2022 EDITION

PROFILES, MAPS AND VITAL FACTS OF FEATURED NEIGHBORHOODS IN THE TRI-VALLEY

PLEASANTON WEEKLY
Homeownership is a decision to invest in a place you love. Sereno agents live and thrive in the family-friendly neighborhoods of Pleasanton, and have deep knowledge about the the highly rated schools and charming downtown. We invite you to learn more about how we approach the home buying and selling process.
Moving forward, together.

Right now, in these times of uncertainty, there’s a promise we can count on: together, we’ll continue to rise to the challenge and find a way forward.

Stanford Medicine, made up of Stanford Children’s Health, Stanford School of Medicine, and Stanford Health Care, is working to end this pandemic with vaccines, boosters, and state-of-the-art testing.

Responding to uncertainty with an unwavering commitment to our community, and meeting this moment with courage, compassion, and innovation.

Thank You, Bay Area, for standing with us, together.

Today. Tomorrow. Always.

We are here for you.
Successfully Closed $100 Million and 200 Mortgages in 2021

When Pleasanton was incorporated in 1894, the population was a mere 500. But when Pleasanton became a part of the first transcontinental railroad line, The Pacific Railroad, in 1896, Pleasanton soon began to grow. Now boasting a population of roughly 79,870, Pleasanton is a thriving community with a strong economic base, charming downtown and a host of well-planned neighborhoods.

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

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

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

Our 2022 edition provides an insider’s perspective on what subtle differences set some of the city’s neighborhoods apart from one another. These residents tell about what drew them to the neighborhood and what makes it unique and special.

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

“Our Neighborhoods” contains only a few of the 100 or so neighborhoods in Pleasanton — ones supported by “neighborhood sponsors.”

As Pleasanton continues to evolve and grow, we hope “Our Neighborhoods” will continue to evolve and grow.

Gina Channell Wilcox
President / Publisher
Our Neighborhoods Editor

People returned to Pleasanton’s historic downtown in droves to eat, shop and relax as COVID-19 vaccinations became available and restrictions were lifted.

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“Gratitude turns what we have into enough, and more. It turns denial into acceptance, chaos into order, confusion into clarity. It makes sense of our past, brings peace for today and creates a vision for tomorrow.”

Melody Beattie

We are truly grateful for the opportunity to work with great clients and friends in 2021. We hope 2022 brings you good health happiness, success, laughter and joy!

Call us for all your home mortgage needs.

Looking for a new mortgage, or helping your children obtain a mortgage for their first home? Are you thinking about purchasing an investment property to help you prepare for retirement income? Maybe your goal is refinancing your current home with a new lower interest rate or taking cash out to make it your “perfect” home? We can help and are available if you have any questions.

Take care and enjoy 2022.

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Real Estate Drought Means Another Hot Year for Buyers and Sellers

BY DAVID STARK

Just as the continuing drought means warm days ahead, an ongoing drought in Pleasanton real estate means more hot market conditions.

The heat comes from another year of limited choices for homebuyers throughout the East Bay and particularly in Pleasanton.

During 2021, the average number of homes listed for sale each month in the East Bay and in Pleasanton was at a five-year low. The lack of inventory was a result of few existing homes being placed on the market and limited new residential construction. Other factors, some global and some local, also contributed to the scarcity of listings.

The ongoing COVID-19 pandemic meant many Pleasanton residents were working from home. For current Pleasanton homeowners, not having to endure a long commute to offices in the South Bay or Peninsula made living in Pleasanton even more attractive and made them less inclined to consider a move.

Simultaneously, Pleasanton homeowners wanting to move during 2021 also realized they would be competing with many other buyers in a limited-inventory market.

Both factors resulted in current homeowners staying home, literally, during 2021, which meant few homes for sale in Pleasanton.

The handful of new residential projects under way or completed in Pleasanton during 2021 were unable to bust the drought and the demand for homeownership simply outpaced supply. Sales prices during these drought conditions set new records. The median sales price for a single-family detached home in Pleasanton during 2021 was more than $1.6 million: a 31 percent increase compared with 2020.

Buyers had a surprising response to limited choices and high prices: they bought homes and bought them quickly.

Two factors contributed to strong home sales activity and short days-on-market: low mortgage interest rates and high bank balances. While some economists predicted interest rates will rise in response to inflation, throughout 2021, rates were still relatively low. Monthly payments for million-dollar homes in Pleasanton were reasonable enough for buyers to go shopping.

They also had their own resources. One side effect from COVID-19 was many potential buyers did not take vacations or dine out during 2020 and 2021. This allowed them to save money for down payments.

