

COASTAL REAL ESTATE GUIDE

COASTALREALESTATEGUIDE.COM | SERVING LAGUNA BEACH & NEWPORT BEACH COMMUNITIES

JUNE 29, 2012 | VOL. 2, ISSUE 25



FEATURED PROPERTY **ST. ANN'S BEACH**

Resort Views From Private Compound

Set against the crashing waves of one of Laguna's best-kept secrets, St. Ann's Beach, this compound residence features four separate living quarters, each offering views that rival those of the world's most exclusive resorts, from the sun-drenched sand below to the picturesque sunsets that paint the sky each night. Perched on what is essentially a tandem, double-sized lot, these four complete living spaces comprise one cohesive estate, and were designed not only for the utmost utilization of their waterfront position, but for a level of privacy and seclusion rarely associated with beach living. Designed by McClean and built by the industry-renowned Gallo Construction, each of these residences features fixtures by Waterworks, Sub-Zero refrigerators and Wolf Ranges, and extensive use of limestone (both inside and outside) along with custom mahogany windows and doors.

Address: 160 St. Ann's Drive, Laguna Beach **Offering Price:** \$16,900,000

Agent: Brian Fischer, Surterre Properties **Contact Info:** : 949-717-7136; bfischer@surterreproperties.com

ONE ON ONE WITH REGINALD I. DURANT

Native Landscaping

BY GINA DOSTLER

We live in a coastal desert and part of the appeal is its beautiful native plants that thrive in this environment of light airy spaciousness with a lot of sun and crisp dry air to breathe in deeply. The locally native plants are beautiful, attracting butterflies and birds everywhere.

Right now, native landscaping is making a revival in the yards of homeowners not only for their natural beauty but for their water saving ability and their capacity to override the need for harmful pesticides and fertilizers. These

virtuous plants are very low maintenance. With more than 806 species (and counting) of native plants in Orange County (5,000 overall in California) choices are almost endless for that "specific look" homeowners seek.

Back to Natives Restoration (BTN) encourages the use of our own locally native species since many of the other California natives grow only in a very small range within California. BTN designs landscapes and has a contractor license and through these services (check out their YouTube video, <http://youtu.be/qSTjRJCj8Fs>),

raises awareness of native plants and funds for their many habitat restoration and environmental education projects. All funds gained through design and contracting and sales of native plants go directly to supporting their mission: "To encourage and actively participate in the restoration and conservation of Orange County and California wildlands through education and restoration programs featuring native plants and biodiversity as a centralizing theme."

Reginald I. Durant, director of restoration, took some time away



CONTINUED ON PAGE 2

NEW LISTINGS/HOMES IN ESCROW-CLOSED

- According to the MLS, the number of homes newly listed for sale in Newport Beach during the two-week period of 6/11-6/25 was 65 homes.
- According to the MLS, the number of homes newly listed for sale in Laguna Beach during the two-week period of 6/11-6/25 was 37 homes.
- According to the MLS, the number of homes that went into escrow and/or closed in Newport Beach for the two-week period of 6/11-6/25 was 44 homes. These homes were categorized in the MLS as "backup offers," "pending sale," or "closed sale."
- According to the MLS, the number of homes that went into escrow and/or closed in Laguna Beach for the two-week period of 6/11-6/25 was 26 homes. These homes were categorized in the MLS as "backup offers," "pending sale," or "closed sale."

- Of the 65 new homes on the market in Newport Beach, the highest priced property was listed at \$9,675,000. The lowest priced property was listed at \$219,500.
- Of the 37 new homes on the market in Laguna Beach, the highest priced property was listed at \$16,500,000. The lowest priced property was listed at \$339,900.

The number of homes identified in the MLS as being "short sale offer submitted," "short sale/subject to lender approval," "in the foreclosure process," "notice of default," "REO/Lender-owned," or "REO Offer(s) submitted," currently either active listings, accepting backup offers or pending sales.

Newport Beach: 107 homes in the above categories.
 Laguna Beach: 42 homes in the above categories.

CONTINUED FROM PAGE 1: ONE ON ONE WITH REGINALD I. DURANT



from his busy schedule to share his passion and knowledge of California native plants and their benefits for you and the environment.

Q: I didn't realize we had that many native plants. What are the top five for our specific area?

A: For coverage, flowers (nectar for pollinators) and host species to encourage locally native butterflies, I would suggest California Buckwheat (*Eriogonum fasciculatum*) which is a host plant for twelve different species of native butterflies; Woolly Blue Curls (*Trichostema lanatum*) great nectar plant in the mint family that smells just like Bazooka Joe Bubble Gum when the leaves are crushed; Blue Eyed Grass (*Sisyrinchium bellum*) a miniature Iris not a grass at all, that does well as a border plant, a small herb specimen, and as a houseplant in a pot.

Q: Any of them provide decorative foliage so the landscape doesn't look so bleak?

A: In Orange County when you look at the hills people point and say, "There, that is why I don't like native plants, they all die and look brown."

However what they are pointing at are fields and hills covered in non-native invasive species such as Black Mustard (*Brassica nigra*) an annual that dies after only a few weeks leaving a dead brown fire tinder landscape. That and many other types of non-native annual grasses increase the ambient temperature contributing to the heat island effect even in open space areas preventing native plants from re-colonizing.

If you look past the hills to the Santa Ana Mountains, or to the Coastal Reserves such as Crystal Cove, Laguna Coast Wilderness and parts of the Aliso and Woods Canyon Wilderness Parks, you see native plants for the most part stay green or grey all year long with very little water or care, though some do go dormant.

Any plant that is prevented from

having water will go dormant to some degree to prevent from dying outright.

Q: Can my yard become a self-sustaining eco-system?

A: Over the course of time, if you planted appropriately with plants from the same plant community that are associated with your soil type around your home, you can have a healthy, happy and beautiful micro-system right in your landscape.

Don't forget the importance of annual wildflowers. They provide much needed nutrients for many of our native plants.

And as for mulch, your trees and shrubs make their own that is specifically required for that plant!

So keep things tidy and neat, but don't remove essential nutrients and weed barriers like leaf litter that also provide much needed habitat for our Native Bumble Bees to make their solitary homes with their life-long mates.

Q: Do I still need to water my landscape if I use native plants?

A: Locally native plants in California have existed here for millennia without the assistance of humans to prune, shape, maintain or water them to keep them alive.

Having said that, 10,000 years ago maybe the local community did not have an HOA (Homeowners Association) with strict guidelines of what is dormant when, and what is an eyesore etc. so to keep you natives green or grey and flowering through most of the year, a little watering throughout the year will appease your neighbors and HOA and help them appreciate the finer points of native gardening.

Irrigation systems can be turned off through much of the rainy season, and then set for once a month for a few minutes, or once per week for 3-5 minutes during the summer heat.

The best time to water is from 5:30 a.m. to 7:30 a.m., before the heat of the day, just as the plants are starting to uptake water in

anticipation of photosynthesizing.

Q: Is there a specific irrigation system needed?

