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www.6665neptuneplace.com

A truly special offering directly across the street from famous Windansea Beach with unobstructed, panoramic ocean views. This contemporary, 3-story home was perfectly designed to capture the ambiance of oceanfront living with style and flow.

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\$3,650,000

A detached single level on a premier lot in Windemere!
This incredibly light & bright 3BR/3BA San Francisco model was completely renovated. Privacy and comfort were thoughtfully and seamlessly combined with a very functional floor plan to make this home truly special and move-in ready!

CALL FOR A PRIVATE TOUR!
\$1,185,000

www.2789caminitomerion.com




www.247rosemont.com

A very smart design with highly upgraded finishes creating a one-of-a-kind combination of luxury and comfort. This newly constructed 2BR/2.5BA home has exquisite details like oak hardwood floors, crown molding, wainscoting, granite & quartz countertops all highlighted by the custom design work.

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\$1,799,000



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open house directory

Address	Bed/Bath	Price	Agent	Contact
la jolla				
Sat & Sun 1-4pm	5534 La Jolla Hermosa	3BR/2BA	\$850,000-\$900,000	Sally Fuller • 858-449-8575
Sat & Sun 12-3pm	5845 Cactus Way	3BR/2BA	\$995,000	Laleh Hedayat • 858-774-2018
Sat & Sun 1-4pm	2751 Inverness	4BR/2BA	\$1,395,000	Lynn Joseph • 858-922-6685
Sat & Sun 12-3pm	7344 Brodiaea Way	2BR/2.5BA	\$1,999,000	Matt Glynn • 858-869-7661
Sat & Sun 1-4pm	6906 Fairway Road	6BR/8Ba	\$3,900,000-\$4,490,000	Charles Stephens • 858-682-5561
Sat & Sun 1-4pm	5372 Calumet	3BR/2BA	\$4,795,000	David Schroedl • 858-459-0202
Sat 1-4pm	5689 Soledad Road	3BR/2BA	\$799,000	Lou Binford • 858-522-7000
Sat 1-4pm	1236 Cave St. #3B	2BR/2BA	\$1,095,000	Alex De Rosa • 858-752-3803
Sat 2-6pm	6435 Avenida Wilfredo	4BR/3BA	\$1,125,000	Natasha Alexander/Charles Schevker • 858-336-9051
Sat 2-4pm	8315 Paseo Del Ocaso	3BR/2BA	\$1,495,000	Joni K. Craig • 619-549-8082
Sat 1-4pm	2302 Avenida de la Playa	3BR/2BA	\$1,550,000	Eric Christian Eaton • 858-349-7566
Sun 1-4pm	7411 Herschel Ave #3H	2BR/2BA	\$575,000	The Daniels Group • 858-344-2230
Sun 10-2pm	818 Genter Street	3BR/2BA	\$1,195,000	Susana Corrigan/Patty Cohen • 858-414-4555
Sun 2-5pm	8931 Nottingham Pl.	4BR/4BA	\$1,332,000	Liana Bowdler • 858-775-3416
Sun 11-1pm	1040 Genter #204	3BR/3BA	\$1,475,000	Katie & Tony • 858-688-1177
Sun 1-4pm	880 La Jolla Rancho Rd	3BR/2BA	\$1,575,000	Greg Noonan • 858-551-3302
