

Pleasanton Valley

..... TOWARD NEW HOME PLEASURE

THE COLONY HOUSE

3 Bedroom	4 Bedroom
\$31,900.00	\$32,135.00

THE GALLERY HOUSE

4 Bedroom ONLY
\$36,450.00

THE REGENCY

4 Bedroom ONLY
\$36,275.00

THE MIRAMAR

3 Bedroom	4 Bedroom
\$34,000.00	\$34,130.00

THE WOODHAVEN

3 Bedroom	4 Bedroom
\$31,900.00	\$32,015.00

MOXLEY
REAL ESTATE TEAM

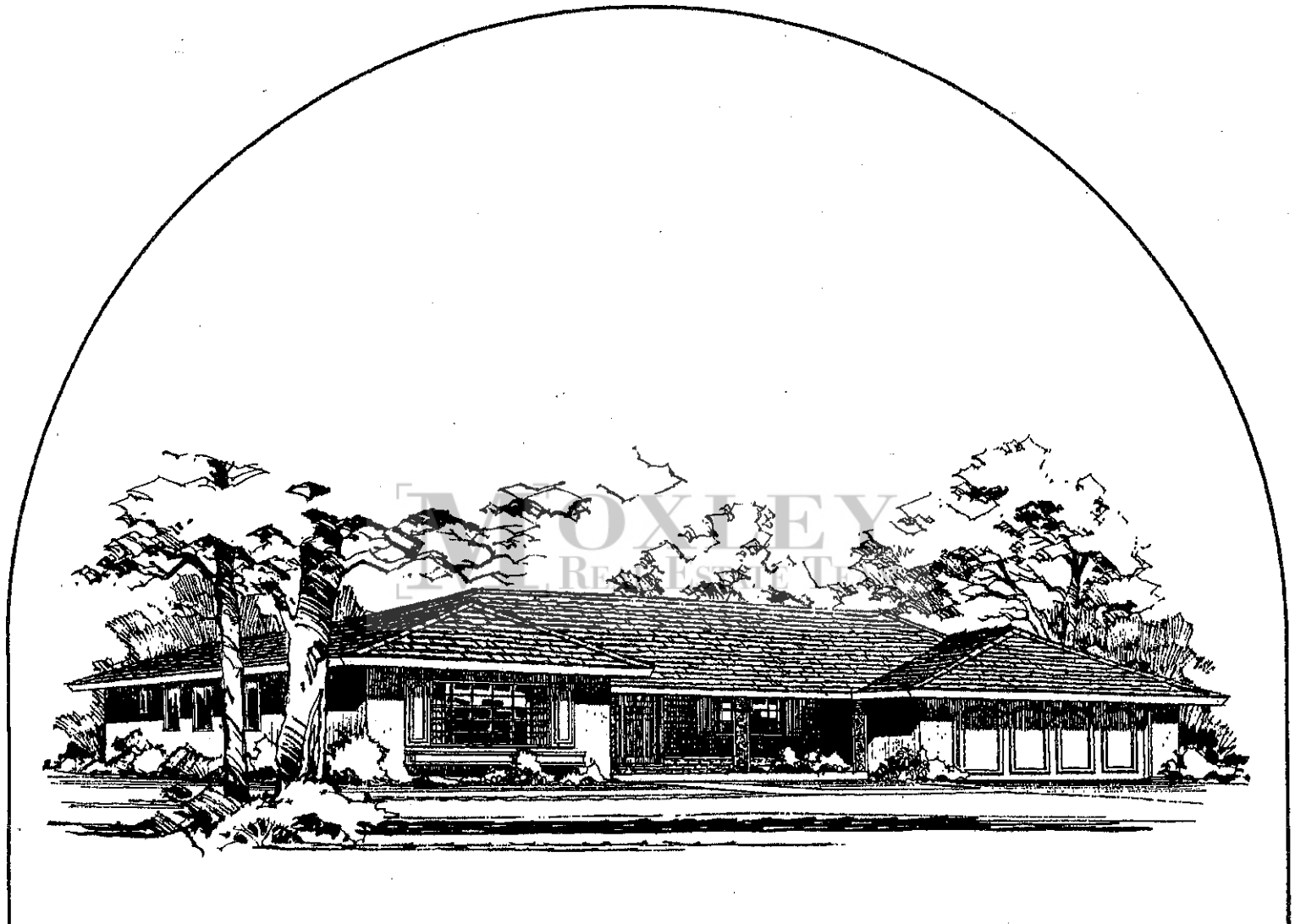
FINANCING: FHA, FHA VETERAN, VA, CONVENTIONAL

GUARANTEED CLOSING COSTS: \$500

NOTE: Closing costs are guaranteed at \$500 and include fire insurance for one year, but do not include loan interest, impounds or VA Funding Fee required under 1966 Veterans Benefit Act.

Morrison Homes reserves the right to change or substitute specifications of equal quality at any time. Because of the uncertainty of future costs of material and labor, prices are subject to change without notice.





THE HOLIDAY HOUSE

... All you add is life

What a startling welcome mat, the tiled entryway spreads out for guests. This entry shows what is meant by excellent traffic circulation. With the hallway, it leads to every room in the house. See the convenient guest closet.

To the right is the parlor-like, no traffic living room. Because of the spaciousness of the rest of the house, this room can be saved for special occasions.

The dining room is the showpiece room. So why shouldn't it be on display right at the front of the house? Notice its excellent size, and easy accessibility to the kitchen.

The garden-view kitchen is a masterwork of professional planning. The work center includes a pantry, plenty of cabinet and counter space.

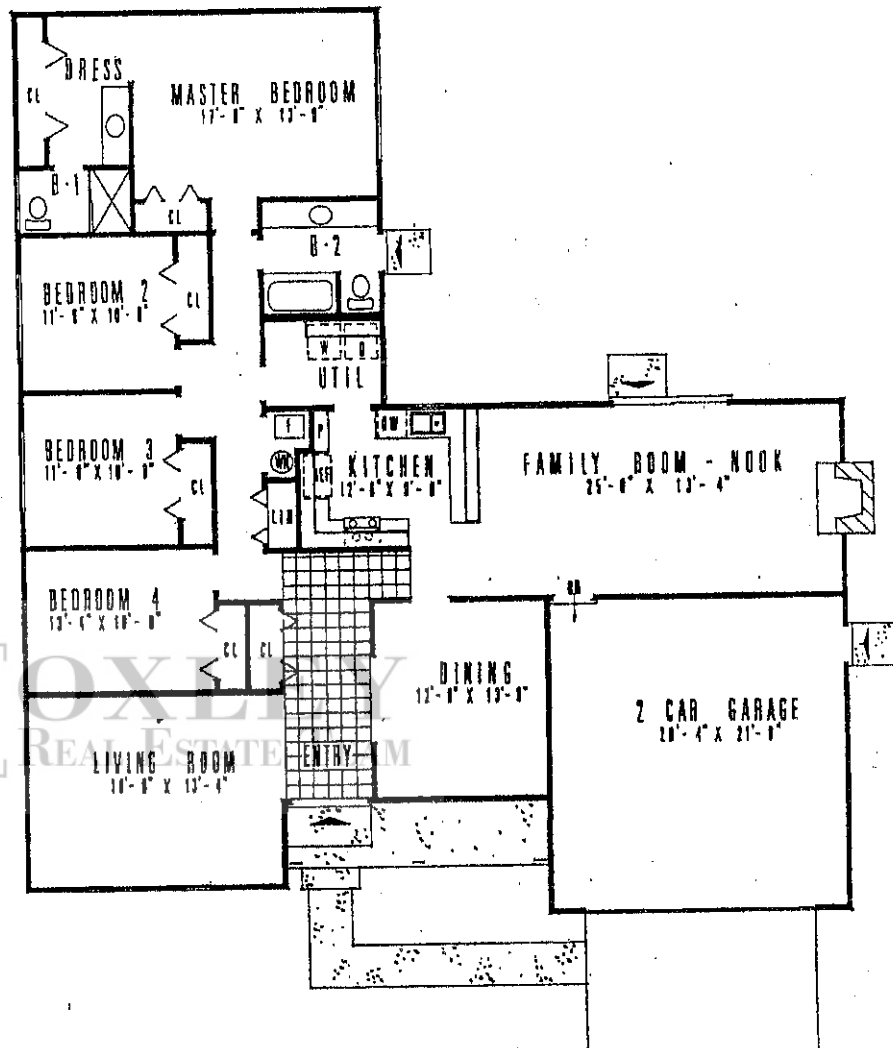
The breakfast room looks out on the rear garden. And notice the convenience of the laundry as a separate room adjacent to the kitchen.

The big, self-contained family room features a fireplace and sliding glass doors to the rear garden. You'll appreciate the direct access from the garage, through the family room to the kitchen for the convenience of the grocery-shopper.