A: Native plants do not like overhead watering. BTN encourages the modification of current systems by attaching flex hose and micro-emitters, one for each shrub, that have a flow rate of 0-30 GPH (gallons per hour). This greatly reduces water loss through evaporation from overhead spray, and overspray which can cause or lead to non-point source pollution.

Drip does not really work effectively and because it keeps the surface soil moist, not penetrating down to the roots, it can lead to unhealthy and shallow root growth and possibly root crown rot.

Micro-emitters, which are essentially micro-bubblers, are the best option to apply water where it is needed, when it is needed.

Q: Does native landscaping lower the amount of pests in my garden?

A: This is a loaded question, as no two people necessarily agree what is a pest. Many think that anything that eats plants is bad.

But what about butterflies? They lay eggs on native plants that then hatch and eat the leaves and some flowers during their life cycles, before forming a chrysalis and then emerging to the adult butterfly.

Many think that we must spray chemicals on all flying or creeping things in our gardens. But this harms the birds we wish to see using our garden to forage for insects and seeds by poisoning their food source and eventually poisoning them, and ourselves in the bargain.

Eventually a balance will be found once native plants are installed and chemicals are removed. There may be a small invasion of aphids and scale with any new planting, but if we remove the chemicals applied to commercial landscapes, beneficial insects and gleaning (insect eating) birds will find your new garden and help to remove these pests or keep them in check for you.

A population of what we as humans have come to see as harmful insects/bugs, must be allowed to exist in order to support the life cycle of the many insects and bugs that we have come to associate as beneficial.

Numerous native birds are gleaners, which is to say they eat small insects off of our native shrubs and trees, protecting them and providing for their own fledglings. Norwegian rats do NOT like native landscapes!

Q: What environmental benefits are there?

A: Native plants are adapted to our poor California soils around our homes. Using locally native species associated with the soil

types around our homes we reduce the use of water, and reduce the use of chemicals in our gardens such as petroleum based plant foods, fertilizers and growth hormones. All of which are detrimental to our health, as well as the life of many of our native species of butterflies and birds.

Removing the use of pesticides decreases our environmental exposure to many chemicals known or suspected to cause cancers and other harmful health ailments and prevents non-point source pollution in our waterways.

Landscape chemicals such as fertilizers and pesticides are harmful to us, to the environment and cause algal blooms in our local water ways that absorb all oxygen in the water as it decomposes which can cause mass fish kills or destroy sensitive aquatic habitats that support our great fisheries which we rely on for our food sources!

Native landscapes use less than ten percent of the water of a commercial landscape or lawn, which greatly decreases the water use here in Southern California. Water which is so precious is pumped in from Northern California just to spray all over our lawns and watch as it runs down the sidewalk and into the flood channel.

With Native landscapes, the irrigation is modified to prevent runoff, eliminate overspray and prevent non-point source pollution saving over 90 percent of the water that would otherwise be used to keep our non-native lawns unnaturally green!

Q: Financial benefits?

A: Over the course of its life, native landscape uses less than 10 percent of water as commercial landscape or lawn.

There are added savings for eliminating the use of expensive chemicals that kill many native butterflies and birds we want in our garden.

Also not having to use added soil that can harm the native plants which do not appreciate rich soils as the commercial nursery plants require.

Maintenance is normally the training of vines to the trellis and removal of spent flower/seed stalks and the raking of the native bunch grasses. No trimming is necessary. Time saved on maintenance can then be spent enjoying the garden, including the plethora of butterflies and seed and insect eating native birds that will eventually call your native landscape home!

CONTACT INFORMATION
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www.backtonatives.org



NEWPORT COAST
14 Gondoliers Bluff
\$4,575,000

1

PELICAN RIDGE
8 Kingsport
\$3,549,000

2



NEWPORT COAST
58 Sidney Bay Drive
\$3,395,000

3

NEWPORT COAST
12 Almanzora
\$3,100,000

4



LAGUNA BEACH
17 North Portola
\$2,879,000

5

BELCOURT
10 Weybridge Court
\$2,400,000

6



NEWPORT BEACH
1 Monaco, 5
\$1,600,000

7

DANA POINT
24401 Santa Clara
\$1,599,000

8

TALEGA
15 Via Elda
\$1,095,000

9

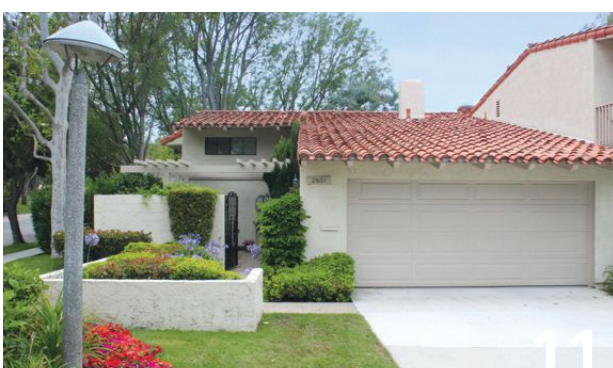


NEWPORT BEACH
1727 Paloma
\$925,000

10

THE BLUFFS
2901 Perla
\$750,000

11



DANA POINT
24732 Meridian Drive, 27
\$649,900

12





215 Driftwood Road | Corona Del Mar | \$2,595,000

Boasting direct beach access and only 3 houses from the private gates of Corona del Mar's highly sought-after Shore Cliffs' enclave, 215 Driftwood presents the ideal blend of timeless Cape Cod Beach Cottage style and today's most desirable amenities. Interiors, which display the talents of a local Laguna Beach designer, are crowned with crisp, white open-beam and vaulted ceilings. Wood casement windows welcome an abundance of natural light, custom mirrors and paint add understated elegance, and wood, tile and plush carpet enhance stylish living areas. Offering approximately 3,000 square feet, the 2-story, 3-bedroom, 3.5-bath residence is embraced by a gated front yard, mature landscaping, lemon trees, colorful plantings and verdant lawns. 215DriftwoodRoad.com

MCMONIGLETEAM

John McMonigle | 949.735.1004 | john.mcmonigle@telesproperties.com



31755 S Coast Highway #301 | 2bd 2ba | Listed at \$2,950,000

Hosting unrivalled Pacific panoramas and an oceanfront vantage on Totuava Beach in South Laguna, this third floor Lido residence - a south corner unit with rare availability - captures the celebrated Southern California lifestyle with the ever-present lull of the ocean tide and forever views spanning the coastal canyons and westbound horizon. 31755SouthCoastHighway301.com



SOLDNEWPORT BEACH NOVEMBER



SOLDLAGUNA BEACH DECEMBER



SOLDLAGUNA BEACH JANUARY



SOLDHUNTINGTON BEACH JANUARY

John McMonigle: California Real Estate #01891179
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A select number of the properties featured are listings of Teles Properties.

