

DANA LIFE

Issue #11 | June/July 2023 | Dana Point, CA

- New Home Listings
- Local Legends
- Backyard Getaway
- \$24M Oceanfront Estate
- Vacation Homes
- Income Producing Investments



Pictured: Local Legend
Timmy Patterson
of T. Patterson Surfboards

Letter from the Publisher

Happy warm, dry Summer! Recently, David and I have been discussing the idea of buying a second home. Years ago, we owned a cabin in Big Bear where we made great friends with many of our neighbors, and we still relish the incredible memories of our time there. As of now, it's looking like we'll be purchasing our new second home in the high desert! We are dreaming of peace, solitude, and the magic of a dark sky and a sea of stars!

Are you considering purchasing a second home? Buying a second home can be a great investment. It is important to consider many things and do your research, but with the right planning, you can make your second home purchase a successful and rewarding experience. One of the main things to consider is financing. Take a look at pages 14-15 for Mazzo Group's experienced advice on financing your second home. Call them today to lay out the plan to make it happen for you and your family.

As many of you already know, I grew up on the Big Island of Hawaii. Since leaving 34 years ago, many things have changed. One of the most beautiful developments on the Kona side is Kohanaiki. This stunning community is located just below the Kona Palisades neighborhood where I grew up. I fondly remember running all over the sandy beach coves and rocky tide pools where Kohanaiki now sits. We got to experience it last year when we returned to visit my family, spending a beautiful day there, and were so impressed with the stunning homes and community that we decided to share it with you, our readers. Turn to pages 10-13 to learn about an incredible spec home-estate to be completed by end of 2023, as well as all that Kohanaiki has to offer. You will be dreaming of salt air, ocean breezes, sunsets, and the floral fragrance wafting through the tropical winds that only Hawaii can offer. If you want to learn more about this Hale (home), please reach out to me or David at any time.

What if a second home is not on the horizon for you? On pages 8-9, you can get advice from Mike Pyle, co-host of HGTV's Inside Out, on how to make your yard feel like you are permanently on vacation. If you haven't heard of Mike or seen his designs, you are in for a treat. I can honestly say that his designs are fresh, unique and oh, so beautiful!

In David's Local Legends article for this issue, learn about global surfboard icon Timmy Patterson of T. Patterson Surfboards, whose career over the last 40+ years started right here in Dana Point!

Whether it be a second home, a vacation in your own back yard, or a custom-built surfboard shaped by a legend, I hope you find inspiration in this issue to live your best Dana Life!

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2022 Real Estate
All-Stars

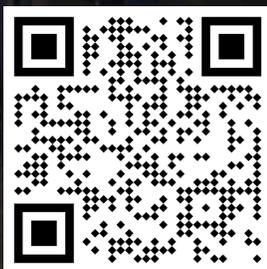
In all of Orange
County

OrangeCoast
THE MAGAZINE OF ORANGE COUNTY

Orange Coast has commissioned Professional Research Services (PRS) to conduct a survey of all Orange County. Real estate agents who were chosen as "All-Stars" had an annual sales volume in the top 1% of all agents in the county. Inclusion in the Orange Coast Real Estate All-Stars is based solely upon merit; there is no commercial relationship to the listings and listings cannot be purchased.



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SOLD

33142 Acapulco Dr, Dana Point, CA 92629

Sold for **\$1,900,000**

4 bed | 2.5 Bath | 2,702 SQFT

HIGHEST SALE IN THE
HISTORY OF SEA CANYON



Welcome home to your gorgeous, fully remodeled Dana Point home! The largest model in highly desired Sea Canyon, this 2702 sq. ft., 2-story, 4-bedroom, 2.5 bath plus office gem boasts upgraded and new everything. Renovated in 2021, almost nothing was left untouched. From the sparkling new kitchen and baths to new doors and hardware, new house-wide recessed lighting and new electrical including switches, dimmers and outlets, new windows, clean white interior paint and new wide baseboards and feet-comfy extreme luxury vinyl flooring, to new landscaping and sprinklers, garage cabinets, epoxy flooring and wainscotting, this home is a stunner top to bottom.



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Featured Listing

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Local Legends

By David Allen Baker

Timmy Patterson

Timmy Patterson, surfboard innovator, shaper and Dana Point born and bred, is the definition of Local Legend. Timmy has spent his entire life in the water and in the garage, chasing the stoke and providing surfboards and stoke for both Dana Point and south OC locals and global surfing superstars alike.

Born into the Patterson surfing/shaping family, Timmy was steeped in the culture of surfboards by his dad, Ronald, and his uncles, Robert and Raymond, all of whom were shredding and shaping beginning in the 1950s. Timmy picked up the mantle in his youth, honing his shaping skills at Hobie Surfboards right here in Dana Point, learning from the world's premiere surfboard shapers. The year before graduating from Dana Hills High School in 1981, Timmy founded T. Patterson Surfboards.