Homebuyers were prepared when they entered the competitive Pleasanton real estate market during 2021. Their enthusiasm drove sales activity to a five-year high. There were 861 single-family detached homes sold in Pleasanton during 2021 compared with 686 during 2020.

Another factor that led to more homes being sold during 2021 is that buyers and sellers did not need to take a COVID-19 “time out.” During the early spring of 2020, home buyers and sellers had to wait for real estate activities to be deemed “essential,” which wiped out several weeks of potential home sales just as the real estate season should have been accelerating. Buyers and sellers didn’t have a similar pause during 2021 which helps explain the increase in home sales.

Buyers entered the market early during 2021 to quickly scoop up the few homes on the market. A home was listed for sale in Pleasanton last year for only 14 days compared with 26 days during 2020. This fast pace indicates home buyers were not scared of high prices.

Real estate economists predict more drought conditions and a resulting hot market during 2022. Rising inflation and potentially higher mortgage interest rates may take some buyers out of the market but demand will remain strong.

Current Pleasanton residents have enjoyed the benefits of working from home in a community that makes “stay-cations” feasible and enjoyable. Those conditions will continue during 2022, which may mean another year of limited choices for home buyers and high sales prices.

Editor’s note: David Stark is Chief Public Affairs Officer for the Bay East Association of Realtors, based in Pleasanton.

Median Sales Prices in Pleasanton

Average Number of Homes for Sale per Month

Source: Bay East Association of REALTORS®
The Pleasanton Ridge includes an expansive parkland filled with scenic trails, canyon views and streams, a perfect relaxation spot for hikers, equestrians, bicyclists and all nature-lovers alike.

Cover image courtesy Getty Images.
Birdland

Birdland’s ranch and colonial-style homes, along with its proximity to Pleasanton’s shopping, dining and schools make it an attractive neighborhood for home buyers. The tree-lined streets of Birdland consist mostly of single-story ranch homes and two-story colonials. Historically, the area was used as farmland and was developed into the suburban haven that exists today when the first homes were built on the land in 1963.

Like many families, Dave and Sandra Rusconi were attracted to Birdland for the Pleasanton schools for their three school-aged children, but quickly became fond of the “tight-knit” community they found.

“Without question, everyone wants to preserve the community feel and there is a great sense of interaction while not being overbearing,” Dave Rusconi said.

The neighborhood, appropriately titled for its streets named after bird species, is nestled in a centralized area of Pleasanton bordered by Valley Avenue to the south, Santa Rita Road to the east, Hopyard Road to the west and the Ken Mercer Pleasanton Sports Park to the north. The sports park offers a skateboard park, soccer fields, baseball diamonds, tot play area and spaces for picnicking among other amenities.

Birdland’s Woodthrush Park is also a great place to take the family dog for a walk or play a game of catch with neighborhood friends.

Residents can take a quick trip to Mission Plaza, which includes several casual dining restaurants, a day spa and a one-stop shop for packing and shipping. Additionally, Amador Center is nearby, which offers a Safeway grocery store, pharmacy, dry cleaners and several eateries.

Birdland children attend Walnut Grove Elementary School, Harvest Park Middle School and Amador Valley High School, all of which are within walking distance of Birdland. Families with school-aged children, like the Rusconis, enjoy the convenience of education and recreation significantly close to home.

“We love that there’s 12 years of schools within walking distance and great food shopping at Gene’s Fine Foods or downtown,” Rusconi said.

FACTS

PARKS: Woodthrush Park, Ken Mercer Pleasanton Sports Park
PUBLIC SCHOOLS: Walnut Grove Elementary School, Harvest Park Middle School, Amador Valley High School
SHOPPING: Hopyard Village Shopping Center, Val Vista Shopping Center, Downtown Pleasanton, Gene’s Fine Foods shopping center
MEDIAN HOME PRICE 2021: $1,750,000
HOMES SOLD IN 2021: 26
Clarity and focused on your needs

- Over 85 homes listed and sold in 2021
- Average sales price $1,525,000
- Average days on market: 8 days
- Average list to sale price: 114%
- Over 240 5 star Zillow reviews
- Over $140,000,000 sales in 2021
- #2 in Pleasanton (Total Volume in Units)
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Situated just south of Valley Avenue and Hoppyard Road in the heart of Pleasanton, Country Fair is a small and delightful neighborhood with private courts and winding streets.

“My wife and I always wanted to live here when we moved to the area 12 years ago,” said Dan Brown who moved to Country Fair in October 2020. “We always wanted to be in Country Fair because it’s centrally located. We love the size of the homes and lots and the trees.”