THE ART OF THE AUCTION



SOLDCORONA DEL MAR APRIL



SOLDHUNTINGTON HARBOUR MAY



SOLDMONARCH BEACH JUNE



SHADY CANYONSHOWCASE AUGUST

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Troya Montgomery 949.412.3048



michellequeyrel



2215 PACIFIC DRIVE

CORONA DEL MAR

Open House Sat/Sun 1pm-4pm. Nestled on a private street in Corona del Mar's South Village, this custom residence boasts Pacific Ocean and Newport Harbor views from every level of the home's design. The 4,200 square foot residence was reconstructed from the ground up in 2008, but not without preserving the property's nonconforming envelope and resulting irreplaceable panoramic views. The award-winning residence, including best bath and kitchen design by *Orange Coast Magazine*, features four bedrooms, five bathrooms, and an additional 1,642 square feet of exterior decks, balconies, and garden loggia for the at-home entertainer. At the expert hand of Deirdre Eagles, the home's lauded design blends traditional architecture with coastal living opulence, while generously constructed with barrel vaulted ceilings, custom engineered corner windows, and designer finishes and upgrades throughout. The main living areas are tastefully designed with marble amongst other rare stones; the floors fashioned with travertine and walnut. An oversized master bedroom looks out over the Harbor, while complete with dual closets, sitting room, and fireplace. Additional amenities include an elevator, bonus storage room, office, and central air. [OFFERED AT \$4,995,000]



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SHAUNA IS #10 PRUDENTIAL AGENT-2011 FOR NORTH AMERICA OUT OF 60,000 AGENTS
SHAUNA IS #1 PRUDENTIAL AGENT-2011 FOR ORANGE COUNTY OUT OF 5,000 AGENTS

DOUBLE LOT OCEAN FRONT



2661 Victoria, Laguna Beach
\$10,995,000

Ocean Front double lot with 5 bedrooms 5.5 baths 6,300 sq. ft. soft contemporary. Sweeping coastline views.
2661victoria.com

OPEN HOUSE SUN. 12-4

JUST LISTED!



908 Rembrandt Laguna Beach
\$4,495,000

Beautiful Contemporary Ocean View. 5 bedroom 5.5 bath 6,600 sq. ft. Amazing quality and design.
908rembrandt.com

OPEN HOUSE SUN. 2-5

JUST LISTED!



844 Temple Hills Laguna Beach
\$2,795,000

Ocean View. 4 bedroom 3.5 bath 3,400 sq. ft. Fully remodeled.
844templehills.com

JUST LISTED!



14 Windham Lane Laguna Niguel, Ocean Ranch
\$1,619,250

Ocean View 4 bedroom 5 bath 4,039 sq. ft.
14windham.com

JUST LISTED!



867 Wendt Terrace Laguna Beach
\$1,979,000

Ocean View 3 bedroom 3 bath 2,236 sq. ft. Fully remodeled cottage in the village.
867wendt.com

JUST LISTED!



32491 Adriatic Dr. Monarch Bay Terrace
\$2,295,000

3 or 4 bedroom 3.5 bath Ocean View Single Story Fully Remodeled.
32491adriatic.com

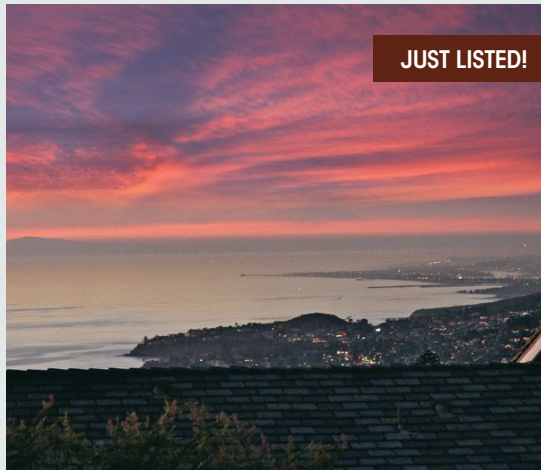
JUST LISTED!



12 Vista De San Clemente 3 Arch Bay Estate, Laguna Beach
\$3,995,000

Great Ocean Views. 5 bedroom 6.5 baths. 6,244 sq. ft.
vistadesanclemente.com

JUST LISTED - IN ESCROW



786 Bolsana Dr. Laguna Beach
\$1,395,000

Beautiful Ocean Views. 5 bedrooms 3 baths 2,860 sq. ft.
786bolsana.com



2535 Temple Hills Laguna Beach
1,825,000

Ocean View 3 bedroom 2 bath Single Story 2,535 sq. ft. Large flat lot.
2535templehills.com



LAGUNA BEACH – Rarely Available, Highly Sought After on Totuava Beach!

The Best Location! First Floor, South Corner! Breathtaking Ocean Views from everywhere in this beautifully upgraded, tropically designed condo. Extra large private deck just above the beach. The Lido has a fully equipped gym, saline pool, beach lockers and garages. Also available for rent.

Offered at \$3,150,000



REDUCED TO \$1,675,000

LAGUNA BEACH - Imagine Enjoying Ocean Breezes and Forever Views From Your New Beach Get-a-way. Beautifully Remodeled LAGUNA LIDO ocean view two bedroom / two bath condo. Master bedroom faces the ocean. Ocean view deck. Gym, Saline Pool. **Offered at \$1,675,000**



REDUCED TO \$2,249,000

LAGUNA BEACH - Overlooking the Beach and Tropical Gardens. Perfect location on the second floor! Custom, Rebuilt in 2005. Bamboo floors, granite kitchen & baths. Large private deck. Also available for rent. **Offered at \$2,249,000**



JUST LISTED!

LAGUNA BEACH - Beautifully refreshed RARELY AVAILABLE THREE BEDROOM, SOUTH CORNER unit in the Laguna Royale! Come and Enjoy the Expansive Ocean, Beach, Catalina and Sky Views from Inside and from the Large Wrap-Around-Deck! **Offered at \$1,850,000**



Suzanne Robinson

DRE License #00915756

949.443.1902 | BeachRealtor149@gmail.com | www.OceanFrontLagunaHomes.com



THE BEST COASTAL LIFESTYLE WEBSITE IN ORANGE COUNTY

A word cloud containing terms like: REAL ESTATE, ARTIST, KIDS, TRAVEL, LAGUNA, OCINSITE.COM, NEWPORT, COCKTAILS, DINE, SURF, SPA, NEWPLACES, RELAXATION, ART, SAND, EVENTS, O.C., LIVE, MODERN, PHOTOS, ACTIVE, SHOP, STYLE, DESIGN, GALLERIES, ENTERTAINMENT, LOCAL, Q&A BUZZ, FASHION, COMMUNITY, DECOR, PEOPLE, MAGAZINE, NEWS, PAPER, HOME NEWS, MTFIF, TRENDS.

A NEW DIRECTION IN LOCAL MEDIA

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COASTAL REAL ESTATE GUIDE
Laguna Beach Independent
 NEWPORT BEACH
Independent
 "For Locals, by Locals"

PRUDENTIAL'S LAGUNA BEACH #1 AGENTS 1ST QUARTER 2012



CHARM COTTAGE IN THE VILLAGE \$2,295,000
Located on Diamond Street in the Village, Three bedrooms, two baths plus a separate little detached cottage, perfect for office. Two car garage and large lot, walk to town and beach...