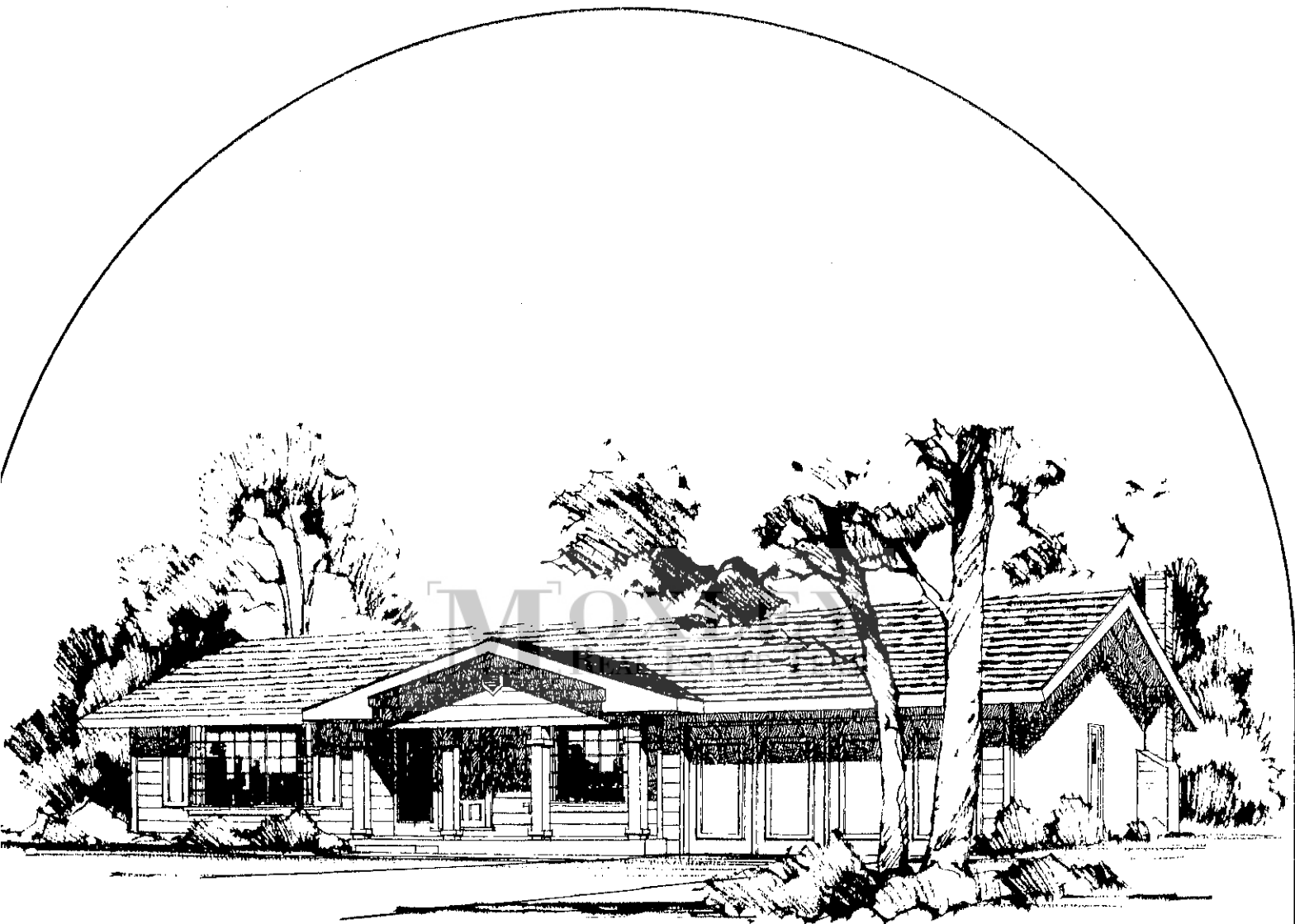
The four-bedroom quiet zone is secluded and private. The long hallway provides a sound buffer. Notice the size of the closets in each bedroom.

The family bath is ideally situated to serve three bedrooms. You also may reach this bath from any room in the house without crossing another room.

The owners' suite is extraordinary in its spaciousness, its glamour and its privacy. Just look at the eleven-foot-long wardrobe closet in the dressing room, in addition to yet another closet in the sleeping area. Of course, you have your own private bath.



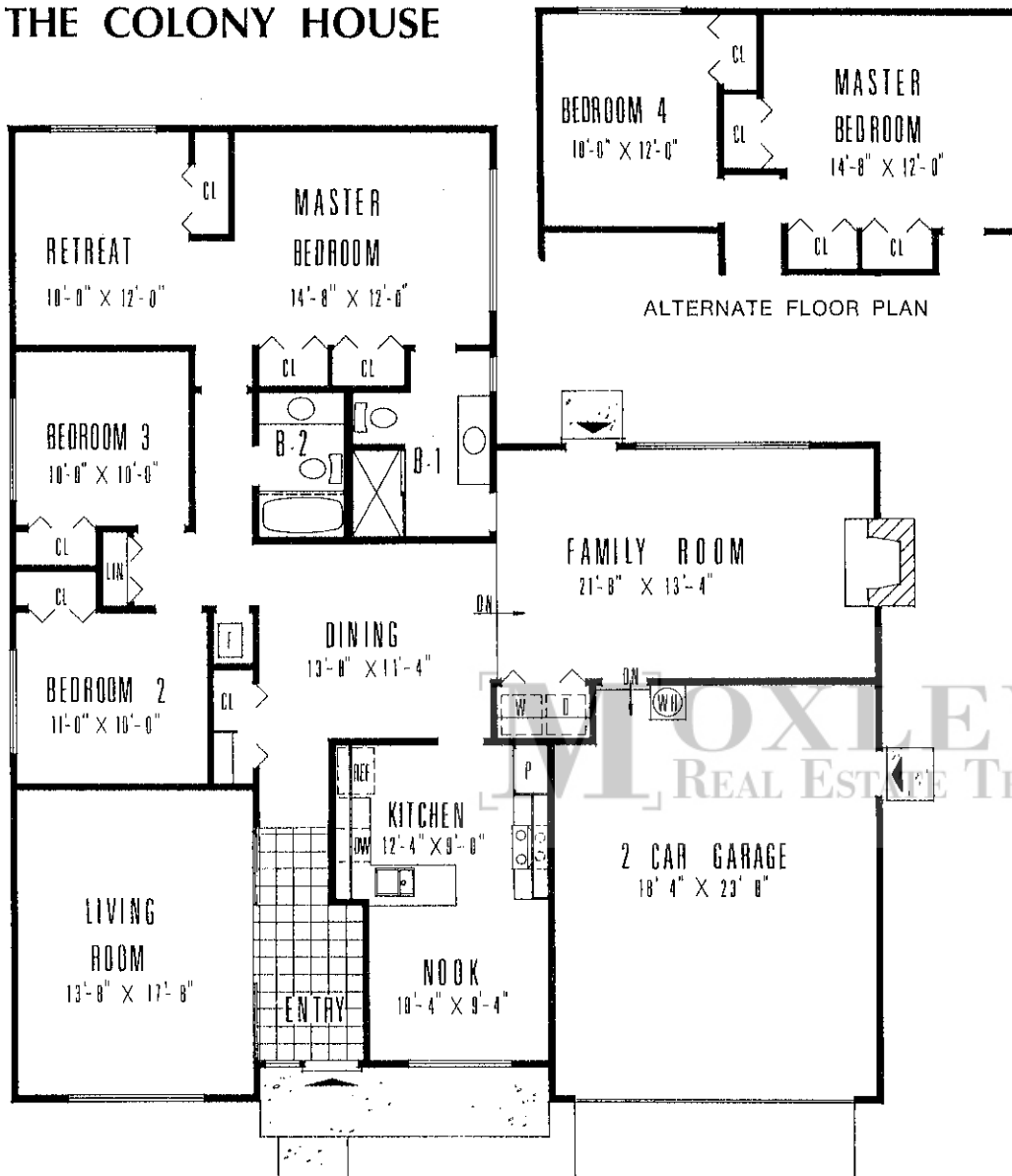
1693 Hopyard Road, Pleasanton, California 94566
Phone 581-5691 / 846-2846



THE RANCH HOUSE

...this single-level home
...of your outdoor living
...and style of living.

THE COLONY HOUSE



ALTERNATE FLOOR PLAN

fect, but with that much unbroken wall space your furniture placement possibilities are unlimited.

The entry hall opens up into the formal dining area. Here you'll find a double duty closet which not only has hanging space for guests wraps, but has shelves for entertainment item storage.

The handsome fireplace wall is the focal point of the family room, but its most stunning feature is masses of light from the dramatic 10 foot window. The washer-dryer is hidden behind decorator louvered doors. Both family and guests will appreciate the step-saving access to the master bath.

The kitchen is truly a wife pleaser. Not only is it planned for efficiency in terms of storage and counter space, but it takes advantage of a front window view. Informal eating is not relegated to a corner of the kitchen as this large breakfast room is one of the prettiest in the house.

