



The Beverly Grove Express

April/May 2008

SERVING THE BEVERLY GROVE & SURROUNDING AREAS

YOUR MOVE MATTERS



ZEE (213) 494-3999
STEVEN (213) 494-3888
KeyToMyHouse@aol.com

STEVEN & ZEE

RANKED #1 TOP PRODUCING TEAM

Contact your neighborhood specialists today for an expert market analysis on your home!

www.KeyToMyHouse.net

THE INTEGRITY TEAM HOT PROPERTIES



546 N. Curson
\$2,199,000



6717 Drexel
\$1,383,000



1288 S. Orange
\$1,049,000



2332 Fox Hills Dr #202
\$589,000



501 N Curson
\$1,495 for sale or lease
\$6200 per month



626 N Gramercy
\$789 call for price

'Green' Homes Help to Save Money, Environment

There's a lot of talk in real estate about green building lately, but the phrase is still a little vague to some people. Pro-environmentalists and top real estate agents Steven and Zee Spezzano of the Integrity Team at Keller Williams have put together a short list of key terms for buyers and investors to look for when purchasing a property as well as home owners and sellers who want to upgrade their home in a positive way



Insulation and Building:

Many new buildings are being insulated with recycled materials, such as blown-in fiberglass. Proper insulation now goes a long way toward saving on energy bills later. Walls can be made of steel and concrete, rather than more expensive and volatile treated wood. Many cities have lumberyards and "restores" where you can buy recycled or leftover building materials that are strong, cheap and often antique or authentically vintage.

Appliances:

Look for low-flow showerheads and low-flush or composting toilets. Consider energy-saving washers and dryers, or put a line in your yard to hang wet clothes on sunny days. Many appliance and utility companies give rebates

back to consumers who install these energy-efficient mechanisms. Make sure your HVAC unit is sealed and clean, and look for gas stoves and instantaneous, or tankless, water heaters.

Flooring:

Rather than use expensive hardwoods that endanger the land and deplete forests, many builders have found inexpensive and beautiful alternatives in bamboo (which is technically not a wood, but a grass, and yet one of the hardest and most easily replenished flooring materials) and cork (also easily replenished). Concrete, too, can be a sturdy and inexpensive alternative, as well.

Paint and Materials:

Many paint manufacturers are looking for green alternatives to oil and latex; one such option is the use of milk-based paints, which upon application smell like milk instead of harsh chemicals, and which don't have any carcinogenic ingredients. Recycled glass is now being made into kitchen and bath tiles, and countertops are being made with recycled materials that look even more beautiful and unique than mined granite.

Solar Energy:

Solar energy doesn't just mean expensive panels that sit on your roof (though that's one kind, called active solar energy). Considering a solar home can mean investing in thick-paned, glazed windows or in more complicated photovoltaic cells. Though solar tends to be an expensive investment upfront, the rewards show up every month in your energy bills.

Landscaping:

Look for xeriscaped yards and common areas with plants that require little watering. Consider getting rain barrels (many cities sell them through their water and energy programs) or converting your outdoor water system to "gray water," which involves using recycled water from dishwashers and washing machines to water your lawn or wash your car. Also, look for trees that are native to your area, and plant them so they shield your windows from too much sun during hotter days.

The Spezzano family members are dedicated recyclers, and apply the green mentality to their everyday lives. Steven and Zee say their kids, Zoe and Sadie, give them new ideas as to how to help the environment. It seems that nowadays even the older generation has a little something to learn. ■

For more information, contact the Integrity Team at Keller Williams at (323) 939-9484, or log on to www.keytohouse.net.

OFFICE (310) 461-1261

THE INTEGRITY TEAM: YOUR MOVE MATTERS

KeyToMyHouse@aol.com

www.KeyToMyHouse.net

PRESORTED
STANDARD
U.S. POSTAGE
PAID
CUSTOM HOUSE
PUBLISHERS, INC.

INSIDE

• CAT CONUNDRUM

PET
WORLD
PAGE 4



• HARDWOOD HAVEN

HOME
DECOR
PAGE 5



• SWEDISH STYLE

TRAVEL
IDEAS
PAGE 10





SOLID FOUNDATION FOR CLOSED LOANS

10 Reasons to use Arcstone Financial Corp. as your Lending Partner...

1. Program to fit **ALL** borrowers
2. High level of **personal service** to our clients & Partners
3. **Online loan tracking**—available 24/7 (www.arcstoneloans.com)
4. Integrity lending—**VERY Competitive Rates** and **Low Fees**
5. **Knowledgeable loan officers** available 24/7
6. **Timely loan closing** (Especially for purchases)
7. **Large variety of programs**
(100% LTV, ARMs, Interest Only, Fixed, HELOC, seconds, etc)*
8. **FIVE-MINUTE Preapproval / 48-hour Approval process**
9. **Personal service** (on site loan consultation available by appointment)
10. **Nationwide Lending** (We lend in 49 states)

*Ask your loan officer for more programs.