Home sizes within the neighborhood, which was built in phases between 1981 and 1993, range from 2,000 to 3,200 square feet. Each of the contemporary-style houses, many of which have received interior upgrades, sits on generous lots, some of which are as large as a half-acre.

“Many of the homes are on quarter-acre-plus lots with mature redwood trees and landscaping,” said Realtor Tim McGuire, who is also a resident of Country Fair. “We’re ideally located near K-through-12 schools and so many wonderful amenities like the Tennis Park, Ken Mercer Pleasanton Sports Park and the (Alameda County) Fairgrounds.”

The focal point of this serene neighborhood is nature, with hundreds of redwood trees that stand over 35-feet high, views of Pleasanton Ridge, and access to a number of parks. Pleasanton Tennis and Community Park spans 15 acres with city-maintained tennis, volleyball and basketball courts and areas for the younger children to play. Also tucked into the neighborhood is Hansen Park, a six-acre park with basketball courts, play areas for children, barbecue pits and picnic tables.

“The neighborhood itself has a sense of community with lots of families and that was really the big draw,” said Brown. “We have great neighbors. Everyone is really friendly and it seems like the neighbors look out for each other. It’s one of the best neighborhoods in town.”

Country Fair’s location adds to the neighborhood’s appeal. It’s close to downtown and shopping centers like Hoppyard Village, Gene’s Fine Foods, and even Stoneridge Mall Shopping Center. For commuters, the BART and ACE train stations are fairly close. This neighborhood is more than a group of houses. Residents describe it as a closely knit community.

“Country Fair is a great neighborhood with a genuine sense of community,” McGuire said. “Many residents look after each other, participate in watch groups and host wine parties.”
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- Over 85 homes listed and sold in 2021
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- Average list to sale price: 114%
- Over 240 5 star Zillow reviews
- Over $140,000,000 sales in 2021
- Languages spoken - Spanish, German, Korean and Hindi
- Concierge service always guaranteed

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Composed of ranch-style single-family homes and newer custom homes, all with large, picturesque lots, Happy Valley is a unique neighborhood with a rustic, classic feel.

“It’s not your typical neighborhood at all,” said resident Cheryl Balch. “What I love is walking down the street and seeing corrals with horses, goats, chickens and cows. It’s amazing how many people stop and talk to them!”

“And it’s only two minutes from downtown Pleasanton,” Balch added.

Although originally built in an unincorporated area of Alameda County between 1962 and 1998, Happy Valley is now within Pleasanton city limits. The original homes were mostly ranches on very large lots and that rural community feeling continues today, with residents often riding their horses through the neighborhood.

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

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

The serene Happy Valley Creek flows along the outskirts of the neighborhood, intersecting with the golf course, while the unpaved, but maintained, 3.5-mile Callippe Preserve Hiking Trail runs along the course and under mature oak trees. The trail borders preservation areas designated for the endangered Callippe Silverspot Butterfly and hikers and golfers might spot many forms of wildlife such as deer, squirrels, raccoons, turkeys and foxes.

While Happy Valley feels removed from the city, it is a short drive away from the city’s lively downtown shops and dining. Also nearby is the Alameda County Fairgrounds which, in addition to the annual fair, serves as a venue for festivals and family-friendly events year round. School-aged children living in Happy Valley attend Hearst Elementary School, Pleasanton Middle School and Foothill High School, which are all just minutes from the neighborhood.

For commuters, Happy Valley Road is a straight shot to the Interstate 680 freeway, which is also en route to both the Dublin/Pleasanton and West Dublin/Pleasanton BART stations.

“It’s the best place to live,” said Susan Morris who moved into her home in 1996. “We love living here because of the setting. It’s country yet so close to town and the freeway. I love taking walks. It’s so peaceful. I see deer, foxes and, of course, the turkeys. We also have great neighbors. We love it so much we did a complete remodel in 2006 and we are still here.”

**NEIGHBORHOOD SPONSOR**

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**FACTS**

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

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

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

**MEDIAN HOME PRICE 2021:** $3,413,000

**HOMES SOLD IN 2021:** 4
Representing Buyers and Sellers Beyond their Expectations

- Real estate has been my chosen full-time profession for 40 years in the Tri-Valley area, carrying on a long-standing family tradition.

- My focus is being #1 in client service, market knowledge and strong negotiating skills.

- For me, Real Estate is about creating memories and a positive client experience that makes an impact.

- Being respected in my community within the industry and colleagues is also important and something I strive to continue.

- I love my profession; especially demonstrating a passion for my clients with a genuine concern for follow through during and after a sale. When clients want to refer friends and family to me, I know I’ve done a good job and that is a compliment I cherish.

