

**Laguna Board of REALTORS® Broker Preview Marketing Mtg , July 21, 2021  
Speaker: Suzette Lipcomb- Loans by Suzette**

***The Womans Club of Laguna Beach 286 St Anns Drive, Laguna Beach***

**Please *DO NOT PARK* in the Neighborhood Congregational Church parking lot**

**"Broker Preview meetings are restricted to members of the MLS and Affiliate members of LBOR. The information given at this meeting is for the use of the members only. The Broker Preview report is for members only. No member of the public is allowed . these meetings for the security of information spoken and written."**

**LAGUNA BEACH**

**1** [NP21103979](#)      **1539 TAHITI AVE, LAGUNA BEACH 92651**      **\$4,695,000↓**

Open House ID:	<b>357343798</b>	City/Area:	<b>LB/LV</b>	SLC:	<b>STD</b>
PType/Sub Type	<b>Resi/SFR/D</b>			Garage:	<b>2/Attached</b>
Bdr:	<b>4</b>	Total Baths:	<b>6</b>	DOM:	<a href="#"><u>55</u></a>
Sqft:	<b>4491/A</b>	Year Built:	<b>1999/EST</b>	Refreshments:	
Occupant:	<b>/Owner</b>			Drawing:	
Lock Box:	<b>None/None</b>			Occupant Phone:	
Listing Office:	<b>Coldwell Banker Realty</b>				
LO State License:	<a href="#"><u>00616212</u></a>				
Listing Agent:	<b>Casey Leshner</b>			Showing Agent:	<b>Casey Leshner</b>
LA State License:	<a href="#"><u>01795953</u></a>				
Open House Type:	<b>Broker</b>				
Tour Date:	<b>07/21/2021</b>			Tour Time:	<b>10:00AM-1:00PM</b>
Attend:	<b>Agent</b>	Directions:	<b>Tahiti Ave</b>		

**2** [LG21145466](#)      **2008 DONNA DR, LAGUNA BEACH 92651**      **\$3,495,000**

Open House ID:	<b>357002866</b>	City/Area:	<b>LB/LV</b>	SLC:	<b>STD</b>
PType/Sub Type	<b>Resi/SFR/D</b>			Garage:	<b>2/Detached</b>
Bdr:	<b>4</b>	Total Baths:	<b>4</b>	DOM:	<a href="#"><u>13</u></a>
Sqft:	<b>2841/AP</b>	Year Built:	<b>1963/ASR</b>	Refreshments:	
Occupant:	<b>/Owner</b>			Drawing:	
Lock Box:	<b>/None</b>			Occupant Phone:	
Listing Office:	<b>Compass</b>				
LO State License:	<a href="#"><u>01991628</u></a>				
Listing Agent:	<b>James Ardery</b>			Showing Agent:	<b>James Ardery</b>
LA State License:	<a href="#"><u>00576041</u></a>				
Open House Type:	<b>Broker</b>				
Tour Date:	<b>07/21/2021</b>			Tour Time:	<b>10:00AM-1:00PM</b>
Attend:	<b>Agent</b>	Directions:	<b>Temple Hills Drive to San Remo, left, to Donna Drive, left on Donna, First house on left</b>		

**Affiliate PowerPoint Presentation Team**

*Thank you for creating & running the Broker Preview slide presentation at the Wednesday Marketing Meetings*

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*Thank you "Coffee Team" for our Wednesday Marketing Meetings*

*Pam McCurry-Home & Land Magazine, Patrick Freeman-GMG Insurance, James Hitchcock-Pacific Wealth Solutions of Raymond James, Shawna Sundstrom-Residential First Mortgages and Gratia Hansen Corinthian Title*

**[NP21151046](#)**      **2025 CRESTVIEW DR, LAGUNA BEACH 92651**      **\$2,695,000**  
 Open House ID: **356915997**      City/Area: **LB/LV**      SLC: **STD**  
 PType/Sub Type: **Resi/SFR/D**      Garage: **2/Attached**  
 Bdr: **3**      Total Baths: **2**      DOM: **[6](#)**  
 Sqft: **2416/A**      Year Built: **1960/ASR**      Refreshments:  
 Occupant: **/Owner**      Drawing:  
 Lock Box: **none/None**      Occupant Phone:  
 Listing Office: **Compass**  
 LO State License: **[01991628](#)**  
 Listing Agent: **Kim Walker**      Showing Agent: **Kim Walker**  
 LA State License: **[01480826](#)**  
 Open House Type: **Broker**  
 Tour Date: **07/21/2021**      Tour Time: **10:00AM-1:00PM**  
 Attend: **Agent**      Directions: **PCH to Diamond to Crestview**

