



LPC Luxury Property Club

MAGAZINE

July - Aug. Edition
2024

- OC Special Edition
- Opportunity in San Marino
- Design For Collectables
- Design Trend Interview

luxproclub.com

NOT FOR PUBLIC CIRCULATION



An Indispensable Elixir

JAVA · ARABICA
seduction · lust · passion

SINGLE ROAST · LIMITED EDITION

BY

COMI BSAJI EXCLUSIVE



Disclaimer:

This information is solely the result of the editor's independent research and compilation, intended to provide general market information and does not constitute any investment, legal, or other professional advice. Readers should exercise caution and conduct their own thorough research (Due Diligence) when using this information. The editor has made every effort to ensure the accuracy of the data; however, no express or implied warranties or guarantees are made regarding the completeness, accuracy, timeliness of the information, or the results arising from its use.

Readers assume all risks associated with the use of this information, including but not limited to investment decisions, legal matters, or other relevant areas. Under no circumstances will the editor be held responsible for any losses or damages incurred due to the use or reliance on this information. It is recommended that readers seek professional advice and refer to local laws and regulations before making significant decisions.

The views and opinions expressed in this information represent the editor's perspective at the time and may be subject to change in the future due to market fluctuations, legal modifications, or other influencing factors. The editor reserves the right to modify, revise, or update this disclaimer at any time and advises readers to regularly check for the latest information.

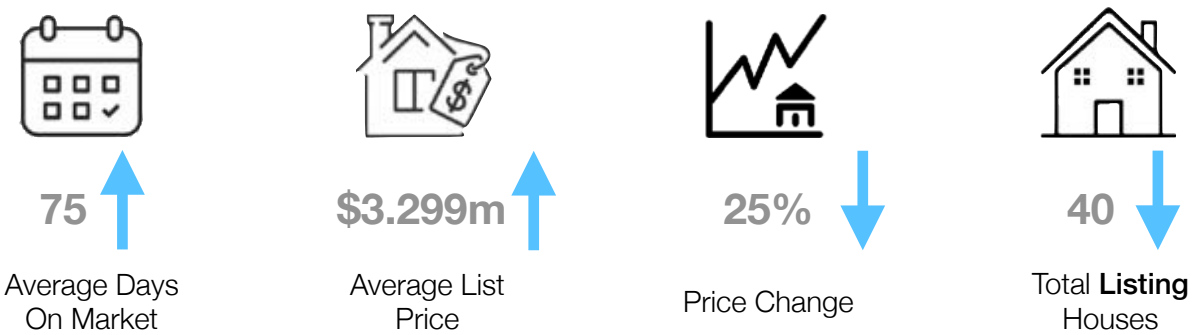
Thomas Charles
Director, Chief Editor
LPC



Special Report of *San Juan Capistrano*

Editor: Thomas Charles

San Juan Capistrano Housing Market Overview



San Juan Capistrano, CA

Sun Jun 09 2024

This week the median list price for San Juan Capistrano, CA is \$3,299,000 with the market action index hovering around 47. This is an increase over last month's market action index of 46. Inventory has decreased to 40.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Strong Seller's Market

REAL-TIME MARKET PROFILE

Never miss important changes in the San Juan Capistrano market.

Median List Price		\$3,299,000
Median Price of New Listings		\$1,964,500
Per Square Foot		\$826
Average Days on Market		75
Median Days on Market		42
Price Decreased		25%
Price Increased		0%
Relisted		5%
Inventory		40
Median Rent		\$6,900
Market Action		47

Strong Seller's Market

Market conditions have been consistently cooling in the past several weeks. Because we're still in the Seller's zone, prices have not yet begun to drop. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect prices to fall if the index persistently falls to the Buyer's zone.

