

Spring Real Estate

MOUNTAIN VIEW VOICE



Sitting ON THE FENCE

Both buyers and sellers await the perfect moment

BY CAROL BLITZER

CONDO MARKET BOTTOMING OUT?

By Lillian Bixler

John King, a broker associate with Alhouse King Residential in Palo Alto, wants to be honest about local condo markets.

"We all want it to be a rosy picture, but the reality is that right now our communities are experiencing the difficulties the rest of the nation has been facing," he said.

That doesn't mean that Palo Alto, Menlo Park, Mountain View and Los Altos aren't terrific areas where people

will always want to live, he added, describing the local real estate market as "last to fall, but first to rise."

While projections for this year's closing sales paint a dismal picture, realistically priced units are likely to push the market back on track, he said.

Unsold condo listings are at the highest level since September 2002 when the market bottomed out from the dot-com bust. In 2006, there were about 830 townhomes and condos sold

► See **CONDOS**, page 31

On a cool, breezy Sunday afternoon in March, hordes of would-be buyers left their shoes at the door and walked through dozens of open houses.

Among them were Ryan and Jennifer King, who moved to Palo Alto from San Mateo a couple of years ago and are renting near downtown. After leasing for a year, they got serious about buying.

► See **FENCE**, page 28

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MICHELLE LE

NORTH WHISMAN

A DIVERSE AREA WITH A NEIGHBORLY FEEL

By Kelsey Mesher

Lisa Burns knew the first day she moved into her house on Walker Drive that she had found a home in North Whisman. With boxes packed into her garage, she closed the door and left to run some errands.

“What I didn’t know is that the door bounced back up,” Burns said, “leaving all my earthly possessions in full view for whoever might want to come take them.”

When she returned, however, she found her neighbor, Frank, waiting to assure her he had been keeping an eye on her garage. “Your garage door is malfunctioning,” he told her, “but I think we can fix it.” And he did.

“It’s just been like that the whole time I’ve been there,” Burns said. She speaks from experience — since she’s been in the same house for nearly 21 years.

Bordered by Evandale Avenue, Whisman Road, Middlefield Road and Moffett

Boulevard to the north, North Whisman encompasses a visible dichotomy of business complexes, and an eclectic range of town houses, apartments, single-family homes and condos.

Residents agree that it’s the generosity and kindness of their neighbors that makes North Whisman so unique. Though housing developments and big businesses such as Google are beginning to settle near the North Whisman area, Burns and many of her neighbors are determined to preserve the residential feel.

“Our biggest concern is the growth development,” said Peggy Prendergast, who has lived on Flynn Avenue for almost four years. She emphasized that while she didn’t want to see large complexes added to the neighborhood, she understood the appeal of North Whisman’s proximity to so many major highways. “I really believe this is an up-and-coming area because of the location.”

“This is a neighborhood of a lot of one-story, single-family homes,” said Lisa Matichak, president of the Wagon Wheel Neighborhood Association, one of two neighborhood associations in the area. Wagon Wheel was formed just over a year ago when a developer had plans to build tall apartment buildings that threatened the character of North Whisman.

“What the developer wanted just wasn’t a good fit,” she said.

Since then, Matichak has worked relentlessly to protect the neighbor-

FACTS

CHILDCARE AND PRESCHOOLS: GERMAN INTERNATIONAL SCHOOL OF SILICON VALLEY, 310 EASY ST.; KIDDIE ACADEMY, 205 E. MIDDLEFIELD ROAD; NASA AMES CHILD CARE CENTER, MAIL STOP N-270-1 MOFFETT FIELD

FIRE STATION: NO. 4, 229 N. WHISMAN ROAD

NEIGHBORHOOD ASSOCIATION: NORTH WHISMAN NEIGHBORHOOD ASSOCIATION, SOOSH AND JESSICA GANDHI, 650-969-2429; JESSICAGANDHI@YAHOO.COM; WAGON WHEEL NEIGHBORHOOD ASSOCIATION, LISA MATICHAK, 650-207-0838, LISA.MATICHAK@GMAIL.COM

PARKS: WHISMAN PARK, EASY STREET AND MIDDLEFIELD ROAD; DEVONSHIRE PARK, 62 DEVONSHIRE AVE.

POST OFFICE: MOFFETT FIELD, BLDG. 67

PRIVATE SCHOOLS: GERMAN INTERNATIONAL SCHOOL OF SILICON VALLEY, 310 EASY ST.

PUBLIC SCHOOLS: MTN. VIEW-WHISMAN SCHOOL DISTRICT — **HUFF, LANDELS OR MONTA LOMA ELEMENTARY SCHOOLS, CRITTENDEN MIDDLE SCHOOL;** MTN. VIEW-LOS ALTOS UNION HIGH SCHOOL DISTRICT — **MOUNTAIN VIEW HIGH SCHOOL**

SHOPPING: STRIP MALL ON LEONG DRIVE; RETAIL CENTERS ON MIDDLEFIELD ROAD AND WHISMAN ROAD

► See **NORTH WHISMAN**, page 28

19 Montana Lane, Menlo Park



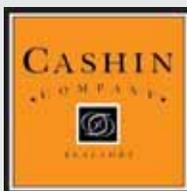
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FENCE

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"Last summer we almost made a bid," Ryan said, but while they were filling out their paperwork, the house was sold. "We vastly underestimated how long it would take" to find a house, he said.

Since then, the couple has been "casually watching houses," going to open houses about every three weeks, looking for "a high-end condo or low-end house."

What they're seeing this year are more houses on the market — and for a longer time. No more open house on Sunday, bids due on Tuesday, decision by Wednesday. "We can look at an open house not just for a weekend," Ryan said.

But even if they find the home of their first-time homebuyers' dreams, the Kings are reticent about jumping into the market. They look at friends who bought within the past couple of years who fear their houses have gone down in value.

Two years ago, everyone thought prices would go up, Jennifer said, but now "everyone feels it'll get worse. Everyone's waiting."

Waiting for the market to bottom out is a pretty useless exercise, points out Michael Dreyfus, of Michael Dreyfus Properties, Palo Alto, who's been a Realtor for close to 20 years.

"This is not about investing. It's about buying a house," Dreyfus said, noting that 30 years ago someone would buy a house

SINGLE FAMILY HOME SALES						
City	Median Price 2008	Median Price 2007	% Change	# Homes Sold 2008	# Homes Sold 2007	% Change
East Palo Alto	\$310,000	\$615,000	-49.6%	165	83	100%
Los Altos	\$1,797,500	\$1,749,000	2.77%	252	324	-22%
Menlo Park	\$1,386,000	\$1,261,000	9.91%	300	410	-27%
Mountain View	\$982,000	\$1,055,094	-6.93%	235	270	-13%
Palo Alto	\$1,550,000	\$1,555,000	-.32%	356	463	-23%
Redwood City	\$800,450	\$885,000	-9.55%	491	507	-3%
Atherton	\$3,380,000	\$3,475,000	-2.73%	63	80	-21%
Los Altos Hills	\$2,420,000	\$2,575,000	-6.02%	61	96	-36%
Portola Valley	\$2,100,000	\$1,925,000	9.09%	53	73	-27%
Woodside	\$2,050,000	\$2,172,500	-5.64%	48	78	-38%

*Information provided by the Silicon Valley Association of REALTORS® from MLSListings Inc.

in the Midwest, live in it, then sell it for the same price 30 years later. "What happened here is not normal," he added.

Instead of wearing the investor hat, Dreyfus suggests making "decisions about what you can afford. ... It changes our way of talking about everything."

It isn't just buyers who are reticent about making the leap.

"Sellers are equally confused, so they put it off," he said, pointing to a couple in their late 60s who really wanted to downsize and move to San Francisco. But they couldn't let go of the idea of selling at the peak of the

market — and three years later they're still in their oversized home, waiting.

"It's about your life and where you want to live," Dreyfus said.

Just a few miles away in Mountain View, Yvonne Heyl, an agent with Intero, Los Altos, sat in an updated Whisman Station home. Recently reduced to \$915,000, the house was built just 12 years ago.

Among the 30-plus groups of visitors that day was Caroline, who was renting a townhouse in the development with her husband and two kids.

Holding back the couple was their need to first sell their house in Seattle before they knew what they could afford in Mountain View.

With her husband working nearby and both kids in private school in Campbell, she was very happy in Whisman Station.

"I don't care about the school district; I care about the space," she said.

Heyl, who lives in the development herself, says the economy "definitely has made people not so anxious to buy. A lot are looking, but waiting for the bottom."

Among the 30 to 45 groups of people expected that day, Heyl said that "probably 28 are very serious."

The Jenkins Lane home had already been reduced by \$60,000, impacted by other homes on the market at the same time. She cited a larger house, but without the granite or bar in the remodeled kitchen, that recently went for \$829,000.

"It didn't show well," she said, but it did sell in about three weeks.

A few blocks away, on Plum Court, Harold Hughes, a Coldwell Banker agent, welcomed visitors to a \$899,000 home.

In his 18 years in the business, he's never seen a market as challenging as this one.

"If I were young today, I'd be scared to death," the 85-year-old Realtor said.

He too talked about expectations, recalling that when he bought in Los Altos 32 years ago and paid \$180,000, his friends thought he'd overpaid. But soon they figured it'd be worth twice that, in 20 years. In actuality, it's worth four to five times that price, he said.

But even with changing expectations about homes continuing to go up and up, Hughes thinks this is a good time to purchase: "If I were 20 years younger, I'd buy a house today. There are good buys out there," he said.

Keri Nicholas, a Coldwell Banker, Menlo Park, agent who ranked as the 10th most successful agent in Northern California last year, held seven open houses one day in March, including one on Johnson Street in Menlo Park. That home drew 25 groups, and "it's been on the market for 60 days," she said. Nicholas, 35, has been in the business for half her life. She sees open houses "being attended better than ever."

Much of her job, she said, is educating prospective sellers and buyers about today's market — not six months ago's.

"The difference now is buyers are getting the best interest rates we've ever had. They have choices, but sellers aren't going to give it away.

"That's the balance now of making this market work. If something's listed at \$3 million you're not going to get it at \$2 million," she said, noting that she has seen multiple offers, but with bids not going over list price.

"We had a pretty good upswing for a long time, and we're used to things selling very quickly. It was an easier time. Now, there's a lot more to the process and more time to gather information, get inspections."

"It's a slower process," she added, but "it is the biggest investment you'll ever make." ▀

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NORTH WHISMAN

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hood and encourage community. Last September the association held its first-ever block party. More than 150 residents brought potluck dishes to share, and enjoyed music and activities for kids.