EXPERIENCE & Excellence



Mardi Kari
Sr. Loan Officer

Our #1 Team

Linda M. Cohen
Todd Dwyer
Dmitry Shknevsky

Jim Kratz
Paola Sanchez
David Patti



Michael Winstein
Sr. Loan Officer

Your File will get attention!

CALL US FOR INQUIRIES & PREQUALIFICATIONS

1917 Hillhurst Blvd., Los Angeles, CA 90027
Tel. (323) 665-5000 • Fax: (323) 395-0315 • www.arcstoneloans.com

(800) 830 – LOAN

Equal Housing Lender. 2002 Arcstone Financial Corporation. Trade/Service marks are a property of Milestone Financial Corporation and/or its subsidiaries. Some products may not be available in all states. Restrictions apply. Call for details. Rate, term and products are subject to change without notice. All rights reserved. DRE License#: 01468445

LA LOW FLUSH TOILETS, INC.

WATER CONSERVATION ORDINANCE RETROFITTING
RESIDENTIAL and COMMERCIAL

- Seismic gas shut off valve
- Smoke Detectors
- Ultra Low Flush Toilet
- Window Glazing
- Water Heater Strapping
- Building and Safety Permit
- Showerhead
- Inspection and Certification

(213) 736-5445

Fax (213) 386-0399

ALL WORK 100% GUARANTEED

Water Conservation Retrofitters Lic# 174, 203, 204, 266 & 288 Insured and Bonded Lic# 770481

stewart

Enhancing the Real Estate Closing Process

RESIDENTIAL / COMMERCIAL / INDUSTRIAL SERVICES

Senior Residential & Commercial Officers

DOCS ONLINE

California real estate documents available for download
@ www.stewartitlela.com

365/24/7 CUSTOMER SERVICE

On-line property profiles for download or call 800.428.4853

1031 EXCHANGE ACCOMMODATOR

"Asset Preservation Inc."

SHERRI SIGMON • For All Your Title Needs

800.479.3229 ext 5619

ssigmon@stewart.com

STEWART TITLE OF CALIFORNIA
525 North Brand Boulevard • Glendale, CA 91203

WHITE CASTLE CONSTRUCTION

House Bolting, Seismic Retrofitting, Foundation Inspection & Repair

743 North La Brea Ave., Los Angeles, CA 90038

You see our sign everywhere, and have been seeing it for the last 20 years. If you have questions about your foundation, insurance concerns, water or settling problems, or just want to know, "what the heck is HOUSE BOLTING?" call us—we're right around the corner and very affordable.



We'll come out to your house at no cost, make a thorough examination, and answer all your questions...we even work Sunday.

We offer quick, clean, inexpensive work backed by the best guarantee in the business, and you can pay it off at 0 percent interest if you would like.

RICKY'S ROOTER & PLUMBING

Offering a solution to your everyday plumbing & heating problems. Absolutely free estimates for your project or problem

RICKY'S ROOTER & PLUMBING HAS MORE THAN 18 YEARS EXPERIENCE IN PROVIDING TOP QUALITY PLUMBING AND REMODELING FOR BOTH COMMERCIAL AND RESIDENTIAL

Our services are as follows:

- Drain Cleaning
- Main Sewer lines
- Copper Re-pipe
- Main Water line
- Wall heaters
- Heating Floor Furnaces
- Low Water Pressure
- Problems Solved Fast
- Gas & Water Leaks
- Pressure Regulators
 - Tank less
 - Water Heater
 - Sump Pump
- Faucets and Fixtures
- Garbage Disposals
- Washer and Dryer Hook-Up
- Dishwasher Hook-Up

WE SPECIALIZE IN PROPERTY MANAGEMENT
OUR OFFICE IS OPEN MONDAY – FRIDAY 8 A.M TO 5 P.M
WE SERVICE WESTSIDE and SAN FERNANDO VALLEY

(213) 736-5445 • FAX (213) 386-0399

ALL WORK 100% GUARANTEED
Licensed, Bonded & Insured State License No# 770481



ESCROW OF THE WEST

Our Vision is to SURPASS
Your Expectations,
This time...
Next Time...
Every Time!

