T. Vinton to G. Delaossa for \$375,000

321 Easy St. #3 to M. Gaines for \$515,000

813 Emily Drive L. Mello to A. Myers for \$547,000

213 Granada Park Circle Granada Park Townhomes to K. Rosenberry for \$922,500

191 Greyhawk Court Pulte Homes to H. Chan for \$672,500

193 Greyhawk Court Pulte Homes to K. Bellers for \$710,500

195 Greyhawk Court Pulte Homes to S. Tsoi for \$724,000

197 Greyhawk Court Pulte Homes to J. Cheng for \$776,000

1968 Hackett Ave. to Sherwood Estates for \$4,800,000

878 Harpster Drive J. Lora to B. & T. Burtin for \$1,085,000

180 Hart Court to I. Chang for \$690,500

181 Hart Court to E. Velayutham for \$699,500

182 Hart Court Pulte Homes to D. Ng for \$666,500

430 Hart Court to J. Tompkins for \$672,500

1177 High School Way Hironimus Trust to L. Dietz for \$1,085,000

2028 Jardin Drive P. & S. Berevoescu to M. Azar for \$900,000

162 Jordan Court Pulte Homes to R. Nageswaran for \$702,000

2211 Latham St. #104 S. Kung to Chung Trust for \$495,000

725 Mariposa Ave. #303 R. Leite-Netto to G. Gassner for \$550,000

500 W. Middlefield Road #97 R. Krebs to M. Jobak for \$364,000

1155 Nilda Ave. A. Feldman to S. Wilks for \$891,000

1655 Notre Dame Drive P. & D. Westgate to J. Black for \$1,203,000

71 Olive Court to A. & S. Rohe for \$1,010,000

400 Ortega Ave. #300 to S. & W. Jankowski for \$449,000

836 Runningwood Circle C. Flavio to Gray-Smith Trust for \$995,000

2034 San Luis Ave. #4 to L. Higgins for \$750,000

457 Sierra Vista Ave. #7 S. Schelstraete to M. Micheletti for \$614,000



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Bulletin Board

115 Announcements

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The Academy for Alternative Journalism, established by papers like this one to promote diversity in the alternative press, seeks talented journalists and students (college seniors and up) for a paid summer writing program at Northwestern University's Medill School of Journalism. The eight-week program (June 22 - August 17, 2008) aims to recruit talented candidates from diverse backgrounds and train them in alt-weekly style feature writing. Ten participants will be chosen and paid \$3,000 plus housing and travel allowances. For information and an application visit <http://aaj.aan.org>. You may also email us at altacademy@northwestern.edu. Applications must be postmarked by February 8, 2008. Northwestern University is an equal opportunity educator and employer. (AAN CAN)

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Like new woman's, med tire, 26", \$300. 650-938-4694

210 Garage/Estate Sales

Menlo Park, 900 Block Cloud Ave., Nov. 17 - 94

Mountain View, 120 Beverly Street, Nov. 17, 9am - noon
Furniture (chair, futon, pix), toys, decorative items, tv, vcr. Cash only.

PA: 472 Oak Rd.
Fri. 11/16, 1-4pm; Sat 11/17, 9am-1pm Weather permitting, outdoor sale will be open at 8:30am on Sat. ANNUAL HOLIDAY BOUTIQUE and RUMMAGE SALE benefits Lucile Packard Children's Hospital. Large selection of holiday merchandise plus items from our regular stock. From Sand Hill Rd, turn on Stock Farm Rd. Go one block to 472 Oak Rd (at corner). CASH ONLY (650)497-8591

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801 Apartments/ Condos/Studios

Los Altos, Studio - \$1150

Menlo Park, 3 BR/2 BA - \$2500/mo

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Mountain View, 1 BR/1 BA - \$1375

Mountain View, 1 BR/1 BA - 1315

Mountain View, 1 BR/1 BA - 1200

Mountain View, 3 BR/2 BA - \$589,000

Mountain View, Studio BR/1 BA - 1100

Mountain View, Studio BR/1 BA - \$1175

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Two locations. Flex rent. **Prof.
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WASHER AND DRYER IN THE UNIT!
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Palo Alto, 1 BR/1 BA - \$1500/mo.

Palo Alto, 2 BR/1 BA - \$1650/mont

Palo Alto, 2 BR/2 BA - \$1850/mont

Palo Alto, 3 BR/2 BA - \$2500/mont

San Carlos, 1 BR/1 BA - \$1,225.00

803 Duplex

Mountain View, 2 BR/1 BA
2bd/1ba, laundry rm, fireplace, large
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**MV: 3BR/2BA
TRIPLEX.** With yard. Very pvt. and quiet.
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Los Altos Hills 3 BR/2.5 BA - \$6,300

Los Altos Hills, 2 BR/1 BA - \$2995.00

MP: 3BR/2BA
Fully renovated. Formal DR, frplc., 2
car gar., D/W, W/D, hardwood, marble
BAS. Garden. Las Lomitas schools. N/
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Immac. home. W/D, gardener, all applian-
ces, wood and carpeted flrs., brick patio,
BBQ, many amenities. Near Community
Center and schools. N/P. N/S. \$4200 mo.
Min 1 year lease. 310/820-9665

Palo Alto, 3 BR/1 BA
3bd/1ba; GoodSt; quiet; BigYards;
\$2850; 566-8038

Palo Alto, 3 BR/2 BA - \$3750/mo

Palo Alto, 3 BR/2 BA - \$5600.00

Portola Valley, 4 BR/4+ BA - \$7000.00/m

Redwood City, 4 BR/2 BA - \$2350/mo.

San Carlos, 4 BR/2.5 BA - \$9000

809 Shared Housing/ Rooms

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Stanford, 2 BR/1 BA - \$1090

810 Cottages for Rent

Los Altos Hills, 2 BR/1 BA - \$2,995/mo.

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825 Homes/Condos for Sale

Downtown Los Altos, 4 BR/2.5 BA -
\$1,975,000

East Palo Alto, 4 BR/2 BA - 690,000

Los Altos Hills, 5+ BR/3 BA - \$3,195,000

Los Altos, 3 BR/2.5 BA - \$1,995,000

Los Altos, 5+ BR/4+ BA - \$4,200,000

Menlo Park, 2 BR/1 BA - \$849,000.0

Menlo Park, 2 BR/1 BA - \$649,000

Mountain View, 1 BR/1 BA - \$395000

Mountain View, 1 BR/1 BA - \$368,000

Mountain View, 2 BR/1.5 BA - 599,000

Mountain View, 2 BR/2 BA - \$507500

Mountain View, 4 BR/2.5 BA - \$1298000

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Pacific Grove, 4 BR/2 BA
2 Blocks to the ocean in Pacific Grove!
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Palo Alto, 2 BR/1 BA
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Palo Alto, 5+ BR/3 BA
New 5bd/3ba; \$2580000; 8158157