Neighbors agree that another one of the main draws to North Whisman is its diversity.

"There's a good mix, a good diversity,"

Prendergast said. She pointed to her complex, and listed each family and their country of origin: the Philippines, Ecuador, China, Algeria, Japan, India, Brazil.

"I like Mountain View because it seems to be a little bit more diverse," said Lisa Moore, who moved to North Whisman 15 years ago from Palo Alto.

"It's been a nice, peaceful neighborhood. I've got a good friend across the street, another around the corner," she said. "People feed each others' animals. It's small stuff like that." ▀

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DEBRA AHN
(650) 947-2977
debra@serenogroup.com



NICHOLAS FRENCH
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(650) 947-2992
ed@serenogroup.com



THE LEVY TEAM
(650) 947-2905
info@TheLevyTeam.com



PAT LOONEY
(650) 947-2944
pat@serenogroup.com



Jeanne & Bryn
MACVICAR TEAM
(650) 947-2979
jeanne@serenogroup.com



NANCY MANNING
(650) 947-2953
nancy.manning@serenogroup.com



SALLIE MORGAN
(650) 947-2933
sallie@serenogroup.com



ALICE NUZZO
(650) 947-2908
alice@serenogroup.com



CHARLENE & ANIL SAWE
(650) 947-2922
charlene@serenogroup.com
anil@serenogroup.com



DIANE SCHMITZ
(650) 947-2955
dianeschmitz@serenogroup.com



SYLVIA SEUFFERLEIN
(650) 947-2913
sylvia@serenogroup.com



MANDANA SIMAI
(650) 947-2939
mandana@serenogroup.com



NICK TESTA
(650) 947-2903
nick@serenogroup.com



BETH TOMPKINS
(650) 947-2907
beth@serenogroup.com



PRITI WHATLEY
(650) 947-2976
priti@serenogroup.com

CHRIS TRAPANI
President & CEO
Co-Manager
(650) 947-2901
chris@serenogroup.com



ALICIA NUZZO
Co-Manager
(650) 947-2902
alicia@serenogroup.com

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Mar Andres Keehn
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marsellshomes@gmail.com



Hazel Anker
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Ginna Arnold-Lazar
(650) 330-6201
glazar@lazarhomes.com



Connie Beal
(650) 279-5035
cbeal@cashin.com



Carol Christie
(415) 218-3636
carolchristie@comcast.net



Clarke Team
Judy: (650) 270-8423
Kelly: (650) 315-5371
sold@clarketeam.com



Frank Conrad II
(650) 996-7492
fconrad@cashin.com



Gene de la Cruz
(650) 814-3842
gdelacruz@cashin.com



Veronica Downey
(408) 828-5715
vdowney@cashin.com



Stephanie Fielden
(650) 469-7377
sfielden@cashin.com



Josie Gambera
(415) 269-7061
josieg@cashin.com



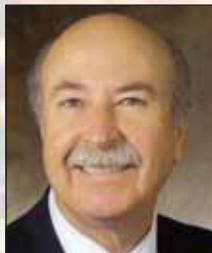
Steven Ho
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Paul Kim
(408) 772-9652
pkim@cashin.com



Anat Mansoor
(408) 888-6350
anatm@cashin.com



George Monaco
(650) 799-3948
gmonaco@cashin.com



Guy Edward Mongillo
(650) 537-6344
gmongillo@cashin.com



Yogini Patel
(408) 497-7827
yoginip@cashin.com



Victor Platonoff
(650) 867-9776
vplatonoff@cashin.com



Ulli Riekman-Fechner
(408) 679-0333
ulli@cashin.com



Michelle Rim
(408) 858-7000
mrim@cashin.com



Rachel Siress
(415) 407 0506
rsiress@cashin.com



Deniece Watkins Smith
(650) 483-2055
dsoldit@gmail.com



Benito Solorzano
(408) 529-8576
bsolorzano@cashin.com



Michael S. Teymouri
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Irina Tobias
(650) 393-0793
irinac@cashin.com



Roberta & Jan
Roberta: (650) 740-7961
Jan: (650)996-4877
kieboom@msn.com



Ruben Villalpando
(650) 793-5365
rvillaji@cashin.com



Wendy Wu
(408) 857-2430
wwu@cashin.com



Lillian Yu
(650) 269-9635
lillianyu@cashin.com



Meryle Sussman
Manager/Vice President
(650) 469-7375
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CONDOS

▶ Continued from page 25

in the cities of Palo Alto, Menlo Park, Los Altos and Mountain View. By 2008, that number had dropped to about 520.

Based on the 50 units sold in the first quarter of this fiscal year, King estimates condo sales for 2009 at around 300, or about one-third fewer sales than last year.

The reality is that the condo market in these seemingly untouchable communities is along for this economy's bumpy ride. But the good news is the bottom is beginning to show. Appropriately priced properties are beginning to sell at around their 2004 price levels.

"As offers based within people's actual means begin to constitute market level, the housing market will come into equilibrium," King said. But he also made clear that, like the downturns in the early 1990s and early 2000s, this is a period of market transition. This downturn differs because it's not just an issue of value but accessibility to financing, he said.

This translates into units in Santa Clara County lingering on the market four times longer than in 2007. It also means the number of pending (sold) condos have decreased significantly.

Sales of condos in Palo Alto, Menlo Park and Los Altos are slow, but steady. In early April, 54 units were on the market in Palo Alto and nine sold; Menlo Park sold five of 48, and Los Altos nine of 30 listed condos.

CONDOMINIUM SALES									
City	Median Price 2008	Median Price 2007	Median Price 2006	2008 DOM	2007 DOM	2006 DOM	# Homes sold 2008	# Homes sold 2007	# Homes sold 2006
Atherton	0	\$524,000	\$720,000	0	29	17	0	1	3
East Palo Alto	\$392,000	\$441,500	\$457,000	95	65	77	8	20	12
Los Altos	\$864,000	\$879,000	\$696,250	27	24	27	33	53	62
Menlo Park	\$987,500	\$805,000	\$766,937	44	26	25	76	96	104
Mountain View	\$597,000	\$608,750	\$559,500	39	24	23	259	354	434
Palo Alto	\$801,000	\$760,000	\$675,500	30	25	28	104	127	144
Redwood City	\$515,000	\$597,400	\$532,250	78	44	31	39	63	74

*Information provided by the Silicon Valley Association of REALTORS® from MLSListings Inc.

With roughly twice the condos and townhomes as surrounding cities, Mountain View sold 32 of its 97 listings.

But even amidst these record lows, there are still exceptions: A few weeks ago, one of John King's townhome listings in Mountain View sold over asking price with three offers. "It was priced at levels from 2004," King said. "We know where the market can sell and we now know where the bottom is."

King estimates that about 20 percent of the condos and townhomes in these communities are comprised of new building developments. The other 80 percent are old units.

Sales figures for new developments are

hard to come by, since most are not listed on www.mlslistings.com. Developers may put a few units on the database to show various floor plan options and bait the market, but it's unclear how many units remain unsold.

King estimates that about 20 percent of the condos and townhomes in these communities are comprised of new building developments. The other 80 percent are old units.

What is known is that new developments offer strong incentive packages to sweeten the deal for buyers. Sellers sometimes pay the buyer's homeowner's dues for certain periods of time. Gables

End, a Regis Homes of Northern California development in Mountain View, has adjusted closing costs to reduce the amount of money needed to get in and offers flooring upgrades.

Rob Parker, vice president of sales and marketing at Regis Homes, said energy-efficient utilities with tight-seal windows and doors and the latest in heating, cooling and water technologies are key components that help push the sale of new condos. There is a 10 to 15 percent premium for new versus resale condominiums, he said. New condos attract buyers because they don't need renovations and energy-efficient utilities save money. ■

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MOUNTAIN VIEW VOICE

■ HIGHLIGHT

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ART GALLERIES

"He disappeared in the dead of winter" Exhibition of drawings, paintings and sculpture by artist Inga Dorosz. Through May 31, 9 a.m.-7 p.m. Free. Mohr Gallery, Community School of Music and Arts at Finn Center, Finn Center, 230 San Antonio Circle, Mountain View. www.arts4all.org/view

BENEFITS

Empty Bowls Soup Supper The Alpha Omega Homeless Services Task Force at CSA, local potters, and the Orchard Valley Ceramics Arts Guild sponsor this soup and homemade bowl benefit. Sun., April 26, 4-6 p.m. \$15. Central Seventh Day Adventist Church, 1425 Springer Road, Mountain View. Call 650-810-2233. www.CSAcares.org

Out to Eat 2009 Benefit for the Outlet Program for lesbian, gay, bisexual, transgender youth. Reception, silent auction, dinner, live auction, youth speakers, awards. Special Guest MC The Honorable LaDoris Cordell. Thu., May 7, 5:30-9:30 p.m. \$125 per ticket. Computer History Museum, 1401 Shoreline Blvd., Mountain View. Call 650-965-2020. www.projectoutlet.org

CLASSES/WORKSHOPS

Business Booster Series Join us in the Business Booster Series, workshops that will help improve some of the most crucial aspects of becoming a successful business professional. The workshops will focus on strategies to survive in tough economic times," the Chamber says. Thu., May 7, 11 a.m.-1 p.m. \$20 member/\$30 non-member Business Booster Series, 580 Castro St., Mountain View. Call 650-968-8378. www.chambermv.org

Separation Anxiety Conversation Discussion on separation anxiety. April 7 and 23; May 5. 9:30-10 a.m. Free. Cubes & Crayons, 152 E. Dana St., Mountain View. Call 650-209-4846. www.cubesandcrayons.com

CLUBS/MEETINGS

Leads Club meeting The Leads Club, a networking organization that aims to help professionals build formal relationships with each other, meets Wednesdays, 7:30-8:45 a.m. \$5. St Timothy's Guild Hall, 2094 Grant Road, Mountain View. Call 650-428-0950.