STEPS TO THE BEACH \$2,399,000
Almost oceanfront in Woods Cove and steps from Moss Point Beach. This beautifully maintained duplex is quite large with two units, each two bedrooms and two baths... Design review approval for a new 3,000 SQ.FT. home.



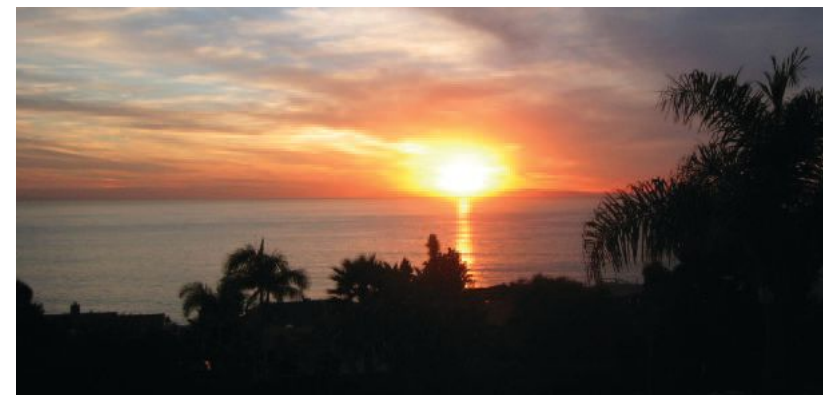
ESTATE HOME IN WOODS COVE \$4,295,000
This estate sized home has it all...huge rooms Four car garage. 5Br, 5.5Ba plus media room. Huge family room and formal dining room. Large property, with room for a pool. Across from the ocean front.



PRESTIGIOUS IRVINE COVE \$3,299,900
Beautiful Mediterranean Styled Villa, over 4,000 square feet of quality, four bedrooms, four and one-half baths, family room, pool, spa, four car garage and ocean views... PRICED TO SELL! ONE MILLION DOLLARS UNDER ANYTHING ELSE IN IRVINE COVE!



EMERALD BAY ESTATE \$12,995,000
Emerald Bay state of the art home...Recently completed on a large street to street lot, with 7,000 SQ. FT. of living space, 5Br, 6.5Ba., elevator, and two family rooms, seven car subterranean garage, pool and gymnasium...



AMAZING OCEAN VIEWS \$839,000
2 bedroom, 2 bath condo, large kitchen, granite and stainless steel. Small complex, where units rarely come on the market. Close to beach, restaurants and shopping...



CUSTOM STORYBOOK HOME \$2,595,000
This Newer Spanish Revival home designed by a well known Laguna architect. Custom features include hand hewn ceilings and arched doors, 5 fireplaces, charming covered terrace. Large St. to St. lot, walk to town and beach with great ocean views.



EMERALD BAY CLASSIC HOME \$3,750,000
On the oceanside of PCH, within an easy stroll to the sand, sits this classic Spanish beauty. 4 bedrooms, 4.5 baths, family room and charming solarium lovely restored to perfection...



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PRICE REDUCED • OPEN HOUSE SAT/SUN 1-4 • www.1934Windward.com



Dover Shores | \$2,199,000

Featured on the 2012 Newport Harbor Home Tour, this 4 bedroom home offers approx 3,800 sq ft of open living space on an oversized lot. Superbly crafted, it is perfect for entertaining and features an extensive use of Carrara marble, hardwood floors with an ebony finish, a true chef's kitchen, and spacious backyard with custom landscape design.



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Natalie Raney

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Fine Properties

PRESENTED BY SUSIE SAFFORD



Belcourt | \$1,795,000

Impeccable quality in over 4,400 sq ft. Grand entry hall with a floating staircase ideal for grand piano. Two story living room ceiling and spacious dining room. Sumptuous four room master suite. Magnificent grounds with custom pool and spa, alfresco dining area and covered lounge.



One Ford Road | Listed at \$2,089,000
Represented Seller



Balboa Island | Listed at \$3,195,000
Represented Buyer



Irvine Terrace | Listed at \$5,495,000
Represented Seller



Susie Safford

949.697.2774

susie.safford@camoves.com

Dream Homes

PRESENTED BY TERI ARMSTRONG HARDKE



Newport Beach | \$1,995,000
5 br plus a craft room/sixth br. Pool, spa, views.



JUST LISTED
One Ford Road | \$3,195,000
5 br, 2 offices, exercise room, master with retreat.



Newport Beach | \$4,995,000
4 br plus office. Dock space for 3 boats.



Newport Beach | \$5,495,000
Cape Cod style. Views. 5 br, media room, elevator.



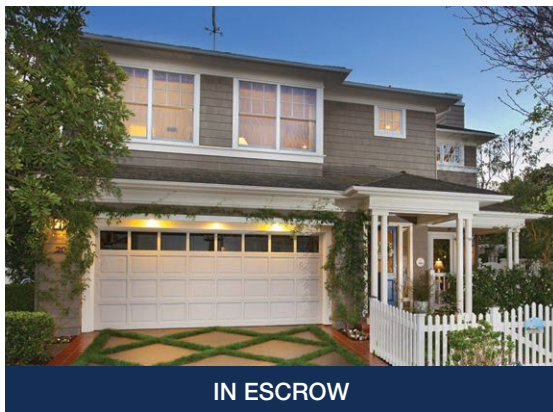
One Ford Road | \$3,250,000
Approx 5,100 sq ft with possible 5 br.



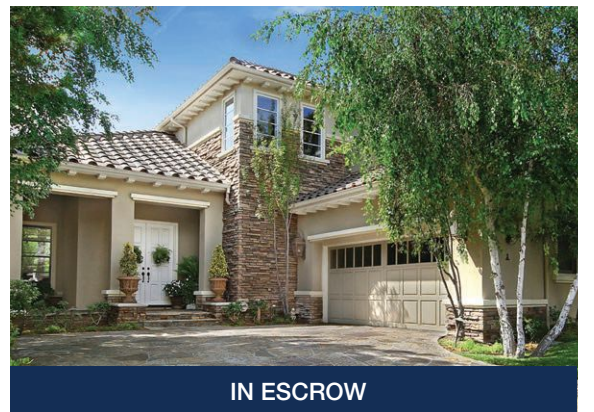
One Ford Road | \$1,459,000
Lovely 3 br, approx 2,500 sq ft.



FOR LEASE
One Ford Road | \$1,459,000
Lovely 3 br, approx 2,500 sq ft.



IN ESCROW
One Ford Road
Fabulous Cape Cod style. Expanded—unique.