Sun 1-4pm	800 Prospect 4-F	2BR/2BA	\$1,650,000	Lynn Walton • 858-405-3931
Sun 1-4pm	8276 Paseo del Ocaso	3BR/3BA	\$1,795,000	Scott Appleby & Kerry Appleby Payne • 858-775-2014
Sun 1-4pm	6502 Manana Place	3BR/2.5BA	\$1,700,000-\$1,900,876	David Schroedl • 858-459-0202
Sun 1-4pm	8260 Paseo del Ocaso	4BR/3BA	\$1,995,000	Scott Appleby & Kerry Appleby Payne • 858-775-2014
Sun 1-4pm	7311 Vista Del Mar Ave	4BR/2BA	\$2,250,000	The Daniels Group • 858-344-2230
pacific beach / mission beach / crown point				
Open 7 days a week	4151 Mission Blvd.			Bernie Sosna • 858-490-6127
Fri & Sat 11-4pm	4236 Cass St.	3BR/3BA	\$924,000	Mel Burgess • 619-857-8930
Fri 2-5pm, Sat 11-2pm & Sun 2-5pm	3916 Riviera Dr #101 & #201	3BR/2.5BA	\$999,000-\$1,149,000	Shawn Grant • 858-717-7720
Sat & Sun 1-4pm	1375 Grand Ave	3BR/3BA	\$579,000	Kathy Evans • 858-272-9696
Sat & Sun 1-4pm	4014 Honeycutt	2BR/2BA	\$599,000	Karen & Mike Dodge • 619-379-1194
Sat & Sun 12-3pm	819 Nantasket	2BR/2BA	\$749,000-\$779,000	Valerie Zatt • 858-274-1553
Sat & Sun 1-4pm	4028 & 4032 Honeycutt St.	3BR/3.5BA	\$899,000	Kathy Evans • 858-272-9696
Sat 1-4pm	1020 Thomas Ave	3BR/3.5BA	\$715,000	Rachel Christensen • 858-551-7233
Sat 3-6pm	1335 La Palma #K4	2BR/2BA	\$799,000-\$899,000	Ocean Pacific Properties • 858-274-1553
Sun 12-3pm	1335 Beryl Street	2BR/1BA	\$739,000	Brian "Huey" Hughes • 858-945-8691
Sun 1-4pm	822 Nantasket Ct	3BR/2BA	\$795,000	Ed Cabo • 619-894-2111
Sun 1-4pm	4236 Cass St.	3BR/3BA	\$924,000	Ed Cabo • 619-894-2111
Sun 12-3pm	3421 Buena Vista	4BR/3BA	\$925,000	Clair Coon • 858-243-3878
Sun 1-4pm	2181 Belloc Court	4BR/3.5BA	\$1,200,000-\$1,350,876	David Schroedl • 858-459-0202
point loma / ocean beach				
Sat & Sun 11-4pm	3368 Trumbull St	4BR/4BA	\$795,000	Robert Realty • 619-852-8827
Sat & Sun 11-4pm	820 Bangor St	3BR/2BA	\$1,895,000	Robert Realty • 619-852-8827
Sat & Sun 11-4pm	555 San Antonio Ave	5BR/5BA	\$4,500,000	Robert Realty • 619-852-8827
carmel valley / claremont / del mar / julian / tierrasanta / utc				
Sat 1-4pm	7132 Calabria Ct #B	2BR/2.5BA	\$540,000	Oliver B. James III • 619-995-1764
Sat 1-4pm	7601 Mona Lane	5BR/5BA	\$950,000	Katie & Tony • 858-688-1177
Sat 12-3pm	3605 Daley Flat Rd	5BR/5BA	\$2,595,000	Jim Shultz • 858-354-0000
Sun 11-4pm	5058 New Haven Rd	3BR/1.5BA	\$355,000	Lawrence Tollenaere • 858-740-1011
Sun 1-4pm	10410 Orozco Road	3BR/2BA	\$479,000	Lou Binford • 858-522-7000
Sun 1-4pm	13656 Mira Montana	4BR/2.5BA	\$995,000-\$1,195,976	David Schroedl • 858-459-0202



www.TeatroWalsh.com



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La Jolla Shores Classic Charmer!



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Offered at \$1,495,000

See details, pics, & virtual tour at: www.PaseoDelOcaso.net

OPEN HOUSE
Saturday, Oct. 2nd, 2-4 p.m.
8315 Paseo Del Ocaso



Joni K. Craig
Prudential California Realty
Joni@MillsTeam.com
619.549.8082
DRE# 01424552



Live on the Coast

Listen to the surf from this highly upgraded condo located on Coast Boulevard. Situated in one of the most special and unique properties in La Jolla, this complex of 22 units was designed by renowned architect, Rod Youngson. Each floorplan being different, this single level home boasts a gas fireplace and private patio. Granite counters, new wood cabinets, ceiling fans, sophisticated lighting, wine cooler, stainless appliances are some of the recent additions. Snuggled in the middle of this quiet complex you wouldn't know you were just a short walk to restaurants, shops and museums. Or just step out the front gate and relax at the beach and enjoy the sights and sounds of what "The Jewel's" coastline has to offer!

Reduced - \$849,000
(also for rent at \$3,400/mo.)

Coastline & Ocean Views

This home makes you feel like you are living in a resort! Quietly located in a gated community, it is so light and bright from the numerous skylights, french doors and windows that look out to the lovely gardens. The large backyard has flagstone pavers, grassy area for children, and is very private. Inside the floorplan is a wonderful layout for entertaining in the formal living and dining rooms, and relaxing in the family room off the kitchen with hardwood floors. Recessed lighting throughout and three fireplaces makes for cozy evenings. Enjoy the sunsets, ocean and coastline views from your bedroom, retreat or balcony. Amenities include three swimming pools, five tennis courts, workout facilities, two spas, locker rooms and clubhouse

Reduced - \$879,000

Maryl Weightman
858 354 2913
mweightman@willisallen.com
DRE # 01007957



Clean uncluttered look is designer's trademark

After living in La Jolla and producing architecture in the area for 35 years, Rod Youngson moved to Montecito where he lived and worked for 7 years before opening his practice in Los Angeles. Over the years, Rod's work has become more and more focused on interior design and now represents fifty percent of his firm's work. Other interior designers enjoy working with Rod because he understands their work and is able to provide an appropriate canvas for their design.

Raised in San Marino, Rod has always been in love with the quality of the architecture in the Pasadena area, which is what also attracted him to Montecito. His design philosophy is to make a home appropriate to its setting. Whether contemporary or traditional, a mansion or a simple cottage, clean, uncluttered design, correct scale and quality are his trademarks.

When working in his office in La Jolla he designed a 502 unit condominium project in Pacific Beach, and two condominium projects in La Jolla at 303 Coast Blvd and 265 Coast Blvd. He also designed five condominium projects on the bay front in Mission Beach.

Rod was educated at Pomona College and received his degree in Architecture from the University of Southern California. A delightful and educational sideline to his architectural practice has been importing antiques from Europe and incorporating them into his work as well as selling them to other designers. This exposure to fine antiques has broadened his design knowledge considerably.

Rod has designed custom homes in Kawai, Maryland, San Francisco, New York, London, the French Riv-



These beautiful room designs showcase Rod Youngson's commitment to clean, uncluttered settings.

iera, Mexico and Idaho. He has been published many times and his homes in Mexico and Idaho have been featured in Architectural

Digest. His current projects include a residence in Palm Desert and an estate in Portland, Oregon.

www.rodyoungson.com

FEATURED HOME:

Exquisite La Jolla Tennis Estate



An exquisite estate on a prestigious quiet street with a pool, spa, lighted tennis court and views too fabulous to imagine! From the entry hall to the expansive living room, dining room, open bar, gourmet kitchen with great room, family room, master bedroom and guest cassita. All this within 7300 sf of living space on almost a half acre lot! Fabulous views of the south coastline, bay, city and Coronado.

Offered at: \$2,985,000

For more information:
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kbecker@willisallen.com | 5961Germaine.com

Quick Fall touch-ups for your home

With the changing seasons, there are many things you can do to keep your home running smoothly and prepare for cooler months.

It takes only a weekend to get your house ready for the coming months and a few tips can keep things well-maintained:

Stay warm and bright

Before the weather turns, check windows and doors to make sure they seal properly. If not, re-caulk any openings and install weatherstripping. Doing so will save money on heating and costly future repairs.