LPC
Luxury Property Club

Call: 949-659-9059

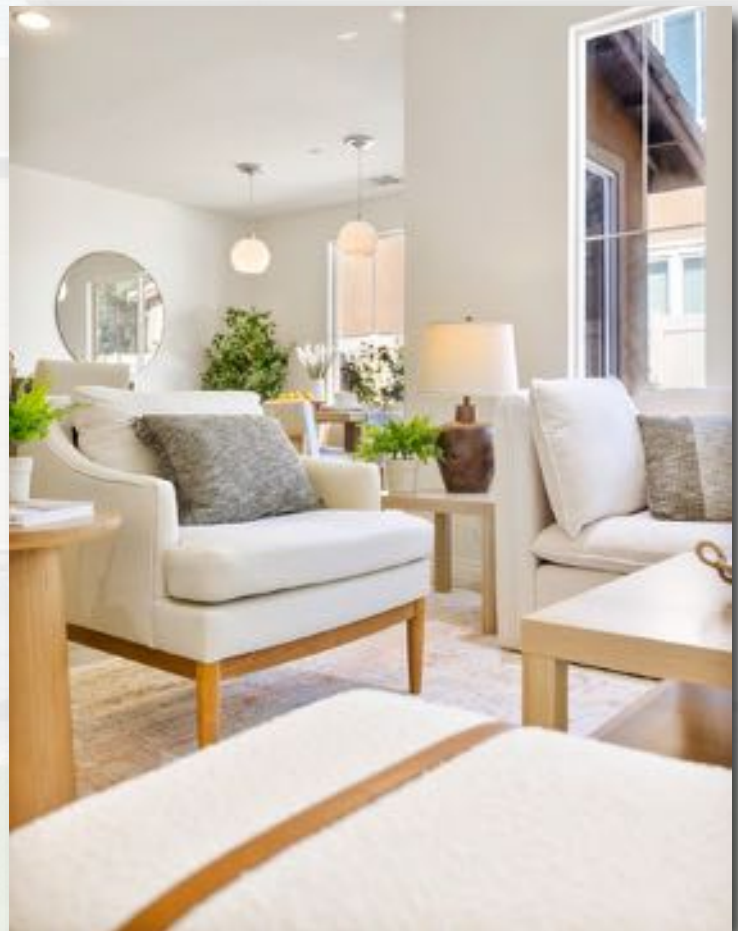
For Free Consultation Of Your Next Listing

You Will Experience:

- Worry Free Listing
- Complete Preparation
- Smooth & Quick Transaction
- Best Value of Selling
- Profesional Advisory
- Satisfactory Guaranteed



Designer Mika Was Ironing On
Staged Beddings



Full Service Of Property Selling/Listing

Having trouble to list your property?
Hesitating to repair & staging house before listing?
Moving & Storage old or unwanted furnitures?
Recovering landscaping ?
Don't know what's the best price for your property?

No Problem, We take care everything for you.



Thomas Charles
Real Estate Professional
DRE# 02162436
Universal Elite Group
Cell: 949-659-9059
Email: tomch3000@gmail.com



Designer Natalia Was Working On
One Of The Listing In Glendora

Free Service Including:

- Fully Repair & Touch Up Inside Out
- Fully Professional Stage Interior/Exterior
- Fully Landscaping & Irrigation Recovery
- Fully Professional Photograph/Video/Drone
- Fully Marketing Package
- Fully Media Promotion

All Above Are Absolute No Charge





Thomas Charles

Funder & Director
Chief Editor
LPC California
創始人 兼 執行長
總編輯
LPC 加利福尼亞

luxproclub.com

Dear readers,

Welcome to this 2024 edition of the LPC Magazine!

This edition will allow you to browse through some of the spectacular luxury properties and to discover more about the fascinating world of LPC services.

The magazine will also allow you to discover the profiles of the most respected luxury property companies and Agents in the State of California, who are available to help you in your next home purchase and sales.

From San Francisco to Los Angeles, San Marino, Pasadena, Newport Beach, Irvine, Dona Point, and many more desirable destinations: get on board a voyage into the exclusive California most desirable properties and services.