THE QUIET AREA

For complete privacy and maximum quiet the owners' suite is at the extreme rear of the house. Of course, it has loads of storage and its own stunning bath. There's lots of light, with an 8-foot view window overlooking the patio. The retreat is something special in its size. It's so large that should you need a fourth bedroom, it would be ideal for the youngest child.

The other two bedrooms will end family squabbles as they are just about equal in size and in storage. They share the use of the full-fashion family bath. Of course there's a five foot linen closet as well.

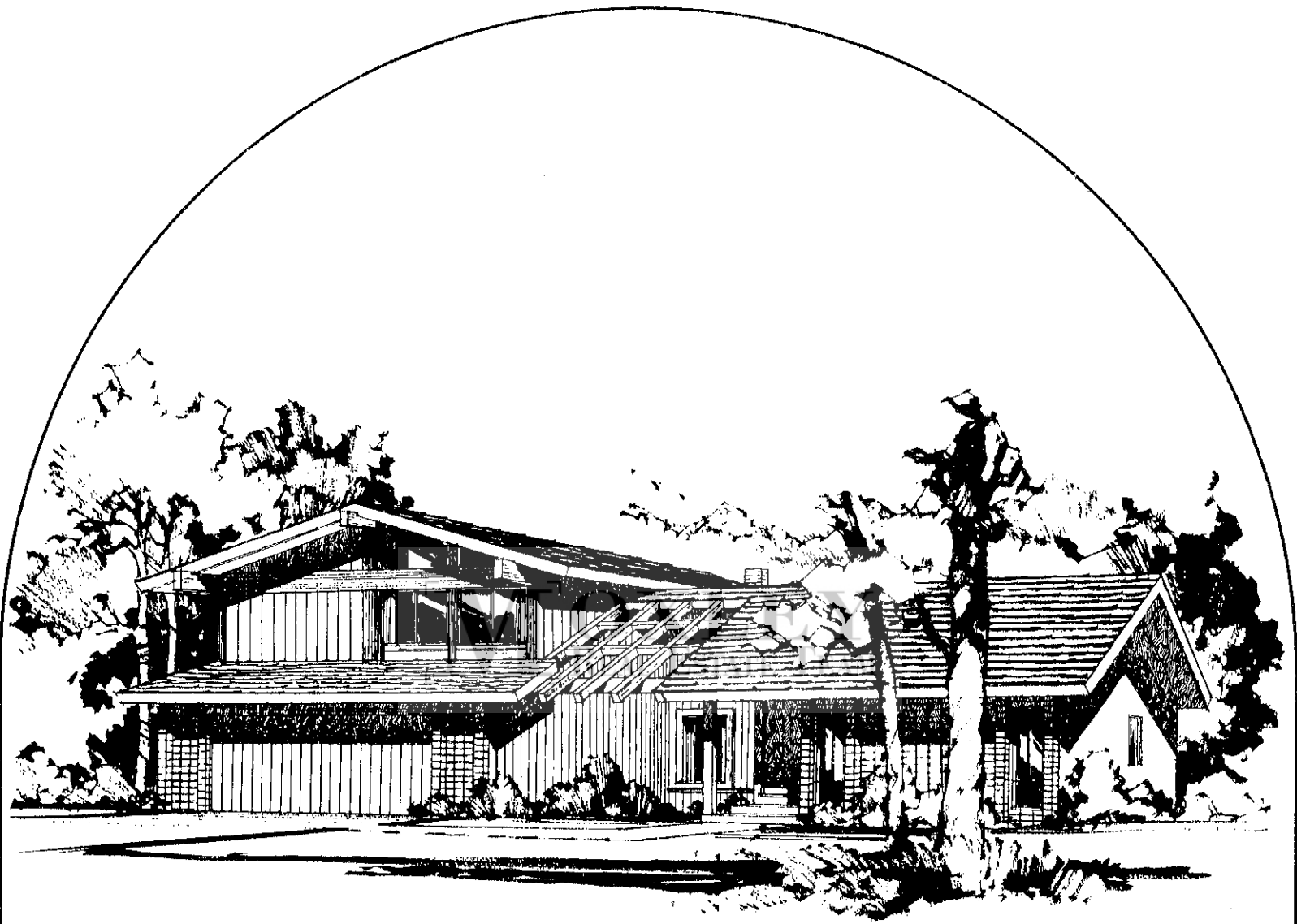
THIS IS A FAMILY TESTED MORRISON PLAN, JUST PERFECT FOR THE SMALLER FAMILY.

THE ACTIVITY AREA

Here's a house that puts its best foot forward the minute you enter the foyer, as your eye is drawn immediately to the open-railed living room. This room will be a pleasure to decorate, as not only are its dimensions per-

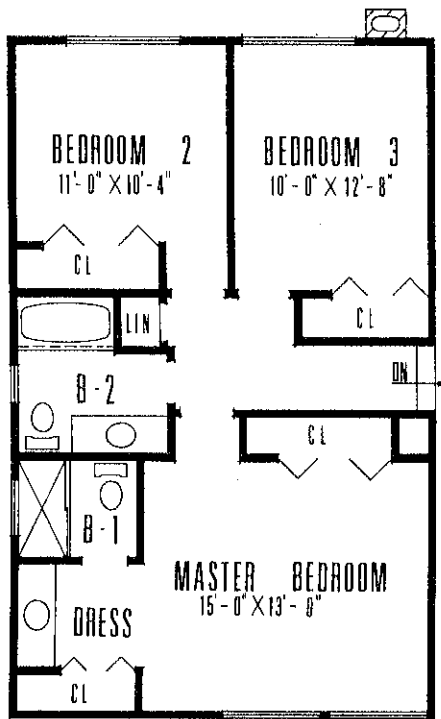


1693 Hopyard Road, Pleasanton, California 94566
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THE COUNTRY HOUSE

Experience a new level of life in this bedroom split-level home. Every day of your life will take on a new dimension with a plan that uses new ideas and techniques to help plan out every room of the house. Every detail is thought out and the floor-level floor plan works with you to make the most of every square foot of your plan.



THE GALLERY HOUSE

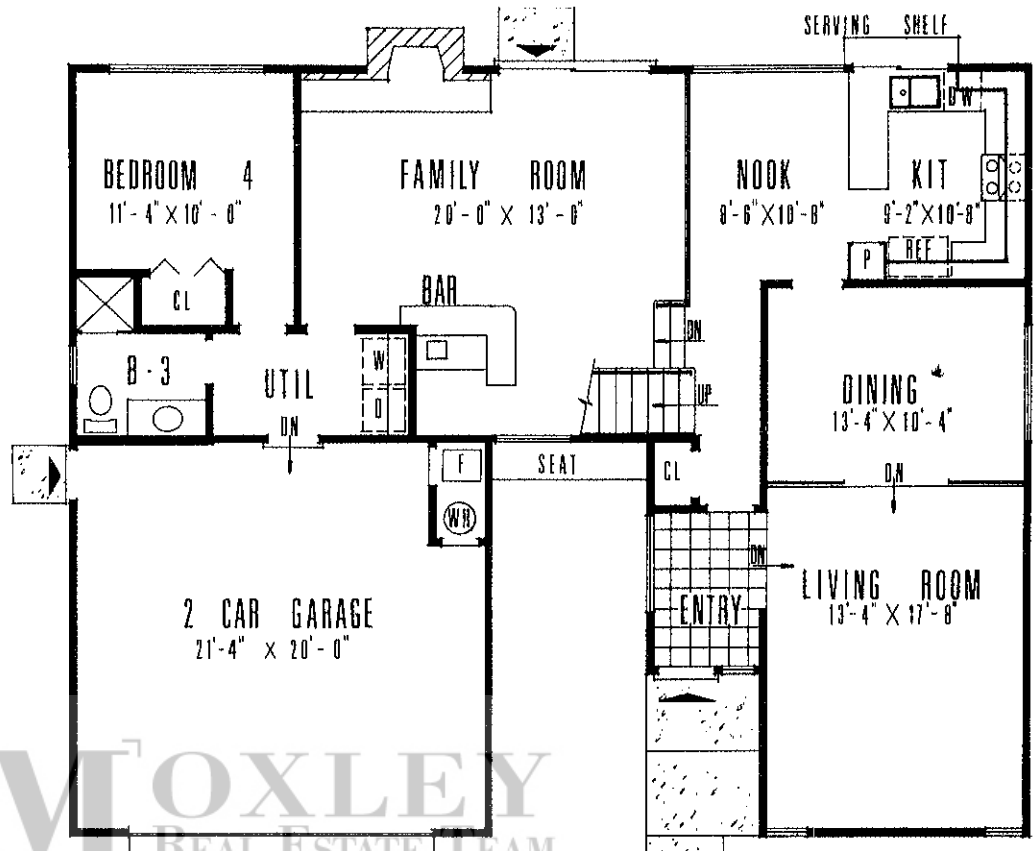


THE FORMAL LEVELS:

From the tiled entry with its guest closet, you step down directly into the two-level living and dining area—an impressive 28 feet in length. The dining area is one step up from the living area and is further separated by delicate wrought iron railings. The kitchen, of course, is on this same level.