During the winter months we get less daylight and keep lights on more often. To compensate, install energy-saving compact fluorescent bulbs, which come in a variety of colors ranging from warmer tones that are like incandescent bulbs to cool blue "daylight" colors. They also last up to ten times longer than regular bulbs.

Deoderize your home

Baking soda goes a long way in removing odors from kitchen appliances. Place two or three tablespoons in the bottom of your dishwasher and let it sit overnight. When you next run it, odors wash away. Or you can invest in a self-cleaning dishwasher, like the GE Profile SmartDispense line, which will save you time all year round.

In order to ensure your beds are snuggly in the cooler months, air out winter bedding, such as flannel

sheets and down comforters. It's also a good time to flip mattresses and wash pillows.

Get organized

Spring isn't the only season for cleaning! When it's time for warmer clothing, it's also time to de-clutter your closets. Pull out everything and sort items into three piles: keep, toss, or donate. If you haven't worn clothing this season, decide how to get rid of it.

Make sure you have enough lighting in closets to maintain good organization. The right light bulbs make a big difference, especially when you're reaching into your closet and don't want to confuse those brown and purple sweaters. Choose bulbs that reduce dull yellow rays and make colors pop, such as GE Reveal CFLs that use a special phosphor blend to provide pure, clean light.

You can also use lighting to spotlight parts of a room, drawing attention away from less tidy areas. For more lighting tips, visit GELighting.com.

Clean those rugs

After a long summer with the family traipsing in and out of the house, your rugs and carpets have seen lots of wear and tear. Muddy footprints, sports equipment and wet swimsuits can take their toll.



Proper lighting in storage areas is vital to good organization.

Now is the time to steam clean rugs and carpets before the holiday entertaining season.

You can do-it-yourself by renting a commercial steam cleaner or hiring a cleaning service. Consider steam cleaning drapes, sofas, chairs and other upholstery at the same time.

A little preparation now can help you save money, stay cozy during winter and spend less time cleaning when spring returns.

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Ocean View
Condo in The Village

350 Prospect Street • \$900K to \$1M

Beautifully upgraded with crown molding, granite kitchen, recessed lighting, chef's stainless steel appliances, top-of-the-line Pella windows, added insulation, marble shower for 2, etc. Unique floorplan has the bedrooms on the main floor and living space along with balcony on the second floor in order to take advantage of the striking ocean views. Great Value, Must See. CLA with questions or to schedule a showing - (858) 566-3262 or (858) 945-3004



Panoramic Sit-Down Ocean Views

909 Coast Boulevard #27, \$1,299,000

This luxurious Penthouse unit puts you in the heart of La Jolla Village and is loaded with value-added features including upgraded granite kitchen with gorgeous custom cabinetry, stainless steel appliances, culinary grade sink and more. Beautiful crown molding and upgraded baseboard. Adjacent to Children's Pool, easy walk to all in The Village. Gorgeous, Must see!



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7258 Encelia



Forever views out to the sea! Wonderfully redone in the style of the Old Southwest. For the discriminating: furniture-quality cabinetry, pegged wooden floors, curvilinear pool, grandly spacious rooms with rustic beams. 4681 sq ft 4BR 2.5BA **\$4,999,000**

402 Coast Boulevard S



Your dream cottage facing the ocean! Walk to the Village, or sit on the vintage front porch behind the white picket fence bordered with roses. Relax in the luxurious spa in the antique brick patio out back. Redone kitchen has skylights, and a Viking range. 3br 2 ba **\$3,650,000**

Keith Hughes
858 344 5347
khughes@willisallen.com



Vicki Robb
858 405 9925
vicki@vickiRobb.com

Pitfalls Of Joint Tenancy Property Ownership

The optimum time to determine the best form of property ownership is before the property is purchased. All too often married or domestic partnership couples merely default to Joint Tenancy or Community Property with Right to Survivorship forms of property ownership without consideration of possible adverse consequences to their true intentions for the property ownership.