COMMUNITY EVENTS

Mountain View City-wide Garage Sale Register by April 17 for home garage sales May 2. Free advertising for sellers and online registration. Buyers may search online for items or get printed maps in the Voice newspaper or at City Hall on May 1. 8-2 p.m. Free. Mountain View. Call 650-903-6311. www.mvrecycle.org

DANCE

English Country Dance English Country Dance. Live music, no partner needed, all dances taught, comfortable clothes and shoes. 1st, 3rd, 5th Wednesdays through June. 8-10 p.m. \$9/\$7 members/\$5 students. Flex-It Studio, 425 Evelyn Ave., Mountain View. Call 650-224-5318. http://www.bacds.org/series/english/mountain_view/

ENVIRONMENT

Environmental Docent-Led Walks of Shoreline Learn about Shoreline at Mountain View's: maritime history; landfill legacy; environmental processes; ecosys-

tems; birds, wildlife; and more. Walks depart from Rengstorff House and last about one hour on the 4th Sunday of every month. Bring/Wear: layered clothing, walking shoes, binoculars. No advanced reservations required. 11 a.m.-noon. Free. Rengstorff House, Shoreline at Mountain View, 3070 N. Shoreline Blvd., Mountain View. Call 650-903-6073. <http://www.ci.mtnview.ca.us>

Green Mountain View monthly meeting Group seeking to improve sustainability in Mountain View. All are welcome to share ideas. Mon., May 4, 6:30-8:30 p.m. Free. Mountain View Library Community Room, 585 Franklin St., Mountain View. <http://www.greenmountainview.org>

EXHIBITS

Moffett Field Historical Society Museum Displays of memorabilia, artifacts, photos and aircraft models; tours of museum and view of the exterior of Hangar One. Open Wednesdays through Fridays. 10 a.m.-2 p.m. Moffett Federal Airfield, Building 126, off Highway 101, Mountain View. Call 650-961-8860.

FAMILY AND KIDS

Asheba, Caribbean Music & Folklore An afternoon of music and stories with Asheba, "the Pied Piper of Trinidad." Sun., May 3, 2 & 4 p.m. No charge; donations accepted. Community School of Music and Arts (CSMA) at Finn Center, Finn Center, 230 San Antonio Circle, Mountain View. www.arts4all.org/attend

Choosing a Preschool Early childhood education specialist Sylvia Ford compares different types of programs and philosophies of preschools. Information on children's readiness and the logistics of visiting and interviewing preschools will be shared. Tue., April 28, 7-8:30 p.m. Free. City of Mountain View Public Library, 585 Franklin St., Mountain View. Call 650-526-7054. http://www.mountainview.gov/city_hall/library

Messy Art For Kids Four-week class exploring messy art for kids, such as finger painting and clay. Fridays, through June 5. 10:15-10:45 a.m. \$15 per class. Cubes & Crayons, 152 E. Dana St., Mountain View. Call 650-209-4846. www.typepad.com/blog

Story Time with Jan Pitcher at Books Inc. in Mountain View Jan Pitcher will read from her book "Where Do the Stars Go" Sat., May 2, Free. Books Inc. in Mountain View, 301 Castro St., Mountain View. Call 650-428-1234. <http://www.booksinc.net>

Wild Cat Adventure Wild Cat Adventure features five live wild cats from around the world. Each cat is shown on stage while information about the species is shared with the audience. Sun., April 26, 2-3 p.m. adults \$10; children \$5. Foothill College, Los Altos Hills. www.wildcatfund.org

HEALTH

Issues with food? Obsessed with food? Food Addicts In Recovery Anonymous is a program for individuals recovering from addictive eating and anorexia based on the 12 steps of AA. No dues/no fees/no weigh-ins. Sundays, 7-8:30 p.m. Free. 600 Colorado Ave., Palo Alto. Call 415-248-9347.

Radical Release & Recovery: Neck and Shoulders Therapeutic yoga & Feldenkrais movement workshop by Brandy Vanderheiden and Brad Beldner. All levels. Sat., April 25, 2-4:30 p.m. \$30. Yoga is Youthfulness, 590 Castro St., Mountain View. Call 650-964-5277. <http://www.soulmindyoga.com/classesworkshops>

LIVE MUSIC

DJ Cesar DJ Cesar spins on Friday nights. 10 p.m.-2 a.m. Free. St. Stephens Green, 223 Castro St., Mountain View. www.ststephensgreen.com/calendar.html

DJ's Three DJ's take turns playing a wide variety of hip hop music on Thursdays. 10 p.m.-2 a.m. Free. St. Stephens Green, 223 Castro St., Mountain View. www.ststephensgreen.com/calendar.html

GSM Faculty Concert Recital of GSM faculty and adult students Sun., April 26, 5-6:15 p.m. free. Gorin School of Music, 2290 W. El Camino Real, Mountain View. Call 650-961-4910.

Harp Concert Classical harp selections. Sun., April 26, 2:30-4:30 p.m. Free. Campbell Recital Hall, 541 Lasuen Mall, Stanford. Call 650-723-2787. <http://music.stanford.edu/Events/calendar.html>

Mike Bastian's Pentimento Jazz Lavanda Wine Bar & Restaurant presents Mike Bastian's Pentimento Jazz every Sunday night. American jazz songbook with drums/vocals by Mike Bastian. No cover. 5:45-9 p.m. Lavanda, 185 University Ave., Palo Alto. Call 650-321-3514. www.lavandarestaurant.com

Mountain View High School Jazz Festival Four hours of outdoor live jazz featuring local ensemble The Tiger Club and bands from Cal Poly University, and Mountain View and Los Altos high schools. Benefits MVHS Instrumental Music Department. Sat., May 2, noon-4 p.m. Free; suggested donation \$10 adults; \$5 students/seniors. Mountain View High School, 3535 Truman Ave., Mountain View. Call 650-940-4647.

The Corner Laughers Indie-pop band The Corner Laughers will perform original songs, featuring female vocals, ukulele, guitar, bass and drums. Sat., April 25, 8 p.m. Free. Red Rock Coffee, 201 Castro St., Mountain View. www.redrockcoffee.org/

Underground Live Underground Live is an open mic event celebrating African American and Caribbean Diaspora mixed with music and poetry. Sat., April 25, 9-11 p.m. Free. Stanford Coffee

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Young Artists' Chamber Music Extraganza The Kurosawa Piano Music Foundation (KPMF), in collaboration with the San Jose Youth Symphony (SJYS), will present a concert by more than 40 young artists. Sun., May 3, 4 p.m. Tickets \$10-\$16. Mountain View Center for Performing

Arts, 500 Castro St., Mountain View. www.mvcpa.com

ON STAGE

"Distracted" Lisa Loomer's new play that explores the world of Attention Deficit Disorder

(ADD) and the unconventional path one mother takes to help her anxious son. April 4-26, Tue.-Wed. at 7:30 p.m., Thu.-Sat. at 8 p.m., Sun. at 2 and 7 p.m.. Contains mature language. \$21-64. Mountain View Center for the Performing Arts, 500 Castro St., Mountain View. theatreworks.org

Limon Dance Company Stanford Lively Arts Informance. Conversation and dance excerpts. Limon Dance Company illustrates the work and vision of Mexican-American dancer and choreographer Jose Limon, who would have turned 100 in 2008. Fri., April 24, 6-7 p.m. No charge; donations accepted. Community School of Music and Arts (CSMA) at Finn Center, 230 San Antonio Circle, Mountain View. www.arts4all.org/calendar.htm

OUTDOORS

Sunday Baylands Birdwalks Learn to identify the birds of the Palo Alto Baylands. Designed for beginners (ages 9 and up) and others interested in recognizing the area's birds by sight, sound and behaviors. Meeting time varies to coincide with favorable tides. Call or email for current schedule. Free. Baylands Nature Center, 2775 Embarcadero Road, Palo Alto. Call 650-329-2506.

RELIGION/ SPIRITUALITY

Insight Meditation South Bay Shaila Catharine and guest teachers lead a weekly Insight Meditation sitting followed by a talk on Buddhist teachings every Tuesday, 7:30-9 p.m. Free. St.

Timothy's Episcopal Church, 2094 Grant Road, Mountain View. Call 650-857-0904. www.imsb.org

SENIORS

Active Older Adult Day Free full day of health and fitness activities for seniors. Lectures, exhibitors, fitness assessments, exercise class demonstrations, free lunch (space limited sign up for lunch at registration). Open to community - no need to be a YMCA member. Thu., May 7, 8:30 a.m.-3:15 p.m. free. El Camino YMCA, 2400 Grant Road, Mountain View. Call 650-429-1321.

Farewell to Falls The Trauma Center at Stanford University Medical Center has a free fall prevention program called "Farewell to Falls. Open to seniors over the age of 65. Thu., April 30, 1-3 p.m. Free. Mountain View Senior Center, 266 Escuela Ave., Mountain View. Call 650-903-6330.

SPECIAL EVENTS

Gamble Garden Spring Tour The Elizabeth F. Gamble Garden's 24th Annual Spring Tour is Friday and Saturday, April 24 & 25, with five private gardens in Palo Alto. F 10 a.m.-4 p.m. Advanced tickets \$35, day of, \$40. Gamble Garden, 1431 Waverley St., Palo Alto. Call 650-329-1356 ext. 201. <http://www.gamblegarden.org>

REI Paddlesports Demo Day Try out different canoes and kayaks on the water. Find the latest models from Mad River Canoe, Necky, Ocean Kayak, Old Town, Perception and Wilderness Systems. No paddling experience is necessary. Expert paddlers from REI and the vendors will assist and share tips on basic paddling skills. Sat., April 25, 10 a.m.-3 p.m. Free. Shoreline Lake, 3160 N. Shoreline Blvd., Mountain View. Call 650-965-7474. www.shorelinelake.com

TALKS/AUTHORS

"Is Peace Possible in the Middle East" Focused on bridge-building research on the major theological, cultural, political, social and ethical issues that traditionally divide Muslims and Christians, this talk addresses the importance of inter-faith dialogue to create awareness and understanding. Thu., April 30, 6:30-8 p.m. \$15 advance purchase; \$20 at the door. Michael's At Shoreline, 2960 N. Shoreline Blvd., Mountain View. Call 1-800-847-7730. commonwealthclub.org/sv

Alexander McCall Smith Alexander McCall Smith will discuss Tea Time for the Traditionally Built: The New No. 1 Ladies' Detective Agency Novel." Attendees must have a Books Inc. receipt for "Tea Time for the Traditionally Built" to get in the signing line. Three additional books may be signed for every copy of "Tea Time." Sun., April 26, 3 p.m. Free. Books Inc, in Mountain View, 301 Castro St., Mountain View. Call 650-428-1234. <http://www.booksinc.net>