THE INFORMAL LEVELS:

The Garden-View kitchen is a perfect U-shape with masses of counter space for serving ease. One of these cabinet counter areas separates the kitchen from the cheerful nook, which has plenty of room for family



MOXLEY
REAL ESTATE TEAM

dining. The nook is railed and overlooks the family room three steps below.

This particular family room is something special for both family fun and informal entertaining. Not only does the fireplace wall invite friendly conversation and relaxation, but there is also a built-in bar with its own sink for easy clean-up. Tucked away in the corner of the house is the totally private guest room-den, served by a full bath with shower. Of course this bath also serves as a family and guest powder room. The laundry area is large enough to handle your ironing as well.

THE QUIET LEVEL:

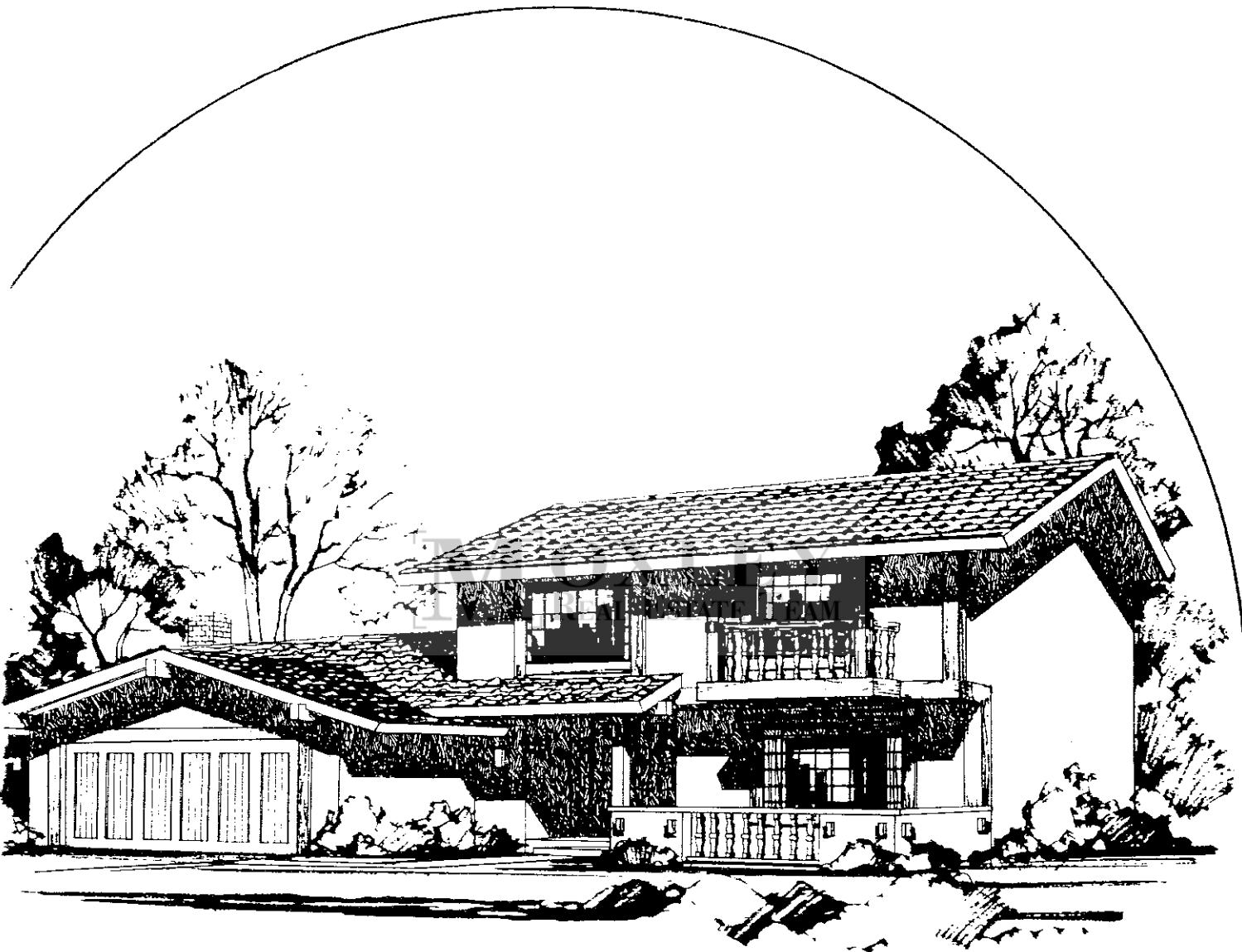
Dramatic is the open stair that leads from the family room to the glass walled gallery-balcony which gives the house its name. This drama continues into the owners' suite with its vaulted ceiling, separate alcove and

compartmented bath. (In the version shown as a model home, this room has a clearstory window extending up to the roof beam.) Equal sized children's bedrooms share the hall bath and the remainder of this level. Of course, there's a linen closet.

FOR THE FAMILY THAT LIKES THE DRAMATIC VISTAS THAT ONLY MODERN PLANNING CAN PROVIDE, THIS IS THE PERFECT HOME.



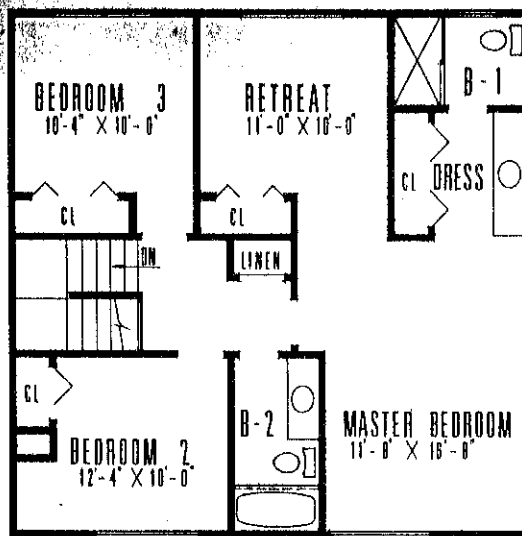
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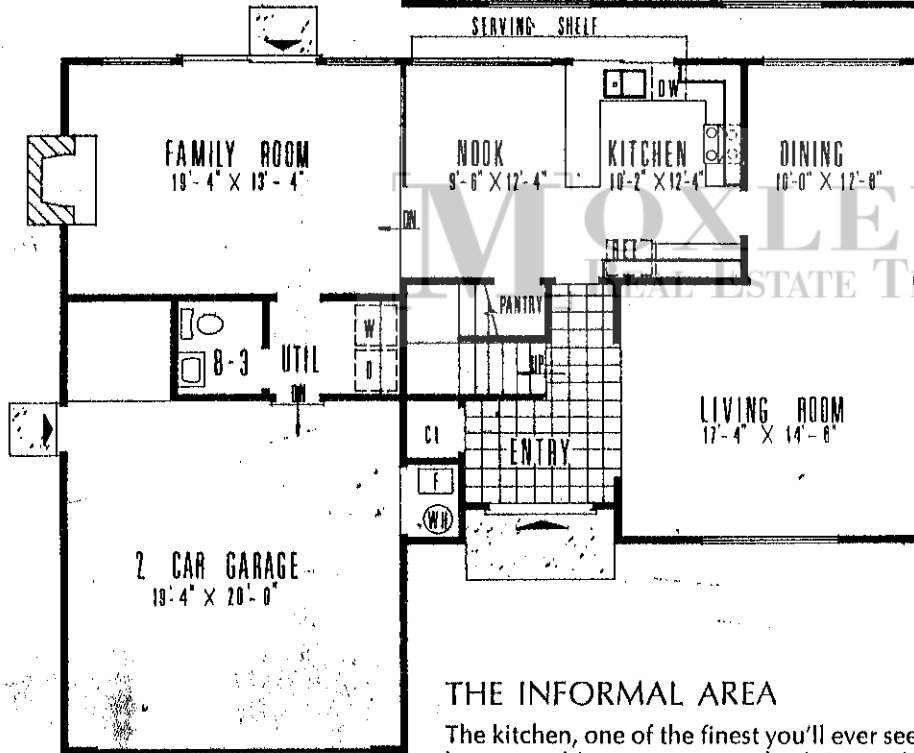
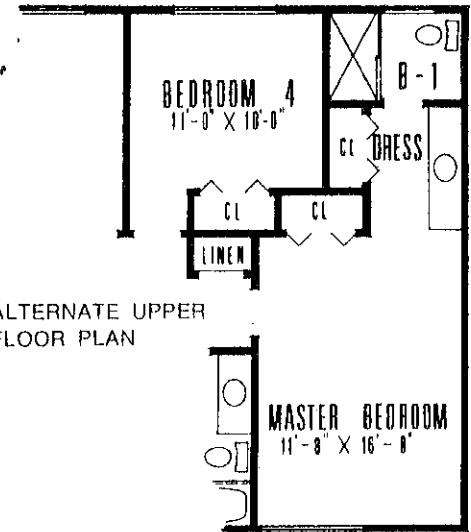
THE MIRAMAR HOUSE

If any house says *homestead* to most American families, it's the conventional two-story. Just because it's traditional, however, doesn't mean that it can't provide two-story privacy and security. It can also be as up-to-date as good planning can make it. For the average family with two or more children, few houses offer more than this one with its stay-awake area equal to its sleeping area.

