



Kate Bransfield  
CalBRE #01218699

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REAL ESTATE

Kate Bransfield  
1608 Montana Avenue  
Santa Monica, CA 90403  
310.395.1133

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I run a  
paperless  
office

Happy  
Halloween

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EVERYTHING SANTA MONICA



Magical, Mysterious, Musical fun!  
An Absolutely "Don't Miss" Halloween  
Theatre Treat for the Entire Family.  
The perfect show to bring your kids.

Absolutely Halloween, is the heartwarming musical tale of the aptly named "Candy" a sweet young girl who learns some surprising lessons about life, love, laughter and sugar, from a delightful array of colorful costume-come-to-life characters who take her on a magical All Hallows' Eve adventure to save Halloween for one more year.

October 5th to 27th, 2024

Saturdays at 2:00pm

Sundays at 12:30pm

Tickets: \$15.00 per adult

\$12.50 kids 12 and under

[www.santamonicaplayhouse.com](http://www.santamonicaplayhouse.com)



### Halloween Riddles

Q. Why don't mummies take vacations?

A. They're afraid they'll relax and unwind.

Q. What is wicked, homeless, white and goes up and down?

A. A ghost in an elevator.

Q. What's the problem with twin witches?

A. You never know witch is which.

NORTH OF MONTANA SALES: 7.1.2024 - 9.30.2024

Out of respect for our neighbors' privacy, we are not publishing the purchase price. For more detailed information, please contact me.

ADDRESS	BED	BATH	\$/SQFT	LIST PRICE
638 12th Street	3	2	\$1,939	\$2,999,000
447 11th Street	3	2	\$1,743	\$3,500,000
219 22nd Street	3	3	\$1,466	\$3,850,000
469 17th Street	4	2	\$2,362	\$3,999,000
213 16th Street	4	3	\$1,673	\$5,195,000
246 15th Street	4	4	\$1,666	\$5,399,000
233 22nd Street	5	5	\$1,639	\$5,450,000
710 22nd Street	5	5	\$1,286	\$5,995,000
428 17th Street	5	6	\$1,545	\$6,295,000
343 14th Street	4	5	\$1,583	\$6,500,000
439 20th Street	6	5	\$1,662	\$7,800,000
704 Palisades Beach Rd	3	4	\$3,218	\$10,000,000
2020 Georgina Avenue	6	7	\$2,030	\$12,195,000
226 Palisades Avenue	7	6	\$1,791	\$12,895,000

The stats above are pulled from the Multiple Listing Service (MLS). If you would like information on the NOMA 'quiet' sales, just contact me and I'll be happy to send it to you.



Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. MLSPLUS™ Copyright © 2023 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Kate Bransfield CalBRE#01218699.

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NorthOfMontana.com | CalDRE #01218699



COLDWELL BANKER  
REALTY





Please join me for the Annual  
"Montana Avenue Halloween Hop"



Thursday, October 31<sup>st</sup>

3 pm - 6 pm

Stop by and see me at my office at  
**1608 Montana Avenue**  
for fun and the best treats on the street!  
Bring the whole family for an afternoon  
of trick-or-treating.



My friends,  
Mateo & Dylan  
have opened their  
new restaurant at  
**16th & Montana**  
(south west corner)  
with an all new menu,  
all new (lovely) staff,  
scrumptious food  
& a full bar



**New Restaurant**  
Mateo & Dylan's

**M&D's**  
Margo's Kitchen

**16TH AND MONTANA AVE**  
Your Neighborhood's Premier Dining Spot  
Outdoor Patio • Indoor Dining • Full Bar • Catering • Events

**Open Daily**  
Brunch • Lunch • Dinner  
7 Days a Week

**Catering Services:**

- Full Bar Catering
- Private Events
- Venues
- Patio Rental
- Dining Room Rental
- Full Restaurant Rental

**BOOK US FOR YOUR NEXT EVENT!**



310.623.6855 | [www.mdmargoskitchen.com](http://www.mdmargoskitchen.com)  
1534 Montana Ave Santa Monica, CA 90403

As promised, twice a year I will remind you of these important safety issues:

Interior:

- Change the batteries in all of your smoke detectors & carbon monoxide detectors.
- Clean and/or change the filters in your furnace.
- Clean out any lint and/or fabric from the vents of your clothes dryer.
- Check electrical outlets for potential fire hazards such as frayed wires or loose fitting plugs.
- Check for overloading of electrical outlets, fuse boxes, extension cords etc.
- Keep a filled and ready-to-use, multi-purpose fire extinguisher accessible.
- Check water heater for leaks and corrosion.
- Check sump system (if applicable).
- Vacuum refrigerator condensing coils.
- Inspect shower, tub & sink caulking for deterioration.
- Inspect all plumbing fixtures and supply lines for leaks.
- Run a hot-water cycle of your dishwasher with a cup white vinegar placed on the upper rack.
- Upgrade washing machine hoses to stainless steel jacketed hoses to help prevent failure.
- Lubricate and service the garage door hardware and openers.
- Inspect the fire sprinkler system periodically (if applicable).
- Termite inspections should be performed every 3 years.

Exterior:

- Survey all vent openings for compromised screening or other deterioration.
- Ensure all sprinklers are aimed away from structure.
- Remove dead leaves and all debris from your gutters and downspouts.
- Ensure all gutters & spouts take water well-away from structure.
- Remove all dead trees & keep healthy trees & shrubs trimmed & away from utility wires.
- Repair driveway & walkways that are cracked, broken or uneven to provide a level surface.

Daylight Savings ends on November 3<sup>rd</sup>.  
When you go to bed on Saturday, November 2<sup>nd</sup>  
be sure to set your clocks **BACK** one hour.



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