Palo Alto, 5+ BR/3.5 BA - \$2,495,000

Palo Alto, 5+ BR/4+ BA - \$6,485,000



Palo Alto, 5+ BR/4+ BA
New 9bd/6.5ba; \$3388000; 8158157

Redwood City, 2 BR/1 BA - \$569,000

Redwood City, 2 BR/2 BA - \$582,500

Redwood City, 2 BR/2 BA - \$529000-

Redwood City, 3 BR/1 BA - \$974,000

Redwood City, 3 BR/2 BA - \$965,000

Redwood City, 4 BR/3.5 BA - \$1,549,950

San Carlos, 3 BR/2.5 BA - \$1,895,000



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Sunnyvale, 2 BR/1 BA - \$649800

Woodside, 4 BR/3 BA - \$3,450,000

Woodside, 4 BR/3.5 BA - \$2,450,000

830 Commercial/ Income Property

900 sf ft office

Ath/RWC: Office
150 sf office. \$500. Quiet bldg. Incl. carpet, janitor, utils, parking. 1 year lse. 650/208-8624

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840 Vacation Rentals/Time Shares

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Encounter the spiritual dimensions of your life in Avon, Connecticut. A third house-prototype for a future village. <http://www.24brentwood.com> (AAN CAN)

850 Acreage/Lots/ Storage

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36 acres - \$29,900. Price is drastically reduced by motivated seller. Beautiful setting with fresh mountain air. Abundant wildlife. Secluded with good access. Financing available. Eureka Springs Ranch is offered by AZLR. ADWR report avail. Call 1-877-301-5263. (Cal-SCAN)

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Colorado Mountain Ranch. 35 acres-\$49,900. Priced for Quick Sale. Overlooking a majestic lake, beautifully treed, 360 degree mountain views, adjacent to national forest. EZ terms. 1-888-640-9023. (Cal-SCAN)

How Big is 40 Acres?

Come find out! 40 acres - \$39,900 Just outside Moses Lake, Washington. Beautiful land with captivating mix of rolling hills and occasional rock outcroppings - must see. Offered by a motivated seller. Excellent financing offered. Call WALR 1-866-585-5687. (Cal-SCAN)

New Mexico Sacrifice!

140 acres was \$149,900, Now Only \$69,900. Amazing 6000 ft. elevation. Incredible mountain views. Mature tree cover. Power and year round roads. Excellent financing. Priced for quick sale. Call NML&R, Inc. 1-888-204-9760. (Cal-SCAN)

So. Colorado Ranch

35 Acres- \$39,900. Spectacular Rocky Mtn. Views Year round access, elec/tele included. Excellent Financing available w/ low down payment. Call Red Creek Land Co. Today! 1-866-696-5263 x3155. (Cal-SCAN)

San Luis Obispo County

2 parcels, 2.5 acres each. Utils, good roads, level. 408/867-0374

This Won't Last Long!

32,670sf lot. Level and ready for subdividing. Call now for more info 408-996-8100 \$1,148,000.

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890 Real Estate Wanted

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PLACE AN AD by E-MAIL at
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Fogster.com is a unique web site offering **FREE** postings from communities throughout the Bay Area and an opportunity for your ad to appear in The Almanac, the Palo Alto Weekly, and the Mountain View Voice.

Public Notices

995 Fictitious Name Statement

CASAMERICA MORTGAGE
FICTITIOUS BUSINESS NAME
STATEMENT
File No. 500892
The following individual(s) is (are) doing business as, Casamerica Mortgage, 1901 Old Middlefield Way # 17, Mountain View, CA 94043:
ORTIZ PROPERTIES INC.
704 Hamilton Av.
Milpitas, CA 95035
California

This business is being conducted by a corporation.

Registrant has not yet begun to transact business under the fictitious business name(s) listed herein.

This statement was filed with the County Clerk-Recorder of Santa Clara County on October 16, 2007.

(Voice Oct. 26, Nov. 2, 9, 16, 2007)

REALTY WORLD KNIGHT PROPERTIES
FICTITIOUS BUSINESS NAME
STATEMENT
File No. 500894

The following individual(s) is (are) doing business as, Realty World Knight Properties, 1410 Miramonte Ave., Mountain View, CA 94040:
LARRY CHRISTOPHER KNIGHT
1410 Miramonte Ave.
Mountain View, CA 94040

This business is being conducted by an individual.

Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. This statement was filed with the County Clerk-Recorder of Santa Clara County on October 16, 2007.

(Voice Oct. 26, Nov. 2, 9, 16, 2007)

THE NEW HAMPTON GROUP
FICTITIOUS BUSINESS NAME
STATEMENT
File No. 500830

The following individual(s) is (are) doing business as, The New Hampton Group, 3379 Brower Ave., Mountain View, CA 94040:
GEOFFREY B. BLOOD
3379 Brower Ave.
Mountain View, CA 94040

This business is being conducted by an individual.
Registrant began transacting business under the fictitious business name(s) listed herein on 7/22/93.

This statement was filed with the County Clerk-Recorder of Santa Clara County on October 15, 2007.

(VOICE Oct. 26, Nov. 2, 9, 16, 2007)

FOUR SEASONS HOUSE
FICTITIOUS BUSINESS NAME
STATEMENT
File No. 500664

The following individual(s) is (are) doing business as, Four Seasons House, 1420 S. Winchester Blvd. #B, San Jose, CA 95128:
BO ZHANG
89 Rancho Dr. #C
San Jose, CA 95111

This business is being conducted by an individual.

Registrant began transacting business under the fictitious business name(s) listed herein on 7-25-07.

This statement was filed with the County Clerk-Recorder of Santa Clara County on October 10, 2007.

(Voice Nov. 2, 9, 16, 23, 2007)

OptiSEM
FICTITIOUS BUSINESS NAME
STATEMENT
File No. 501063

The following individual(s) is (are) doing business as, OptiSEM, 2515 Mardell Way, Mountain View, CA 94043:
OPTISEM, LLC
2515 Mardell Way
Mountain View, CA 94043
CA

This business is being conducted by a limited liability company.

Registrant began transacting business under the fictitious business name(s) listed herein on 8/14/07.

This statement was filed with the County Clerk-Recorder of Santa Clara County on October 18, 2007.

(Voice Nov. 2, 9, 16, 23, 2007)

KUDOS PRESS
FICTITIOUS BUSINESS NAME
STATEMENT
File No. 501121

The following individual(s) is (are) doing business as, Kudos Press, 457

Carneros Ave., No. 3, Sunnyvale, CA 94086:

KEVIN W. FOX
457 Carneros Ave., No. 3
Sunnyvale, CA 94086

This business is being conducted by an individual.

Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. This statement was filed with the County Clerk-Recorder of Santa Clara County on October 19, 2007.

(Voice Nov. 2, 9, 16, 23, 2007)

IMPERIAL SOFTWARE TECHNOLOGY
IST

FICTITIOUS BUSINESS NAME
STATEMENT
File No. 501170

The following individual(s) is (are) doing business as, 1) Imperial Software Technology, 2) IST, 883 N. Shoreline Boulevard, Suite D-220, Mountain View, CA 94043:

PACIFIC IMPERIAL, INC
883 N. Shoreline Boulevard, Suite D-220
Mountain View, CA 94043
California

This business is being conducted by a corporation.