Jim & Jamie Dutcher: POST's Wallace Stegner Lecture Series Join Peninsula Open Space Trust for an evening with wildlife filmmakers Jim & Jamie Dutcher. This husband-and-wife team will share their experiences in a multimedia presentation illustrating the true nature of wolves. Thu., April 30, 8-10 p.m. \$22. Mountain View Center for the Performing Arts, 500 Castro St., Mountain View. Call 650-854-7696. <http://www.openspacetrust.org/activities/lecture.html>

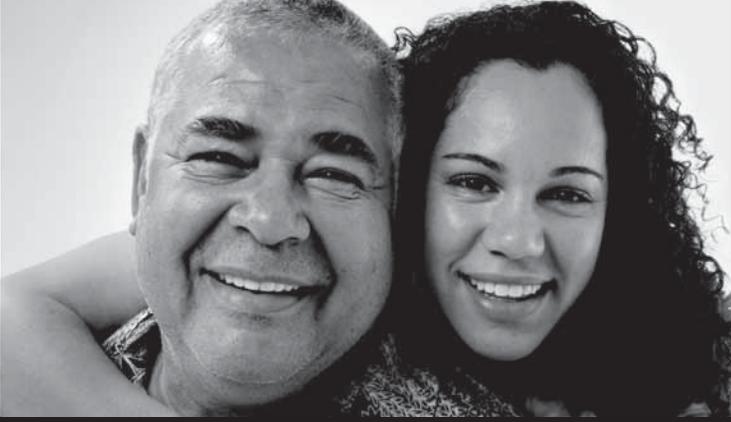
Tamim Ansary at Books Inc. Tamim Ansary, author of "West of Kabul, East of New York," will read from his latest book, "Destiny Disrupted: A History of the World Through Islamic Eyes," at Books Inc. in Mountain View. Wed., May 6, 7:30 p.m. free. Books Inc, in Mountain View, 301 Castro St., Mountain View. Call 650-428-1234. <http://www.booksinc.net>

Waverley Writers Poetry Open Mic Poetry to be spoken and heard aloud. Every First Friday except for July and August. 7:30-10 p.m. Free. Waverley Writers, 957 Colorado (near Greer), Palo Alto.

TEEN ACTIVITIES

Battle of the Bands Are you in High School and in a band? Submit your band's demo and contact information by Friday, May 1. Battle is May 30. 6:30-6:30 p.m. Free. Mountain View Recreation Division, 201 South Rengstorff Ave., Mountain View. Call 650-903-6410.

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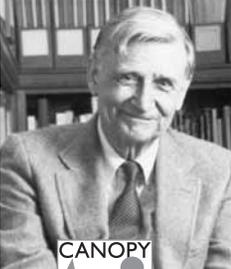
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For information call 650.329.2366 or visit www.paacf.org/style

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Sponsored by the Palo Alto Art Center Foundation and Patty McGuigan.

Artists: Top: Emiko-o; Bottom: Ellen Hauptli

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Brian Copeland

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Emerson School

Free community Reiki treatments

Fun Learning Adventures

Homestays needed- get paid

Ki Flow - new Japanese exercise!

Learning Adventures for children

New CoDA Mtg on Redwood Shores

Nutrition & Strong Bones

PA: Join Our Citywide Yard Sale!
Looking for extra cash? The city of Palo Alto is coordinating a Citywide Yard Sale this June.
Who: All Palo Alto residents
What: Hold your summer yard sale during the Palo Alto Citywide Yard Sale and we'll do the advertising for you. Signing up is free! We'll feature your sale in our official map of participating households, published in the Palo Alto Weekly and online.
When: The Citywide Yard Sale is on June 6, 2009 from 8am to 1pm
Why: The Palo Alto Zero Waste Program is trying to encourage Bay Area residents to buy and sell second hand items in order to keep useful items out of the landfill.
How: Visit www.paloaltozerowaste.org/yardsale to register. It's free. We'll even send you a yard sale kit to help you get started.

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135 Group Activities

BACK, NECK OR JOINT PAIN?

Book Sale, Woodside
Spring Book Sale. Saturday, April 25, 10-4p.m. Outdoors at the library 3140 Woodside Rd. 650-851-0147. Hardbacks, \$1, Paperbacks 25¢ All from private collections. CDs, DVDs, Videos, Books on tape

BRAIN INJURY SUPPORT GROUP

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Moms Get Fit!

NATURE/OUTDOORS Events Calendar

Power Ki Flow from Japan

QUIT SMOKING, Nicotine Anonymous

Silicon Valley Singles Convention

Spring Carnival on April 25

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Couples Make Great Mentors!

ExChange your World

Friendly Visitors Needed

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help feed alley cats in PA

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NASA cats need fosterers

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210 Garage/Estate Sales

LA: 461 Orange Ave., 5/1, 9-4, 5/2, 9-2
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Los Altos, 171 W. Portola Ave., 4/25&26 8-4pm

Mountain View, 263 Lassen Ave, April 26 9-3
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Mountain View, 317 Tyrella Avenue, April 25, 11am-4pm
Household & kitchen items, party buffet warmers, wood portacrib with adj. legs & much more.

Mountain View, 500 West Middlefield Road, Sat. April 25 8a.m.-2 p.m.

MV: 500 W. Middlefield, 4/25, 8-2
Willow Park. x-Moffett Blvd. Rain or shine. 5 families.

MV: Citywide Garage Sale
May 2 at Homes (8-2 pm) Search online at www.mvrecycle.org Get maps at City Hall May 2.

MV: Community Yard Sale
May 9 at Rengstorff Park (8-2pm) 201 S. Rengstorff Avenue

PA: Citywide Yard Sale 6/6, 8-1
Join the Palo Alto Citywide Yard Sale! Addresses and maps will be listed in the June 5 Palo Alto Weekly. Brought to you by Palo Alto Zero Waste Program, 650/496-5910. www.zerowastepaloalto.org/yardsale

San Carlos: 940 Commercial St. Suite G, Every Saturday, 10-4
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235 Wanted to Buy

Antique dolls

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King headboard or bed

Piano Wanted

650-368-6795

237 Barter

Wanted: chest of drawers

240 Furnishings/ Household items

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2 Italian Sconces - \$99

2 Matching Ceiling Fans - \$100

20" TV/DVD Tape Player/Cabinet - \$100

20" TV/DVD Tape Player/Cabinet - \$100

5 Pc. Bedroom set - \$300.00

Antique Wing-Back Wicker Sofa - \$500

Coffee Table with Nice Legs!!! - \$50

Fireplace Tool Set - \$15.00

ITALIAN Bistro Glass top table - \$400

Maytag Stackable Washer/Dryer - \$479

Microwave GE - brand new - \$275

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Refrigerator/Freezer, Sanyo, New - \$450, obo

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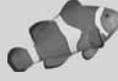
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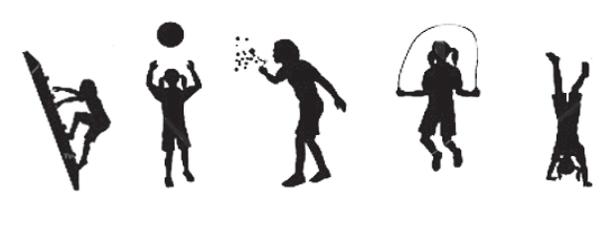
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Mountain View, 1 BR/1 BA - \$1010

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PA: 2BR/1BA
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Los Altos, 3 BR/2 BA - \$2,850

Menlo Park, 2 BR/2 BA - \$3350/mo

Menlo Park, 3 BR/2 BA - \$3400

Menlo Park, 3 BR/2 BA - \$3250

Menlo Park, 4 BR/2 BA - \$2700.

Menlo Park/ Portola Valley Border, 3
BR/2 BA - \$3400/mont

Mountain View, 3 BR/1 BA
House \$2600, water, gardner, pets
ok(650)965-2085 walk downtown

Mountain View, 3 BR/2 BA - \$2800/mont

Mountain View, 3 BR/2 BA - \$3000/mont

Mountain View, 3 BR/2.5 BA - \$2600

Mountain View, 3 BR/2.5 BA -
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Palo Alto, 3 BR/2 BA - \$3950/mo i

Palo Alto, 3 BR/2 BA
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Palo Alto, 5+ BR/3 BA
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Redwood City, 2 BR/1 BA - \$2000/mo.

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Redwood City, 3 BR/2 BA - \$2,800/mo

San Carlos, 2 BR/2 BA - \$1,800.

Sunnyvale, 4 BR/3 BA - \$3950.00

Woodside, 2 BR/2 BA - \$4950/mont

809 Shared Housing/ Rooms

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Woodside, Studio - \$1900

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Menlo Park, 1 BR/1 BA - \$769,950

Menlo Park, 3 BR/2.5 BA - \$1,229,950

Menlo Park, 5+ BR/4+ BA - \$2,249,950

Mountain View, 3 BR/2 BA - \$875500

Mountain View, 4 BR/2 BA - \$189888

Palo Alto, 5+ BR/3 BA
New 5bd/3bath; \$2400000; 8158157

Redwood City, 3 BR/2 BA - \$729,000

Redwood City, 4 BR/2 BA - \$1,000,000

Redwood City, 5+ BR/4+ BA - \$2999500

San Carlos, 5+ BR/3 BA - \$1988000

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Public Notices

995 Fictitious Name Statement

TRUCK DOG GLASS
FICTITIOUS BUSINESS NAME STATEMENT
File No. 521262

The following person (persons) is (are)
doing business as, Truck Dog Glass, 315
View St. # A, Mountain View, CA 94041,
Santa Clara County:
DEAN BENSEN
315 View St. #A
Mountain View, CA 94041

This business is owned by an individual.
Registrant/Owner began transacting busi-
ness under the fictitious business name(s)
listed herein on January 15, 2009.

This statement was filed with the County
Clerk-Recorder of Santa Clara County on
March 12, 2009.
(Voice April 3, 10, 17, 24, 2009)

MSKITTYSBX
FICTITIOUS BUSINESS NAME STATEMENT
File No. 520877

The following person (persons) is (are)
doing business as, Mskittysbox, 1308
Oxbow Court, Sunnyvale, CA 94087, Santa
Clara County:

MARIE KATHERINE VELEZ THROWER
1308 Oxbow Ct.
Sunnyvale, CA 94087

This business is owned by an individual.
Registrant/Owner began transacting busi-
ness under the fictitious business name(s)
listed herein on 2-20-09.

This statement was filed with the County
Clerk-Recorder of Santa Clara County on
March 4, 2009.

