

Real Estate Informer

JANUARY 2006

Real Estate News of the San Ramon Valley and Lamorinda
from Bernard Gibbons of Intero Real Estate Services



«Merge Record #»

JUST LISTED FOR SALE

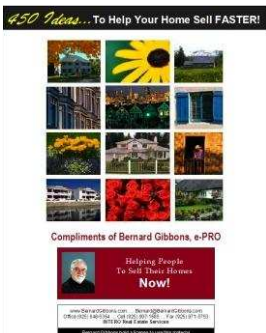
1919 Ygnacio Valley Rd, #36, Walnut Creek



Investors, first-time buyers and others - who do you know that could be interested in buying this pristine 2nd floor condominium in Walnut Creek's Ygnacio Gardens? Located next to Ygnacio Plaza shopping center and across from Heather Farm Park, this immaculate 2 bed, 1 ½ bath home is convenient for everything and has the added benefit of Northgate schools.

Listed for Sale at \$385,000

Visit www.BernardGibbons.com for much more information and a Virtual Tour, then call Bernard Gibbons on (925) 997-1585 to arrange a personal showing.



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The Real Estate Informer is produced by Bernard Gibbons of Intero Real Estate Services, 15 Railroad Avenue, Danville, CA 94526. Tel: (925) 997-1585. Email: Bernard@BernardGibbons.com. Internet: www.BernardGibbons.com. All Contents ©Copyright Bernard Gibbons, 2006



Restaurant Review

The Crown Pub, 331 Hartz Avenue, Danville.

In it's own words, the Crown is an upscale London style pub where local people of all ages meet to eat, drink and socialize. Certainly they seem to have discovered the formula for success, as on a mid-week evening, many restaurants in downtown Danville have few tables occupied, while the Crown is unquestionably busy. And that is not because of any shortage of space. The ambience is comfortably "pubby" with a constant chatter of background noise. There is a traditional bar with stool seating and a stone fireplace in the center of the pub with tables on all sides. Down the right hand side are a number of booths, all capable of seating six people and there are outside seating areas both at the front and the rear. The covered outside front area is particularly popular and people choose to sit there even in Winter when it's not too cold(!)

Brits, in particular, will be impressed with the range and quality of British beers, yet they also have a decent selection of reasonably priced wines available by the glass or by the bottle including La Crema chardonnay and Firestone Cabernet. Beers on tap include Fullers London Pride and ESB, Marston Pedigree and Boddingtons plus Blackthorne cider and Stella Artois lager. The Crown has also taken the novel step of offering beer in a choice of regular (American) pint glasses or in the larger, Imperial pints as sold in Britain.

Even with average food, the ambience would probably ensure the Crown's popularity. Fortunately though, their food is better than most. Their fish and chips is advertised as "the best in the Bay Area" and few would argue the point. The bangers and mash is outstanding. They don't offer traditional pies anymore but they do have a lamb hotpot and shepherd's pie on offer as well as grilled Salmon and New York steak plus a selection of burgers and sandwiches. There is also a good range of children's meals as this is very definitely a family restaurant.

As if all this is not enough, the Crown has "specials" nights such as Monday \$6 fish and chip night and Tuesday \$6 burger and fries night. They also have live music at the weekend. Their web site at www.crownpub.com has full details of all activities and plenty of photos together with a copy of the menu and wine lists. ■

Reviews such as the one above are included as a service to introduce people to interesting restaurants in the San Ramon Valley. They should not be taken as any form of recommendation. We have no connection with any restaurateurs in the area and all opinions expressed are strictly those of the writer.

Seasonal Home Maintenance Tips

Home Maintenance is always in season and at this time of year more than any other, a little time spent on preparing your home for the coming months can result in big cost savings in the longer term. The following tips can really save you money:

1. Clean out gutters and downspouts
2. Store firewood at least 30 feet away from your home
3. Clean the exhaust duct on your clothes dryer
4. Clean the kitchen exhaust hood and air filter
5. Check the water hoses on the clothes washer, dishwasher and refrigerator icemaker for leaks or cracks
6. Change the air filter on your furnace
7. Replace all the batteries in your smoke detectors
8. Test all GFCI type electrical outlets for proper operation



FREE Home Valuation

Thinking of selling? Home prices have increased at a phenomenal rate over the past few years. To get a **Free Up-To-Date Valuation** of your home without any obligation, together with suggestions for what you can do to maximize its appeal, visit www.BernardGibbons.com or for an immediate response call Bernard Gibbons on **(925) 997-1585**.

Happy New Year 2006

In this, my first Real Estate Informer newsletter of 2006, I want to take the opportunity to say welcome to all new readers as well as wishing all readers, old and new alike, a Happy and Prosperous 2006.

Many of you are already accustomed to getting my newsletter on a monthly basis as I have been producing it now for over 2 years. This issue marks a major change in design so that I can streamline the production and substantially increase the number of people who receive it. I hope you like the new "self-mailer" approach. I look forward to keeping all of you informed with real estate matters and statistics here in the East Bay and entertained with the restaurant reviews that form a part of every issue.

On this the editorial page, I will let you know where we see the market going; what changes are taking place and what is predicted for the future. As I write this column towards the end of December, there are more homes for sale than is usual at this time of year and in the main, they are taking a little longer to sell than earlier in the year. But then the Holiday Season is often unpredictable. We will have a much better idea of how the market is shaping up by this time next month.

I am a long-time resident of the East Bay and I am proud to serve the community as a successful real estate agent, having listed and sold many homes here over the past few years. Please consider me as your personal resource should you have any questions even remotely regarding real estate where I may be able to be of assistance. For example, if you need a contractor of any kind, just give me a call. I can refer you to somebody who is personally recommended by me or one of my colleagues. Far better than resorting to the Yellow Pages!