Registrant began transacting business under the fictitious business name(s) listed herein on 9/22/2006.

This statement was filed with the County Clerk-Recorder of Santa Clara County on October 22, 2007.

(Voice Nov. 9, 16, 23, 30, 2007)

NEW SAFFRON CLUB
FICTITIOUS BUSINESS NAME
STATEMENT
File No. 501437

The following individual(s) is (are) doing business as, New Saffron Club, 2700 W. El Camino Real, Mountain View, CA 94040:
SHAHI SIZZLER, INC.
State Of California

This business is being conducted by a corporation. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein.

This statement was filed with the County Clerk-Recorder of Santa Clara County on October 29, 2007.

(Voice Nov. 9, 16, 23, 30, 2007)

PRESCOTT PROPERTIES
FICTITIOUS BUSINESS NAME
STATEMENT
File No. 501884

The following individual(s) is (are) doing business as, Prescott Properties, 1430 WildRose Way, Mountain View, CA 94043:
PRESCOTT MILLER
1430 WildRose Way
Mountain View, CA 94043

This business is being conducted by an individual.

Registrant began transacting business under the fictitious business name(s) listed herein on 9-13-02.

This statement was filed with the County Clerk-Recorder of Santa Clara County on November 7, 2007.

(Voice Nov. 16, 23, 30, Dec. 7, 2007)

ELEGANT FLOORS
FICTITIOUS BUSINESS NAME
STATEMENT
File No. 501885

The following individual(s) is (are) doing business as, Elegant Floors, 922 San Leandro Ave., # A, Mountain View, CA 94043:
ELEGANT THREAD INC.
California

This business is being conducted by a corporation.

Registrant began transacting business under the fictitious business name(s) listed herein on 2-9-02.

This statement was filed with the County Clerk-Recorder of Santa Clara County on November 7, 2007.

(Voice Nov.16, 23, 30, Dec., 7 2007)

997 All Other Legals

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF SANTA CLARA
No. 107CV097858

TO ALL INTERESTED PERSONS:
Petitioner KRISTINA E. PEREYRA and CHRISTOPHER K. VIAGGI filed a petition with this court for a decree changing names as follows:
SPENCER GRANT VIAGGI to SPENCER GRANT PEREYRA VIAGGI.

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING: December 18, 2007, 8:45 a.m., Room 107.

Superior Court of California, County of Santa Clara, 191 N. First Street, San Jose, CA 95113. A copy of this ORDER TO SHOW CAUSE shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation,

printed in this county:
MOUNTAIN VIEW VOICE.
Date: October 31, 2007
/s/ Mary Ann Grilli
JUDGE OF THE SUPERIOR COURT
(Voice Nov. 9, 16, 23, 30, 2007)

NOTICE OF TRUSTEE'S SALE File No. 8081.20202 Title Order No. 3417201 MIN No. 100095600060105815 Loan No. 0002343887 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/05/05. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in 85102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. Trustor(s): OFELIA GARCIA, AN UNMARRIED WOMAN Recorded: 10/13/05, as Instrument

No. 18621099, of Official Records of Santa Clara, California. Date of Sale: 11/29/07 at 10:00 AM Place of Sale: At the Market Street entrance to the Superior Courthouse, 190 North Market Street., San Jose, CA The purported property address is: 229 PALO ALTO AVENUE, MOUNTAIN VIEW, CA 94041 Assessors Parcel No. 154-09-039, 154-09-021 The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$675,802.34. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Date: 11/09/2007 NORTHWEST TRUSTEE SERVICES, INC., as Trustee Linda Mayes, Authorized Signatory 505 N. Tustin Avenue, Suite 243 Santa Ana, CA 92705 Sale Info website: www.USA-Foreclosure.com Reinstate-ment and Pay-Off Requests: (866) 387-NWTS THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE FEI # 1002.78280 (Voice 11/09, 11/16, 11/23/2007)



Call the
Mountain View Voice
326-8210

MountainView
VOICE

Need to publish
a fictitious business
statement in a
Santa Clara County
newspaper of
general circulation?

470 Carolina Way, Palo Alto

Open Sat & Sun 1:00-5:00 pm



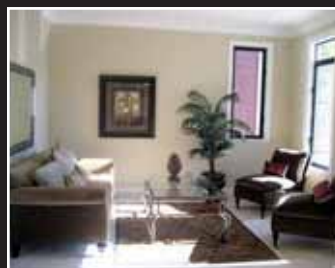
- Architecturally designed 1 story house with 6 bedrooms, 4.5 baths
- Approximately 4,222 +/- sq ft on a large 11,270 +/- sq ft lot
- High ceilings over 10 ft throughout house
- Bright and airy with 16 skylights throughout house

Luxury living at its best - Fabulous 2 year new custom built home with endless amenities and a Gourmet Chef's dream kitchen located ideally in a cul-del-sac street.

Offered at \$2,395,000

4214 Juniper Lane, Palo Alto

(Located in the new Arbor Real complex at the corner of Charleston Rd and El Camino Real)



Gorgeous brand new construction in master planned community with park, clubhouse and pool.

- Located in Arbor Real complex at corner of Charleston and El Camino Real
- 3 story single family house with 4bd/3.5ba
- 2,873+/-sf interior with separate living room, dining room and family room
- Gourmet kitchen with granite countertops, maple cabinets and stainless steel appliances
- Pre-wired for surround sound system and DSL
- 2 car attached garage
- Built-in security system/video intercom system
- Dual zone central A/C and heating system
- High efficiency tankless water heater
- Excellent Palo Alto schools – Gunn High School (buyer to verify availability)

Offered at \$1,699,000

Please call to schedule a private showing or for more details.

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Brand New Construction - Contemporary Townhouse

Open Sat & Sun 1:00 - 5:00pm



4238 Rickey's Way, Palo Alto

(Located in the new Arbor Real complex at the corner of Charleston Rd and El Camino Real)

- 3 Story townhouse, 2 bedrooms + library, 2.5 baths
- High ceilings filled with natural light
- Open floorplan with spacious living room and dining area that open to kitchen
- Modern style kitchen with granite countertops and black appliances
- Inside laundry
- Large storage area inside garage
- Formal entry with outside water feature in the front entrance area
- Attached 2 car garage
- Community amenities include swimming pool, clubhouse, great lawn with picnic tables, playground, community garden and car wash
- 2 balconies
- Excellent Palo Alto schools - Juana Briones Elementary, Terman Middle and Gunn High School (Buyer to verify)

Offered at \$949,000

David Chung

Office: 650.543.1058
Cell: 650.302.6027
dchung@apr.com

Caroline Ratelle

Office: 650.380.3389
cratelle@apr.com



David & Caroline

www.4238RickeysWay.com

www.davidandcarolineapr.com

Downtown Mountain View



85 Paul Avenue

3 bedrooms, 2 baths
Dining room with fireplace
Close to downtown
\$975,000
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Huge master suite
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JUST LISTED!

Open this
Saturday & Sunday
1:30 to 4:30 p.m.