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

“We love the access to nice walks and also use our bikes to get out and explore going towards the Outlets and linking up with the Livermore trails,” said Todd Miller who moved into the neighborhood in 2007 and is the original owner of his home. “Downtown is an easy bike ride away.”

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

“It’s a quiet tucked in neighborhood with new homes,” said Miller. “When we were looking we decided if we were going to upgrade we needed to get a new home. This one has a great floor plan and a nice big lot. We also were able to keep our same schools for our kids and were not that far from our old neighborhood in the Gates.”

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

“Buying in Ironwood Estates has been one of our best decisions,” Holly Johnson, an original owner in Ironwood Estates, said. “All of the floor plans and lots are spacious. As an original owner, we’ve been able to see all of the greenscape flourish, providing private lots for each home.”

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

“Moving wasn’t the first thought we had as we finished a cosmetic update on our Birdland home,” Johnson said. “But once we stepped into the Ironwood Estate models, our minds were changed! We love the Ironwood neighborhood as the kids were able to stay in their Pleasanton schools and we were set back in this nice wooded area just minutes from Main Street.”

Spacious homes, beautiful scenery, centralization and access to various community amenities make Ironwood Estates a neighborhood that residents have been proud to call home.

“I was impressed with this new Ponderosa development established in 2005 because of its quiet location and quality of the builder’s design,” said Kris Moxley with Compass’s Pleasanton office. “Today I’m still impressed and eager to be able to represent buyers and sellers to the Ironwood Estates.”
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In a Changing Market.

Ironwood Classics

The Village at Ironwood
Gated Community/Residents 55 years & Over

Client Testimonial

“We just completed our home sale using Kris Moxley and we cannot recommend her highly enough. She is the consummate professional and extremely easy to work with. We have used many realtors in the past and she is by far the best real estate professional we have ever worked with. The listing process was extremely easy, the stagers she hired were fabulous and the house sold immediately above asking and without any contingencies. Even after the close of the home she continued to be our advocate during the leaseback process. Do not hesitate to use Kris Moxley for any of your real estate needs. This has been such an easy and smooth process. Probably the best sales process we have ever experienced, and we’ve experienced many.”

– Susan C. - Seller

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

“I’ve lived in the Jensen tract for 42 years,” said resident Pat F. “Being near local shopping, the lovely downtown area, and quality schools were important features as we were looking to buy a house in Pleasanton.

“The neighborhood has remained very friendly and family oriented. We look out for each other and welcome new families to our street.”

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

“I feel very fortunate to have raised my children in this neighborhood and lived here for so many years,” said Pat.

The two neighborhoods are close to the local post office, grocery store and other retail, but were developed in completely different ways.

The Jensen Tract neighborhood was named for its developer, Jensen Homes, and houses range between 1,100 and 2,000 square feet. Originally built with single-level ranch style homes, the neighborhood now includes some two-story homes, showing homeowners’ need for more room but desire to stay in the area.

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

Residents of all ages have a plethora of places to play close to these neighborhoods, including Dolores Bengtson Aquatic Center. With over 23 acres, Amador Valley Community Park is just across the street and features a barbeque pit, picnic tables, horseshoes, tot play areas and very large fields for many different sports. Also, the back of Alisal Elementary School is open to the public during non-school hours, and many sporting events and practices are held there.

“This is the perfect place, and a wonderful area for families and their children to be so close to schools and walking distance to the downtown area,” said local Realtor Kris Moxley. “It’s a neighborhood that homeowners don’t want to move from.”
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In a Changing Market.

- I started my real estate profession in the Jensen/Amador neighborhood when sale prices were at $280,000, and today the same home seller for over $1,200,000.
- Ranked in the top 2% out of 8,000 Alameda County agents.
- I have been practicing real estate & living in the Bay Area for 40 years.
- Committed to client service and satisfaction.
- Combining cutting edge technology & social media strategies with international exposure in advertising.
- Real Estate is my full time job. I’m skilled in negotiating the best price and terms for my sellers and buyers.
- Kris has listed/sold more homes in the Jensen / Amador area then any other agent. Selling 56 homes to date.

Jensen & Amador Estates Communities

Client Testimonial

“Our expectations as first time home buyers were perhaps a little unrealistic since we didn’t exactly know what we were getting ourselves into. We wanted a house that we could grow into over the years, a good size yard, and a great neighborhood in our price range. And let us tell you, Kris not only met all of these criteria, but exceeded them! She has made such great relationships with people in the community that her network and matchmaking skills found us a home to buy that was off market! The moment that we walked into the home, we couldn’t stop smiling because we knew it was the one. We were amazed that Kris was able to find us exactly what we wanted, after just a few short weeks of looking. Kris is not only one of the best realtors out there, but also a lifetime friend to us. We can’t thank her enough for making this experience so enjoyable and guiding us through every step of the process. Kris Moxley doesn’t just sell homes, she changes lives.”