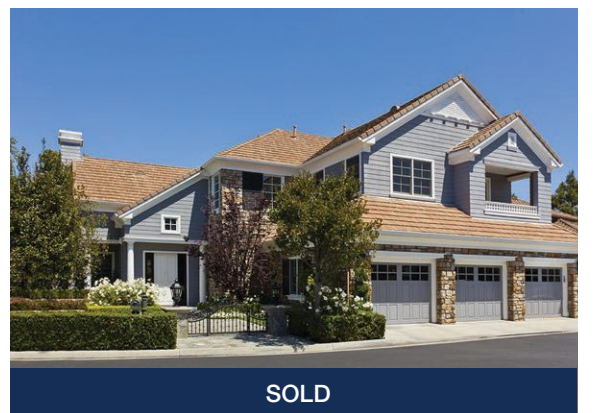
IN ESCROW
One Ford Road
Approx 3,800 sq ft, 4 br, large spa, pizza oven.



IN ESCROW
One Ford Road
Approx 2,700 sq ft, 3 br. New hardwood floors.



SOLD
One Ford Road
5 br, new kitchen, pool. Represented Seller.



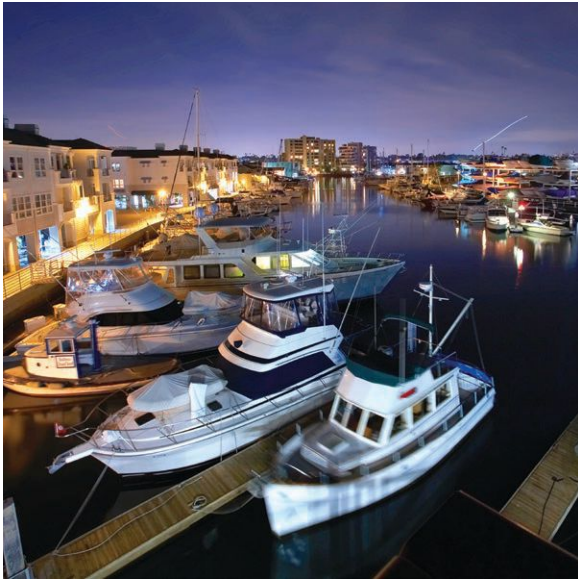
SOLD
One Ford Road
Approx 3,800 sq ft. Represented Buyer and Seller.



Teri Hardke
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TeriArmstrongHardke.com

OC Premier Homes

PRESENTED BY EVAN CORKETT / STEVE HIGH



Newport Beach | \$7,500,000
Two lofts fused with bay front living. 70-ft boat slips.



Newport Beach | \$12,900,000
Bayfront estate. Approx 100-foot frontage, 2 lots.



Corona del Mar | \$5,895,000
Stunning views. Remodeled, private beach access.



Newport Beach | \$7,800,000
Two lots with approx 70 ft of bay front. Views.



Newport Beach | \$1,895,000
Traditional style 4 br cottage, stunning remodel.



Newport Beach | \$3,795,000
Balboa Peninsula bay front home. Harbor views.



Corona del Mar | \$1,995,000
Remodeled, single level. Approx 14,000+ lot.



Newport Coast | \$8,499,000
Mediterranean style, approx 14,177 sq ft lot. Views.



Lido Isle | \$3,995,000
French Provincial, 70-foot lot, pool and spa.



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OCPHomes.com



Steve High
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Steve.High@camoves.com
OCPHomes.com



COASTAL REAL ESTATE GUIDE MARKET VIEW

Newport Beach

Median List Price The median list price in NEWPORT BEACH this week is \$1,799,000. Even though days-on-market is trending higher, so is the Market Action Index at these inventory levels, providing a neutral outlook for the market.

Supply and Demand Home sales have been exceeding new inventory for several weeks. While still a buyer's market, prices seem to have responded by moving upward. If the demand trends continue, expect prices to keep marching upward, especially once we see a seller's market.

Price This week saw relatively little price change from last week. However, prices continue to demonstrate a nice upward trend in general over the past several weeks.

Quartiles	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$4,500,000	4224	8,001-10,000 sq. ft.	5	4.5	28	103	6	4	228	Most expensive 25% of properties
Upper/Second	\$2,300,000	3300	Less than 4,500 sq. ft.	4	3	26	103	5	6	162	Upper-middle 25% of properties
Lower/Third	\$1,449,500	2224	6,501-8,000 sq. ft.	3	2.5	48	104	6	14	196	Lower-middle 25% of properties
Bottom/Fourth	\$789,450	1482	Less than 4,500 sq. ft.	3	2	44	104	8	5	153	Least expensive 25% of properties



The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

Real-Time Market Profile			Trend
Median List Price	\$1,799,000		Strong up
Asking Price per Square Foot	\$676		No change
Average Days on the Market (DOM)	185		Strong up
Percent of Properties with Price Decrease	29%		
Percent Relisted (reset DOM)	na		
Percent Flip (price increase)	4%		
Median House Size (sq ft)	2,514		
Median Lot Size	4,501-6,500 sq. ft.		
Median Number of Bedrooms	4.0		
Median Number of Bathrooms	3.0		
Market Action Index	Strong Buyer's	17.1	Strong up

Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.



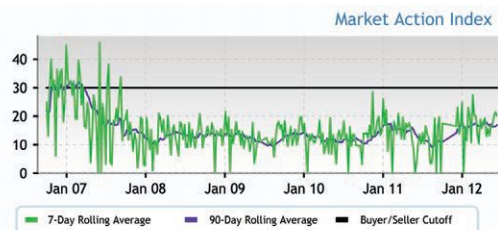
Corona del Mar

Median List Price The median list price in CORONA DEL MAR this week is \$2,595,000. Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

Supply and Demand Home sales have been exceeding new inventory for several weeks. However, because of excess inventory, prices have not yet stopped falling. Should the sales trend continue, expect prices to level off soon and potentially to resume their climb from there.

Price Prices have been on a downward trend recently, and this week, while essentially flat, doesn't break us out of that cycle.

Quartiles	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$5,310,000	4286	025 - 0.50 ac.	4	4	17	24	1	2	206	Most expensive 25% of properties
Upper/Second	\$3,347,000	3196	025 - 0.50 ac.	4	3.5	17	24	1	1	164	Upper-middle 25% of properties
Lower/Third	\$1m944,000	2748	4,501 - 6,500 sq. ft.	4	2.5	50	24	2	5	162	Lower-middle 25% of properties
Bottom/Fourth	\$1,300,000	2138	6,501 - 8,000 sq. ft.	3	2	46	25	2	0	116	Least expensive 25% of properties



The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

Real-Time Market Profile			Trend
Median List Price	\$2,595,000		Strong down
Asking Price per Square Foot	\$875		Strong down
Average Days on the Market (DOM)	162		Strong up
Percent of Properties with Price Decrease	33%		
Percent Relisted (reset DOM)	Na		
Percent Flip (price increase)	4%		
Median House Size (sq ft)	2,786		
Median Lot Size	8,001 - 10,000 sq ft		
Median Number of Bedrooms	4.0		
Median Number of Bathrooms	2.5		
Market Action Index	Strong Buyer's	16.9	Strong up

Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.