539 Hope St, Mountain View



This 1915 Craftsman home has been thoroughly updated and is ready for the most discerning buyer! Features include 3 bedrooms, 2 bathrooms, tastefully remodeled kitchen and baths, stainless steel appliances, wood floors (oak and douglas fir), double pane windows, dentil moulding, picture rail, wainscoting, glass knobbed two panel doors, inside laundry room, new roof, newer detached two car garage, large deck off kitchen and HUGE backyard. Conveniently located in the heart of downtown Mountain View, just one block from Castro Street and all its amenities!

Offered at \$1,098,000



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2178 University Avenue, Mountain View



Turn the key and move right in to this nine year old home centrally located in Mountain View. Open and light floor plan includes large living room with gas fireplace, formal dining room with coffered ceiling, light and bright family kitchen, half bath and inside laundry downstairs. Upstairs boasts a large master bedroom and bath with vaulted ceiling, and two additional bedrooms with a balcony large enough to sit and enjoy the sun and morning coffee.

- Newer construction in an established neighborhood -built in 1999
- 3 bedrooms and 2.5 baths
- Central A/C
- Open and light kitchen with sliding glass door to the flagstone patio and newly landscaped backyard
- Living room with gas fireplace
- Dining room with coffered ceiling off of the living room
- Elegant and large attractive master bedroom with vaulted ceiling
- Glistening maple hardwood floors on first floor
- Centrally located and convenient to Whole Foods, San Antonio Shopping Center, downtown Los Altos, downtown Mountain View and CalTrain
- Approx 1,545 square feet of living space (Buyer to verify)
- Approx 4,356 square foot lot (Buyer to verify)



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650-520-7675 — cell
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777 ELM STREET \$950,000
NEW ON THE MARKET! Beautiful new 2BR/2.5BA gated townhouse in the heart of San Carlos. Custom made kitchen cabinets w/granite counters & stainless steel appliances. Attached 2-car garage.

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MOUNTAIN VIEW

168 CAMPBELL AVENUE \$679,000
WHISMAN STATION TOWNHOME. Open & functional floorplan; marble corner FP; A/C; designer shades; cat 5 wiring & ethernet throughout. Steel frame construction. Convenient location to the quiet, electric light rail. Complex includes 2 pools & children's play area.

LOS ALTOS

1520 MONTEBELLO OAKS \$3,795,000
Brand new home on a wonderful cul-de-sac. 5BR+office, 6.5BA, luxurious master suite, full sauna, sep. au-pair qtrs, library, 2 game rooms, theater, wine cellar.

LOS ALTO HILLS

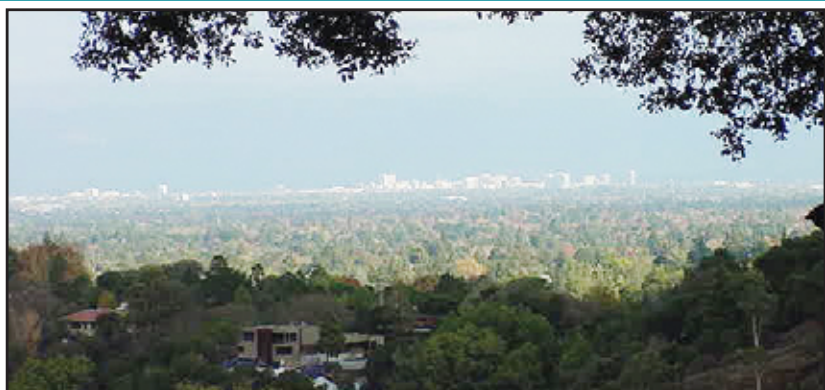
26910 DEZAHARA WAY \$3,345,000
4BR/4+BA Extensive use of glass without sacrificing privacy has been used throughout this lovely remodeled home. Formal dining room, gourmet chef kitchen. Fabulous backyard w/ room for pool/vineyard.

▼ BY APPOINTMENT ONLY

LOS ALTO HILLS

AWE-INSPIRING 14 ACRES CALL FOR PRICE
One of the largest parcels in Los Altos Hills available for a special grand estate!

360 DEGREE VIEWS \$12,600,000
This private & gated single level executive home features a formal living room, sep. dining room, gourmet kitchen & family room. Sep. au-pair qtrs, wine cellar, vineyards & 12 car garage! Wading pool, terraced gardens, amazing bay views.



4.5 ACRES OF VIEWS! \$6,850,000
Build your dream estate on this rare 4.5 acre lot. Panoramic views of San Francisco Bay, the Valley, & city lights.

PRIVATELY SITUATED \$5,628,000
This estate incorporates exquisite finishes with an unmatched sense of comfort & ambiance. Impeccable attention to detail throughout! Master bedroom suite w/FP, gourmet kitchen w/granite counters & large center island, & so much more!

ENDLESS BAY & CITY LIGHT VIEWS \$5,150,000
Wonderful private setting w/views from almost every room of this 5BR/3.5BA estate. Other features include; chef's gourmet kitchen which opens to spacious family room w/views, formal dining room, sep. step-down living room, indoor laundry room, exercise room, & wine storage.

TUCKED AWAY ON 1.35AC \$4,588,000
Simply stunning, this residence features nearly 4,135sq.ft. of living space including 4+BR/3.5BA, living room w/high ceilings, step-up formal dining room, master bedroom suite w/FP, sep. office/den.

LOS ALTOS

ONE HALF ACRE LOT \$4,500,000
Wonderful half acre lot with plans for a 7,200 sq.ft. one story home including 6BR/6.5BA. Full basement.

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Buy now, save money, and be in your new home to enjoy the holidays!



668 Orange Ave., Downtown Los Altos
CS: Lee off University Avenue
3/2 home plus a rear guest cottage!
Price: \$1,798,000



179 Beatrice Street in Mountain View
CS: Wright Avenue
3/2, 2 car garage, gorgeous yards!
Price: \$828,000

Both Open Saturday & Sunday 1:30 to 4:30

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979 Pinto Palm Ter #9 Sunnyvale \$579,000

2 bed/2 ba end unit townhouse with an attached 1 car garage.

www.979PintoPalm9.com (Open House, Sunday, 11/18, 1:30 - 4:30)

280 Easy St. #312 Mountain View \$349,000

1 bed/1 ba top floor end unit condominium with 1 car carport.

www.280Easy312.com (Open House, Sunday, 11/18, 1:30 - 4:30)

1312 Grand Blvd. San Jose (Alviso) \$539,000

2 bed/1 ba remodeled single family home with a 4 car garage.

www.1312GrandBlvd.com Shown by appointment



Ric Parker

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email: toyvonneandjeff@aol.com
www.yvonneandjeff.com

166 Campbell Drive, Mountain View



- 3 Bedrooms/2.5 Bathrooms
- Approximately 1,288 Sq. Ft.
- 2-Car Attached Garage
- End Unit
- Central A/C and Heating
- Large Storage Area in Garage