~ Brett & Sarah, Buyers

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

“Laguna Oaks is a magical neighborhood,” said local Realtor Cindy Gee. “I have lived here for 22 years. It boasts such friendly neighbors, a community pool/spa, tennis courts/parks, walking trails, close to shopping and award-winning schools. People walk the community just to say ‘hi’ all the time. It’s the best place to live.”

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

Laguna Oaks offers a choice of five models, each constructed around a series of cul-de-sacs. Every home has between four and six bedrooms, in addition to a family room, bonus room, home office and large yard.

When the homes went on the market in 1995, David Bernhard was one of the first to buy.

“My husband bought our house in October 1995,” said Jennifer Bernhard. “He came out and looked at the housing project before any homes were sold. The following weekend, the SF Chronicle ran a full page ad and the developer dropped the prices by $100,000. He was one of the first people to move into Laguna Oaks.”

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

Meadowlark Park, a social hub within the community, is shared among residents from Foothill Knolls and Laguna Oaks neighborhoods. The nearly five-acre park is equipped with basketball courts, picnic and barbecue areas, volleyball courts and separate play areas for tots and older children.

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

“Over the years we have looked at other housing developments like Golden Eagle and Ruby Hill, but remain in Laguna Oaks because of the amazing neighbors, sense of community and distance to schools,” said Bernhard. “It’s a wonderful neighborhood to raise our kids.”
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Corner of Bernal/Foothill Rd., Westside!

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CINDY GEE IS THE REALTOR OF CHOICE FOR LAGUNA OAKS AND PLEASANTON WITH OVER 20 YEARS EXPERIENCE!

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CINDY IS ALSO A NOTARY: 925-963-1984
CALL CINDY FOR MORE INFORMATION ABOUT LAGUNA OAKS AND OTHER AREAS OF PLEASANTON, LIVERMORE, DUBLIN, SAN RAMON AND DANVILLE

cindygeesold@gmail.com | Phone: 925-963-1984
Quietly located in the “Chain of Lakes” area of Pleasanton, Mohr/Martin Estates is a peaceful area with convenient access to everything the city has to offer and brings to mind the feeling of the tranquil, small-town serenity that Pleasanton has long been known for.

“Our favorite thing about the neighborhood is the quietness of it,” said resident Pati Lortz. “No road noise, no traffic, no wild-and-crazy neighbors.”

Homes offer court locations and private streets nestled next to open space and walking trails. Some of the homes were built by Bass Homes in the late 1980s and range from 3,100 to 4,100 square feet with half acre lots. Beautiful custom homes are also in the area offering 3,700 to 5,700 square feet of living space and spacious half- and one-acre lots. Mature landscaping completes the feeling of peace.

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

One Martin Estates homeowner, who has lived there just over three years, said she loves her home because the backyard is spacious, and the neighborhood is friendly and safe. “We have lots of friendly neighbors,” she said. “They are very approachable, open, friendly,” adding that she felt welcome from the moment she moved into the neighborhood.

Though Mohr/Martin Estates may feel like an island all its own, it’s conveniently located with downtown Pleasanton and shopping, dining and entertainment only a hop, skip and a jump away. It’s also near I-580 and I-680.

“Many folks here are family-oriented, working professionals,” the Martin Estates homeowner said. “During the daytime, the streets are mostly filled with our neighbors walking their dogs, enjoying the outdoors. However, at night it is mostly very quiet and safe. Love my friendly neighbors!”

Children attend Mohr Elementary School, Harvest Park Middle School and Amador Valley High School. There are walking and biking trails leading from the neighborhood to the schools and while there are a number of younger families, many residents have lived in the neighborhood since it was developed.

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

Experience / Professionalism / Knowledge
In a Changing Market.

- The Mohr/Martin Specialist since 2004.
- Representing more sellers in this neighborhood than any other agent with a 32% share.
- Ranked in the top 2% out of 8,000 Alameda County agents.
- I have been practicing real estate & living in the Bay Area for 40 years.
- I love working in our changing Real Estate market. To me, every client is important as I work to achieve the best financial achievement for them.
- Real Estate is my full time job; I’m skilled in negotiating the best price and terms for my sellers and buyers.
- Awarded Bay East Association of Realtors, Pinnacle - Top Award consecutively since 2009.