THE MIRAMAR HOUSE



ALTERNATE UPPER FLOOR PLAN



THE FORMAL AREA

Formally charming best describes the entry of this home. It is made special by the open portion of the stair that adds dimension to the room. The combining of the living room and dining room into one clearly defined l-shaped area creates a great sense of space.

THE INFORMAL AREA

The kitchen, one of the finest you'll ever see, has everything you expect, both in appliances and in such features as a sliding glass area to a passout tiled shelf. No practicality, however, has been sacrificed, and the cabinet and countertop areas are both copious. A great surprise (and believe us you'll use it) is the walk-in pantry off of the nook. To call this breakfast room a nook would be a misnomer, as with its 8 foot wide window it is too glamorous for such an old-fashioned name.

One step below, separated by a railing is the glass-walled, generously proportioned long family room. Sliding glass doors in this wall of glass extend this room into the patio. Off of the laundry room is a convenient powder room for family and guests—especially convenient for entering members of the family.

THE QUIET LEVEL

The stairs are open and form a balcony hall overlooking the foyer—no long narrow halls for this house.

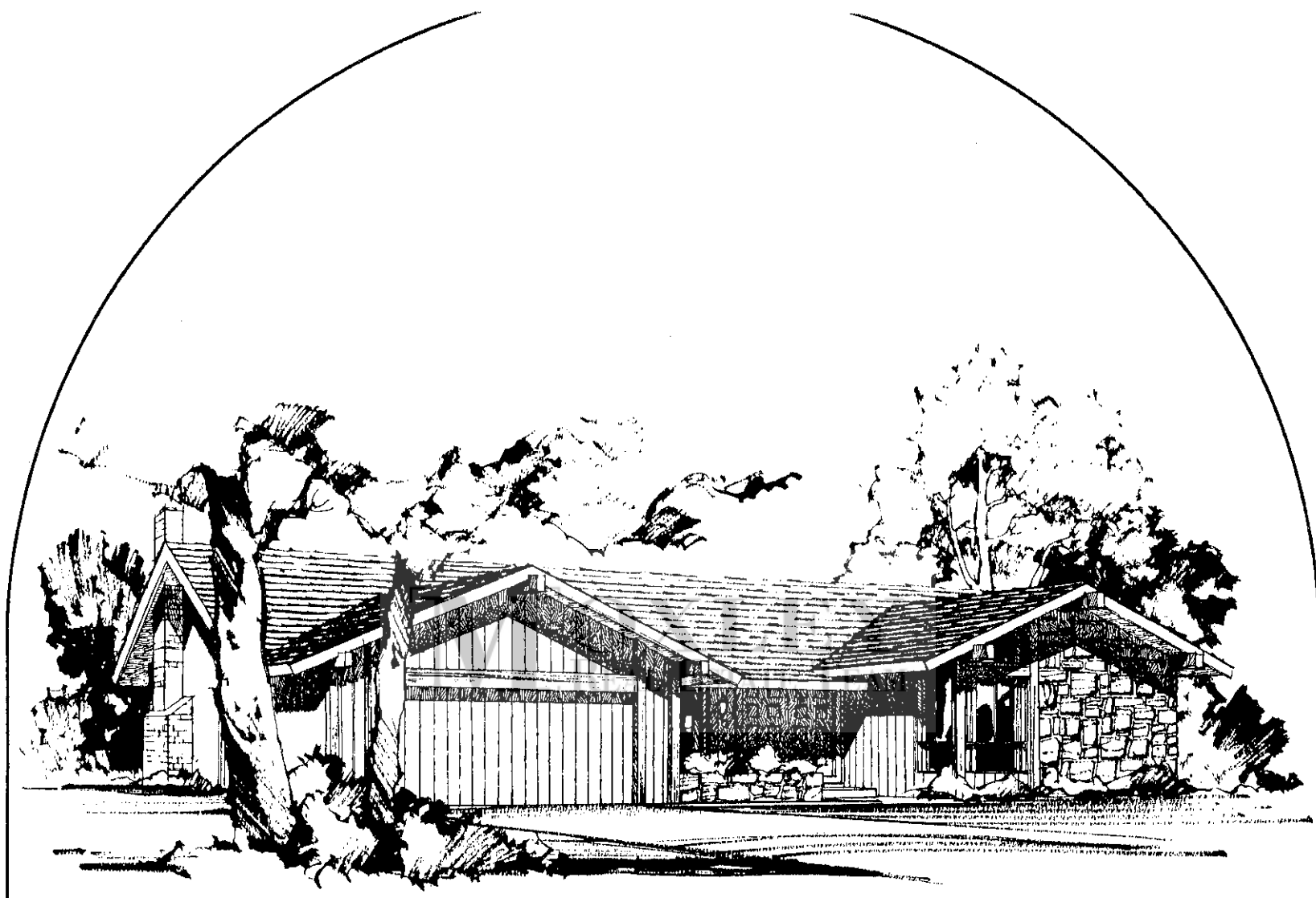
The owners' suite is just that, with a separate dressing area, a spacious closet, and that most desired area, a private sitting room just for adults. Should your family need another bedroom, this retreat is designed to be the fourth bedroom.

The other three bedrooms are airy and are the *just right* size for the younger members of the family.

WE CAN BUILD YOU THIS HOUSE, BUT YOU MUST GIVE IT FAMILY LOVE TO MAKE IT A HOMESTEAD.



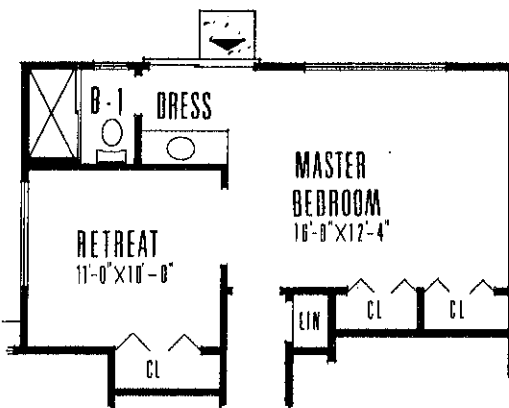
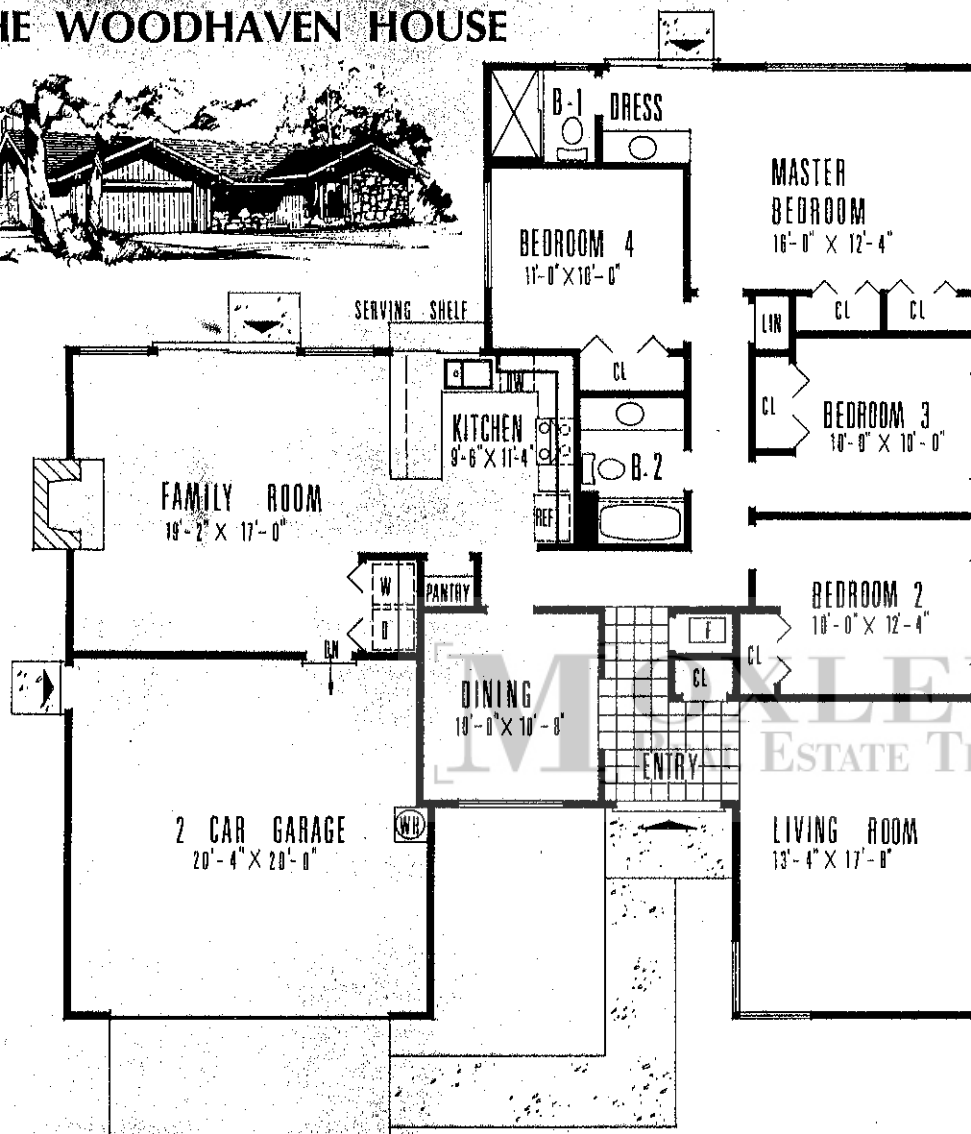
1693 Hopyard Road, Pleasanton, California 94566
Phone 501-5601 / 848-2848



THE WOODHAVEN HOUSE

This is a ranch house full of surprises and it is a unique plan since while its floor plan is traditional in its separation of rooms and outdoor areas, it is up to the minute in its verticality. The high ceilings and the large patches of glass front the main living area.

