

SEPTEMBER NEWSLETTER

THE OFFICIAL NEWSLETTER OF TOPANGA PROPERTIES
SELLER'S SALES | BUYER'S | NOTARY PUBLIC

Look Inside for
Current
Off-Market
Opportunity

Smell the sea and feel the sky. Let your soul and spirit fly.

"In the midst of summer, I found there
was, within me, an invincible summer."

- Albert Camus



Your Home Sold
GUARANTEED

Contact us:



(310) 455-1344



cvonwetter@gmail.com



www.chantalvonwetter.com



395 S. Topanga Cyn Blvd, Suite 101
Topanga, CA 90290



Chantal von Wetter
DRE# 1400450



April Zanol
DRE# 02187034

Local Events for September 2023

Pop-Up Collaboration w/ Camilla's Sourdough & Love Shack

Bread & Baked Goods pickup and a Love Shack curated yard sale

Place an order for pickup at: www.camillasourdough.com

Walk-ins are welcome! Come on out Topanga!

FAHMINA Eco Luxe Boutique

1958 North Topanga Canyon Blvd (Under the Flying Pig)

Sunday, September 3 at 11am - 4pm

Order Now →



Ty Segall & Freedom Band :: Live Acoustic Set

Wednesday, September 6, 2023

Seated, small capacity show

Food & Beverages for purchase available.

Limited paid parking on site - \$15 cash only; all other parking on Topanga Canyon Blvd.

\$15 cash only / Will Geer's Theatrum Botanicum, 1419 Topanga Canyon Blvd

Tickets: \$75-\$88

Wednesday & Thursday, September 6 & 7 at 6:30pm



**9/6
Tickets**



**9/7
Tickets**

Spend an intimate evening at a tantalizing feast for the senses amid twinkling lights, mouthwatering bites, delicious drinks, and a specially curated classical concert. Lose yourself in the transformative vibration of music as it is performed, live, by some of the best musicians in Los Angeles within a few feet of your seat. All in a mountaintop home above the clouds, with the sparkling lights of the city below.

6:30pm—Food and drink is served

7:30pm—Concert begins

8:30pm—Meet the artists

9:30pm—Conclusion of event

You've heard these musicians in Star Wars, Avatar, Frozen, Handmaid's Tale, Simpsons, Family Guy, and many, MANY others. They have also toured nationally and internationally, performing on the biggest stages around the world.

Tickets: \$125

Saturday, September 30

21641 Saddle Peak Rd 21641 Saddle Peak Road



PRE-MARKET FIXER

Sign Up For A Showing Today

(Sign Up Link On Next Page)

Asking
\$1,700,000



21327 HILLSIDE DR. TOPANGA, CA 90290

Welcome to a life of serenity and endless possibilities!

Escape to a captivating fixer property up a long driveway on 1.8 acres of serene seclusion in Topanga Canyon. This jewel in the rough offers breathtaking cross canyon views, privacy, and a spacious 3 bed, 2 bath main house (~1,900sf) in need of a remodel which offers a blank slate for customization. Additionally, a charming 1 bed, 1.25 bath ADU (~700sf) adds versatility. Unleash your creativity on this hidden gem and create your dream oasis while embracing the tranquility and natural beauty that surrounds you. This is your chance to make a mark on a property that offers not just a home, but a lifestyle. Don't miss this unique opportunity to own a slice of paradise on a mountain overlooking N. Topanga Canyon.



CHANTAL VON WETTER
Real Estate Agent
Lic# 01400450

☎ 310-745-8991

✉ cvonwetter@gmail.com



PRE-MARKET FIXER

Asking \$1,700,000

21327 HILLSIDE DR. TOPANGA, CA 90290

Sign Up For A Showing Today



- 1.8 Acres on 2 Parcels
- Mainhouse + ADU
- Fixer Upper
- Cross Canyon Views
- 3 Bedrooms / 2 Baths
- Tons of Potential
- Private & Serene
- 1 Bed / 1.25 Bath - ADU
- Don't Miss Out



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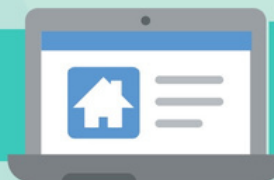
Report as of

August 2023



California Latest Market Data

How the market is doing



No MLS Data. Only
survey results have
been updated as of
August 12, 2023

0

Closed Sales
per day*



0

Pending Sales
per day*



0

New Listings
per day*



% change indicates change from last week

...

What REALTORS® are saying



-1.5%

20.9%

Closed a sale



0.6%

18.1%

Entered escrow



3.7%

22.6%

Listed a property

% change indicates change from last month

What REALTORS® think will happen



-7.4%

14.5%

Sales will be **up**

-5.3%

22.0%

Prices will be **up**

-11.4%

14.7%

Listings will be **up**

% change indicates change from last month

Source: California Association of REALTORS®

HONEY ROASTED CARROTS

Ingredients

- 1 pound (about 450 grams) fresh carrots, peeled and trimmed
- 2 tablespoons olive oil
- 2 tablespoons honey
- 1 teaspoon fresh thyme leaves (or ½ teaspoon dried thyme)
- Salt and pepper, to taste



- 1 Preheat your oven to 400°F
- 2 Wash, peel, and trim the carrots. If they are larger, you can cut them into halves or quarters lengthwise to ensure even roasting.
- 3 In a mixing bowl, toss the carrots with the olive oil until they are well coated. This will help them get crispy and prevent sticking.
- 4 Drizzle the honey over the carrots and sprinkle the thyme leaves, salt, and pepper. Toss again.
- 5 Line a baking sheet with parchment paper for easy cleanup. Arrange the coated carrots in a single layer on the baking sheet.
- 6 Place the baking sheet in the preheated oven and roast for about 20-25 minutes, or until the carrots are tender and caramelized.
- 7 Once roasted, transfer the carrots to a serving dish and drizzle any remaining honey and oil from the baking sheet over them.

Who Hires Topanga Properties?

CEO's, Executives, Business Owners, Sales Professionals, Entrepreneurs, Doctors, Hospital Administrators, Nurses, and Exceptionally Busy Couples and Singles.

To Discuss the Sale of Your Home
Call Chantal von Wetter at (310) 745-8991



Scan QR Code:



Empty Nesters

Before you list your Topanga home for sale, order this Free Special Report that reveals how to sell your home for the most amount of money, and avoid making 7 common, costly mistakes.



Scan QR Code:



Find Out the Current Market Value of Your Home

Get FREE Access to your Home Value

Scan QR Code:



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