(Voice April 3, 10, 17, 24, 2009)

GOOD TO GO WARE
FICTITIOUS BUSINESS NAME STATEMENT
File No. 522060

The following person (persons) is (are)
doing business as, Good To Go Ware, 645
Sylvan Ave., Mountain View, CA 94041,
Santa Clara County:

KENNETH JACOBUS
645 Sylvan Ave.
Mountain View, CA 94041

This business is owned by an individual.
Registrant/Owner has not yet begun to
transact business under the fictitious busi-
ness name(s) listed herein.

This statement was filed with the County
Clerk-Recorder of Santa Clara County on
March 30, 2009.

(Voice April 10, 17, 24, May 1, 2009)

THE MARIANOS
FICTITIOUS BUSINESS NAME STATEMENT
File No. 522204

The following person (persons) is (are)
doing business as, The Marianos, 1788
Hackett Avenue, Mountain View, CA
94043, Santa Clara County:

RUSSELL LEE ABAD MARIANO
1788 Hackett Avenue
Mountain View, CA 94043

This business is owned by an individual.
Registrant/Owner has not yet begun to
transact business under the fictitious busi-
ness name(s) listed herein.

This statement was filed with the County
Clerk-Recorder of Santa Clara County on
April 1, 2009.

(Voice April 10, 17, 24, May 1, 2009)

PROLOGUE VISION
FICTITIOUS BUSINESS NAME STATEMENT
File No. 522264

The following person (persons) is (are)
doing business as, Prologue Vision, 3386
Brower Ave., Mountain View, CA 94040,
Santa Clara County:

ALEXANDRA T.C. PENG CHARTON
3386 Brower Ave.
Mtn. View, CA 94040

This business is owned by an individual.
Registrant/Owner has not yet begun to
transact business under the fictitious busi-
ness name(s) listed herein.

This statement was filed with the County
Clerk-Recorder of Santa Clara County on
April 2, 2009.

(Voice April 10, 17, 24, May 1, 2009)

AWAKENING VIBRATIONS
FICTITIOUS BUSINESS NAME STATEMENT
File No. 522727

The following person (persons) is (are)
doing business as, Awakening Vibrations,
61 Empire Court, Mountain View, CA
94040, Santa Clara County:

SALLY PAGE
61 Empire Court
Mountain View, CA 94040

This business is owned by an individual.
Registrant/Owner has not yet begun to
transact business under the fictitious busi-
ness name(s) listed herein.

This statement was filed with the County
Clerk-Recorder of Santa Clara County on
April 7, 2009.

(Voice April 17, 24, May 1, 8, 2009)

JV CONSULTING
FICTITIOUS BUSINESS NAME STATEMENT
File No. 521866

The following person (persons) is (are)

doing business as, JV Consulting, 337
Thompson Avenue, Mountain View, CA
94043, Santa Clara County:

JEAN-FREDERIC VIRET
337 Thompson Avenue
Mountain View, CA 94043

This business is owned by an individual.
Registrant/Owner began transacting busi-
ness under the fictitious business name(s)
listed herein on 03/23/2009.

This statement was filed with the County
Clerk-Recorder of Santa Clara County on
March 25, 2009.

(Voice April 17, 24, May 1, 8, 2009)

COOKIE MOMSTER
FICTITIOUS BUSINESS NAME STATEMENT
File No. 522768

The following person (persons) is (are)
doing business as, Cookie Momster, 1954
Old Middlefield Way, Unit D, Mountain View,
CA 94043, Santa Clara County:

KYUWON HWANG
3149 Stockton Pl.
Palo Alto, CA 94303

INHEE HWANG
3149 Stockton Pl.
Palo Alto, CA 94303

This business is owned by a husband
and wife.

Registrant/Owner has not yet begun to
transact business under the fictitious busi-
ness name(s) listed herein.

This statement was filed with the County
Clerk-Recorder of Santa Clara County on
April 10, 2009.

(Voice April 17, 24, May 1, 8, 2009)

JGM SECURITY PATROL
FICTITIOUS BUSINESS NAME STATEMENT
File No. 521666

The following person (persons) is (are)
doing business as, JGM Security Patrol,
191 E. El Camino Real, #141 Mountain
View, CA 94040, Santa Clara County:

JOHN G. MCGEE JR.
191 E. El Camino Real, #141
Mountain View, CA 94040

This business is owned by an individual.
Registrant/Owner has not yet begun to
transact business under the fictitious busi-
ness name(s) listed herein.

This statement was filed with the County
Clerk-Recorder of Santa Clara County on
March 20, 2009.

(Voice April 17, 24, May 1, 8, 2009)

PARADIGM DIVERSIFIED
FICTITIOUS BUSINESS NAME STATEMENT
File No. 522668

The following person (persons) is (are)
doing business as, Paradigm Diversified,
5122 Glentree, Ct., San Jose, CA 95129,
Santa Clara County, USA:

KRISTOPHER J. THORNTON
5122 Glentree Ct.
San Jose, CA 95129

This business is owned by an individual.
Registrant/Owner began transacting busi-
ness under the fictitious business name(s)
listed herein on 10/12/1993.

This statement was filed with the County
Clerk-Recorder of Santa Clara County on
April 9, 2009.

(Voice April 17, 24, May 1, 8, 2009)

HOMELINK MORTGAGE, INC.
FICTITIOUS BUSINESS NAME STATEMENT
File No. 522928

The following person (persons) is (are)
doing business as, Homelink Mortgage,
Inc., 145 Butano Ave., Sunnyvale, CA
94086, Santa Clara County:

HOMELINK FINANCIAL SERVICES
145 Butano Ave.
Sunnyvale, CA 94086

This business is owned by a Corporation.
Registrant/Owner has not yet begun to
transact business under the fictitious busi-
ness name(s) listed herein.

This statement was filed with the County
Clerk-Recorder of Santa Clara County on
April 14, 2009.

(Voice April 24, May 1, 8, 15, 2009)

ELEVEN TEN ARCHITECT & ASSOCIATES
FICTITIOUS BUSINESS NAME STATEMENT
File No. 522601

The following person (persons) is (are)
doing business as, Eleven Ten Architect
& Associates, 515 Central Ave., Suite P,
Mountain View, CA 94043, Santa Clara
County:

SIMON LIN
515 Central Ave., Suite P
Mountain View, CA 94043

This business is owned by an individual.
Registrant/Owner began transacting busi-
ness under the fictitious business name(s)
listed herein on 01/24/09.

This statement was filed with the County
Clerk-Recorder of Santa Clara County on
April 8, 2009.

(Voice April 24, May 1, 8, 15, 2009)

ROSS GUNN DESIGN
FICTITIOUS BUSINESS NAME STATEMENT
File No. 522489

The following person (persons) is (are)
doing business as, Ross Gunn Design, 508
Pettis Ave., Mountain View, CA 94041,
Santa Clara County:

LYNETTE ROSS
508 Pettis Ave.
Mountain View, CA 94041

This business is owned by an individual.
Registrant/Owner began transacting busi-
ness under the fictitious business name(s)
listed herein on 2/2/04.

This statement was filed with the County
Clerk-Recorder of Santa Clara County on
April 7, 2009.

(Voice April 24, May 1, 8, 15, 2009)

GOODVISION RESEARCH
FICTITIOUS BUSINESS NAME STATEMENT
File No. 522317

The following person (persons) is (are)

doing business as, Goodvision Research,
570 Oxford Ave., Palo Alto, CA 94306,
Santa Clara County:

AMICHAJ MAGEN
570 Oxford Ave.
Palo Alto, CA 94306

SHACHAR HADAR
1153 Bordeaux Dr. #205
Sunnyvale, CA 94089

This business is owned by a General
Partnership.

Registrant/Owner has not yet begun to
transact business under the fictitious busi-
ness name(s) listed herein.

This statement was filed with the County
Clerk-Recorder of Santa Clara County on
April 3, 2009.

(Voice April 24, May 1, 8, 15, 2009)

TOTAL LANDSCAPING
FICTITIOUS BUSINESS NAME STATEMENT
File No. 522300

The following person (persons) is (are)
doing business as, Total Landscaping,
2489 Whitney Drive Suite #11, Mountain
View, CA 94043, Santa Clara County:

WILLIAM A RIVERA
2489 Whitney Dr. 11
Mountain View, CA 94043

This business is owned by an individual.
Registrant/Owner began transacting busi-
ness under the fictitious business name(s)
listed herein on 1999.

This statement was filed with the County
Clerk-Recorder of Santa Clara County on
April 2, 2009.

(Voice April 24, May 1, 8, 15, 2009)

CALIFORNIA CAR SALES
FICTITIOUS BUSINESS NAME STATEMENT
File No. 521996

The following person (persons) is (are)
doing business as, California Car Sales,
513 Central Ave. #Q, Mountain View, CA
94043, Santa Clara County:

FERNANDO RIVERA JR.
513 Central Ave. #Q
Mountain View, CA 9404

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1-5 p.m.



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www.13010EastSunset.com



13200 E. Sunset LOS ALTOS HILLS

4-bedroom, 3.5-bath home set on approximately 1.7 acres with entertainment deck, spa, and Bay views; close-in location; excellent Los Altos schools

Offered at \$3,495,000

www.13200EastSunset.com



855 Madonna Way LOS ALTOS

Remodeled 4-bedroom, 3.5-bath home with pool, spa, and fabulous views; close-in location; excellent Los Altos schools

Offered at \$3,195,000

co-listed with Howard Bloom

www.855MadonnaWay.com



1215 Magdalena Court LOS ALTOS

Single-level home with 6 bedrooms, an office, and 4 full bathrooms; excellent location with views; opportunity to create a custom estate

Offered at \$1,989,000

www.1215MagdalenaCt.com



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All information deemed reliable, but not guaranteed.

244 DIABLO AVENUE

CROSS STREETS: WHITNEY & PARKER

Open Sunday
1:30 to 4:30pm

Hosted by
Tori Walton Atwell



A beautifully remodeled home on tree-lined street in Mountain View's popular Monta Loma neighborhood

Simply stunning! Light, bright and open floor-plan featuring 3 bedrooms, 2 elegantly remodeled bathrooms, gourmet kitchen boasting a professional grade gas range, dish drawers, and granite counters opening to an adjacent family room, spacious living room with gleaming hardwood floors and cozy fireplace, new paint, 2 car garage, full-size laundry room, landscaped yards (with private front court), and central air-conditioning! Special high-end touches at an affordable price point.



Asking : \$855,000



Tori Walton Atwell

650.996.0123
www.ToriSellsRealEstate.com



2509 Devri Court, Mountain View



OPEN SUNDAY 1:30-4:30

Offered at
\$839,000

Please call for
more information

Private Cul-de-sac Location!