THE WOODHAVEN HOUSE



ALTERNATE FLOOR PLAN

Dramatic 8 foot sliding glass doors provide light and join the family room to the patio. There is a roomy pantry off the kitchen, and the washer-dryer area is conveniently located off the family room.

THE QUIET AREA

Whether as a three bedroom or as a four bedroom house, the quiet area is a wing unto itself. As in all Morrison Homes, the owners' bedroom is planned as an adult haven. Not only is there a private bath, but it is compartmented for double usage. Clothing storage should never be a problem, as there is a 10 foot closet.

Should your family not need the fourth bedroom, it can become a retreat for the owners' suite.

The children's bedrooms are bright and airy. They'll love having the hall bath to themselves.

THIS IS JUST THE HOME FOR THE FAMILY THAT WANTS (AND KNOWS HOW) TO LIVE WELL.

THE FORMAL AREA

Before they even enter, the front court says "welcome guests." And this welcome is repeated when you take their wraps in the foyer from which both the living room and the dining room can be admired.

Here is the ideal room arrangement for formal entertaining, with both these rooms flanking the entry. Guests can be served refreshments in the cathedral-ceilinged living

room, without seeing the dining table being prepared. Then when dinner is ready to serve they can be seated with elegance.

THE INFORMAL AREA

The kitchen and family room form a working team both with themselves and with the patio. This is a garden-view kitchen with a serving counter which extends out into the patio. Its U-shape was planned for efficiency.

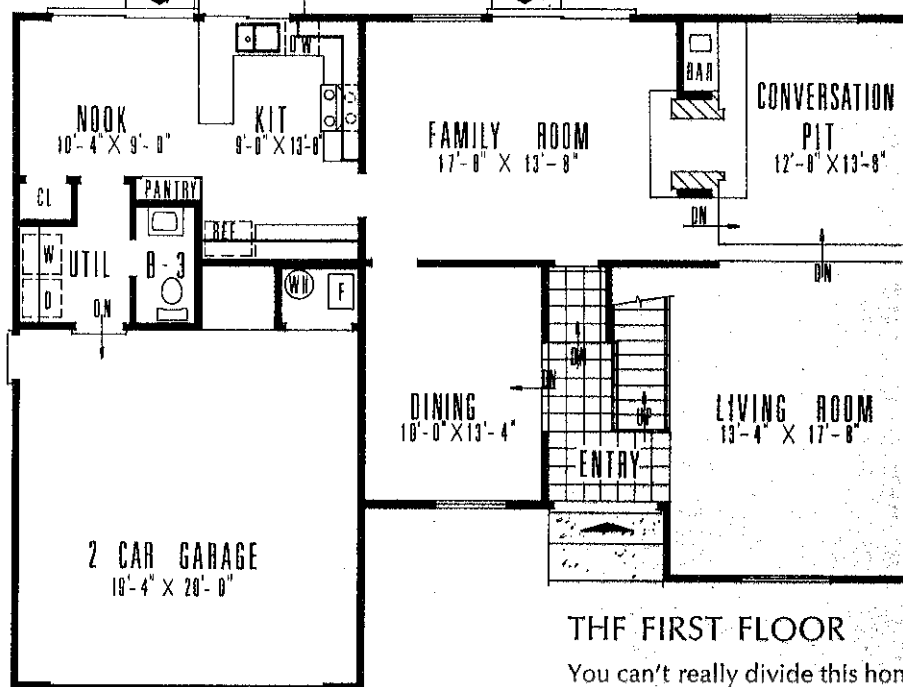


1693 Hopyard Road, Pleasanton, California 94566
Phone 581-5691 / 846-2848



THE REGENCY HOUSE

It is so many things in one lovely structure, this house defies classification. Ideal for the big family, it's equally right for the small family that loves to entertain. While its viewpoint is modern, the Regency will do everything that the traditional two-story will—and a lot more.



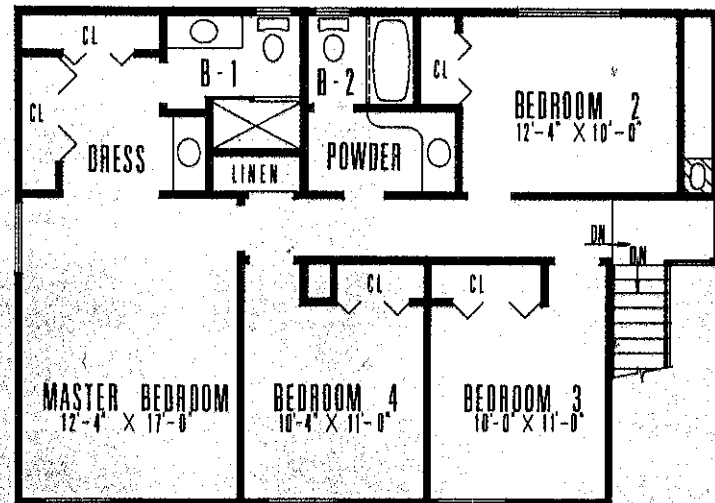
THE FIRST FLOOR

You can't really divide this home into formal and informal areas as the whole of the first floor can work together or separately just as you see fit.

The stairway is open in the modern manner and, therefore, adds dimension to both the foyer and to the living room. If any room were to function as a stay-neat parlor it is this living room, as it is completely traffic free. On the opposite side of the foyer, ideally located, is the separate dining room. The family room has large glass areas including sliding glass doors—it forms a unit with the patio. Most beautiful and functional, however, is the fireplace that also opens onto the Conversation Pit.

It is this Conversation Pit which is really core to the entertaining possibilities of this home, as it has a bar with sink and opens to both the living room and the family room. If the living room becomes too formal, take your guests down in front of the fire. Or if you or the children just feel like plain relaxation it is here you will find it.

The kitchen and the nook form a private family area. The kitchen has a garden snack counter and pass through. And the nook has sliding glass doors to the patio. Off of the laundry room is a conveniently located powder room.



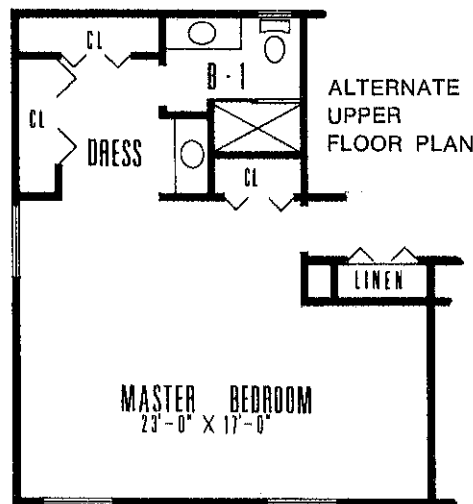
THE SECOND FLOOR

You enter this quiet level from a railed balcony that overlooks both the living room and the Conversation Pit.

The owners' suite has a lot more going for it than size. It has lots of clothing storage and a very special dressing area. We stole an idea from the better modern hotels and we put an extra vanity in this area so the gentleman can shave at the same time the lady is using the vanity in the private bath. (Note: if you don't need four bedrooms, then we take down a wall and make bedroom number four a private sitting room for your suite.)

The children's bedrooms are roomy enough for beds and bureaus and for a personal study corner as well. The family bath serves these three bedrooms.

THE REGENCY HOUSE PROVES THAT STUNNING DESIGN CAN BE MORE FUNCTIONAL THAN THE UNIMAGINATIVE.