親愛的讀者們，

歡迎來到《LPC雜誌》的2024年1月春季版！

這一期將讓您瀏覽一些壯麗的豪華物業，並深入了解LPC服務的迷人世界。

本雜誌還將介紹加州一些最受尊敬的豪華物業公司和經紀人的檔案，他們將在您的下一次房屋購買和銷售中提供幫助。

從舊金山到洛杉磯，聖馬力諾，帕薩迪納，新港灘，爾灣，多納角等眾多理想的目的地：一同踏上一場專屬於加州最理想物業和服務的旅程。



Exclusive Staging Selling & Buying Services For Your Luxury Estate

1-877-898-1688

24/7/365 none stopping full service

Tom & Eva Associates
The Most Reliable Real Estate Professional

www.luxproclub.com
Universal Elite Realty



Thomas Charles

Real Estate Professional
DRE# 02162436
Universal Elite Group

Cell: 949-659-9059
Email: tomch3000@gmail.com

Exclusive Selection of Luxury Property

San Juan Capistrano Special Report

Nestled in a highly sought-after gated community and cul-de-sac, this Stunning Spanish Revival style mansion offers a luxurious living experience. The stately entrance, with lush landscaping and a picturesque courtyard, leads to a grand foyer featuring soaring ceilings, a crystal chandelier, and a sweeping staircase. The main living areas have an open floor plan, perfect for entertaining and daily living. The spacious living room has a cozy fireplace, and the formal dining room is ideal for hosting dinner parties with its elegant arched mirror finishes. The gourmet kitchen includes top-of-the-line appliances, such as a Subzero refrigerator, wolf stove with grill and dual ovens, a warming drawer, ample counter space, and a large center island. The adjacent breakfast nook is bathed in natural light, providing a peaceful spot for morning coffee.

The Home includes generous 4 bedroom suites, including a luxurious Master Retreat with a private balcony, sitting area with a fireplace, and a spa-like en-suite bathroom with a soaking tub, walking-in shower, separate his and her toilets and dual vanities. Each additional bedroom is thoughtfully designed with its own unique charm

27462 Paseo Arco Clave, San Juan Capistrano, CA 92675



Asking: \$3.58m



The Family room is perfect for entertainment with comfortable seating, state-of-art audiovisual prewired speakers, and a cozy fireplace. The home also features versatile bonus rooms both downstairs and upstairs, suitable for a home office, library, or recreation space. The expansive backyard has meticulously manicured gardens, a sparkling waterfall and a large built-in barbecue shed, offering endless opportunities for relaxation and entertainment.

This Property is conveniently located near the freeway, renowned schools including top honored awarding prestigious private school St. Margaret's, upscale shopping, dining, easy access to beach and entertainment options, this mansion, with its rich history, stunning architecture, and idyllic location, epitomizes luxury living.





Entrance Hall



Study Room



Kitchen & Nook



Master Bedroom



Family Room



Master Bedroom Balcony



Upstairs Loft



Master Retreat





27462 Paseo Arco Clave, San Juan Capistrano, CA 92675

Asking: \$3.58m

- 5,787 sf, 10,092sf Lot
- 4Bd/4.5Ba
- Study Room & Loft
- Large M.Seating
- Gourmet Kitchen
- Courtyard & 4car Garage
- Mt. & Ocean View
- 3 Fireplaces
- HOA &279
- Year Built: 2006
- Cul-de-sac Gated Community
- 0.9 Miles to San Margaret's



2010 Wilson Ave, Arcadia, CA 91006

Arcadia Special Report



Eva Li

Real Estate Professional
DRE# 02117488
Universal Elite Group

Cell: 949-659-9058
E-Mail: evalirealty2000@gmail.com

Location, location, location! Nestled on a picturesque and serene cul-de-sac in the most desirable prestigious Highland Oaks area of Arcadia, this enchanting single-story traditional-style home offers 2,433 square feet of living space on a sprawling 13,211 square foot lot which mostly are flat.

This charming property features 3 bedrooms and 2 bathrooms. Wood floor and plantation shutter throughout the house. The large kitchen offers quartz counter top, ample counter space and cabinetry, complemented by a delightful breakfast area. The formal dining room and spacious family room share a romantic floor-to-ceiling dual-sided fireplace. The home is equipped with a two-zone air conditioning system for ultimate comfort.