Client Testimonial

“Words are so very small to thank Kris for all she has done... from taking us to see many properties to finding our dream home and fighting for us on every front. She was on top of every detail, and she is truly the reason we have our home today. We thank her for every bit of sweat she poured into getting us here, her professionalism when other people involved were not, and her down-right tenaciousness to not give up. I think selling and buying at the same time all while pregnant is one of the most nerve-wracking things we’ve ever done, but Kris made it as peaceful as possible and constantly put our fears to rest. She is an amazingly hard worker and definitely the realtor you want on your side! We appreciate her fighting for us, caring for us, and landing us the most amazing house we never dreamed we could have.”

~ Client testimony for Mohr/Martin

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

Built in the early 2000s by Summerhill Homes, these homes range from 2,500 to 4,000 square feet, with lots from 7,000 to 10,000 square feet. The homes feature unique styling that embodies the charm of years past, with dormer windows and front and rear porches. The luxuriously appointed interiors boast the best of new amenities such as granite kitchens, opulent baths, as well as beautiful trim and wood details.

“We love Nolan Farms,” an original homeowner in the neighborhood said. “We love the great location, spacious yards and that it is just minutes from the Pleasanton downtown area and schools.”

Proximity to downtown Pleasanton is a big draw of the neighborhood. Nolan Farms is a short 15-minute walk from downtown, a perfect stroll to all the wonderful shops, restaurants, and events Downtown Pleasanton has to offer.

“We love Nolan Farms,” an original homeowner in the neighborhood said. “We love the great location, spacious yards and that it is just minutes from the Pleasanton downtown area and schools.”

Proximity to downtown Pleasanton is a big draw of the neighborhood. Nolan Farms is a short 15-minute walk from downtown, a perfect stroll to all the wonderful shops, restaurants, and events Downtown Pleasanton has to offer.

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

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

Children attend Valley View Elementary School, Pleasanton Middle School, and Amador Valley High School. Close by is also the Alameda County Fairgrounds, with numerous fun events throughout the year, as well as the famous Alameda County Fair.

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

**Facts**

- **PARKS:** Harvest Park, Hansen Park, Alameda County Fairgrounds, Lions Wayside Park
- **PUBLIC SCHOOLS:** Valley View Elementary School, Pleasanton Middle School, Amador Valley High School
- **SHOPPING:** Downtown Pleasanton
- **MEDIAN HOME SALE PRICE 2021:** $2,450,000
- **HOMES SOLD IN 2021:** 4

**NEIGHBORHOOD SPONSOR**

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925.519.9080
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- The Nolan Farms Specialist since 2000.
- Nolan Farms has held a special place in my heart since the time they broke ground to build because I grew up showing and riding horses. Its proximity to the race track at the fairgrounds reminds me of those days.
- Ranked in the top 2% out of 8,000 Alameda County agents.
- I have lived in the Bay Area for 42 years and have seen many changes, from Real Estate to a business landscape. Real Estate has been my profession for 40 years.
- I’m skilled in negotiating the best price and terms for my sellers and buyers.
- Awarded Bay East Association of Realtors, Pinnacle - Top Award consecutively since 2009.

Nolan Farms Communities

Client Testimonial

We are happy to be in our new home! It is really nice having everything new, and we are already enjoying the pool and neighborhood. We’re pleased that we chose you as our Realtor, and we appreciated your professionalism and friendliness. Thank you for looking out for our best interest and working hard for us. It is not every Realtor that will chase a truck carrying “For sale” signs or go knocking door to door to see if anyone is interested in selling! We really feel that God has blessed us with a beautiful home and a nice neighborhood!

-Buyers and Sellers

"Kris helped our family find the perfect, ideal home—while we were passively looking. Kris demonstrated patience and a high-level of attention to details to find exactly what we were looking for. She was very knowledgeable at each stage of the process and proved to be a strong negotiator, especially in helping to sell our first house. I was very impressed with her responsiveness and her insights on the nitty-gritty of every step— from staging the house to the paperwork. She is also someone that you can trust to provide the most optimal results. I highly recommend Kris!"

-Buyers and Sellers

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

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

While most lots are around 6,000 square feet, there are a rare few nearer to 13,000 square feet. Beautiful, mature trees line the streets and, with four parks nearby, there is more than enough nature to satisfy any craving for the outdoors.

Nancy Kent grew up on Pleasanton’s Wingate Drive and, although she moved away, she always knew she wanted to return to the area. When the opportunity to buy in Pleasanton Valley presented itself in January of 2021, Kent felt it was the perfect place.

“There’s easy walking access to downtown’s stores and restaurants, as well as the post office and schools,” she said. “It’s a quiet neighborhood and a place where we can see ourselves growing old.”