THE REGENCY HOUSE



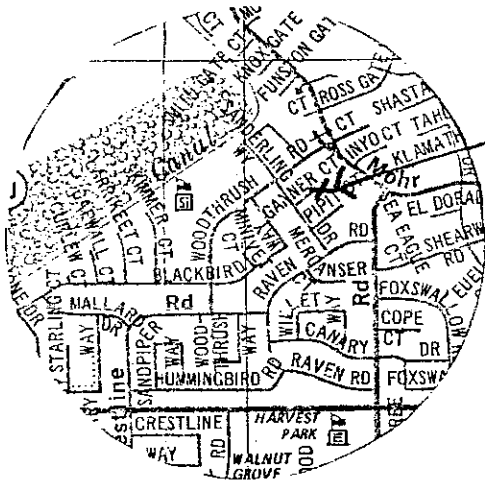
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Phone 581-5691 / 846-2848



VAL VISTA SHOPPING CENTER

PLEASANTON, CA 94566
(415) 846-5900

HOPYARD AT WEST LAS POSITAS



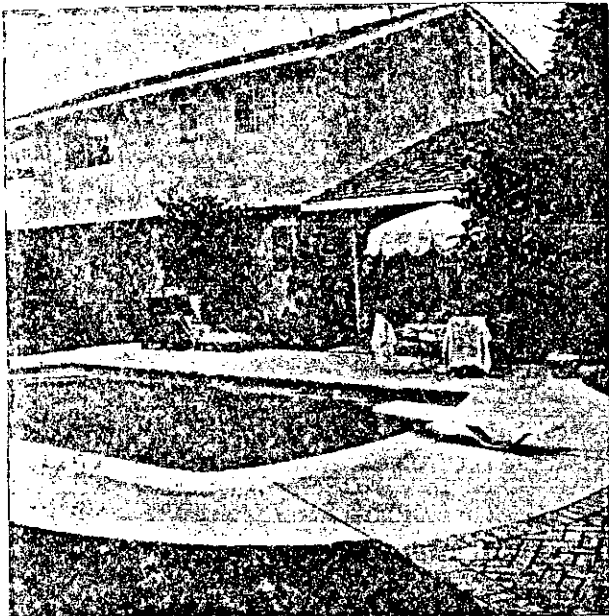
4822 GANNER CT.

THE HERITAGE HOUSE

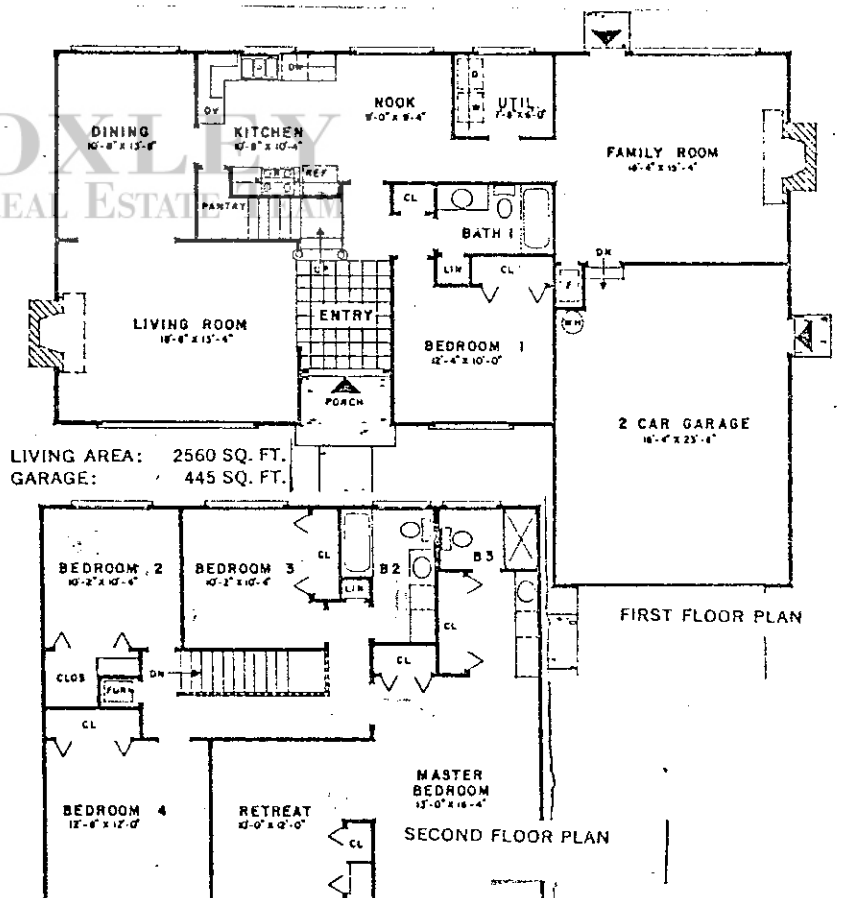
The Heritage House has all the formality and dignity of the traditional two-story combined with an ease and comfort unique in two-story design. The double doors extend a welcome that is warm and distinctive. The living room is spacious, and the dining room is extra large for dinner parties or family celebrations. The kitchen with adjacent dining nook is a homemaker's dream, with abundant cabinets, counter space, and storage in the walk-in pantry.

From the kitchen, it is just a few steps to the large family room, with the warmth of a fireplace. For convenience, the utility room has plenty of space for the washer, dryer, freezer, and many hard-to-store items. Notice the location of the powder room, adjacent to the completely secluded bedroom, which can also be used for a study or a den.

The upper level is designed for maximum flexibility. The four-bedroom arrangement provides the owners with the luxury of a private retreat, a sewing room or an upstairs den. For those who prefer the five-bedroom arrangement, the owners' room itself is spacious with three clothes closets and a dressing room area.



OXLEY REAL ESTATE



LIVING AREA: 2560 SQ. FT.
GARAGE: 445 SQ. FT.

Address 4822 Ganner Court		City Pleasanton		Price \$132,000		MLS# H	
Sub Div/Cross St. Pleasanton Valley		Thomas Bros. #		Sign Yes		Lok Box: Yes Date 6/30/77	
Occ. By (Renter)(Owner) M/M Winding		Ph 462-1637		How Shown By appt. then L.B.			
L.O. Harris Realty		Ph 846-5900		SLSM Jerry Thorn		Ph 462-4533 Poss: COE + 5	
Terms Conventional		Taxes Yr 76 / 77 \$1920.		Exemptions HO			
1st LNS \$ 32,000		Pmt\$ to follow Int		%Type Conv.		Lender Wells Fargo Ln#	
2nd LNS		Pmt\$ Int		%Type		Lender Ln#	
Remarks Outstanding Heritage on quiet cul-de-sac, large professionally landscaped lot with lovely pool and your own park, brick patio and fish pond--many fruit trees, rain-birds & sprinklers. Custom drapes, custom wet bar, gas log lighter, lots of wallpaper and paneling, upgraded carpets, tile kitchen counters, textured ceilings, wash basin in garage, and much more.							
Sty Two	Age 5	Brk yes	Sewer city	Heat F/A	Sq. Ft 2560	Lot Size 1/4 acre	
Ext. Stucco	DR yes	FR yes	Ldry inside	Flr carpet	FF Refund-YesX No		
Roof Shake	Frpl FR	RR No	Shwr stall, 2/ot	Sch close	C 6 %L 50 %S 50 %		
Addr 4822 Ganner Court		Rm 12	BD5	BA 3	GA 2	Price: \$ 132,000 (possible)	

These are the
planning elements that
have made *The Value of
Pleasanton Valley* evident
to one thousand families.

Fundamental is Market Research: You can't create a community and homes for people unless you know what they want. You can't give specific direction to a land planner, nor specifications to an architect, until you have the facts. Not only was extensive research material compiled in order to create Pleasanton Valley, but a continuing program of seeking knowledge from both our customers and other homeowners keeps our plans and design current.