The spacious master bedroom includes an adjoining sitting room, perfect for quiet reading or peaceful relaxation. The large backyard is a private oasis, offering tranquil mountain views. Expansive backyard, sparkling pool, a patio, and a serene pond area provide the extra relaxation and comforting. Residence enjoy access to top rated school from elementary to high school, adding to its allure and desirability. Additionally, world-class shopping and dining in Pasadena are just a short drive away. This home presents a unique opportunity for buyers with a creative vision to transform it into their dream haven.



Asking was: 1.99m



Asking was: 1.99m

SOLD



Asking was: 1.99m

SOLD

LPC

EPA 350 mi.

The EQS Sedan boasts an impressive range of up to 350 mi

Seating up to 7

The EQB and EQS SUV have optional 3rd rows

Complimentary

2-Years of Prepaid Maintenance + 2-Years of Public Charging

3.4 seconds

0-60 in 3.4 seconds when selecting the powerful EQS AMG®



MERCEDES-BENZ OF ONTARIO

A FLETCHER JONES COMPANY

3787 E. Guasti Rd. Ontario

mbontario.com

WELCOME TO

Electric Luxury

The future of driving starts now.

Call us for your special pricing for all local real estate professionals.

Ted Moreno

General Manager

(909) 212-8410

tmoreno@mbontario.com

Addi Mimi

General Sales Manager

(909) 212-8416

amimi@mbontario.com

Mercedes-Benz: a stalwart ally in the real estate world



The Fletcher Jones Difference

Experience the Fletcher Jones difference today at Mercedes-Benz of Ontario. Serving the Inland Empire community for over 10 years.



1000 Oriole Dr, Laguna Beach, CA 92651

Laguna Beach Special Report

This is a newly constructed building in the style of ultra-modernism, designed and built by the architectural firm Tag Front. As such, I had the privilege of interviewing the architect Mehdi Rafaty, a master architect renowned for his modernist designs and artistic prowess. Our conversation was detailed and immensely professional.

From the inception to the completion of each project, Mehdi's design philosophy, "Less Is More," permeates his work. Through his designs, one can discern a profound understanding of modern living and an artistic expression thereof. He upholds a steadfast commitment to sustainability, minimalism, meticulous material selection, technical precision, craftsmanship, and the inspiration drawn from Bauhaus principles. His adept mastery of spatial and structural relationships imbues this building with a captivating allure.