List Price: \$699,000

458 Whisman Park Drive, Mountain View



- 3 Bedrooms/3 Bathrooms
- 1 Bedroom & 1 Full Bath Downstairs
- Approximately 1,786 Square ft
- 2 Car Garage w/ Remote
- Dual Control Central Heating and Air Conditioning

List Price: \$939,000



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Royce...of Real Estate

431 Medoc Court Mountain View

**Open Sat & Sun
1:30 to 4:30**



Appealing 3 bedroom, 2.5 bath end unit town home
New carpet on stairs & 2 bedrooms
Dining area complete w/ ceiling fan, built-in shelves & drawers
Living room showcases vaulted cathedral ceiling & corner fireplace with tile surround
Den opens to yard w/ stone patio
Master bedroom w/ vaulted cathedral ceiling
Master bath features 2 vanities & deep tub/shower combo
Full size washer/dryer hook-ups with cabinets
Skylight at top of stairs
Attached 1 car garage
Priced at: \$699,000

1983 San Luis Avenue #5 Mountain View

**Open Sat & Sun
1:30 to 4:30**



Appealing 2 bedroom, 2.5 bath town home end unit
Remodeled kitchen w/ granite counter and back splash; new cabinets, sink, faucet and appliances
New carpeting
Hardwood floor in entry way
Master suite includes wall of closets & access to private balcony
Master bath features tub/shower combo with enclosure
Professionally landscaped backyard
Priced at: \$599,000

236 Flynn Avenue Mountain View

**Open Saturday
1:30 to 4:30**



Beautifully remodeled 2 master suites, 2.5 bath town home nestled in Rock Creek complex
Marble and bamboo hardwood floor
Kitchen features granite counters
Private slate patio
Vaulted/cathedral ceiling with skylight
Security alarm system
Custom fireplace surround in master bedroom and living room
Complex features children's play area, greenbelt, pool & spa
Priced at: \$725,000

49 Showers Drive #A131 Mountain View

Shown by Appointment



Updated 2 bedroom, 2 bath end unit condo
Formal entry
Inside washer & dryer hook-ups
Remodeled kitchen & master bath
Separate dining area
Secure building w/ underground parking
Old Mill Complex features swimming pools, spa, clubhouse, streams and lakes
Los Altos schools
Priced at: \$549,000



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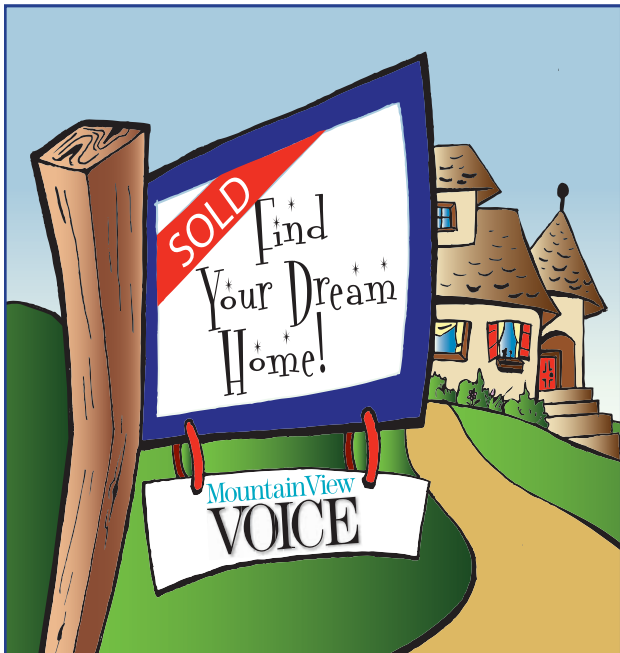


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Special Section
NEIGHBORHOODS 2008

The Almanac, Palo Alto Weekly and the Mountain View Voice will each publish a book showcasing the many neighborhoods in their communities. For many people the Midpeninsula is the most sought after address to call home.

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SPACE RESERVATION DEADLINE:

Wednesday, November 14, 2007

Mountain View
VOICE



Open Sunday

MOUNTAIN VIEW

2BR | 1BA

1264 LATHAM STREET

\$929,000

Charming cottage with remodeled kitchen. Dining & family rooms. Hardwood floors & fireplace. Bonus room. Yard. Close to shops & dining. Two car attached garage.

Patricia Robison & Ursula Cremona

650.941.7040



Open Sat. & Sun.

MOUNTAIN VIEW

3BR | 2BA

539 HOPE STREET

\$1,098,000

1915 Craftsman loaded with updates & charm! Huge yard, two car detached garage. A block to Castro. Remodeled kitchen & baths. Wood floors. Inside laundry. New roof.

The Levy Team

650.941.7040



Open Sunday

SUNNYVALE

3BR | 1BA

592 WAITE AVENUE

\$629,000

Great starter home. Ready to move in, Central heat & cooling, gleaming hrdwd flring, updated bathrm, dual pn wndws, composition shingle roof, automatic sprinkler system.

Afsie & Sia

650.948.0456



Open Sat. & Sun.

MOUNTAIN VIEW

1BR | 1BA

280 EASY STREET #312

\$349,000

Charming top floor condo. Spacious liv rm w/blt-in. Din area w/ sliding dr opens to balcony. Updated kit & bath. Good sized bedrm w/ full wall closet. & Pool and clubhouse

Ric Parker

650.948.0456



Open Sunday

LOS ALTOS

2BR | 2BA

69 LOS ALTOS SQ.

\$799,000

Taken down to the studs, top-of-the-line everything. Absolutely beautiful end unit, no one above. Los Altos schools, very private. Staged, don't miss!

Geraldine Asmus

650.325.6161



Open Sunday

MOUNTAIN VIEW

3BR | 2.5BA

1001 ASBURY WAY

\$749,000

Remodeled. Kitchen w/ breakfast nook & new appliances,. Huge yard & 2 balconies. Luxurious master w/ walk-in closet & double sinks. Full-size laundry.

Julie Lau

650.325.6161

◆ Denotes Open Homes – Homes Open Sunday 1:00-4:00 pm unless otherwise indicated

CAMPBELL	
1946 WHITE OAKS RD SAT/SUN 1:30 - 4:30	\$940,000
4 BR 3 BA Lovely, bright 4 br/3 bath home, 1 bdrm & full bath on 1st floor, Fresh paint, New flooring, Large yard, Laundry room, Central A/C	
Frances Fran Papapietro	650.948.0456

CUPERTINO	
CONVENIENT DUPLEX 3 BR 2 BA Large 3BR/2BA in each unit, Excellent Cupertino schools, New dual pane windows, Fresh paint, Newer vinyl floors & carpets. One car garage for each.	\$1,199,888
Terrie Masuda	650.941.7040

EAST PALO ALTO	
1 OF BEST EPA LOCATIONS! 3 BR 3.5 BA Behind home depot! Freshly painted! New flooring, appliances & fixtures! Bonus RM off master! Spacious garage conversion w/ bathrm! Shows beautifully!	\$549,950
Wendi Selig-Aimonetti	650.328.5211
1546 BAY RD SUN 1:30 - 4:30	\$539,000
3 BR 1 BA On level lot! Remod in 2000! Look no further! Spacious kit, Skylight, New interior paint, Living rm w/fp, Sep din rm off kitchen, Sep fam room.	
Lorraine McIntosh, Gri, Sres	650.948.0456