Galit Ofengart
Manager / Sr. Escrow Officer

Tel: (310) 402-5555
Fax: (310) 402-5556
galit@escrowofthewest.com

9440 Santa Monica Blvd. #310
Beverly Hills, CA 90210

Toll Free: (866)444-5560
www.escrowofthewest.com



KELLER WILLIAMS COMMERCIAL

SALES ACQUISITIONS LEASING

Properties Needed

“Investors actively seeking to purchase the following”

Apartments - (6 units and up)

Commercial Development Sites (up to 25,000,000.00)

Office Buildings (up to \$17,000,000.00)

Retail buildings (up to 8,500,000.00)

Shopping centers-Strip Malls (up to 10,000,000.00)

Vadim Baum

Office 323-933-8949 Cell 323-304-2485

Call today for a complimentary Property Valuation and Marketing Guide

info@lacommercialgroup.com

5900 Wilshire Blvd. 27th Floor Los Angeles CA 90036



Free, Online Market Analysis

Are you interested in confidentially finding out what your house is worth free?

You will receive information on what comparable homes have sold for in your neighborhood and which homes are currently listed, how long they have been for sale and their prices.

BeverlyGroveHomeValues.com



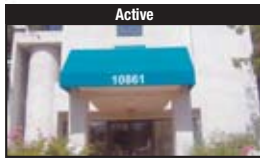
The Beverly Grove Express OUR CURRENT INVENTORY



STEVEN & ZEE SPEZZANO

www.KeyToMyHouse.net

YOUR MOVE MATTERS



10861 Moorpark St Unit #112
\$375,000



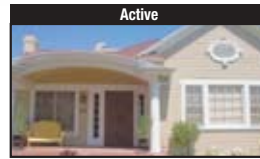
2332 Fox Hills Dr #202
\$589,000



1288 S. Orange
\$1,049,000



6717 Drexel
\$1,383,000



626 N Gramercy
\$789 call for price



546 N. Curson
\$2,199,000



501 N Curson
\$1,495 for sale or lease \$6200 per month



5164 Packard
\$799,000



915 S. Curson
\$949,000



3751 Tracy
\$995,000



8530 Holloway #205
\$462,000



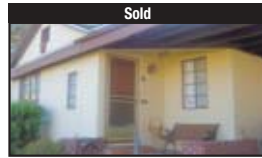
2843 Potomac
\$515,000



428 N. 7th St.
\$720,000



855 S. Orange
\$865,000



1913/1915 Preuss
\$929,000



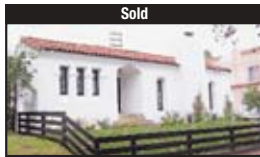
902 S. Ogden Dr.
\$1,030,000



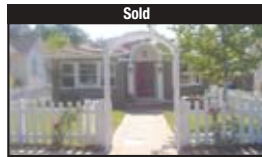
530 N. Curson Ave.
\$1,050,000



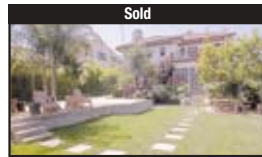
1234 - 1236 S. Sycamore Ave.
\$1,100,000



751 N. Martel
\$1,115,000



1628 N. Stanley Ave.
\$1,149,000



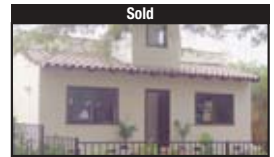
564 N. Normandie
\$1,149,000



429 - 431 N. Curson Ave.
\$1,195,000



1306 S. Genesee
\$1,269,000



718 N. Stanley
\$1,275,000



732 N. Fuller Ave.
\$1,279,000



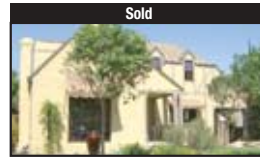
849 S. Cochran Ave.
\$1,281,250



1116 Alvira St.
\$1,285,000



1424 N. Orange Grove
\$1,292,000



1051 S. Ridgeley Dr.
\$1,309,000



947 S. Windsor Blvd.
\$1,325,000



105 S. La Jolla Ave.
\$1,350,000



542 N. Gardner St.
\$1,379,000



3237 Canyon Lake Dr.
\$1,400,000



922 S. Cloverdale Ave.
\$1,460,000



108-110 N. Harper Ave.
\$1,525,000



804 S. Hudson Ave.
\$1,550,000

Meet The Integrity Team



Steve and Zee Spezzano
Steve: 213-494-3888 • Zee: 213-494-3999



Luba Alexandrova
323-428-5881 • lubaalex@pacbell.net



Mattew Barnes
310-927-2374 • mattbarnes@kw.com



John Hill
323-377-2122 • j.hill5454@sbcglobal.net



Rhonda Scott
310-880-1014 • Rhonda@RhondaScott.com

OFFICE (310) 461-1261

THE INTEGRITY TEAM: YOUR MOVE MATTERS

KeyToMyHouse@aol.com

www.KeyToMyHouse.net