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Newport Coast

Median List Price The median list price in NEWPORT COAST this week is \$3,497,000. Even though days-on-market is trending higher, so is the Market Action Index at these inventory levels, providing a neutral outlook for the market.

Supply and Demand Home sales have been exceeding new inventory for several weeks. While still a buyer's market, prices seem to have responded by moving upward. If the demand trends continue, expect prices to keep marching upward, especially once we see a seller's market.

Price This week saw relatively little price change from last week. However, prices continue to demonstrate a nice upward trend in general over the past several weeks.

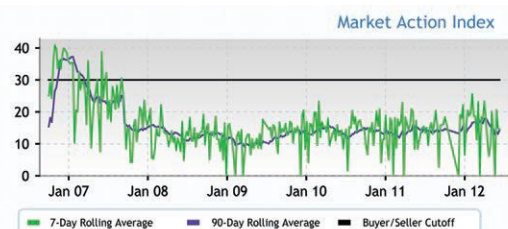
Real-Time Market Profile

		Trend
Median List Price	\$3,497,000	Strong up
Asking Price per Square Foot	\$833	Strong up
Average Days on the Market (DOM)	230	Strong up
Percent of Properties with Price Decrease	30%	
Percent Relisted (reset DOM)	na	
Percent Flip (price increase)	2%	
Median House Size (sq ft)	4,300	
Median Lot Size	0.25-0.50 ac.	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	4.5	
Market Action Index	Strong Buyer's 14.3	Strong up

Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartiles	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$10,499,500	9800	0.25-0.50 ac.	6	7	8	28	0	0	406	Most expensive 25% of properties
Upper/Second	\$4,475,000	5100	0.25-0.50 ac.	4	5.5	11	28	2	1	153	Upper-middle 25% of properties
Lower/Third	\$2,799,000	3859	8,001 - 10,000 sq. ft.	4	4.5	10	29	5	2	178	Lower-middle 25% of properties
Bottom/Fourth	\$1,499,000	2600	4,501 - 6,500 sq. ft.	4	3	14	29	1	2	185	Least expensive 25% of properties



The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



Laguna Beach

Median List Price The median list price in LAGUNA BEACH this week is \$2,295,000. The Market Action Index has been trending down lately, while inventory is climbing. These trends imply a weakening market.

Supply and Demand The market is getting cooler - more supply is coming on the market relative to the sales demand. However, in recent weeks, prices have been moving higher. Since it is technically a buyer's market, this price trend may be a result of improved quality of the homes being listed.

Price Prices continued their recent upward trend this week. While still below the market's high point, we've seen a nice run recently.

Real-Time Market Profile

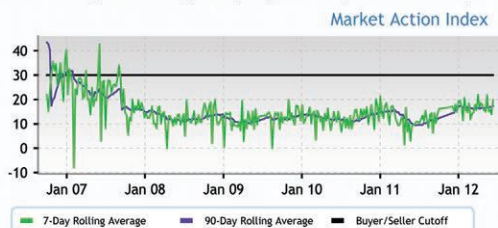
		Trend
Median List Price	\$2,295,000	Strong up
Asking Price per Square Foot	\$837	No change
Average Days on the Market (DOM)	226	No change
Percent of Properties with Price Decrease	27%	
Percent Relisted (reset DOM)	na	
Percent Flip (price increase)	4%	
Median House Size (sq ft)	2,810	
Median Lot Size	8,001 - 10,000 sq ft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.5	
Market Action Index	Strong Buyer's 17.4	Strong down

Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartiles	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$7,900,000	4500	0.25 - 0.50 ac.	4	4	15	67	2	1	287	Most expensive 25% of properties
Upper/Second	\$2,897,500	3500	0.25 - 0.50 ac.	4	3	32	68	5	4	268	Upper-middle 25% of properties
Lower/Third	\$1,637,500	2512	4,501 - 6,500 sq. ft.	3	2.5	50	68	1	9	213	Lower-middle 25% of properties
Bottom/Fourth	\$875,000	1400	4,501 - 6,500 sq. ft.	3	2	48	68	5	5	136	Least expensive 25% of properties

being listed are larger and younger than they have been in the past.



The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



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Laguna Beach \$32,500,000

Nestled in the coveted front row of the exclusive Montage Residences, this contemporary home was artfully designed with a seamless interface between interior and exterior spaces.



Laguna Beach \$27,500,000

This recently completed 7,500 square foot private residence provides stunning architecture and the ultimate comforts of home wrapped in the warm and gracious service of Montage Laguna Beach.



Dana Point \$22,995,000

Next to the 5-star Ritz Carlton Resort, this home offers 12,000 square feet of seclusion and luxury at the end of a private gated street of six homes in prestigious Ritz Cove.



Newport Beach \$15,500,000

This architectural masterpiece is located in the private, gated enclave of Bayshores. The home provides a serene waterfront indoor/outdoor living experience with spacious alfresco dining and lounging areas, pool and spa, fire ring and cook center.



Dana Point \$11,900,000

Behind the guarded gates of Ritz Cove, nestled between 5 star resorts Ritz Carlton & St. Regis, this sophisticated seaside 8,900 square foot residence delivers privacy and tranquility.



Laguna Beach \$6,999,999

As one of only fourteen private Beach Villas at the luxurious Montage Laguna Beach, this chic seaside home offers the best of resort living.



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Dana Point \$5,750,000

Stunning architecture, spectacular sunsets, sandy beaches and panoramic white water views characterize this private estate. This completely remodeled home offers a resort-like living experience.



Dana Point \$3,750,000

Masterfully designed by Architect Chris Light, the residence was recently completed and offers panoramic oceanviews and exquisite finishes.



Avalon \$1,950,000

A rare offering of six contiguous lots with panoramic harbor views and endless possibilities.



Laguna Beach \$1,350,000

Only steps to the Montage Resort, this villa is located on a private street enjoying exclusive beach access. With panoramic white water views of the coastline, Catalina, this recently remodeled retreat has it all.



Laguna Beach \$959,000

This updated South Laguna cottage is on a large lot and offers great ocean views. Perfect for entertaining with view deck and outdoor dining area. Easy walk to beach, restaurants and shops.



Laguna Niguel \$879,000

Turnkey ocean view home in guard-gated Laguna Sur. This is the largest floor plan with large front yard and sit down ocean views.



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Laguna Escrow Services is a full service, independent escrow company governed by the Department of Corporations.