**[OC21156082](#)**      **748 BOLSANA DR, LAGUNA BEACH 92651**      **\$4,300,000**  
 Open House ID: **357368898**      City/Area: **LB/LV**      SLC: **STD**  
 PType/Sub Type: **Resi/SFR/D**      Garage: **3/Attached**  
 Bdr: **4**      Total Baths: **4**      DOM: **[3](#)**  
 Sqft: **4041/A**      Year Built: **2005/BLD**      Refreshments:  
 Occupant: **/Owner**      Drawing:  
 Lock Box: **/None**      Occupant Phone:  
 Listing Office: **Compass**  
 LO State License: **[01991628](#)**  
 Listing Agent: **M.Melanie Blau**      Showing Agent: **M.Melanie Blau**  
 LA State License: **[00912572](#)**  
 Open House Type: **Broker**  
 Tour Date: **07/21/2021**      Tour Time: **10:00AM-12:30PM**  
 Attend: **Agent**      Directions: **Nyes to Balboa to Bolsana**

**[LG21153008](#)**      **31853 8TH AVE, LAGUNA BEACH 92651**      **\$2,995,000**  
 Open House ID: **357020155**      City/Area: **LB/SL**      SLC: **STD**  
 PType/Sub Type: **Resi/SFR/D**      Garage: **2/Attached**  
 Bdr: **4**      Total Baths: **3**      DOM: **[6](#)**  
 Sqft: **2300/A**      Year Built: **1929/ASR**      Refreshments:  
 Occupant: **/Owner**      Drawing: **Yes**  
 Lock Box: **None/None**      Occupant Phone:  
 Listing Office: **Compass**  
 LO State License: **[01991628](#)**  
 Listing Agent: **Charles Brickell**      Showing Agent: **Charles Brickell**  
 LA State License: **[01271569](#)**  
 Open House Type: **Broker**  
 Tour Date: **07/21/2021**      Tour Time: **10:00AM-1:00PM**  
 Attend: **Agent**      Directions: **Coast Hwy to 8th or 10th Ave**



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6

[LG21079420](#)

**26 N LA SENDA DR, LAGUNA BEACH 92651**

**\$6,595,000↓**

Open House ID:

**352716448**

City/Area:

**LB/SL**

SLC:

**STD**

PType/Sub Type

**Resi/SFR/D**

Garage:

**2/Attached**

Bdr:

**4**

Total Baths:

**5**

DOM:

[81](#)

Sqft:

**3796/A**

Year Built:

**1955/PUB**

Refreshments:

Drawing:

Occupant Phone:

Occupant:

**/Owner**

Lock Box:

**/None**

Listing Office:

**Berkshire Hathaway HomeServices**

LO State License:

[01317331](#)

Listing Agent:

**Kendall Clark**

Showing Agent:

**Kendall Clark**

LA State License:

[01994281](#)

Open House Type:

**Broker**

Tour Date:

**07/21/2021**

Tour Time:

**10:00AM-1:00PM**

Attend:

**Agent**

Directions:

**PCH to Vista Del Sol. Through lower gates Right on La Senda. House is on the left.**

### REAL ESTATE SIGNAGE

(Definition: "a sign advertising or promoting the sale, lease or rental of real estate.")

- Allowed without a sign permit in all zones.
- Exempt from maximum allowable sign area calculations for lot.
- Must advertise the property on which it is located.
- A maximum of one (1) "rider" sign, 18 inches wide and 6 inches high, is allowed



#### SPECIFICATIONS:

- **Content:** Not regulated.
- **Number:** 1 per frontage.
- **Size:** 3 square feet per sign face (maximum).
- **Height:** 4 feet (maximum).
- **Location:** Minimum 5 feet inside property line – 7 feet inside property line if at a corner; Shall not be positioned so as to create a vehicular or pedestrian hazard; corner cutback applies per §25.50.006; if wall-mounted, minimum side setback equal to 10% of frontage, but does not have to exceed 5 feet.

### OPEN HOUSE SIGNAGE

(Definition: "a temporary sign communicating that a property is available for inspection by prospective buyers and that the owner of the property or owner's agent is on the premises during the time the property is open for inspection.")

- Allowed without a sign permit in all zones.
- Must be affixed to a single wood or metal pole.
- "Rider" signs are prohibited.

#### SPECIFICATIONS:

- **Content:** Shall contain only the wording "OPEN HOUSE" with a directional arrow, except that the identification of the sign's owner may be affixed in a space not exceeding 3 ½ inches wide and 3 inches high placed in the upper left corner of the sign; Format shall be green, red or blue on a white background.
- **Number:** Only one such sign per each direction of any intersection at any time.
- **Size:** 2 square feet per sign face (maximum).
- **Height:** 4 feet (maximum).
- **Location:** Shall not be placed on public property or within the public right-of-way, but only on private property with the prior consent of the property owner; Shall not be positioned so as to create a vehicular or pedestrian hazard.
- **Times:** Shall be installed no earlier than 8:00 a.m. and removed no later than sunset on the day of the open house; Shall only be posted during the time that the owner/agent is on the premises and the premises are open for inspection.

#### IMPORTANT NOTE REGARDING BROCHURE OR LEAFLET HOLDERS:

- Please be advised that boxes, containers or other devices used for the purpose of holding real estate information or advertising materials are prohibited.