GILROY	
1174 SPRIG WY SAT/SUN 1:30 - 4:30	\$919,900
5 BR 3 BA Steel frame! New Construction, One of three hms, Granite kit, 2 sided bdrm fp in mstr & retreat, 2 master closets, Hdw, carpet, tile, alarm, front rear yd.	
Justin Berglund	650.948.0456

LOS ALTOS	
946 MERCEDES AV SAT/SUN 1:30 - 4:30	\$2,980,000
5 BR 4 BA In sought after North Los Altos, Superb craftsmanship, Beautiful ceiling treatments, Gorgeous hardwood floors, Approx 3477Sqft lot- 12,197 (Metrosan)	
Jim Galli	650.948.0456

989 STANLEY AV SAT/SUN 1:30 - 4:30	\$2,699,000
5 BR 4 BA Almost 3560Sqft living space on 12,432Sqft lot, Cherry hrdwd in fam kit, Beautiful travertin in liv and din rms, Chef's kitchen, Andersen windows.	
Mandana Simai	650.948.0456

1695 MILLER AVE SUN 1:30 - 4:30	\$2,595,000
4 BR 2.5 BA Just finished home in the Country Club area. Featuring a gourmet kitchen, formal dining room & lg family room with vaulted ceilings, Beautiful views	
Diana Sumner	650.325.6161

425 LOS PAJAROS CT SAT/SUN 1:30 - 4:30	\$2,295,000
4 BR 3.5 BA Approximately 2817 sqft of living space, Lot size of approximately 13299Sqft, Brand new remodeled everything to studs	
Mandana Simai	650.948.0456

306 ALTA VISTA AVE SAT/SUN 1:30 - 4:30	\$1,975,000
4 BR 2.5 BA Build your dream home or restore existing one on a spectacular 24,394 sf lot nestled above Adobe Creek. Excellent Los Altos Schools! Downtown.	
Owen Halliday	650.325.6161

5 MAYNARD WAY SUN 1:30 - 4:30	\$1,695,000
4 BR 2.5 BA Spacious home open floor plan, 2 fireplcs, eat-in kitchen, family room, dining room, 2-car garage, fenced yard, close to town/schools.	
Dorothy Gurwith	650.325.6161

598 ORANGE AV SAT/SUN 1:30 - 4:30	\$1,497,000
3 BR 2 BA Enormous potential and great basics invite your creative touch to this dated gem in Old Los Altos. Near Dntown, Hardwood floors, Fireplace in LR	
Jim Galli	650.948.0456

LOS ALTOS	
A PLACE TO CALL HOME 3 BR 2 BA Brand new condos with Los Altos schools, Maple cabinetry with granite countertops & stainless steel appliances, Anderson windows & doors, Large patio.	\$922,000
Terri Couture	650.941.7040

A PLACE TO CALL HOME 3 BR 2 BA Brand new condos with Los Altos schools, Maple cabinetry with granite countertops & stainless steel appliances, Anderson windows & doors, Large patio.	\$919,000
Terri Couture	650.941.7040

A PLACE TO CALL HOME 3 BR 2 BA Brand new condos with Los Altos schools, Maple cabinetry with granite countertops & stainless steel appliances, Anderson windows & doors, Large patio.	\$909,000
Terri Couture	650.941.7040

73 3RD ST, #24 SAT/SUN 1:30 - 4:30	\$908,000
3 BR 2 BA Large 1500+ condo in secure building close to stores and restaurants, Indoor laundry, large kitchen, all appliances.	
David & Veronica Rudick	650.325.6161

A PLACE TO CALL HOME 3 BR 2 BA Brand new condos with Los Altos schools, Maple cabinetry with granite countertops & stainless steel appliances, Anderson windows & doors, Large patio.	\$899,000
Terri Couture	650.941.7040

A PLACE TO CALL HOME 3 BR 2 BA Brand new condos with Los Altos schools, Maple cabinetry with granite countertops & stainless steel appliances, Anderson windows & doors, Large patio.	\$879,000
Terri Couture	650.941.7040

A PLACE TO CALL HOME 3 BR 2 BA Brand new condos with Los Altos schools, Maple cabinetry with granite countertops & stainless steel appliances, Anderson windows & doors, Large patio.	\$859,000
Terri Couture	650.941.7040

A PLACE TO CALL HOME 3 BR 2 BA Brand new condos with Los Altos schools, Maple cabinetry with granite countertops & stainless steel appliances, Anderson windows & doors, Large patio.	\$859,000
Terri Couture	650.941.7040

A PLACE TO CALL HOME 3 BR 2 BA Brand new condos with Los Altos schools, Maple cabinetry with granite countertops & stainless steel appliances, Anderson windows & doors, Large patio.	\$852,000
Terri Couture	650.941.7040

A PLACE TO CALL HOME 3 BR 2 BA Brand new condos with Los Altos schools, Maple cabinetry with granite countertops & stainless steel appliances, Anderson windows & doors, Large patio.	\$852,000
Terri Couture	650.941.7040

LOS ALTOS HILLS	
12125 OAK PARK CT SUN 1:30 - 4:30	\$4,380,000
6 BR 4 BA Over 6,000 sf of elegance, Marble entry, Gleaming hardwood floors, Dramatic staircase, Upscale carpeting, Granite kitchen with quality appliances.	
Jim Galli	650.948.0456

MENLO PARK	
1015 PEGGY LN SUN 1:30 - 4:30	\$898,000
3 BR 1 BA 3 lrg bdrms + addibonus rm, Secluded prnt patio & porch, Inside lndry, Lrg kit w/bkfst nook & wlk in pantry, Close to Downtown Menlo Park, Stanford U.	
Gary Herbert	650.948.0456

MONTE SERENO	
16285 W ELLENWOOD AV SAT/SUN 1:30 - 4:30	\$2,195,000
4 BR 3.5 BA This is a beautifully remod home close to Downtown Los Gatos & Bachman Park, Boasting a Gourmet kitchen, Close to Downtown Los Gatos and Bachman Park	
Gary Herbert	650.948.0456

MOUNTAIN VIEW	
CHARMING MTN VIEW HM 3 BR 2 BA Tree-lined Cul-de-sac with A/C, Up-scale kitch, Dual pane windows, hardwood flrs, Spashower & Jet tub, Lndry & Study, Award winnig MV Huff Elem, Graham Middle.	\$1,210,000
Karen Amon	650.328.5211

1915 CRAFTSMAN 3 BR 2 BA Loaded with updates & charm! Huge yard, two car detached garage, A block to Castro, Remodeled kitchen & baths, Wood floors, Inside laundry, New roof.	\$1,098,000
The Levy Team	650.941.7040

2418 VILLA NUEVA WAY SAT/SUN 1:30 - 4:30	\$1,079,000
3BR/2.5BA, Close to Cuesta Park, Mt. View beauty in a desirable neighborhood! Park-like lot w/swimming pool, New roof, fresh paint & updated flooring, Fp in both living & fam rms.	
Paige Glenger	650.948.0456