Thomas Charles
Real Estate Professional
DRE# 02162436
Universal Elite Group

Cell: 949-659-9059
Email: tomch3000@gmail.com

4 beds, 5 baths 6,280 sf 1.46acres lot.
Asking: \$11,700,000



1000 Oriole Dr, Laguna Beach, CA 92651

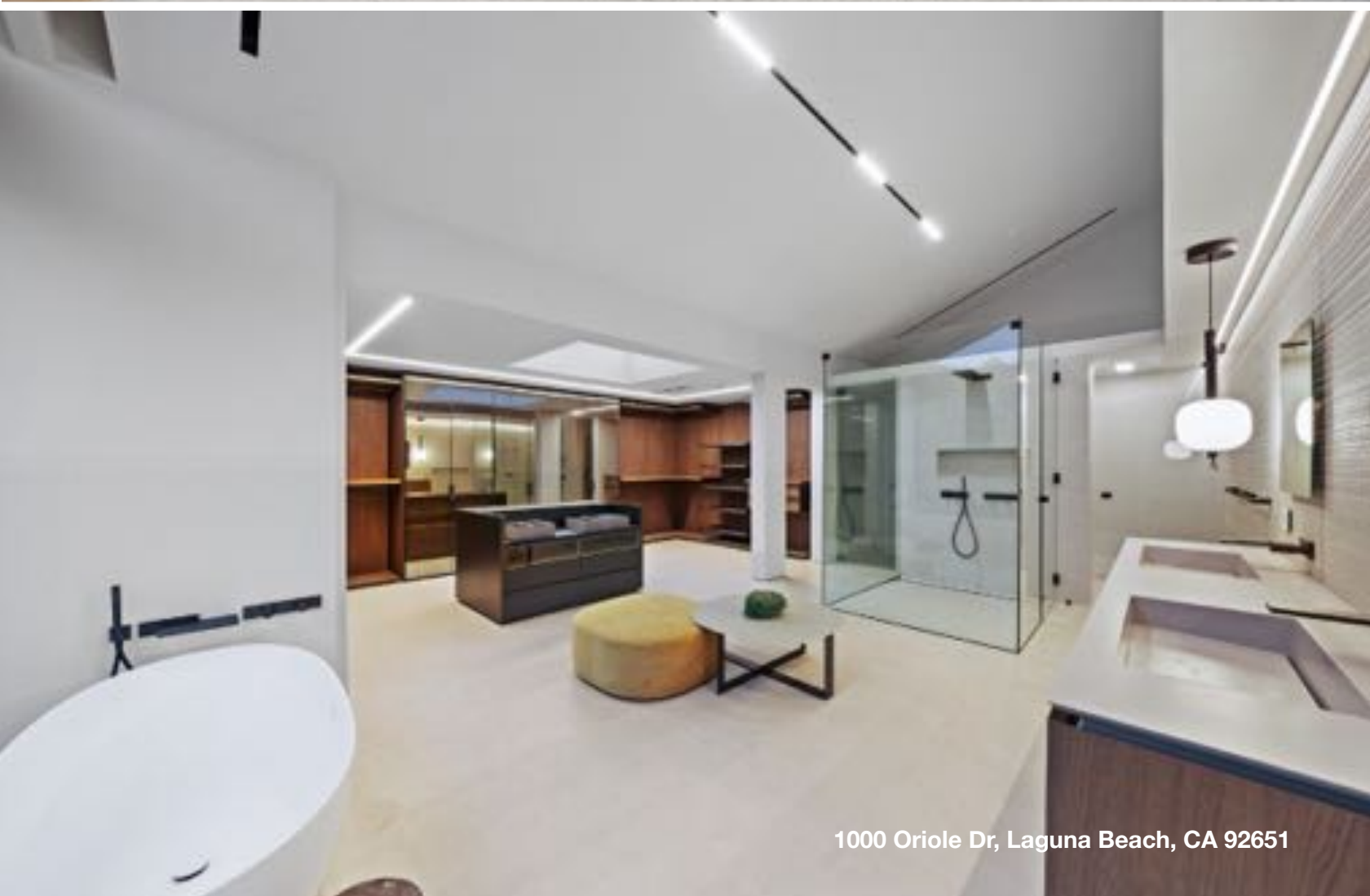


1000 Oriole Dr, Laguna Beach, CA 92651



1000 Oriole Dr, Laguna Beach, CA 92651





1000 Oriole Dr, Laguna Beach, CA 92651



1000 Oriole Dr, Laguna Beach, CA 92651



1000 Oriole Dr, Laguna Beach, CA 92651



During the interview, Mehdi repeatedly emphasized his keen attention to detail and how he balances the relationship between materials, craftsmanship, and aesthetics. Interior floor steps, walls, and even stairs were designed with a floating technique, significantly increasing construction costs while providing visual intricacies. He juxtaposed untreated concrete walls with exquisite French oak flooring, creating a striking contrast. The rawness of the concrete, elevated by Tadao Ando's techniques, coupled with the refined French oak wood floor, transforms the unassuming walls into a unique focal point.

Mehdi's interpretation suggests that these walls themselves constitute the primary structural element of the building. Their partial exposure aims to invite people to perceive and engage with the spatial essence of the building, integrating seamlessly with it. This user-centric design approach truly offers a refreshing experience for us all.





8162 Gay St, Cypress, CA 90630

Modern Lifestyle & Urban Living

Asking: 3.48M



- Modern Kitchen with Pantry
- Year Built: 2023
- Buildable Lot: 7,500sf
- 2 Story with 2 Entrances
- 4,000sf House
- 0.34 Acre Lot
- 2 Lots with 2 APN
- 2 Address & 2 Deeds
- 5 Beds, 6 Baths
- 1 ADU + 3 Car Garage
- Dual Zone AC
- No HOA



Thomas Charles
Real Estate Professional
DRE#: 02162436
949.659.9059
tomch3000@gmail.com