OPEN HOUSE LIST FOR WEEK OF 6-30-12

ADDRESS	MLS	XST	PRICE	DAY / TIME	AGENT / PHONE	COMPANY
31644 2nd Avenue	L39130	Coast Hwy/2nd	\$849,000	SAT/SUN 1-5pm	Bob Karkoska 949.510.1623	Surterre Properties
2968 Terry Road	L38547	Hinkle/PCH	\$977,000	SAT/SUN 1-5pm	Lisa Hart 949.310.9454	Team Laguna
934 Baja Street	L38036	Capistrano/La Mirada	\$1,009,000	SAT 1-5pm	Brad Rosa 949.371.5128	Team Laguna
947 Acapulco	L39176	Capistrano	\$1,149,000	SUN 1-4pm	Penny Svenson 949.632-2252	Surterre Properties
28732 Top of the World	L38301	Alta Laguna/Tree Top Lane	\$1,495,000	SUN 1:30-4:30pm	Barbara Robinson 949.395.8791	First Team Estates
1762 Glenneyre Street	L38466	Flora	\$1,495,000	SAT 1-5pm SUN 1-4pm	Penny Svenson 949.632.2252 Ryan Clark 949.290.0695	Surterre Properties
1063 Temple Terrace	L39010	Lombardy	\$1,499,000	SUN 1-4pm	Gary Boisen 949.274.2236	Surterre Properties
660 Bluebird Canyon Drive	L38545	PCH	\$1,650,000	SUN 2-5pm	Frank Hufnagel 949.444.8718	Surterre Properties
2170 Ocean Way	L38905	Moss	\$2,495,000	SAT 1-5pm SUN 1-5pm	Eustorgio Villa 949.632.6198	Prudential California Realty
655 Mystic Way	U12001727	Skyline/Park	\$2,499,000	SAT/SUN 1-4pm	Kathy DeLangis 949.235.1195	Surterre Properties
420 Locust Street	L39114	Monterey/High	\$2,500,000	SAT 1-5pm SUN 1-5pm	Jessica List 949.272.6262 Brad Rosa 949.371.5128	Team Laguna
994 Temple Hills Drive	S670360	Thalia	\$2,650,000	SAT/SUN 1-4pm	Jerry Fleenor 949.607.7237	Surterre Properties
1594 Skyline Drive	L36825	Atlantic	\$2,795,000	SUN 1-4pm	Amanda Horton 949.422.6122	Surterre Properties

Compliments of the Laguna Beach Independent and Newport Beach Independent



Emerald Bay

847 Emerald Bay | Just Listed | \$2,895,000

Four bedroom, three bath home with a spacious rear terrace with ocean views plus a rear grass yard.



Laguna Beach

836 Diamond Street | \$2,495,000

This three bedroom, three and a half bath custom home has extensive use of ceiling to floor glass and an open floor plan.



Emerald Bay

433 Emerald Bay | \$4,950,000

This remodeled five bedroom four and a half bath family home has the latest finishes and ocean and white water views.

Emerald Bay \$2,450,000

715 Emerald Bay | Price Reduced | \$2,450,000

Three bedroom, three bath Emerald Bay home surrounded by lush landscaping, a rear yard and a private front dining garden.



Emerald Bay

168 Emerald Bay | In Escrow | \$18,995,000

This soft contemporary European designed estate offers unparalleled white water, ocean and coastline views.

North Laguna

1170 Marine Drive | Just Sold | \$3,675,000

One of the great original North Laguna Beach homes located on the ocean side of PCH steps from Shaw's Cove.



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For additional information, please contact



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Branch Manager
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NMLS ID: 260513



Brian Flood
Mortgage Loan Officer
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NEWPORT BEACH \$2,649,000
1915 PORT BRISTOL CIRCLE : PRICE REDUCED

An impressive custom built traditional residence by Robert McCarthy. This wonderful light and bright offering boasts great entertaining rooms, abundant space and privacy located on the inner loop sunny side of Port Bristol Circle. The formal living room with fireplace will accommodate large parties, and the adjacent formal dining room opens to the resort like salt water pool and spa. This home features six bedrooms with five and one-half baths including a first floor en-suite bedroom with a separate entrance.



CORONA DEL MAR : OFFERED AT \$1,285,000
705 BEGONIA AVENUE : JUST SOLD



TURTLE ROCK HIGHLANDS : OFFERED AT \$1,500,000
15 BLUFF VIEW : JUST SOLD : REPRESENTED BUYER

Multiple Offers. Situated in the heart of Corona del Mar Village, this beach-inspired bungalow is ideally nestled south of Pacific Coast Highway. The single level residence features three bedrooms and two full baths. The living room with vaulted ceilings, custom built-ins and cozy fireplace form an intimate retreat. Additional amenities include wood flooring, shutters and a well-appointed gourmet kitchen complete with granite counters, wine cooler, six burner range and large pantry.

A unique opportunity to own in the highly sought after community of Turtle Rock Highlands. This home features five bedrooms and four baths in an expansive approximately 3,325 square feet. Gourmet kitchen finished in granite, Sub-Zero refrigerator and double ovens is adjacent to the back garden and media room, perfect for large gatherings and indoor/outdoor entertaining. With an oversized approximately 11,000 square foot lot and no rear neighbors, privacy abounds with this wonderful offering.



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Crystal Cove

\$2,275,000

Superbly appointed home with Catalina ocean views. Custom finishes and upgrades plus resort like recreation center and amenities.



Bayshores

\$2,850,000

Gated beach community, 60 foot oversized lot with over 4,000 sq. ft. of living space. Three car garage plus golf cart storage. Great possibilities!

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BALBOA PENINSULA POINT, NEWPORT BEACH

Significant Price Reduction. Sophisticated California Coastal adaptation of a traditional Cape Cod situated on a gracious double lot totaling approximately 5,700 square feet, replete with private pool and spa. One of the Point's most iconic residences available for the first time, and finished throughout by noted area designer. [OFFERED AT \$4,500,000]



EMERALD BAY
LAGUNA BEACH

Charming Tuscan-style farmhouse situated on sunny corner lot in guard-gated Emerald Bay. Four bedroom, three and one-half bath exemplifies Old World craftsmanship. [OFFERED AT \$4,375,000]



PENINSULA OCEANFRONT
NEWPORT BEACH

Significant Price Reduction. Ocean front home on elevated corner lot with panoramic vistas of whitewater and Catalina. Four bedroom, four bath residence with elevator, wine cellar and roof top terrace. [OFFERED AT \$4,350,000]



BELCOURT
NEWPORT BEACH

Dramatic, warm contemporary home with redesigned three-bedroom floor plan. Situated on a cul-de-sac lot of almost 10,000 square feet with pool, spa, and gracious patio for entertaining. [OFFERED AT \$3,600,000]

For additional information regarding these properties, please contact:

TARA SHAPIRO | 949.478.7781 | tshapiro@homgroup.com



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2523 ALTAMAR DRIVE \$16,500,000
TIM DE CINCES 949.636.7248



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SATURDAY, JUNE 30TH & SUNDAY, JULY 1ST



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31881 CIRCLE DRIVE \$5,499,000
ROB GIEM 949.554.1214 : SAT/SUN 1-4PM



729 VIA LIDO SOUD \$5,495,000
JON FLAGG 949.533.7878 : SUNDAY 1-4PM



321 POINSETTIA AVENUE \$1,649,000
CASEY LESHER 949.702.7211 : SAT/SUN 1-4PM

CORONA DEL MAR

415 AVOCADO AVENUE	THE VILLAGE OF CORONA DEL MAR	\$21,700,000	SAT/SUN - BY APPT.	JESSICA HAEFELFINGER	949.287.1781
2215 PACIFIC DRIVE	CORONA DEL MAR SOUTH	\$4,995,000	SAT/SUN 1PM-4PM	MICHELE QUEYREL	949.632.1618
2000 KEWAMEE DRIVE	IRVINE TERRACE	\$3,999,000	SATURDAY 1PM-4PM	MICHAELA MCCLOSKEY	949.887.8602
			SUNDAY 1PM-4PM	LANCE BOGGS	949.500.7565
321 POINSETTIA AVENUE	THE VILLAGE OF CORONA DEL MAR	\$1,649,000	SAT/SUN 1PM-4PM	CASEY LESHER	949.702.7211
610.5 POINSETTIA AVENUE	THE VILLAGE OF CORONA DEL MAR	\$999,000	SUNDAY 1PM-4PM	KATHY GRANIERI	949.422.0233

NEWPORT BEACH

808 VIA LIDO NORD	LIDO ISLE	\$ 8,495,000	SUNDAY 1PM-4PM	JAMIE MCKINNON	949.677.1021
6 ROYAL SAINT GEORGE ROAD	BIG CANYON	\$6,750,000 [G]	SUNDAY 1PM-5PM	INGE BUNN	949.500.6462
729 VIA LIDO SOUD	LIDO ISLE	\$5,495,000	SUNDAY 1PM-4PM	KATIE DICKERSON	310.717.2043
2461 BAYSHORE DRIVE	BAYSHORES	\$4,295,000 [G]	SATURDAY 1PM-4PM	CARI YOUNG	949.290.5906
			SUNDAY 1PM-4PM	MARK TAYLOR	949.335.8698
1120 WEST BAY AVENUE	BALBOA PENINSULA	\$3,695,000	SAT/SUN 1PM-4PM	BEVERLY CLEVELAND	949.394.6500
1915 PORT BRISTOL CIRCLE	HARBOR VIEW HOMES	\$2,649,000	SUNDAY 1PM-4PM	MARY GOLDING	949.929.3184
367 VIA LIDO SOUD	LIDO ISLE	\$2,795,000	SAT/SUN 1PM-4PM	JON FLAGG	949.533.7878
605 36TH STREET	BALBOA PENINSULA	\$1,865,000	SUNDAY 1PM-4PM	DON SHERIDAN	949.433.7078
346 62ND STREET	NEWPORT SHORES	\$1,199,000	SAT/SUN 2PM-5PM	KENNIE JO RIZZO	949.466.7604
2100 BAYCREST ROAD	DOVER SHORES	\$1,100,000	SUNDAY 1PM-4PM	JESSICA HAEFELFINGER	949.287.1781
320 LUGONIA STREET	NEWPORT SHORES	\$869,000	SUNDAY 2PM-5PM	KENNIE JO RIZZO	949.466.7604

LAGUNA BEACH

31881 CIRCLE DRIVE	SOUTH LAGUNA	\$5,499,000	SUNDAY 1PM-4PM	MICHAELA MCCLOSKEY	949.887.8602
445 BONVUE TERRACE	NORTH LAGUNA	\$1,800,000	SATURDAY 1PM-4PM	PATSY GAMBLE	714.325.6103
			SUNDAY 1PM-4PM	MAURA SHORT	949.233.7949

LAGUNA NIGUEL

4 GLADSTONE LANE	OCEAN RANCH	\$4,897,000 [G]	SATURDAY 1PM-4PM	ARIANA GAFFOGLIO	949.315.1111
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IRVINE

56 SHADY LANE	TURTLE RIDGE	\$1,495,000 [G]	SAT/SUN 1PM-4PM	SALLY ANNE SHERIDAN	949.433.0077
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SAN CLEMENTE

3916 CALLE ANDALUCIA	SAN CLEMENTE NORTH	\$1,390,000	SUNDAY 1PM-4PM	ANDREW COTTON	949.374.1398
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[G] = INDICATES A GATED COMMUNITY : PLEASE CONTACT AGENT FOR GATE ACCESS

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CANNERY, NEWPORT BEACH



CALL FOR PRICE!

Great Multi-Use Building in an Ideal Location
Listing Agent: Brad Rosa 949.371.5128

CORONA DEL MAR



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Beautiful Duplex 2 Separate Houses on Corner Lot 4/3.5
Listing Agent: Brad Rosa 949.371.5128

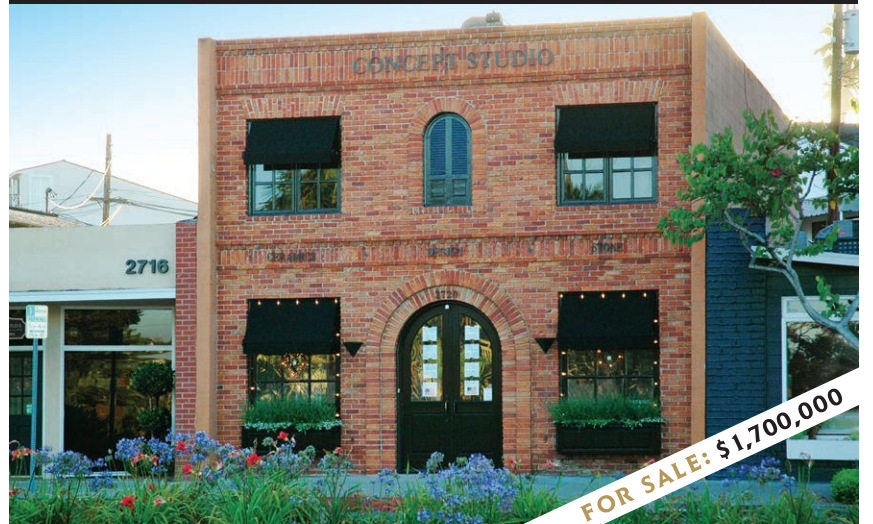
NORTH LAGUNA, LAGUNA BEACH



FOR SALE: \$2,500,000

Stunning Ocean View Home on Quiet Tree Street 4/3
Listing Agent: Danielle Purcell 949.464.1063

CORONA DEL MAR



FOR SALE: \$1,700,000

Iconic Retail Building in Heart of the Village
Listing Agent: Brad Rosa 949.371.5128

ARCH BEACH HEIGHTS, LAGUNA BEACH



OPEN HOUSE
SATURDAY, JUNE 30
934 BAJA STREET 10am-6pm

FOR SALE: \$1,009,000
BRING OFFER!

Very Nice Spacious Panoramic Ocean View Home 3/3
Listing Agent: Brad Rosa 949.371.5128

VICTORIA BEACH, LAGUNA BEACH



OPEN HOUSE
SATURDAY & SUNDAY
2968 TERRY ROAD 1pm-5pm

FOR SALE: \$977,000
PRICE REDUCED!

Ocean View Beach Cottage with Tranquil Backyard 2/1
Listing Agent: Danielle Purcell 949.464.1063

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