CHARMING COTTAGE 2 BR 1 BA Remodeled kitchen, Dining & family rooms, Hardwood floors & fireplace, Bonus room, Yard, Close to shops & dining, Two car attached garage.	\$929,000
Patricia Robison & Ursula Cremona	650.941.7040

236 FLYNN AV SAT/SUN 1:30 - 4:30	\$725,000
3 BR 2.5 BA Elegantly updated w/marble & bamboo flrs, Granite counters & remod bath, Formal dining, eat-in kit, dual mstr suites w/ vaulted ceilings, 1 mstr w/fp	
Royce Cablayan	650.948.0456

431 MEDOC COURT SAT/SUN 1:30 - 4:30	\$699,000
3 BR 2.5 BA Wood laminate floors, vaulted ceilings, Skylight, Euro kit, fireplace, Garage	
Royce Cablayan	650.948.0456

550 ORTEGA AV A217 SAT/SUN 1:30 - 4:30	\$612,998
2 BR 2 BA Kitchen remod w/granite cnter tops, Lamite flr, Mrcwve, stove, dshwshr and refrigerator, Attractive fp w/mantle, Lndry rm inside, Lrg liv rm, Din area.	
Lorraine McIntosh, Gri, Sres	650.948.0456

1983 SAN LUIS AVENUE #25 SAT/SUN 1:30 - 4:30	\$599,000
2 BR 2.5 BA Hrdwd flrs, new kitchen w/granite counters, cherry cabinets new appliances, Fp in living rm, Dual mstr suites, Inside laundry, Atta garage, Lrg yd.	
Royce Cablayan	650.948.0456

1921 ROCK ST UNIT 4 SUN 1:30 - 4:30	\$589,000
2 BR 1.5 BA Stunning new kitchen & master bath, New pergo & carpet thruout, paint, crown molding, private patio, easy access to 101.	
Roberta Hauck	650.325.6161

201 FLYNN AVE #2 SUN 1:30 - 4:30	\$579,000
2 BR 1.5 BA 1200+ sq ft! Remod, kitchn, granite counters & Viking Stove, Open floor plan, Wood laminate flrs & fireplc, Spacious patio, Bdrms & Laundry upstairs.	
Dulcy Freeman	650.325.6161

2 BR 2 BA New kitchen & bath, Inside laundry hook-ups, Secure building with underground parking, Living rm w/fireplace, Private balcony, Los Altos schools!	\$549,000
Royce Cablayan	650.948.0456

CHARMING TOWNHOUSE! 2 BR 1.5 BA Charming stand alone townhouse style, cottage! Beautiful fenced yard, updated kctchn, dbl pane windows, redone heating, inside laundry room and more...	\$478,000
Zita Macy	650.328.5211

DELIGHTFULLY PLEASANT 2 BR 1 BA Willow Pk condo in quiet loc, yet steps to pool, spa & clubhouse, Nu paint, nu w/w carpet, nu dishwasher & attractively landscaped patio w/ storg closet	\$449,000
Barbara Sawyer	650.325.6161

1033 CRESTVIEW DR #301 SUN 1:30 - 4:30	\$405,000
1 BR 1 BA Well maintained complex in convenient and quiet location, Best location in the entire building – top floor, corner unit, close to elevator and stairs.	
Julie Tsai Law	650.325.6161

MOUNTAIN VIEW	
255 S RENGSTORFF AV #174 SAT/SUN 1:30 - 4:30	\$398,500
2 BR 1 BA Vaulted ceilings in living room & dining area, spacious living room opens to private deck, Complex swimming pool, Close to park & tennis courts.	
Royce Cablayan	650.948.0456

255 S RENGSTORFF AVE #34 SUN 1:30 - 4:30	\$395,000
1 BR 1 BA Large upstairs condo w/vaulted ceilings & peaceful deck nestled in trestops, Park-like community w/two pools, Near downtown & transportation.	
Doris Deising	650.325.6161

PALO ALTO	
PA NEW CONSTRUCTION 5 BR 4.5 BA Villa set, upon 3 levels, Imported Spanish finishes, wood-beam ceilings, steam room, media room, entertaining yards.	\$4,000,000
Mandana Nejad	650.325.6161

726 ARASTRADERO RD SAT/SUN 1:30 - 5	\$1,299,900
3 BR 2 BA Rare 2 house compound in a park-like setting on circular driveway, Over 1/2ac land, Buy 1 or both, 3/2 w. fam, 2 car gar, 2/2 w. bonus room.	
Celia Bella	650.325.6161

730 ARASTRADERO RD SAT/SUN 1:30 - 5	\$995,000
3 BR 2 BA Rare 2 house compound in a park-like setting on circular driveway, Over 1/2ac land, Buy 1 or both, 3/2 w. fam, 2 car garage, 2/2 w. bonus room.	
Celia Bella	650.325.6161

1249 ALMA ST SAT 1:30 - 4:30	\$929,000
2 BR 2.5 BA Beautiful! Former model unit with Fireplace, upgraded tile/hardwood, great secluded patio, 2 master suites, extra storage & 2 parking spaces.	
Rod Creason	650.325.6161

4250 EL CAMINO REAL #322 SUN 1:30 - 4:30	\$499,000
1 BR 1 BA Top floor, Move in condition, New appliances, granite counters, Fresh paint & carpet, Sparkles, P.A. Redwoods at its best! Palo Alto schools.	
Bea Waller	650.948.0456

REDWOOD CITY	
REDWOOD CITY DUPLEX! 4 BR 2 BA A great opportunity! Duplex never vacant! Perfect for an owner/user, Each unit has 2BR/1BA, 2-car carpot, Back unit has a rear yard.	\$650,000
Garrett Mock	650.328.5211

702 CASSIA STREET OPEN SUNDAY	\$629,000
3BR/1.5BA Convenient to everything, Close to Downtown, home features a gated front yard with beautiful trees and lush landscape	
Naomi Ruelas	650.948.0456

741 6TH AV SAT/SUN 1:30 - 4:30	\$599,000
2 BR 1 BA Hrdwd flr, Remodeled kit, w/tile floor, New windows, crown molding, Family dining rm opens to patio and yard, 1 car garage.	
Royce Cablayan	650.948.0456

SAN JOSE	
3562 EL GRANDE DR SAT/SUN 1:30 - 4:30	\$998,000
4 BR 2 BA Beautiful home w/ 2549 sf of living space, Hardwood flrs, Formal LR, sep. DR & FR, eat-in kitchen, built in hot tub, Short commute to downtown SJ.	
Kathleen & Dave Pasin	650.325.6161

SAN JOSE	
2581 CHERRY AVENUE SAT/SUN 1:30 - 4	\$975,000
4 BR 2.5 BA Fully Remodeled Willow Glen Gorgeous remodeled home w/beautiful stone work, great lighting & beautiful yard, Fabulous home for entertaining!	
Michele Morrison	650.948.0456