With over 40+ years in the surfboard business, Timmy and T. Patterson Surfboards have become synonymous with excellence and innovation, and many of the world's top surfers ride T. Patterson Surfboards. And Timmy's business continues to be a family affair, with his son Keone shaping boards right beside his dad most days and Timmy's younger daughter Kaila joining Timmy and Keone in the shaping room on her lunch breaks from her local job. Older daughter Kandi has contributed bio and photos for Timmy's social media and says, "A lot of my memories with my family are in the shaping room; it feels like a second home to me." To this day, Timmy is driven by his desire to consistently create better and better surfboards, and is deeply knowledgeable in all phases of surfboard designing and building. He's still in the water testing his work and he's still in the garage, sometimes all night, perfecting his latest board. He's also still local, with his shop and warehouse located in San Clemente, although at this writing, he's in Europe doing business for TPS.

Timmy Patterson is a global surfing icon, but we are proud to call him a Local Legend. Keep on ripping and shaping, Timmy!



For more information and more of Timmy's awesome story, visit: www.tpattersonsurfboards.com

On Instagram:

@tpattersonsurfboards

T. Patterson Surfboards

1421 El Camino Real, Unit F, San Clemente, CA 92672

949-366-2022

Scott Metzner, General Manager

If you know a local legend who should be featured, email David at david@civitasrealtyca.com

JUST SOLD

216 Ave A, Redondo Beach, CA 90277

Sold for **\$2,520,000**

3 bed | 3 Bath | 1,706 SQFT

4 OFFERS IN 8 DAYS

\$70,000 OVER ASKING PRICE



Quintessential 1924 Classic single-level California Craftsman Beach Cottage

This immaculate Redondo Beach property, consisting of a 2-bedroom, 2-bath main home with a detached, private 1-bedroom guest house was extensively remodeled just three years ago. The open floor plan and indoor-outdoor living make this a perfect home for entertaining. From the crisp front yard with outdoor firepit and front sitting porch, walk into your cozy living space with fireplace, opening to your large dining and kitchen area. Enjoy your new white shaker cabinets with marble counter tops, glass tile backsplash and large kitchen island with seating for 6.



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contact Leilani.

TESTIMONIALS

“Leilani was an absolute pleasure to work with and helped us purchase our first home! She was patient with our many questions and walked us through the entire process, from positioning ourselves properly through the offer and counter-offer phase to ensuring we met our contingencies and closed. Her expertise as a real local and knowledgeable agent put us at ease and made us feel comfortable through this huge, life-altering decision. We’re beyond excited to move into our new home with our growing family and it’s all thanks to Leilani’s help!”

John Owens-Buyer
Dana Point, CA 92629



“I can’t stress enough how positive my selling experience has been with Leilani. Very professional from start to finish. Extremely easy to deal with, a great communicator with that personal touch. I followed her experienced advice from day 1, which resulted in 5 strong offers within days of the open house. I needn’t have worried about selling in a soft market as my house sold quickly for over asking price. Thanks Leilani, it’s been an excellent experience.”

SELLER-David Hawes
33086 Acapulco Dr, Dana Point

“Leilani was as dream to work with. It took us two years of shopping and offering to finally close on a home. Leilani was attentive to our needs and an expert in market trends in this unique southern California market. She stayed loyal to us for those two years, sending us homes right as they hit MLS. Most importantly, she cares about our family, fought for us and is not in this career field to just make money, I felt like a friend and not a dollar sign. The home we just closed on is where I really saw Leilani’s gifts. She knows her job inside and out, knows how to protect her clients and saved us tens of thousands of dollars by just glancing at paperwork. If you’re in the market to buy, please go with the best. Her team, their vision for their company, and family-oriented approach is magic.” **Chrissy Wilson-Buyer | Dana Point, CA 92629**

On Point

Backyard Getaway

by Mike Pyle, co-host of HGTV's Inside Out



In my 20+ years in the landscape industry, I have had the opportunity to design and build beautiful, functional outdoor spaces, pouring my passion and energy into helping my clients realize their dreams of creating spectacular backyard getaways. Now residing in Dana Point with my family, I own a landscape design firm, Mike Pyle Design and manage a team of designers from across the country. The cooperative effort with my designers has allowed me to gather knowledge from a variety of climates and has led me to create and hone a very unique and drought-tolerant landscape aesthetic for my clients. It has been an absolute pleasure to share these designs as co-host of HGTV's Inside Out over the past two years.

Here are some tips and ideas that can help you transform your back yard into a beautiful oasis, giving you a vacation destination just outside your back door.

1. Create a Moment with a Fire Element: A fire pit is a great addition to any backyard design. It creates a warm and inviting atmosphere, perfect for entertaining and relaxing with friends and family. Whether you opt for a traditional wood-burning fireplace or a more modern gas-powered concrete fire table, a fire pit can be a great focal point of your back yard.

2. Incorporate Water Features: Nothing says vacation quite like the sound of running water. Incorporating a water feature into your backyard design can create a calming and soothing ambiance that will help you unwind and relax. There are a variety of water features to choose from that provide that "wow" factor without breaking the bank. Water features like wall fountains, water pots or limestone troughs are all great options to consider once you've determined your budget, available space, and personal preference that will work best for your back yard.

3. Add Comfortable Seating: When it comes to relaxation, comfort is key. Adding comfortable seating options to your back yard can make all the difference. Unique outdoor furniture such as hammocks, lounge chairs, or daybeds can create the feeling of an oasis. If you have a small back yard, consider investing in built-in wood or concrete seating and adding custom cushions incorporating your favorite colors and patterns.

4. Incorporate Natural Elements: To create a vacation-like atmosphere in your back yard, it's important to incorporate natural elements. This can include adding plants and flowers, incorporating natural stone or wood accents, and creating a garden or a green space. Plants and flowers not only add beauty to your back yard, but they also have a calming effect that can help reduce stress and anxiety.

5. Add Lighting: Adding outdoor lighting can create an alluring atmosphere in your back yard. Not only does it allow you to enjoy your back yard well into the night, but it also creates a sense of ambiance and relaxation. Consider using string lights or lanterns to create a soft and subtle glow, or use spotlights to highlight your favorite backyard features, specimen plants and trees.

6. Incorporate Outdoor Cooking: Cooking and eating outdoors is a hallmark of a vacation experience. Incorporating an outdoor kitchen or grill into your backyard design can create a space that is perfect for entertaining guests and enjoying meals with your family. From simple grills to fully-equipped outdoor kitchens, customized to your space or prefabricated for a more budget-friendly option, there's a variety to choose from based on your personal preferences and size of your space.

7. Create Privacy: Privacy is critical when it comes to creating a backyard oasis that feels like a vacation destination. Incorporating privacy features such as fencing, screens, or plants can help create a sense of seclusion and intimacy. This can help you relax and unwind without feeling like you are on display for your neighbors. Creating a back yard that feels like a destination requires careful planning and consideration. With the right design, you can create a space that is perfect for entertaining guests or for simply unwinding with your family and give you a backyard vacation oasis that your neighbors will surely envy!



Whatever feel and elements you decide to incorporate in your back yard, my team and I are here to help design and implement a unique backyard space just for you.

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Featured Property

Hale Kai Apo

Offered at **\$24,500,000**

7 Bed | 5.5 Bath

KAHAKAI 27

LOT SIZE: 50,965

INTERIOR SQFT: 6,670

TOTAL SQFT: 9,000

ARCHITECT: Shay Zak

VIEW: Ocean, Golf

AMENITIES: Pool, Spa, Guest Hale

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Kohanaiki is a 450-acre, private club community located on the Kona Coast of the Island of Hawai'i. Kohanaiki represents an evolution of the private club experience, instilling a welcoming, relaxed, and comfortable lifestyle that is reflected in the warm and graceful attentiveness of the staff and the sense of genuine community among members.

Once the retreat of Hawaiian royalty, Kohanaiki is nestled among ancient lava flows, carefully preserved anchialine ponds, and cultural sites with a stretch of ocean just offshore known as "Ono Lane," one of the island's most abundant fishing and diving regions.



CIVITAS
REALTY

\$24,500,000

Kohanaiki real estate options include estate home lots, custom single-family homes, and paired townhome-style residences with pricing starting at \$5 million. Our Featured FRONT ROW property, Hale Kai Apo, is a modern take on a traditional Shay Zak home that seamlessly blends sophisticated Hawaiian architecture with panoramic ocean views. Translating to "Home of the Changing Tides" in Hawaiian, this is the first developer spec build on the Kohanaiki Front Row.



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KAHAKAI 27

Listing courtesy of Kohanaiki Realty LLC

KAHAKAI

At 6,670-square-feet of interior living space, this home was designed for entertaining, with five bedrooms plus two additional flex spaces for creative minds. Both master suites look out over the Kona coastline and sliding pocket doors disappear to extend the great room onto the 1,280-square-foot lānai with outdoor dining and seating. An infinity-edge pool and spa with sun deck welcome long summer days and warm winter evenings. A firepit with built-in seating extends mesmerizing sunsets into unforgettable nights made for storytelling and s'mores under the stars. This stunning estate is conveniently located within walking distance of the 67,000-square-foot Clubhouse where bowling, exercise, golf and fine dining make you an integral part of Kohanaiki life. This home is currently under construction with an estimated completion date in December, 2023.

Other community amenities include:

- 18-hole Rees Jones-designed golf course
- Members' beach
- A world-class spa
- Several pools and spas
- Dining facilities ranging from casual poolside fare to exquisite fine dining
- Indoor/outdoor fitness center
- Business center with private computers/spaces for conference calls



KAHAKAI
HAWAII



- “K-Kids” children’s center
- 21-seat movie theater and concession stand
- Four-lane bowling alley
- Recreation center with full-service bar, pool tables, shuffleboard and video game rooms
- Cigar lounge featuring a secret entrance and scotch bar
- Members’ wine storage facility with 350 storage lockers
- Wine tasting room
- