

Kate Bransfield

CalBRE #01218699

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EVERYTHING SANTA MONICA





Boo-nanas

Cut bananas in half. Stand them upright and add mini chocolate chips for ghostly eyes and mouths. A healthy treat with a spooky twist!



A Little Halloween Humor!

What's a ghost's favorite dessert? **I scream!**

What's a witch's favorite subject in school? **Spelling!**

Why don't skeletons fight each other?

They don't have the guts.

NORTH OF MONTANA SALES: 4.12 2026 - 10.12.2026

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
628 26th Street	3	2	$1276	$2 695 000
417 11th Street	5	3	$2,251	$3 800 000
243 Euclid Street	3	2	$1,843	$3 800 000
1015 San Vicente Blvd	3	3	$2,332	$3 850 000
540 Lincoln Blvd	4	2	$1,978	$3 960 000
456 Lincoln Blvd	4	4	$3,148	$4 250 000
239 Euclid Street	2	2	$1,604	$5 000 000
602 14th Street	3	2	$2,386	$5 650 000
415 21st Street	5	7	$4,750	$5 995 000
506 Georgina Ave	4	4	$2,451	$6 495 000
309 21st Place	4	4	$4,117	$7 250 000
541 11th Street	5	6	$4,314	$7 950 000
1202 San Vicente Blvd	6	7	$6,000	$7 995 000
523 9th Street	5	5	$4,664	$7 995 000
347 25th Street	5	5	$3,660	$7 995 000
420 Alta Ave	5	5	$4,797	$8 500 000
703 25th Street	5	6	$5,226	$8 695 000
428 10th Street	7	7	--	$8 995 000
424 Marguerita Ave	4	5	$5,796	$9 500 000
220 12th Street	7	9	$6,540	$10 400 000
615 23rd Street	7	9	$7,452	$10 995 000
220 12th Street	7	9	$6,540	$11 000 000
426 Georgina Ave	3	5	$2,958	$11 995 000
233 Marguer ta Ave	5	7	$6,000	$12 495 000
831 Georgina Ave	5	6	$7,322	$12 995 000
416 21st Place	6	8	$6,370	$13 995 000
115 Georgina Ave	5	9	$13,957	$22 500 000

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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COLDWELL BANKER REALTY

Pumpkin Spice & Everything Nice



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.
Saturday, Oct 31, 2pm - 5pm



Why Do We Carve Pumpkins?

Originally, people in Ireland and Scotland carved frightening faces into turnips and other root vegetables, not pumpkins! The tradition became associated with the Irish folktale of Stingy Jack, a wandering spirit who carried a light inside a carved turnip. When Irish immigrants brought the custom to America, they discovered pumpkins were larger, softer, and easier to carve and the jack-o'-lantern as we know it was born.

From Pumpkin Spice to Storm Advice...



Current long-range forecasts point to a wetter-than-average season, driven by a strong El Niño. With heavy rains on the way, now is a great time to give your home a little extra attention. Taking care of a few key items helps prevent damage, but also keeps your property looking its best.

A few practical steps worth doing sooner rather than later:

- Clean Gutters & Downspouts. Remove leaves and debris to keep rainwater flowing freely and away from your home's foundation.
- Inspect Your Roof. Check for loose or missing shingles, cracked tiles, damaged flashing, and signs of leaks.
- Check Windows & Doors. Inspect weatherstripping and caulking to prevent wind-driven rain from finding its way inside.
- Clear Outdoor Drains. Remove leaves, dirt, and debris from yard drains, driveway drains, and drainage channels.
- Inspect Your Foundation. Look for cracks, pooling water, and areas where the ground slopes toward your home rather than away from it.
- Trim Trees & Overhanging Branches. Remove dead or weakened limbs that could fall during heavy winds and storms.
- Test Sump Pumps. If your property has a sump pump, make sure it operates properly and consider a battery backup in case of a power outage.
- Secure Outdoor Furniture & Equipment. Bring in or anchor patio furniture, umbrellas, planters, and other items that could become hazards in high winds.
- Check Hillsides & Retaining Walls. Watch for erosion, cracks, leaning walls, or drainage problems that could worsen with prolonged rainfall.
- Prepare for Power Outages. Check flashlights, batteries, emergency supplies, and backup power sources. Keep important phone numbers handy. Clear any debris from yard drains, and consider extending downspouts if water pools near the foundation.

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