

AS
ESTATES

310 433 0056
allison@alstates.com
alstates.com

Allison L. Schwarz

Broker / Attorney

Market Update

MARCH 2017

Featured Listing:

101 S. Harper Ave.

6 BED | 4 BATH | \$2,350,000



- 4,494 square feet
- Built in 1937
- Stunning architecture
- Spacious units
- Vacant lower unit
- Large corner lot

This expansive Spanish duplex features two 3Bed/2Bath units each with a bonus den/library and exquisite period details. Each unit boasts a grand living room with picture window and fireplace, tremendous master suite, and formal dining room. Additional features include wrap-around balcony, central AC, laundry inside each unit, and automatic two-car garages. With one vacant unit, this duplex is excellent for an owner/user or investor.

Recent Listings:

327 N. Kilkea Dr.

3 BED | 2 BATH | \$1,875,000

Exquisite Spanish featuring grand living room with picture window and vaulted ceiling, updated kitchen, luxurious master bath, master with French doors leading to large trellised deck and lush yard.



6443 Lindenhurst Ave.

4 BED | 6 BATH | \$3,695,000

Contemporary Spanish featuring three expansive levels with exquisite finishes, state of the art kitchen, theater room with projection screen, luxurious master suite, salt-water pool, spa and cabana.



1064 S. Hayworth Ave.

6 BED | 4 BATH | \$1,729,000

Beautiful Spanish duplex featuring grand living rooms, large bonus rooms, stunning period details and updates, central AC, in-unit laundry, an automatic two-car garage and additional gated parking.



321 S. San Vicente #1006

2 BED | 2 BATH | \$3,250 PER MO.

Luxury condo with incredible views, beautifully remodeled kitchen and baths, large balcony, gated tandem two-car parking, storage, central AC, community pool, spa, tennis court, bbq area and security.



Please call me for a free market evaluation of your property.

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What's Up In Our Neighborhood

March 2017

RENT CONTROL HITS 90210

In January, the Beverly Hills City Council approved an emergency rent control ordinance providing temporary relief to tenants facing potential ten percent annual increases. The ordinance capped annual rent increases at three percent, included relocation fee requirements for no-cause evictions, and established an apartment registry to help the city monitor rent conditions. After a lengthy and contentious meeting, the ordinance was voted in by the council despite protests of landlords present at the session. In February,

the council unanimously voted to extend the ordinance while adding a provision to allow rent increases beyond three percent in the event the consumer price index exceeds that amount. The council hopes to adopt a final ordinance later this year and will be scheduling public forums to allow residents and landlords to voice their concerns. While some changes to the current ordinance may take place, it is likely that the prior ten percent cap on annual rent increases will become a thing of the past.



What's my home worth?

MyLosAngelesHomePrice.com



THE PONTE

A new Italian restaurant, the Ponte, has taken the place of Terrine on Beverly. With restaurateur Stephane Bombet still at the helm along with celebrity chef Scott Conant (Scarpetta), the modern trattoria received an interior redesign by Marc Ange while retaining the back patio patrons know and love. The menu includes

many of Conant's signature dishes such as spaghetti pomodoro and polenta with mushrooms, along with a variety of charcuterie, antipasti, and roasted meats and pizzas cooked in the wood-burning oven. Mixologist Ryan Wainwright (Tasting Kitchen) oversees the impressive cocktail list.



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COMPASS