

# COASTAL REAL ESTATE GUIDE

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## FEATURED PROPERTY LAGUNA BEACH

### Wine Country Ambience With Riviera View

Exuding the effortlessly chic and inviting appeal of a Napa Valley estate, this residence transports you to Wine Country, while offering you tremendous panoramic views that can only be found on the California Riviera. As you walk through the soaring two-story rotunda clad in hand-cut Italian stone and into the spacious yet intimate living room, you immediately feel at home. Adjoining the living room is a formal dining room offering spectacular views. The chef's kitchen features a large, open layout centered around an expansive island, with a full complement of professional-grade appliances by Viking. This cook's paradise also provides a gracious breakfast room for casual dining. The adjacent suite of rooms includes a wine tasting room, billiards/game lounge, large-scale family/living room with massive limestone fireplace and built-in media and a full bar – all designed to enjoy splendid views. The grounds feature a saltwater pool and spa, an al fresco kitchen a shaded terrace and fire pit. And what wine country estate would be complete without a 2,000-bottle cellar and grotto-style wine dining room? Upstairs, the master suite features a limestone fireplace in the sitting room, private terrace, and an opulent, spa-inspired bath suite with dual bathrooms offering every luxury, from a steam shower and a deep-soaking, jetted bathtub, to dual dressing rooms. Other features include a full beauty salon and an executive office.

**Address:** 38 Pelican Crest, Laguna Beach **Offering price:** \$9,995,000  
**Agent:** Michael Fawaz, Surterre Properties **Contact Info:** : 949-717-7235, Michael@michaelfawaz.com

## ONE ON ONE WITH JILL CASTAGNA

### Awnings That Are Made in the Shade

By GINA DOSTLER

Arising from most every neighborhood are the smells of barbecues grilling, the sounds of kids breaking out in perpetual laughter and the hum of buzzing conversation streaming from backyards.

With summer well under way, backyard barbecues and pool parties are the mainstay of Southern California weekends. Life is meant to be played outside in these parts, with the sun giving life to everything

from plants to the person flipping the burgers out back. Yet it comes to be that a bit-o-shade is soon relished when the sun turns from a shining disc to a burning oven as the day progresses.

Completing your backyard with awnings to cool things down, whether the shades are simply stationary or automated to retract, can add more life to the party as well as enhance any living area design. I spoke with Jill Castagna of Castagna Awnings, where she

works with her husband, Pedro, a licensed contractor, in customizing awnings for homes. With her happy and hip attitude towards designing special shade coverings for any home situation, covering up took on a whole new meaning with various styles and trends rolling out of homes this summer.

**Q: What is the latest and greatest in awnings these days?**

**A:** Seashell Awnings. They are retractable radial sail awnings for

residential as well as commercial or retail locations and can cover areas such as inside and outside corners. They originated in Australia and are starting to pick up in popularity with their unique and distinct contemporary look. The design also fits nicely anywhere near or around a marina.

**Q: I love the idea of an awning fanning out.**

**A:** It's an interesting design. It fans out to 90-degree, 180-degree,

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## 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 7/16-7/30 was 46 homes.
- According to the MLS, the number of homes newly listed for sale in Laguna Beach during the two-week period of 7/16-7/30 was 20 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 7/16-7/30 was 52 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 7/16-7/30 was 36 homes. These homes were categorized in the MLS as "backup offers," "pending sale," or "closed sale."

- Of the 46 new homes on the market in Newport Beach, the highest priced property was listed at \$19,500,000. The lowest priced property was listed at \$349,000.
- Of the 20 new homes on the market in Laguna Beach, the highest priced property was listed at \$4,595,000. The lowest priced property was listed at \$699,000.

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: 88 homes in the above categories.  
 Laguna Beach: 39 homes in the above categories.

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270-degree or 360-degrees and works on a magnetic locking technology (MagnaLOC) with a pulley rope system inside. It's all done with tension and magnets so there is no motorization necessary. It's a really great system. These awnings are engineered to withstand wind. But before any damage can occur to the awning, the magnets safely disengage and return the awning to its closed, locked position. For rainy days the sail material is waterproof so outdoor areas remain dry and useable.

**Q: What's the structure made of?**

**A:** It's high grade heavy gauge aluminum and makes for a very strong and durable product. The vinyl sail is PVC coated and has fibers that go through it so it won't crack. These awnings are really designed to stay open but if you're away from home and nasty weather happens, they retract automatically. They are very easy to clean, just hose them off. We just finished installing some of these awnings at the Promenade at Howard Hughes Center in Los Angeles. They can be up to 30-40 feet so they do work well in commercial retail settings. And of course they can really jazz up a home.