Kent said one of the driving reasons for her return was the Pleasanton schools, and Pleasanton Valley residents have the advantage in that Alisal Elementary School, Walnut Grove Elementary School, Harvest Park Middle School and Amador Valley High School are all within a 15-minute walk.

“I have school-aged children and these are some of the best schools I could find,” said Anurag Jain, who moved to Pleasanton Valley five years ago. “The teachers are really caring.”

Jain said another reason he moved his family to Pleasanton Valley was for the open space and parks.

“It’s a neighborhood that’s very convenient,” he said. “It’s close to most of the facilities. There are parks and opportunities to hike,” he said. “You can walk to downtown. It’s very convenient for everything, and at the same time, it’s in the middle of the city and very quiet. You have trees and it doesn’t feel like you’re living in a tight space.”

The Ken Mercer Pleasanton Sports Park is in close proximity to the neighborhood, with large open spaces for sports and play, competition and fun and Woodthrush Park, a lovely 3.5-acre park with picnic tables, is located on the north side of Valley Avenue.

The Amador Valley Community Park is on the corner of Santa Rita Road and Black Avenue, and can be easily accessed from deeper in the neighborhood as well.

Yet another easily accessible park is Harvest Park, located near Hopyard Road and Del Valle Parkway. A small portion of the neighborhood has also been nicknamed the “gas lamp area,” for the gas lamps lining some streets on and around Black Avenue.

Realtor Tim McGuire describes Pleasanton Valley as “ideally located, within walking distance to K-12 schools, downtown and the aquatic center.”

Kent said there is a “great neighborhood feeling” in Pleasanton Valley.

“We have super friendly neighbors,” she said. “We feel it’s the best location in town.”

FACTS

PARKS: Ken Mercer Pleasanton Sports Park, Amador Valley Community Park / Dolores Bengtson Aquatic Center, Woodthrush Park, Harvest Park
PUBLIC SCHOOLS: Alisal Elementary School, Walnut Grove Elementary School, Harvest Park Middle School, Amador Valley High School
SHOPPING: Mission Plaza, Amador Center, Downtown Pleasanton
MEDIAN HOME PRICE 2021: $1,710,00
HOMES SOLD IN 2021: 32
The premier team with extraordinary marketing results

- Over 85 homes listed and sold in 2021
- Average sales price $1,525,000
- Average days on market: 8 days
- Average list to sale price: 114%
- Over 240 5 star Zillow reviews
- Over $140,000,000 sales in 2021
- Languages spoken - Spanish, German, Korean and Hindi
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Since its debut in 1992, Ruby Hill has been one of Pleasanton’s most exclusive communities. The upscale, gated neighborhood consists of custom-built homes of various architectural styles including Italian, Mediterranean, Craftsman and French Country, as well as three areas of tract and semi-custom homes and 12 Villas built by Signature Properties.

“Apart from having the desired features you would expect from a high-end, gated neighborhood, Ruby Hill has a unique ensemble of different architecture and plans,” said Seema Chawla who moved with her husband Paramdeep Singh to Ruby Hill less than a year ago. “Most homes have a feel of it being your own personal retreat.”

Most custom homes in Ruby Hill have at least three bedrooms, large garage spaces and lot sizes ranging from a half-acre to over an acre. Residents have access to a 24-hour privately guarded and gated entrance, sports fields, a basketball court and open space parks and trails.

“Ruby Hill has always been desirable, but never so much as in the last couple of years,” said realtor Susan Schall. “Homes have significantly increased in price and have garnered multiple offers, selling at an average of 108% of list price this past year. Buyers are coveting the gorgeous surroundings and amenities, including community pool, tennis and basketball courts, community park and ability to join the Ruby Hill Golf Club.”

The 225-acre Ruby Hill Golf Course, designed by golf legend Jack Nicklaus, winds through the center of the community and offers individual and family memberships. Along with golf, the club offers other athletic and social opportunities such as tennis and swimming.

“With the pandemic, many have relocated from Silicon Valley, desiring a more relaxed setting, more open space, easy access to the Livermore Wine Valley, our Pleasanton and Livermore downtowns and Pleasanton’s award-winning schools,” said Schall.

Younger children in Ruby Hill attend Pleasanton schools, such as nearby Vintage Hills and Valley View elementary schools, and older students attend Pleasanton Middle School and Amador High School.

The community’s convenient location on the border of Pleasanton and Livermore allows for residents to experience the best of two worlds and take advantage of all the abundant dining and shopping from Livermore’s San Francisco Premium Outlets to Pleasanton’s Stoneridge Mall. Downtown Pleasanton, the Livermore Wine Country and downtown Livermore are also nearby options.