A rare 4 bedroom, 2 bath home in the desirable Monta Loma Neighborhood. Bright and updated throughout, this home offers beautiful hardwood floors, remodeled kitchen with granite counter tops, large glass picture windows from many rooms to private outdoor space, double pane windows, fireplace in living room, spa tub in bathroom, master bedroom with access to backyard, vaulted open beamed ceilings, fresh paint, beautifully landscaped yards and attached 2-car garage. Right next door to Palo Alto, near shopping, commute routes, the coming soon Tesco Grocery and train station.

Visit www.2509DevriCourt.com



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CAMPI
Properties, Inc.

▼ OPEN SATURDAY, 1:30-4:30

LOS ALTOS HILLS

12011 GREENHILLS CT, LAH \$4,395,000

Exceptional gated property on quiet cul-de-sac with tennis court and pool. Five bedrooms and three baths plus office/study with wet bar. Spacious rooms throughout, newer appliances in kitchen, remodeled master bath, and three car garage. Highly desired street in Los Altos Hills and only minutes to town.

MOUNTAIN VIEW

2517 WESTFORD AVE \$1,449,000

Waverly Park Beauty features remodeled 4 bedroom, three bath ranch style Adobe home on great lot in premier neighborhood. Chef's gourmet kitchen opens to family room, separate dining room, spacious living room, vaulted ceilings, and wonderful yard for outdoor entertaining.

▼ OPEN SUNDAY, 1:30-4:30

LOS ALTOS HILLS

13833 CAMPO VISTA LANE \$4,495,000

Stunning, private, gated estate situated on 1.87 acres in one of Los Altos Hills most prestigious areas. Four bedrooms, three and a half baths. Sprawling lawns, pool and tennis court. Incredible development possibilities. Los Altos schools; Garner Elementary, Egan Junior high, Los Altos High School.

24286 ELISE CT \$2,799,500

Located on a secluded acre, this beautifully landscaped classic California Estate features a fabulous swimming pool and gorgeous mountain views. This one of a kind two story family home boasts 5 bedrooms, 3.5 baths with 3,750 sq. ft. (approx.) of living space. Some of the features include wide plank hardwood floors, double pane windows, remodeled bathrooms, oversized 3 car garage, billiard/game room, library, and much more.

LOS ALTOS

1476 FAIRWAY DR \$3,798,000

Newly constructed 5 BR home on approximately half AC flat lot. Beautiful gourmet kitchen, open family room, soaring ceilings, crown moldings, hardwood floors, office, 3 car garage.

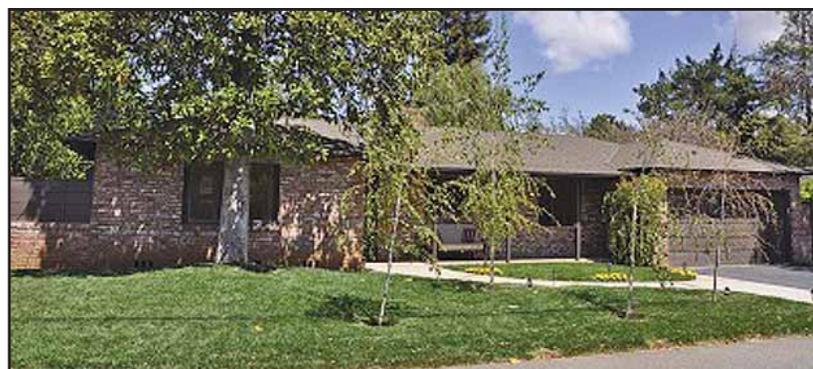
1520 MONTEBELLO OAK \$3,495,000

Custom designed home w/ exceptional attention to detail. Soaring ceilings, crown moldings, gorgeous stone & hwd floors. Sep. in-law quarters w/ living rm plumbed for kitchenette, laundry & separate entry. Game rm, wine cellar, sauna, theatre rm. Wonderful yd w/professional landscaping & rm for pool.



1642 PARKHILLS AVENUE \$2,195,000

Custom built home exceeds all expectations w/ spacious floor plan that has 4BR including master bedrm suite w/sitting area and 3 full baths. Superbly designed w/approx. 2,841sq.ft., the home features a large living rm, formal dining rm, gourmet kitchen w/ grand center island that opens to the family/great rm and breakfast area. Gorgeous hwd flrs throughout.



465 ROSITA AVE \$1,375,000

Curved walkway invites you to comfortable single story 4 bedroom, two bath home. The LR/DR combo with fireplace and adjoining family room opens to beautifully landscaped backyard. Eat in kitchen is cheery & bright.

SANTA CLARA

3458 CABRILLO AVENUE \$699,000

Completely remodeled (almost 100% new) 3 bedroom 2 bath home with living room and family room. Features include: granite countertops and stainless steel appliances in kitchen, beautiful flooring throughout, new front lawn with automatic sprinklers, and a spacious attached 2 car garage. Great location!

▼ BY APPOINTMENT ONLY

LOS ALTOS

GORGEOUS SHOWCASE HOME \$2,695,000

A stunning showcase home on 12,000 sqft lot. Large chef's kitchen w/ stnless applncs 6 gas burner stove with subzero fridge custom cabinets and built in desk. Large formal L/R room with separate d/room/butlers pantry. Bthrms have marble/ Limestone trout. Amazing backyard with mature planting and abundant blooms with covered and uncovered large patio's. Huge level lawn area. Cul de sac

Worldwide Referral and Global Internet Exposure.
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195 S. San Antonio Rd., Los Altos • 650.941.4300



Royce and the art of Real Estate

1913 Newman Place
Mountain View

Open Sunday
1:30 to 4:30



Spacious 3 bedroom, 2.5 bath townhome end unit
Living room w/ slider to patio
Separate family room w/ fireplace
Eat-in kitchen w/ tile counter top 2 skylights
Master suite w/ vaulted ceiling and large walk-in closet
Abundance of natural light
Attached 2 car garage
Priced at: \$688,000

913 Camille Lane
Mountain View

Open Sunday
1:30 to 4:30



Elegant 3 bedroom, 3.5 bath townhome only 6 years old
Dual master suites w/ vaulted ceilings & walk-in closets
Living room with fireplace, high ceiling and wood floors
Gourmet kitchen w/ granite counter top and maple cabinets
Separate dining room
Attached 2 car garage
Inside full size laundry hook-ups
Priced at: \$829,000

436 Sierra Vista Ave. #11
Mountain View

Shown by
Appointment



Spacious 2 bedroom, 2.5 bath townhome end unit
Large living room
Separate dining room
Open kitchen with stainless steel appliances
Good sized backyard with covered patio
Inside laundry
Natural lighting throughout
Priced at: \$499,000

881 Lytton Avenue
Palo Alto

Open Sunday
1:30 to 4:30



Charm of yester year near downtown Palo Alto
2 bedroom, 1.5 bath home
Remodeled kitchen w/ granite counter top, industrial gas stove and door to backyard
Separate family room with vaulted ceiling & skylight
Hardwood floors & crown molding throughout
Living room w/ fireplace
Remodeled bathroom
Small private backyard
Attached 1 car garage
Convenient to Downtown Palo Alto
Priced at: \$1,168,000

20740 4th St. #3
Saratoga

Shown by
Appointment



Completely remodeled 2 bedroom, 2 bath condo located in downtown Saratoga
Beautiful new gourmet eat-in kitchen & custom bathroom
Separate family room
Living room with fireplace
Inside laundry hook-ups
Saratoga schools!
Gated complex with pool
Priced at: \$475,000

Royce Cablayan



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&
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531 Channing Avenue
Palo Alto

OPEN HOUSE SAT/SUN
1:30-4:30 April 25 & 26



Great opportunity to live downtown Palo Alto!
Beautiful and bright 2 Bed, 2 1/2 Bath end unit townhome in a very quiet complex. Three and a half blocks from University Avenue, close to restaurants, shops, movie theaters etc. New granite counters, new carpet, freshly painted throughout. Two-car attached garage with laundry inside. Great Palo Alto schools. Pool in complex.

Mar Andres Keehn

cell: 650.468.6900
MarSellsHomes@gmail.com
www.HomesByMar.com
496 1st St, #100 | Los Altos

Offered at \$799,000



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166 Oberg Court, Mountain View



- 3 Bedrooms / 2.5 Baths
- Approximately 1,369 Sq.Ft.
- Private Location Facing Green Belt, Trees, Clubhouse & Pool
- Property Built in 2006
- Granite Kitchen Counter Tops with Full Backsplash including Island/ Breakfast Bar
- Upgraded Stainless Steel Kitchen Appliances including a Gas Stove
- Tile Floors in Entryway, Coat Closet, Kitchen & Bathrooms
- Upgraded Carpet in Living Rm, Family Rm, Dining Rm, Stairs & Bedrooms
- Upstairs Bathrooms Include Granite Vanity Tops
- Master Bathroom Has Granite Shower Walls
- 2 Car Attached Garage Which Includes A Large Storage Area
- Refrigerator, Washer & Dryer Included

Offered at: \$649,000

183 Jenkins Lane, Mountain View



- 4 Bedrooms, 2 1/2 Baths
- 1,839 Sq. Ft. of Luxurious Living Space
- 3,485 Sq. Ft. Premium Lot
- New Custom Exterior Paint
- New Designer Interior Paint
- Remodeled Kitchen with Granite Counter Tops with Full Backsplash & Granite Breakfast Bar
- Brand New Stainless Finish Appliances
- Maple Engineered Hardwood Floors Downstairs
- Remodeled Master Bath with Granite Vanity Top, Travertine Shower Walls and Floors
- Remodeled Hall Bath with Granite Vanity Top
- Central Heating and A/C
- Landscaped Backyard w/ Flagstone Patio
- Brand New Light Fixtures
- Brand New Carpets on Stairs & in Bedrooms
- Oversized 2 Car Garage

Offered at: \$899,000



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12374 Melody Ln, Los Altos Hills



Single Family Res
5BR/4BA
**Offered at
\$2,988,000**

A true treetop hideaway is what this 5/6 bedroom, 4 bath home offers, nestled high in the Hills among dozens of gorgeous coast live oak trees. A private seasonal creek gently flows past the property and large level areas above the home and below provide space for outdoor recreational activities. Inside the home, custom details abound in the living space of over 5,000 square feet

Virtual Tour at www.vickigeers.com



Vicki Geers

161 S. ANTONIO ROAD, LOS ALTOS
650.917.7983 VICKI@VICKIGEERS.COM



128 THOMPSON AVE, MOUNTAIN VIEW

Exceptionally Spacious Eichler Style Home



OPEN SUNDAY 1:30-4:30
PRICE REDUCED!