Michael Leung
Real Estate Professional
DRE#: 01352356
562.896.6017
mikerealtor168@gmail.com

Potential build additional unit for multi car garage
or home office on 1st floor



FOR SALE

804 Oxford Rd. San Marino



Asking: \$8.88m



Eva Li
Real Estate Professional
Office: 949-659-9058
evally2008@gmail.com

- Lot: 1.44 acres , 62,726sf
- House: 7,422sf
- Year: 1948
- Type: Single Family Home



Thomas Charles
Real Estate Professional
Office: 949-659-9058
trench3000@gmail.com



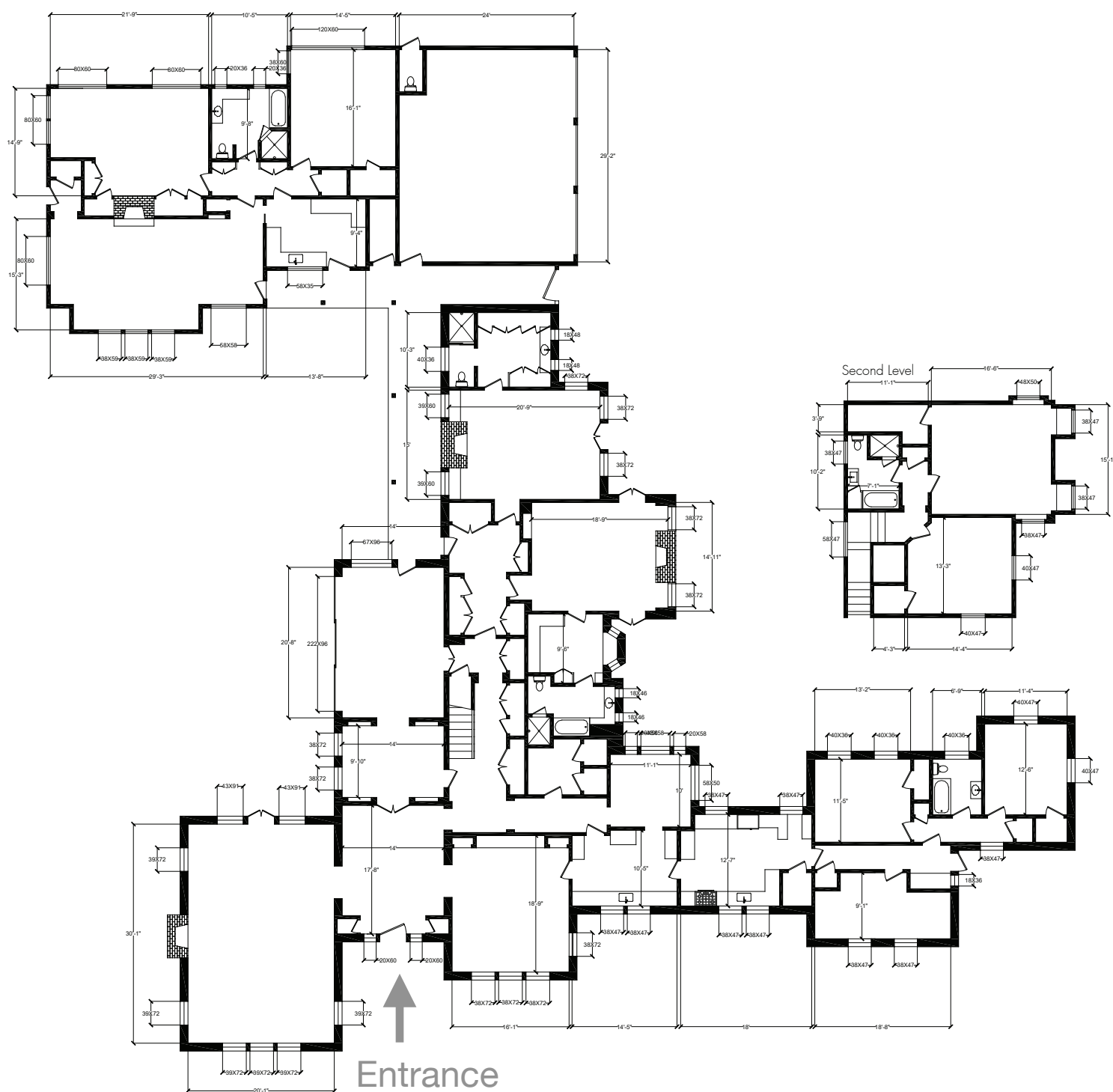
Premium Lot

A prime plot of land in San Marino, divisible into two parcels, presents an opportunity to construct two modern-style residences. Situated in a coveted location adjacent to the Huntington Library, this golden plot represents a rare find in the area.



Premium Lot

804 Oxford Road San Marino, California



Original Floor Plan

Design Concept Rendering

801 Oxford Rd. San Marino, Ca 91108



100' x 40' lot
Building 1200sq
Floor to ceiling 20'
High view 100' car
water 15000sq
Structure 1000' 1000'

AMELAB

Applied Material & Engineering Laboratory



AMELAB

Applied Material & Engineering Laboratory



AMELAB

Applied Material & Engineering Laboratory

California Institute of Technology

Pasadena City College

804 Oxford Rd. San Marino



Premium Lot



AMELAB Applied Material & Engineering Laboratory



AMELAB Applied Material & Engineering Laboratory

Plot 1.44 acres
Building 7,000x7,000sq
Plot 1000sq ft
Right View Mountain
State Museum
Platinum White & Gold



AMELAB

Applied Material & Engineering Laboratory



AMELAB

Applied Material & Engineering Laboratory



3D Modeling Architectural Concept Design

LinYen Mt. Temple, Rancho Cucamonga, California



Thomas Charles

Design Professional,
Applied Material Specialist
Chief Editor of LPC Magazine
Decor & Company USA

Cell: 949-659-9059
Email: tomch3000@gmail.com

Yes, it was I who, against the odds, created a miracle atop a desolate hillside in Rancho Cucamonga, Southern California, crafting the Ling-Yen Mountain Temple in a classical style reminiscent of the ancient Song Dynasty. Despite years of struggles and setbacks with the client, I miraculously elevated the temple's aesthetic requirements to a new level of professionalism. Spanning 93,000 square feet of built-up area on a sprawling 1.5 million square foot site, this temple stands as a grand public edifice with profound cultural significance and influence.