UPGRADED SHAPELL HOME 4 BR 2 BA Gorgeous home in peaceful neighborhood, Hardwood floors, new carpet, new paint, new deck, Double pane windows, Close to shopping & schools.	\$755,000
Trong & John Davis	650.941.7040

489 MILL RIVER LN SUN 1:30 - 4:30	\$718,888
3 BR 2.5 BA Gorgeous Executive Townhome in the heart of Silicon Valley, Millbrook complex is 14 years new, with a sparkling pool & spa, steps from your doorway.	
Selina Burgoon	650.325.6161

6781 MUSCAT DRIVE SUN 1:30 - 4:30	\$569,950
3 BR 1 BA Charming! Move-in condition! Updates include kit cabinets, Corian counters, travertine tiles in bathroom, crown molding and much more, A must see!	
Yasemin Richardson	650.948.0456

2 BR 1 BA The home features hrdwd flr in LR, Remod kitchen & bath, Huge 4 car garage, Covered front porch, Lovely landscaped backyard.	\$539,000
Ric Parker	650.948.0456

MIDTOWN CHARMER SUN 1:30 - 4:30	\$499,950
2 BR 1 BA Charming! Move-in condition! Updates include kit cabinets, Corian counters, travertine tiles in bathroom, crown molding and much more, A must see!	
John Bialy	650.941.7040

SANTA CLARA	
CHARMINGLY UPDATED 2 BR 1.5 BA Great location near university, Dining room, Air conditioning, Updated kitchen, Beautifully refinished hardwood floors, Dual pane windows, Large yard.	\$749,000
Shelly Potvin	650.941.7040

SOUTH SAN FRANCISCO	
LIKE NEW! JUST MOVE IN! 3 BR 2 BA Girt Westborough location -featuring new bathrooms, interior paint, roof, carpet & new fencing.	\$649,000
Gordon Ferguson	650.328.5211

SUNNYVALE	
BEAUTIFUL REMODEL 3 BR 2 BA Beautiful home near park & schools, Redone kitchen has granite counters, wood cabinets, Family room, Wood floors, Private garden, Great neighborhood.	\$839,000
Ellen Barton	650.941.7040

979 PINTO PALM TE #9 SUN 1:30 - 4:30	\$579,000
2 BR 2 BA Wilson art wood flrs, Living room w/fp opens to balcony, Master suite w/wtd ceilings, Guest suite opens to patio, Inside w/d, Attached garage.	
Ric Parker	650.948.0456

2 BR 2 BA Liv rm w/vaulted ceiling & door to deck, Open kit w/ breakfast bar, Inside laundry, Master w/ walk-in closet & ceiling skylight for natural lighting.	\$539,000
Royce Cablayan	650.948.0456

TWO YEAR NEW UNIT! 2 BR 2 BA First floor, one story unit, Open floorplan, Approx. 900 sq. ft, Pergo style floors, granite counters, inside laundry & secured parking, Near town.	\$515,000
Yvonne Gau	650.941.7040

715 SAN CONRADO TERRACE #5 SAT/SUN 1:30 - 4:30	\$445,000
2 BR 2 BA Beautiful top flr end-unit, prvt rear of complex, Lrg balcony overlooks open space, Easy access to Hwy 101, Full size inside laundry.	
Yuri Kitaigorodsky	650.948.0456



Prudential

California Realty

*We wish you all a truly
Happy Thanksgiving with friends and family.
May this holiday season bring a
renewed spirit of hope to our world!*



**215 N. Avalon Drive
Los Altos \$3,695,000**

Beautiful Brand New Craftsman Home! This one of a kind property has exceptional quality built into every part with 5 bedrooms, 4 baths, wine cellar, butlers pantry, state of the art home automation system, high ceilings, gourmet kitchen with Thermador professional appliances, and much, much more. You must see this fine home to appreciate all the custom touches!



OPEN SAT & SUN 1:00 TO 4:00

**16831 Sorrel Way
Morgan Hill \$549,000**

Beautiful 2 bedroom, 2.5 bath townhome featuring spacious floorplan, master suite with huge walk-in closet, dual sinks in bathroom, separate dining room, den/study, large deck off living room for gracious entertaining, lots of storage, 2 car garage and all amenities in this very nice complex. Come see!

OPEN SUNDAY 1:00 TO 4:00



**720 Promontory Point #2401
Foster City \$1,688,888**

Absolutely gorgeous luxury waterfront penthouse with commanding views. You must see this spacious rare one level, 2927 SF, unit with 3 suites, powder room, and large tiled terrace. Formal living and dining, wet bar, high ceilings, stunning marble foyer, designer kitchen with slab granite, custom cabinetry, stainless steel appliances and more. All the finest touches enhance this special property. Underground secure parking with extra storage and all amenities.



OPEN SUNDAY 1:00 TO 4:00

**153 Canyon Drive
Napa \$3,195,000**

Beautiful custom built home on hillside with incredible valley views, featuring large 20,000+square foot lot with over 4500 sq ft of spectacular living space, located within the lovely gated community of Silverado Crest. Meticulously maintained 5 bedrooms, 3.5 baths with granite kitchen and top of the line appliances, hardwood floors and so much more! For more information call 408-691-3940 or 3 408-219-0725.

OPEN SUNDAY 2:00 TO 4:30



**1741 Oswald Place
Santa Clara \$889,000**

Brand New Home in the Heart of Silicon Valley! This wonderful property has 4 bedrooms, 3 full baths Beautiful floor plan with high ceilings and formal entry, 2 master suites with private patio, A/C, 2 Sun Tunnels, Inside laundry, 2 car garage, great landscaping and more. Close to schools, transportation and Highways. Come See!



OPEN SATURDAY 1:00 TO 4:00

**3300 Monika Lane
Hayward \$469,900**

Move right in to this spacious 3 bedroom, 2 bath end unit townhome, 1680 sq ft of living space, vaulted ceilings, sky window, ground floor bedroom, new tile in kitchen, entry and bath, newly landscaped private backyard w/ hot tub on redwood deck, 1 car garage and 1 car carport .Complex has all amenities. Come see and make it yours!

OPEN SUNDAY 1:00 TO 4:00



**1139 Sage Street
East Palo Alto \$585,000**

Great Home! Great Price! Great Location! Come see this terrific property with large kitchen, French doors, dual-pane windows, new water heater, insulated throughout to be energy friendly, huge lot with large back, front and side yard with parking for up to 6 cars and garage with extra storage.



**690 Persian Drive #19
Sunnyvale \$74,950**

Enjoy adult living in this spacious 2BR/2BA triple-wide home situated in a quiet mobile home park. Features include a spacious kitchen with a gas range and breakfast bar and baths with walk-in showers. Beautifully landscaped with easy maintenance automatic sprinkler system.

Mountain View
(650) 966-1100

Sunnyvale
(408) 733-3300

www.prurealtysv.com

Mailing Address: 603 S. Knickerbocker Dr. Sunnyvale, CA 94087

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David Hamaoui
Broker/Owner



Wahib Costandi, Ph.D
Broker/Owner