3 Bedroom / 2 Bathroom

www.128ThompsonAve.com

Offered at: \$859,000



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Open Sat & Sun
1:30-4:30

LOS ALTOS

4 BR | 2 BA

1550 FALLEN LEAF LANE, \$1,389,000
Single level home w/ refinished hardwood floors, new granite countertops, fabulous master, pool & spa. Los Altos Schools!
Owen Halliday 650.325.6161



Open Sun 1:30-4:30

MOUNTAIN VIEW

3 BR | 2.5 BA

1911 SAN RAMON AVE \$749,950
Fantastic MV home with great floor plan in sought after area. Large, fenced yard, 2 car garage.
Tim Trailer 650.325.6161



Open Sat & Sun
1:30-4:30

MOUNTAIN VIEW

3 BR | 2.5 BA

157 EASY ST \$649,000
Two story with beautifully updated kitchen & baths. Attached 2 car garage, flagstone patio, sunny balcony and community pool.
Owen Halliday 650.325.6161



Open Sunday

MOUNTAIN VIEW

4 BR | 3 BA

892 WINDMILL PARK LANE \$1,049,000
Yet close to town. Remodeled kitchen. Fresh paint, new carpets. Dining room. 1BR/1BA on 1st floor. Spacious master suite. Indoor laundry. Large deck.
Joanne Fraser 650-941-7040



Open Sunday

MOUNTAIN VIEW

4 BR | 3 BA

264 N WHISMAN ROAD #3 \$439,000
2BR/1BA. Overlooking lawn area. Completely updated, kitchen cabinets w/granite counters, stainless steel appliances. Updated bathroom w/granite counter.
Melanie Johnson 650-948-0456



Open Sunday

SAN JOSE

2 BR | 2 BA

2407 COTTLE AVENUE \$899,000
Totally remod from the studs 4 yrs ago. Granite kit w/island. Marble baths. Can build inlaw unit. Inside Indry. Elctrc gate for access to 2 car gar.
Marcie Soderquist 650-917-4340

CAMPBELL

1548 MCCOY AV \$1,149,000
SUN 1:30 - 4:30
5 BR 3.5 BA Great schools, beautiful spacious home, chef's kitchen, flowing floor plan.
Brendan Callahan 650.325.6161

664 REGAS DR \$1,070,000
SAT/SUN 1:30 - 4:30
4 BR 3 BA Remodeled Kitchen & Family Room w/ granite, stainless steel appliances
Jim Galli 650.941.7040

595 UNION AV \$545,000
SUN 1:30 - 4:30
3 BR 2.5 BA Feels like single family home! Fresh paint, new carpet. LR w/fp. Spacious backyard & patio
Joanne Fraser 650.941.7040

CUPERTINO

Updated townhome \$625,000
2 BR 2 BA Remodeled kitchen w/maple cabinets, granite cnters, bonus rm, dual-pane windows, 2-car garage
Royce Cablayan 650.941.7040

LOS ALTOS

AMAZING DESIGN! \$3,950,000
5 BR 4 BA 2-Story home on 1/2 prvt acre in Country Club area. Formal LR, sep DR. New landscape, pool
Melanie Johnson 650.941.7040

140 MERRITT RD

SUN 1:30 - 4:30 \$2,695,000
4 BR 3 BA Striking architectural design & fine quality craftsmanship.
Julie Lau 650.325.6161

GORGEOUS CUSTOM HOME \$2,595,000

5 BR 4 BA Custom built for owner, features 2 mstr suites, dramatic ceiling elevations, walnut hwdw flrs
Gary Herbert 650.941.7040

CUSTOM FRENCH COUNTRY \$2,495,000

3 BR 3.5 BA Exceptional French Country manor home with Old World Charm and all modern conveniences.
Jo Buchanan & Stuart Bowen 650.941.7040

165 PINE LANE

SAT/SUN 1:30 - 4:30 \$2,298,000
4 BR 4.5 BA In prestigious neighborhood near the Village! Four en-suite bedrms + den/ office.
Jo Buchanan & Stuart Bowen 650.941.7040

IN DESIRED HIGHLANDS \$2,280,000

5 BR 3.5 BA Traditional home on a corner lot built new in 1994. Bright spacious rooms, chef's kitchen.
Jo Buchanan & Stuart Bowen 650.941.7040

1931 DEODARA DR

SUN 1:30 - 4:30 \$1,988,000
5 BR 3.5 BA Highlands! Huge living room has soaring ceilings. Granite kitchen & adjoining family room.
Jo Buchanan & Stuart Bowen 650.941.7040

23 CORONADO AVE

SUN 1:30 - 4:30 \$1,659,000
4 BR 3.5 BA Beautifully remodeled North Los Altos home near quaint shops and restaurants.
Denise Monfette 650.325.6161

FAR REACHING VIEWS \$1,599,000

Views of Montebello Range on a new cul-de-sac. Close to town. MFA is 5,700 sq. ft.
Gerry Lawrence 650.941.7040

LOS ALTOS

20 MAYNARD WAY \$1,439,000
SAT/SUN 1:30 - 4:30
4 BR 2 BA N.Los Altos Home, close to Village & Schools. Huge LR & MBR, Separate DR, FR
Carole Feldstein 650.941.7040

1720 EVELMARIE AV \$1,299,000
SAT/SUN 1:30 - 4:30
4 BR 3 BA The home features kitchen w/breakfast nook, formal dr, bonus rm, hrdwd flrs, dbl pan wndws
Robert Branden 650.941.7040

1445 BROOKMILL RD \$1,248,000
SUN 1:30 - 4:30
3 BR 2.5 BA Light and bright bdms, formal entry w/ skylight flrs. Eat in kit. Sep. fam rm/din rm. Pool
Tina Kyriakis 650.941.7040

8 CHESTER CIRCLE

SAT/SUN 1:30 - 4:30 \$1,200,000
3 BR 2.5 BA Lg LR w/soaring ceilings. Remod open kit, fam rm. Sep Indry rm. Master w/vaulted ceilings.
Royce Cablayan 650.941.7040

412 TYNDALL ST

SUN 1:30 - 4:30 \$999,000
2 BR 2.5 BA Los Altos Village Square townhouses. Exquisite brand new construction by Di Mattei.
Terri Couture 650.941.7040

MENLO PARK

2157 AVY AV \$998,000
SUN 1:30 - 4:30
3 BR 2 BA Instantly appealing story-book home in Xlent Las Lomas SD. Nicely updt'd ba & modern kit
Francis Rolland 650.941.7040

2140 SANTA CRUZ AV #B201

SUN 1:30 - 4:30 \$489,000
2 BR 2 BA Gated commnty ideal for residents 55+ yrs w/rec activities all-yr round. Lot's of amenities
Yasemin Richardson 650.941.7040

2140 SANTA CRUZ AV #B206

SUN 1:30 - 4:30 \$479,000
2 BR 2 BA Bright & sunny unit in a great location. For residents 55+. Lovely gated community.
Yasemin Richardson 650.941.7040

MOUNTAIN VIEW

HOME + INCOME IN MT. VIEW \$2,100,000
3 BR 2 BA Remod&like new SFR vacant, six lbd/1ba units w/tenants, hwd flrs, FP, new custom tile baths
Tim Trailer 650.325.6161

FABULOUS HAYMAN REMODEL \$1,348,000

3 BR 2 BA Bordering Los Altos. Top of line appliances, dbl pan wnds. Luxurious details thruout
Royce Cablayan 650.948.0456

AFSIE & SIA \$1,292,000

LOT W/PLANS & PERMITS
4 BR 2.5 BA Clear lot w/plans & permits in place for 2730 Sq Ft home w/4BR/3BA.
Eppie Cf Lam 650.941.7040

1190 MARIA PRIVADA

SUN 1:30 - 4:30 \$1,129,000
4 BR 2.5 BA In prime central greenbelt location. Over 2400SF. Granite kit, new carpets, hrdwd flrs
Kirk Mahncke 650.941.7040

MOUNTAIN VIEW

892 WINDMILL PARK LN \$1,049,000
SUN 1:30 - 4:30
4 BR 2 BA Yet close to town. Remodeled kitchen. Fresh paint, new carpets. Dining room. Large deck.
Joanne Fraser 650.941.7040

1073 CLARK AV \$970,000
SUN 1:30 - 4:30
4 BR 2 BA www.1073Clark.com Quality, care & taste show throughout. Expanded & remodeled.
Karen Quaid 650.948.0456

570 FRONT LN \$898,000
SAT 1:30-4:30 SUN 10 - 4:30
3 BR 2.5 BA Steps from Castro. Bright open floor plan, eat-in kitchen w/nook, dining & living rooms.
Kim Copher 650.941.7040

991 LANE AV

SUN 1:30 - 4:30 \$889,000
3 BR 2 BA A beautiful and thoroughly renovated home on a lot of more than 9400 sq ft near downtown Lan Bowling/
John Chung 650.328.5211

2509 DEVRI CT

SUN 1:30 - 4:30 \$839,000
4 BR 2 BA Updt thru-out: hwdw flrs, beautiful remod kit w/granite, updt ba, fresh pnt, dbl pn
Nancy Adele Stuhr 650.941.7040

NEWLY CONSTRUCTED CONDOS \$829,000

2 BR 2.5 BA Located in Downtown Mt. View, nr shops & restaurants. 1 yr old Spanish Revival complex
Royce Cablayan 650.941.7040

913 CAMILLE LN

SUN 1:30 - 4:30 \$829,000
3 BR 3.5 BA FP, hi ceil, sep fam rm, 2-car. Nrly new w/2 mstr suites. LR w/FP, high ceil, wood flrs.
Royce Cablayan 650.948.0456

654 WILLOWGATE ST

SAT/SUN 12 - 5 \$815,000
3 BR 2.5 BA Willowgate Townhomes combining traditional craftsman architecture in a collection of 11.
Gil Orah 650.325.6161

648 WILLOWGATE ST.

SAT/SUN 12 - 5 \$795,000
3 BR 2.5 BA Willowgate Townhomes combining traditional craftsman architecture in a collection of 11.
Gil Orah 650.325.6161

MOUNTAIN VIEW 4-PLEX

\$749,950
2 BR 1 BA 4 2bd/1ba units @ 756sf ea. 2 levels, 4 car independent garage, shared laundry. Appt. only
Tim Trailer 650.325.6161