**Q: What other popular awnings are out there?**

**A:** The see through screen drop shades are a big hit with all the homes that have large windows with killer views but don't want the sun to damage the floors or furniture. Best part is you can still see out of them but anyone outside can't see in. The screens come in 90% and 130% UV block. For instance we've taken an existing patio cover and made a gazebo by adding the screen drop shades to block the wind and provide sun protection. They can also be used instead of full covered awnings because any type of condensation such as dewy mornings can weep out and yet the shades still block the sun's UV rays. The screens can be installed inside the home as well if you don't want to cover up any architectural structure like pretty molding and such. Of course the benefit of putting the screens on the outside keeps the windows from heating up in the summer thus reducing energy usage needed to cool down the house. The screens can be broken up in sections and are fully retractable either manually or motorized.

**Q: Naturally motorized seems like the way to go, but are they noisy and prone to break-down?**

**A:** Absolutely not. These are whisper quiet. We use top of the line Somy technology that has a facility

right here in Irvine. Included are options such as hand-held remotes, wall switches, timers, and sensors for sun, wind or temperature. If you already have awnings installed, you might want to have them motorized. Create a comfortable and enjoyable outdoor living space, increase energy savings, and find protection from the sun all with the touch of a button.

**Q: Your awning business is a little different than others. How is that?**

**A:** Are expertise is making specially designed awnings that just can't be bought out of a store. We work out design issues and get the right look and functionality needed for each home. We had one customer that wanted a little more privacy from his home down by the beach. He didn't want an ordinary railing on his balcony so we installed a canvas one and it added a nice touch to his home and worked very well with the architectural design. The canvas can also be used on gates as well. They are made of Sunbrella fabrics used in awnings that come in a variety of colors and styles and can be coordinated to match furniture. We've also custom made a canopy to cover a BBQ area and a children's play area with the Sunbrella fabric. Currently

I am working on a home where the customer needs more privacy in the backyard since the homes are very close to each other. We ended up creating this gigantic curtain some 23 feet wide and 13 feet high where we are now working out how to bolt it down. It's all working out fabulously.

**Q: What if someone already has an existing patio cover.**

**A:** There's a perfect application for those with an existing patio cover. We simply install panels, Roman shades with cable wires to create more cover when needed. We can also use the screen fabric to cover the patio from the sun yet still give that open airy feel.

**Q: And of course there are awnings specifically aimed at creating a look.**

**A:** Yes. We install a lot of wrought iron accents that add a lot of curbside appeal with a Mediterranean look. These awnings compliment existing wrought iron accents and add charm and a nice ambiance with various styles such as scrolls inside, straight or bent, all custom made to each window. Sometimes a house just needs that little extra touch and a decorative awning could be it.

**CONTACT INFORMATION**

Jill Castagna  
Castagna Awnings  
O: 714.374.7202  
F: 714.374.0001  
castagnaawnings@verizon.net  
www.castagnaawnings.com

**EDITORIAL  
EDITOR IN CHIEF**

ROGER BLOOM  
ROGER@NEWPORTBEACHINDY.COM

**DESIGN/PRODUCTION  
DESIGN DIRECTOR**

TRACY POWELL  
TRACY@FIREBRANDMEDIAINC.COM

**ART DIRECTORS**

SONIA CHUNG  
JENN PREWITT  
STEPHANIE CASTRO

**PHOTO EDITOR**

JODY TIONGCO

**INTERN**

JUSTIN SWANSON  
JORDAN RODARTE

**SALES**

ADVERTISING SALES TEAM  
SCOTT SANCHEZ; CINDY BYRNE,  
JOBETH PRUDHOMME, ANN GENDROLIS,  
JULIE COLEMAN, MATT BOND,  
LORRAINE O'DONNELL,  
JEFF MELNICK

**GROUP PUBLISHER**

CHRIS SCHULTZ

**ADVERTISING COORDINATOR**

TINA LEYDECKER  
TINA@FIREBRANDMEDIAINC.COM

ADVERTISING & CIRCULATION:  
TEL: 949 715-4100; FAX: 949 715-4106

**OFFICE MANAGER**

CYNDY MENDAROS

**MAILING ADDRESS:**

250 BROADWAY, LAGUNA BEACH, CA 92651  
TEL: 949 715-4100; FAX: 949 715-4106