Newcomers are attracted to Ruby Hill for many reasons, including its vibrant country club, gorgeous golf course and other amenities, but it is the strong sense of community that keeps residents there.

“It might feel a little further away from the established population or main centers of the East Bay, but its set of unique features more than compensates for the increased drive time,” said Chawla. “It’s a very active community with lots of social events taking place very frequently. To top it all, the beautiful golf course is always buzzing with activity and a sight to behold from many backyards of Ruby Hill homes.”
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OUR NOTABLE 2021 RUBY HILL SALES

JUST SOLD

1597 VIA DI SALERNO, PLEASANTON
Sold for $4,200,830
6 BD | 5.5 BA | 6702 SF
After not selling with previous agent, we refreshed the home and with multiple offers sold in a week for $301,830K over list.

JUST SOLD

2323 E. RUBY HILL DRIVE, PLEASANTON
Sold for $3,880,000
4 BD | 4 BA | 4,887 SQ FT
Office, Bonus Room. During the holiday season, this home garnered 6 over list price offers and sold for $430K over list.

JUST SOLD

789 DONATA COURT, PLEASANTON
Sold For $3,800,008
5 BD | 4.5 BA | 5,000 SQ FT
On a perfect weekend when the stars aligned, this home garnered multiple offers and sold for $850K over list.

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The Val Vista and Valley Trails neighborhoods are ideal for families. With views of Pleasanton Ridge, these neighborhoods are centrally located in Pleasanton, with a host of restaurants, stores and parks within walking distance.

Built by Singer Homes between 1968 and 1973, the Val Vista neighborhood features ranch-style homes ranging in size between 1,370 and 1,997 square feet on larger lots of 6,000 to 7,000 square feet. In addition to the elementary school being located within Val Vista, the neighborhood also includes the 15-acre Val Vista Community Park, home to an inline skate park, soccer fields, tot play area, picnic areas and a popular water play area.

A greenbelt runs through the Valley Trails neighborhood, located next to Val Vista. The Valley Trails neighborhood was built by Morrison Homes between 1968 and 1971.

With lots of 6,000 to 8,000 square feet, or larger in cul-de-sacs, Valley Trails’ homes are predominantly single story, ranging in size from 1,300 to 2,892 square feet.

Valley Trails Community Park has a playground, picnic area, walking paths and a tot lot. As part of a development of 36 homes by Ponderosa near the area, restrooms and a clubhouse have been added to the park.

Phil Sayre and his wife Nicol, along with their then 1-year-old daughter, moved to Valley Trails in 1987. The quality of the homes in Valley Trails and the affordability drew them to the community; their neighbors, city and neighborhood amenities, easy access to so many activities and many other aspects kept them.

“Valley Trails is a hidden jewel,” Sayre said. “It’s been great.”

Parks are in abundance for family picnics and socially-distanced gatherings. In addition to the community parks, Val Vista and Valley Trails residents have the Pleasanton Tennis and Community Park, Muirwood Community Dog Park and Ken Mercer Sports Park close by. There is also direct access to Centennial Trail, which borders Golden Creek and is good for walking, running or biking.

FACTS

PARKS: Val Vista Community Park, Ken Mercer Sports Park, Pleasanton Tennis and Community Park
PUBLIC SCHOOLS: Donlon Elementary School, Hart Middle School, Foothill High School
SHOPPING: Val Vista Shopping Center, Hopyard Village Shopping Center, Gateway Square Shopping Center, Stoneridge Mall
MEDIAN HOME PRICE 2021: Val Vista, $1,330,000; Valley Trails, $1,383,270
HOMES SOLD IN 2021: Val Vista, 54; Valley Trails, 26
SOLD PROPERTIES IN 2021 ... WE LIST, WE SELL, WE CLOSE!

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The Venema Homes Team has been at the forefront of selling luxury homes in Pleasanton for many years. The team’s shining qualities include their relentless work ethic, their kindness and enthusiasm for every client. Every buyer and seller they work for is treated with the utmost respect and white glove treatment. Just this year alone, this powerhouse team of women have garnered several awards and sold over $122 Million in Real Estate. Team owner, Liz Venema, was one of the Top 1% of agents in the Northern California and Hawaii region of Keller Williams. The team was voted Pleasanton Weekly's Readers’ Choice winners for Best Real Estate Team. They are also one of the Leading 100 real estate teams in the San Francisco Bay Area.

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A Bay Area resident for 42 years, Kris is an accomplished agent with a personal & enthusiastic approach to buying and selling homes for her clients. EXPERIENCE HER PROFESSIONALISM