The design incorporates intricate dougong brackets and soaring eaves at 8 and 12-degree angles, transforming what was once a ponderous example of Chinese classical architecture into a resplendent marvel. This innovative inspiration draws from the wings of soaring eagles—when subjected to force, their wings unfold and arch upward, allowing them to glide effortlessly through the air, exuding a sense of ease and fluidity. As the Spanish architect Antonio Gaudí famously asserted, "Straight lines belong to men, while curved ones belong to God." Architecture devoid of curves feels rigid and lifeless. Given that the temple's heavy roof occupies over half of the entire structure, the design of its roofline is of paramount importance, lending it an air of gravitas.



We utilized computer animation to render the overall effect of the temple based on the 3D modules of the design, including a segment showcasing a snowy scene. While the temple is nestled at the foothills of Rancho Cucamonga, recent years' increased rainfall might lead to a lower snowline annually. However, significant snowfall at the base of the mountains has yet to occur. The client's engineers shook their heads, believing a temple without snow is more authentic. Little did they know, we were merely crafting a cozy romantic atmosphere. Art derives from life and is also a refinement of it.





Designing the overall architecture of a temple is a monumental undertaking. Although we are still in the preliminary conceptual stage, the correct understanding of design direction and stylistic orientation directly influences the subsequent detailed and structural design phases. The classical architectural style imbued with Zen aesthetics is rarely seen in both North America and Asia in today's era. Apart from cultural gaps and deficiencies in design education, another reason for the scarcity of such designs is the substantial manpower and water resources required to complete them in a collaborative team effort. This is why such challenging cases are so rare.