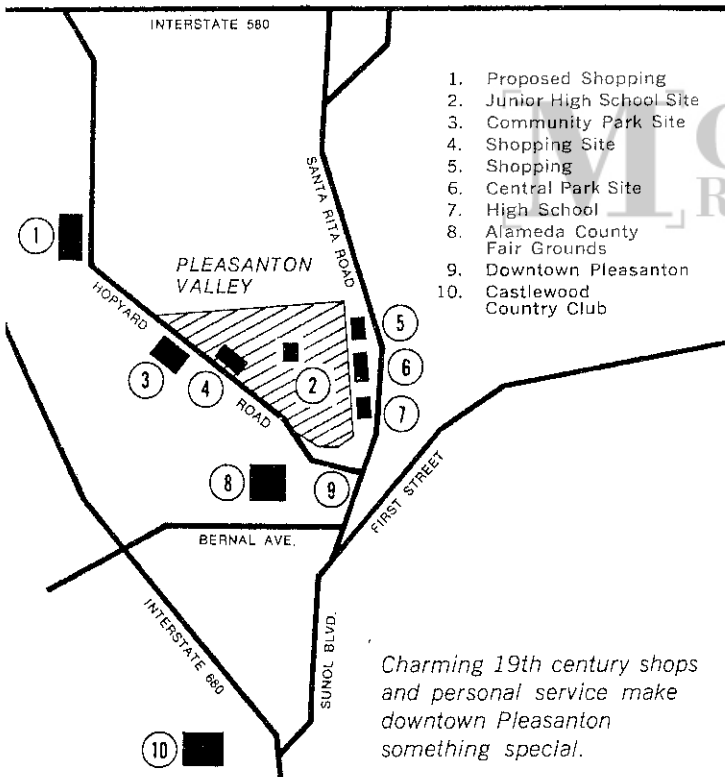
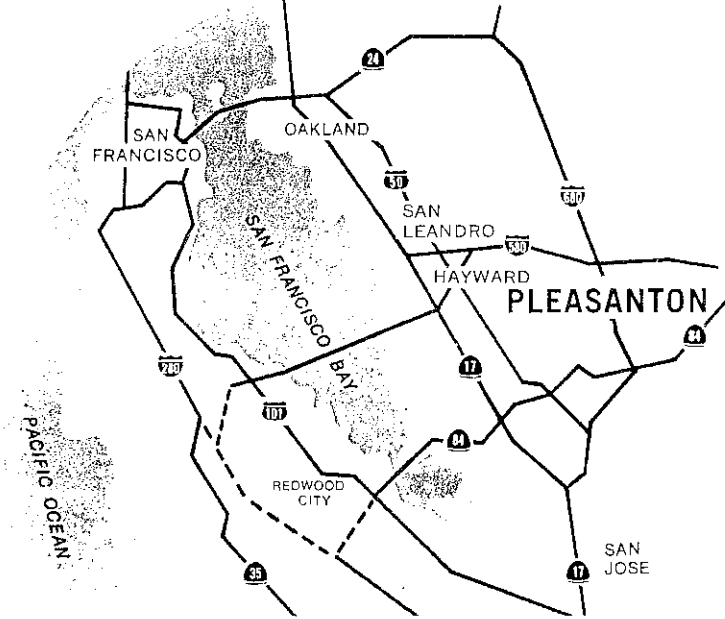
Primary is the Land Plan: Pleasanton Valley's plan was not engineered simply to ensure correct draining and the maximum possible number of home sites. Rather the total area was turned over to professional land planners in order to create maximum vistas, maximum variation, and maximum safety for both the pedestrian and the automobile driver. The difference that this advanced type of planning makes is immediately apparent as you drive through the completed neighborhoods of Pleasanton Valley.

Equal in Importance is Planned Variation: In Pleasanton Valley, Morrison Homes have always offered at least five different house structures. A community must have roof line variation for street interest. With their architects they strive to design the perfect floor plan and then create a portfolio of varied exterior designs to please different tastes—from rustic contemporary to fine traditional. Of course, this gives every buyer an opportunity to choose the style he most appreciates but more important it builds-in variation in the streetscape. Morrison Homes will never build exactly the same looking house side-by-side.

COLOR IS ANOTHER VALUABLE TOOL: If you take five or more house plans, each of which has four exterior styles, and add to that multiple choices of color and materials, it's evident that you'd need a computer to figure out the practically unlimited amount of variation possibilities.

FINALLY, YOU PROVIDE A FOCUS FOR COMMUNITY LIFE. In Pleasanton Valley, families don't have to leave the community for all their recreation. Many activities for both children and adults revolve in and around the Pleasanton Valley Swim Club.

IT IS ALL OF THESE THINGS THAT COMBINE TO MAKE PLEASANTON VALLEY A PLEASANT PLACE TO LIVE AND TO RAISE YOUR FAMILY.



Charming 19th century shops and personal service make downtown Pleasanton something special.

The kind of people you attract to any new community need not be a matter of chance. It all hinges on knowing what people want in a new home and in a new community.

Pleasanton Valley is a real family community: its houses, in size and floor plan, are designed to fit the needs of most families nearing their maximum in size.

It has attracted, therefore, people like your family, who have all of the fun and problems that go with raising children and supervising teenage activities. People who want an environment where their children can take full advantage of the joy and adventure of their pre-college days. People who take their pleasure simply with family and with friendly neighbors who have similar problems and similar pleasures.

The people who live in Pleasanton Valley looked beyond the landscaping of the models and studied the whole community. They looked beneath the decorating of the model home to the total quality of the house. They chose Pleasanton Valley because they could see its excellence as a place to live and its potential as a fine investment.

The location is also important

Of course, life is more than atmosphere; the location must also supply the needs for daily living. Shopping facilities must be close by. Schools must have a good scholastic rating. Work and industrial centers must be within reasonable commuting distance. Churches of the major faiths must be a vital part of the general area. Finally, there must be good recreational possibilities nearby.

The town of Pleasanton has all of these living necessities and in addition has a small town personality all of its own.



Hunter Morrison

Dean Morrison

It takes an experienced professional builder to create the type of value that is Pleasanton Valley. Morrison Homes is such a firm.

that's experience.

Founded in 1905, Morrison Homes have created communities and built homes throughout the Bay Area for years.

that's professionalism.

Qualified people with experience and knowledge are what is necessary to keep costs and quality in line during this era of increasing inflation.

that's the professional attitude.

In such areas as research, land planning, and house design, Morrison Homes wants the best. These professionals bring the new ideas and concepts that

keeps this old firm constantly young.

that's an experienced attitude.

A building firm's reputation is its most important asset. The fact that after 60 years Morrison Homes is still vital, comes from a reputation for setting high standards and from having the type of construction supervision that sees that they are met.

IN THE FINAL ANALYSIS WHAT REALLY MAKES MORRISON HOMES UNIQUE IS THE FACT THEY KNOW THEY ARE IN THE BUSINESS OF SERVING PEOPLE. ABOVE ALL, WHEN IT COMES TO CRAFTSMANSHIP THEY KNOW WHAT THEY ARE DOING. WHEN IT COMES TO SERVICE, THEY KEEP THEIR WORD.

The Added Values in a Pleasanton Valley Home

Because of our buying power there are many items which we can include in the price of your home—for your Convenience, Comfort, Ease of Maintenance and Beauty both within and without.

INTERIOR ADDED VALUES:

Convenience

Your built-in maid, the dishwasher.
A real time-saver, the terrace sink with disposer in the upper level.
Easy-open bevel-edged kitchen cabinets, in varied styles and in a choice of stains.
A no-bend eye-level second oven.
Foolproof bathroom fixtures—glamorous as well.
Floor to ceiling closet doors make all shelf storage space available.
For T.V. fans, we provide an outlet for cable T.V.
You can install your clothes dryer immediately; we've provided the 220 V wiring.
Easy, of course, but safe as well, a center lock garage door.

Full sidewall and ceiling insulation keeps in heat or cooling.
And weatherstripping finishes the job.
Engineered forced-air heating systems—best for our climate.

One-piece Fiberglas shower and tub units—no more grout and tile problems.
Quality vinyl-asbestos flooring where it counts, in Kitchens, Family Rooms, Laundries and Baths.
Dependable copper water lines.

Beauty

Eye-saving as well as beautiful—recessed kitchen lighting.
Sparkling colorful tile kitchen countertops.
And in the baths, the beauty material of them all, cultured marble vanity tops.
Carpeting selections that are stunning in looks and quality. We even carpet the closets.
Escutcheon Plates add beauty to the function of fine front door locks.
Decorator's delight—special selections of flooring for the entry.
Fireplaces in a wide variety of styles—one is included in each family room.
Wherever needed, railings are of stylish wrought iron.

EXTERIOR ADDED VALUES:

Authentically styled tile roofs for all Spanish type exteriors.
The rugged good looks of Shake adds distinction to all other styles.
To keep your exterior clean—overhangs and gutters which relate to house style.
For the patio host or hostess, a weatherproof electrical outlet.
Adult privacy is provided by perimeter fencing.
First-time guests will appreciate the illuminated house addresses.

FOR TOTAL COMMUNITY BEAUTIFICATION ALL UTILITIES IN PLEASANTON VALLEY ARE UNDER GROUND.

The Morrison Homes Service Policy

THE SCHEDULE OF INSPECTIONS:

1. **Prior to Delivery:** Before delivery of your new home, three inspections are made: one by Federal inspectors; one by city inspectors; and then finally by the Morrison Homes' Construction Superintendent. Any defects discovered are dealt with prior to the next inspection.
2. **Compliance Inspection:** This is the formal inspection of the house by you and the construction representative, again, before you move in. The purpose of this inspection is to be sure that the house is built in accordance with plans and specifications and that the house includes any of your subsequently authorized additions.
3. **One-Month Inspection:** One month after you move into your new home, a representative of the Service Department will upon receipt of your written request call you to arrange an appointment in order to thoroughly inspect both the exterior and interior of your home. If at this time there is anything that requires adjustment, it will be scheduled for attention.

THE REMAINING WARRANTY PERIOD:

Most defects will probably have been discovered and corrected prior to move-in or at the end of your first month of residence.

The service department is again prepared to correct any subsequent problems through the balance of your 12 month warranty. Of course, you are given telephone numbers for the handling of any emergency repairs to house or to equipment.

This service policy sums up Morrison Homes' attitude toward their customers. They want every resident of Pleasanton Valley to get what he is promised.



1693 Hopyard Road, Pleasanton, California
Phone 581-5691 / 846-2848