Both Joint Tenancy and Community Property with Right to Survivorship have a "right to survivorship" benefit which vests a deceased's interest in the property to survivors automatically without probate or other proceedings. Many couples create these forms of property ownership as an adequate form of their estate plan. However, the actions of one person may create situations which terminate the joint tenancy or community property with right to survivorship and extinguish the automatic vesting of a deceased's interest and eliminate the very advantage for which they were created.

It is important to understand that the "right to survivorship" is not irrevocably fixed, meaning that nothing can prevent one property owner from breaking the requirements and terminating the right. Each owner has the right to sell or encumber the property without informing or acquiring consent of the other owners. If one owner sells or encumbers their share of the property, even if done involuntarily, the Joint Tenancy or Community



Don't default to Joint Tenancy or Community Property with Right to Survivorship without knowing the facts.

Property With Right To Survivorship will be terminated as well as the desired right to survivorship.

Another disadvantage of the "right to survivorship" is that the property is automatically transferred to the surviving owner. Therefore, the deceased owner has nothing to give away; therefore, preventing a desired gift to a specific heir.

Often people merely default to the

old Joint Tenancy or Community Property with Right to Survivorship without obtaining information on all the available options that would prove more beneficial. For more information, contact Todd Pearsall at PEARSALL LAW (619) 847-7034 or tpearsall@pearsall-law.com. The information provided is for general discussion only and is not a legal opinion for a specific purpose.



7974 Calle de la Plata, La Jolla | \$2,395,000

4BD/3.5BA MLS: 100010488

- Fabulous Shores home around the corner from La Jolla Beach & Tennis Club!
- Recently updated, open floor plan, beautiful flow, & generous room sizes.
 - A wall of French doors opens to deck & pool-sized yard.
- Upstairs master bedroom boasts a sitting room, refrigerator, built-in desk area, & fireplace.
- Secondary master bedroom suite on entry level & spiral staircase from master bath to spa.



8036 El Paseo Grande, La Jolla | \$1,995,000

3BD/3.5BA | MLS # 100041312

- Stunning detached home in gated Seacrest Villas, La Jolla Shores!
- Only 1/2 block to the La Jolla Beach & Tennis Club & one block to the sand!
- Enjoy alfresco living with huge patios off living areas & balconies off all bedrooms.
- Remodeled home boasts travertine flooring, vaulted ceilings, & all new kitchen with granite counters.
- Huge interior storage room & underground 2-car side by side parking with direct access to home.



THE REED TEAM

Phil & Pam Reed | Amanda Jones

Visit www.reedteam.com for all recorded 2009 & first half 2010 La Jolla Sales

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David Schroedel
DRE #00982592

Just Listed! · Top of La Jolla Summit · Amazing Views

Open Sunday 1-4 · 2077 Caminito Capa · La Jolla

Sitting at the top of La Jolla, the gorgeous 30472.50A single-level home features the best views in the Summit Panoramic: ocean, bay and city views from almost every room. Features of this beautifully remodeled home include marble floors, granite counters, vaulted exposed-beam ceilings and stainless steel appliances. Wonderfully located at the end of a quiet cul-de-sac. Call David to see this amazing home.

Seller will entertain offers between \$1,200,000 and \$1,400,875

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Just Reduced! Open Sunday 1-4 Ocean View One-Level · Muirlands Village Perfection



Open Sunday 1-4 · 6502 Manana Place

Panoramic views above Windansea Beach and the Village in the highly desired neighborhood of Muirlands Village. Situated on a triple cul-de-sac, this beautifully built, quiet and private home enjoys all that La Jolla has to offer! Soak up spectacular Pacific sunsets in this single-level masterpiece that embraces the La Jolla lifestyle. This elegantly built home is just a short stroll to the schools, beach and village. Call David to view this amazing property!

Just Reduced · Seller will entertain offers between \$1,700,000 & \$1,900,876
www.6502MananaPlace.com



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