SPACIOUS END-UNIT TH \$688,000

3 BR 2.5 BA Separate family rm, breakfast nook, living/dining room combo, gas range, A/C, 2-car garage
Royce Cablayan 650.948.0456

NEWLY REMODELED \$599,000

3 BR 1 BA Cute & Cozy, New Anderson Double Pane Windows, New Stucco exterior, close to schools.
Geraldine Asmus 650.325.6161

END UNIT TOWNHOME \$499,000

2 BR 2.5 BA Large Living Room, open kitchen. Generous bedrooms, inside laundry
Royce Cablayan 650.948.0456

MOUNTAIN VIEW

CYPRESS POINT LAKES! \$289,500
1 BR 1 BA Comfortable, freshly furbished ground flr condo. Buy w/3.5% down (FHA qualified)
Paul Engel 650.325.6161

255 S RENGSTORFF AV, UNIT 60 \$235,000
SUN 1:30 - 4:30
1 BR 1 BA Very Cute End Unit 1 Bed Condo Overlooking Beautiful Center Green & Pool. Updated Kitchen.
Greg Stange 650.325.6161

2509 DEVRI COURT \$839,000
SUN 1:30 - 4:30
4 BR 2 BA Updt thru-out: hwdw flrs, beautiful remod kit w/granite, updt ba, fresh pnt, dbl pn
Nancy Adele Stuhr 650.948.0456

PALO ALTO

3081 ROSS RD \$2,595,000
SUN 1:30 - 4:30
5 BR 4 BA Custom-built 2-year new. Great home plus a library w/ 2-car garage attached.
Judy Shen 650.328.5211

904 COWPER ST

SUN 1:30 - 4:30 \$1,699,000
4 BR 2 BA Beautiful vintage 2-story home in terrific downtown location. Gorgeous woodwork.
Sharon Witte 650.325.6161

854 RORKE WY

SAT/SUN 1:30 - 4:30 \$1,548,000
3 BR 2 BA Beautifully updated family home on sought after PA cul-de-sac. Roughly 2099 sf.
Zach Trailer 650.325.6161

796 RAIMUNDO WY

SUN 1:30 - 4:30 \$1,545,000
5 BR 3 BA Updated kitchen & separate DR, FR, bonus room. Walls of glass. Perfect for entertaining!
Lynne Mercer 650.325.6161

180 MONROE DRIVE

SUN 1:30 - 4:30 \$1,495,000
4 BR 3 BA Bright & modern. Cath ceilings, wood flrs thruout, A/C, pool. Los Altos schls
Francis Rolland 650.941.7040

3346 RAMONA ST

SAT/SUN 1:30 - 4:30 \$1,298,000
4 BR 2 BA Beautifully renovated 4BR home in Midtown. Classic, open design.
Lan Bowling & John Chung 650.328.5211

1962 CHANNING AVE

SAT/SUN 1:30 - 4:30 \$1,249,000
3 BR 2 BA Updated ranch in Duveneck school district. Over 1,550sf home, over 6000 sf lot. New kit.
Julie Lau 650.325.6161

365 FOREST AVE. # 2E

SAT/SUN 1:30 - 4:30 \$1,199,000
2 BR 2.5 BA Wonderful spacious unique 2B/2.5Ba light-filled Downtown PA Condo with a European Flair
Jon Anderson 650.325.6161

2290 LOUIS RD

SAT/SUN 1:30 - 4:30 \$1,195,000
2 BR 2.5 BA Delightful bungalow. Oak floors, brick fireplace. Family room. Updated baths.
Nancy Goldcamp 650.325.6161

314 POE ST

SAT/SUN 1:30 - 4:30 \$1,175,000
2 BR 2.5 BA The impeccable redesign of this luxury townhome, executed with selection of nice finishes
Zach Trailer 650.325.6161

PALO ALTO

881 LYTTON AV \$1,168,000
SUN 1:30 - 4:30
2 BR 1.5 BA Living w/ recessed lights, wood burning fp, wood flrs & crown molding. Eat-in kit
Royce Cablayan 650.948.0456

1212 MIDDLEFIELD RD \$898,000
SAT/SUN 1:30 - 4:30
2 BR 1 BA Charming Community Center Jewel Box. Mediterranean style home with updated kitchen & bath
Laurel Robinson 650.325.6161

3278 EMERSON STREET \$869,000
SAT 1:30 - 4:30
3 BR 2 BA Great opportunity to remodel or rebuild on this 6250 +/- lot, among several newer homes.
Emily Chiang 650.328.5211

SUPERB MIDTOWN LOCATION \$548,000

1.5 BA Two story townhouse plus large rear yd! Away from the road, & almost all dbl pane windows
Chuck Lane 650.941.7040

REDWOOD SHORES

853 BROADWALK PLACE \$529,000
SAT/SUN 1:30 - 4:30
2 BR 2.5 BA Dramatic waterfront T'm LR w/fp & deck. Bright kit Dbl mstr suites. New paint, carpet
Royce Cablayan 650.941.7040

SAN JOSE

2743 ASHLEY CT \$850,000
SUN 1:30 - 4:30
4 BR 3 BA Spacious home-park like corner lot. Large Master Ste w/fireplace. Many special features
Gordon Ferguson 650.328.5211

GREAT BUY! \$749,000

3 BR 2 BA The home features kitchen w/breakfast nook, formal dr, bonus rm, hrdwd flrs, dbl pan wndws
Royce Cablayan 650.941.7040

SANTA CLARA

257 CRONIN DR \$933,500
SUN 1 - 4
3 BR 3 BA Beautiful updated! Expanded master bedrm/ bath w/addd permits. Top of line appliances.
Leticia Letty Guerra 650.941.7040

SARATOGA

LOVELY GROUND FLR CONDO \$475,000
2 BR 1 BA Lovely remodeled unit in downtown Saratoga. New gourmet kitchen w/stnless stl applnces.
Royce Cablayan 650.941.7040

SUNNYVALE

192 BARRANCA TERRACE \$709,000
SAT/SUN 1:30 - 4:30
3 BR 2.5 BA New construction with stunning finishes surrounded by mature trees. Large patio.
Dave Luedtke 650.941.7040

MUST SEE! GREAT POTENTIAL \$649,500

4 BR 3 BA Ideal w/Mother in law qtrtrs. 4 br/3 ba, 2 kit, 2LR. Enclosed patio area. 2 car atta gar.
Leticia Letty Guerra 650.941.7040

TH W/DUAL MASTER SUITES \$599,000

3 BR 2.5 BA Kitchen features stainless appliances & breakfast bar. Hi ceilings. 3 levels w/skylights
Royce Cablayan 650.941.7040



MOUNTAIN VIEW

144 MONTELENA COURT

Exceptional Townhome \$761,000

3BR/3BA. Townhouse located on the Palo Alto border w/Los Altos schools. Walk past the lrg greenbelt area & into the travertine tile entry of this sunlit home.



Bryan Robertson

650.948.0456

Bryan.robertson@cbnorcal.com



PALO ALTO

180 MONROE DRIVE

Stunning Architecture \$1,495,000

4BR/3BA. www.180Monroe.com Bright & modern home w/ fantastic volumes. Cathedral ceilings, wood floors throughout, A/C, pool/spa, charming yard. Los Altos schools



Francis Rolland

650.948.0456

frolland@aol.com



MOUNTAIN VIEW

1152 CARLOS PRIVADA

Resort Living \$1,039,000

3BR/2.5BA. Pristine 2-story in beautiful Cuernavaca. Separate family room, spacious eat-in kitchen. Separate dining room. Low HOA



Jim Galli

650.948.0456

jgalli@cbnorcal.com

Barbara Cymrot

650.917.4204

bcymrot@cbnorcal.com



SAN JOSE

2407 COTTLE AVENUE

Oozes Charm \$899,000

2BR/2BA, Totally remodeled from the studs 4 yrs ago. Granite kitchen w/island. Marble baths. Can build inlaw unit. Inside Indry. Electric gate for access to 2 car garage.



Marcie Soderquist

650.917.4304

msoderquist@cbnorcal.com



MOUNTAIN VIEW

1086 SOLANA DRIVE

List Price: \$839,000

Pat's client is thrilled with the purchase of this charming 3 bedroom, 2 bath, beautifully updated home. Light and bright, it is situated on private and pretty lot near Gemello Park, equidistant to downtown Los Altos and downtown Mountain View. If you are considering buying or selling a home or if you would like more information on this home, call Pat for help!



Pat McNulty

650.917.8262

pat.mculty@cbnorcal.com



MOUNTAIN VIEW

500 W MIDDLEFIELD RD, #99

Just Sold Sold for 337,500

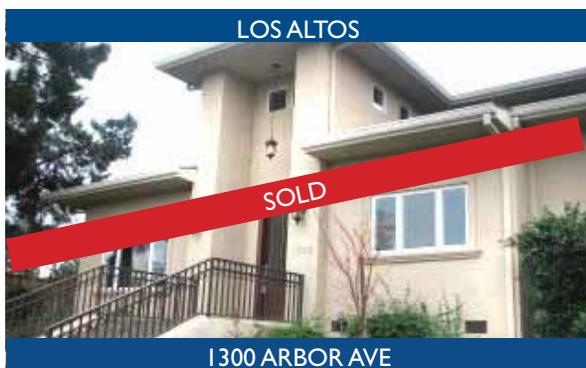
I sold this renovated 1B/1B condo within 30 days after putting it on the market. A big wow in this market. Please contact me if you like to sell your home swiftly in this competitive market. Please contact me if you, your friends, and family are planning to sell or buy as swiftly as this one in this competitive market.



Sara Ahsan

650.947.2233

sara.ahsan@cbnorcal.com



LOS ALTOS

1300 ARBOR AVE

JUST SOLD Sold for 1,520,000

I represented the buyer in the sale of this 3 year old 4B/4B, 2470sqft house, with separate living/dining. Tucked away yet minutes from Rancho Shopping Center. Let me help you find a place you call home at a price you like!!



Sara Ahsan

650.947.2233

sara.ahsan@cbnorcal.com



PALO ALTO

4228 POMONA AVENUE

Close to Gunn High School \$2,100,000

5BR/3BA. Welcome home to this wonderful 2-story home in highly desirable Green Acres, Palo Alto. Conveniently located close to 3 of Palo Alto's top rated schools.



Stacey Archbell

650.947.2287

stacey.archbell@cbnorcal.com