Finally, if you have any thoughts about selling your home here or buying a home here or elsewhere, please let me know. I will be happy to give you the benefit of my experience by giving you a Valuation and making recommendations about preparing your home for sale so that you can get the best price when you sell - all without any obligation.

Bernard Gibbons



San Ramon Valley Market Update

Most Recently Closed Sales in Alamo, Blackhawk, Danville, San Ramon and Walnut Creek
(Sorted By City and Price)

Address	City	Cross Street	BR	Bth	½ Bth	SqFt	Lot Sq Ft	Sold Price	DOM
110 Paseo Del Sol	Alamo	Livorna	4	2	0	1862	24500	\$995,000	40
910 Escondido Ct	Alamo	Camille	4	2	0	1806	19575	\$1,250,000	7
1285 Danville Blvd	Alamo	La Serena	4	3	0	2700	20328	\$1,250,000	7
15 Oak Crest Ln	Alamo	Crest	4	3	1	3453	30797	\$1,449,000	3
3127 Deer Meadow Dr	Danville	Blackhawk Club	4	2	1	2706	11200	\$1,195,000	38
61 Blackhills Pl	Blackhawk	Deer Meadow Dr	4	3	0	3700	18513	\$1,825,000	7
3077 Fostoria Cir	Danville	Camino Ramon	2	2	0	990	0	\$450,000	30
81 Fawn Pl	Danville	Ridgeland	3	2	1	1590	3008	\$715,000	8
701 Senca Court	Danville	Contada Circle	3	2	0	1598	6600	\$790,000	36
226 Abigail Cir	Danville	Maison	4	2	1	2396	4000	\$799,950	5
426 Woodbine Ln	Danville	Adobe Dr	3	2	0	2263	10396	\$949,000	20
690 Glasgow Cir	Danville	Camino Tassajara	4	2	1	2813	5000	\$949,000	19
3531 Shadow Creek Dr	Danville	Camino Tassajara	4	3	0	3278	7400	\$1,020,000	7
976 Richard Ln	Danville	Gatetree	4	3	0	2696	11408	\$1,070,000	30
72 Rock Ridge Ct	Danville	Hill Meado	4	2	1	2686	10384	\$1,160,000	42
130 Westwich St	Danville	Liverpool	5	3	0	2981	10300	\$1,340,000	2
814 Tunbridge Rd	Danville	Ambleside Ct	4	3	0	3300	12900	\$1,397,000	15
636 Stevens Ct	Danville	Oakgate	4	3	0	3380	15380	\$1,530,000	21
331 Norris Canyon Terrace	San Ramon	Alcosta	2	2	0	1164	0	\$490,000	-62
504 Destiny Lane	San Ramon	Prestige	3	2	1	1325	0	\$600,000	7
1515 Arianna Ln	San Ramon	Bollinger-Albion	2	2	0	1211	0	\$605,000	0
6176 Lakeview Cir	San Ramon	Crow Canyon	3	2	1	1960	6000	\$650,000	5
610 Weatherly Place	San Ramon	Springdale	3	2	0	1542	7225	\$650,000	93
3068 Lakemont Dr	San Ramon	Crow Canyon	3	2	0	1778	0	\$657,500	5
501 Ivy Pointe Cir	San Ramon	Dougherty	3	2	1	1587	2560	\$700,000	55
3340 Roma Place	San Ramon	Santa Rosa Avenu	3	2	0	1471	7000	\$725,000	33
112 Triana Way	San Ramon	Triana	4	2	1	2109	3540	\$790,000	8
2729 Marsh Dr	San Ramon	Norris Canyon	5	3	0	2227	10000	\$815,000	4
340 Civic N Dr	Walnut Creek	Parkside Drive	1	1	0	776	0	\$325,000	21
1511 Villa S Way	Walnut Creek	Olympic	1	1	0	746	0	\$400,000	44
1340 Las Juntas Way	Walnut Creek	Oak	2	2	0	1114	0	\$475,000	17
2570 Walnut Blvd	Walnut Creek	Ygnacio Valley	2	2	0	1071	0	\$479,000	6
359 Kinross Dr	Walnut Creek	Siskiyou Drive	2	2	0	1101	2450	\$555,000	7
15 Vartan Court	Walnut Creek	2nd Ave	3	2	0	1096	7140	\$625,500	6
838 Savannah Cir	Walnut Creek	Arkell	3	2	0	1720	9944	\$649,000	4
145 Montanya Ct	Walnut Creek	Overlook	4	3	0	1836	7260	\$681,000	14
161 Gordon Rd	Walnut Creek	Marshall	3	2	0	1425	9775	\$690,000	110
1721 2nd Ave	Walnut Creek	N.Main/Buena Vis	3	2	0	1678	17860	\$690,000	20
1611 Mendota Ct	Walnut Creek	Cayucos(Holland)	4	2	0	1861	11200	\$840,000	19
1731 Mendota Way	Walnut Creek	Pico	4	3	0	1948	10000	\$860,000	20
756 Beale Ct	Walnut Creek	Savannah Circle	3	3	0	2754	12000	\$1,135,000	6
3318 Whitehaven Dr	Walnut Creek	Arbolado	5	3	0	3111	11700	\$1,150,000	26



Source for the above data is the Contra Costa / Alameda Multiple Listing Service.

For more detailed information on home sales
anywhere in Contra Costa or Alameda County, Call
Bernard Gibbons on (925) 997-1585 or send an email
to Bernard@BernardGibbons.com