MERCEDES-BENZ OF ONTARIO

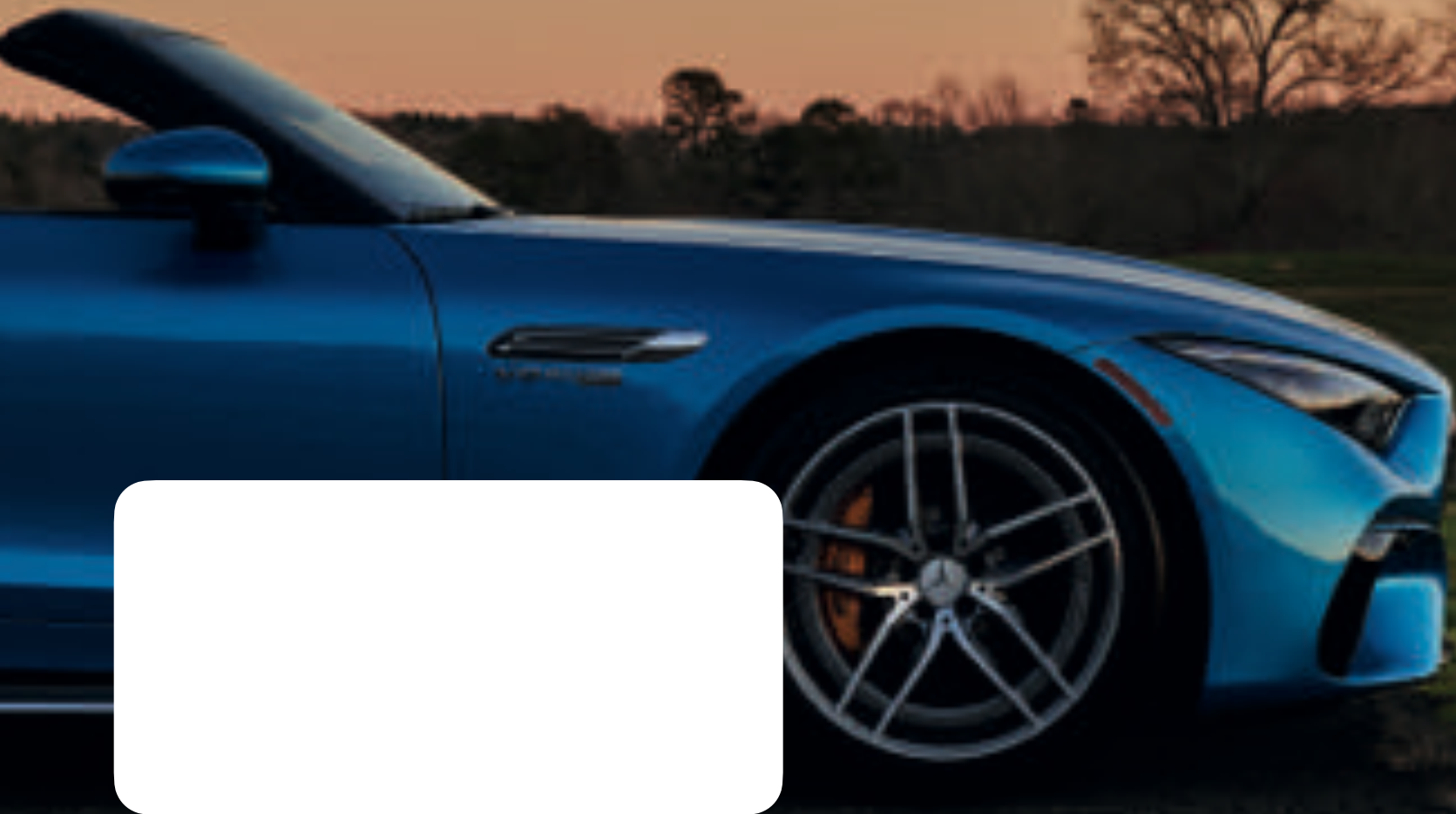
A FLETCHER JONES COMPANY

LPC

Dealer Recognition Award

BEST OF THE BEST

For 9 Consecutive Years...Aren't You Curious Why?



Your Mercedes-Benz Has Arrived

mbontario.com
3787 E. Guasti Rd.
Ontario, CA 91761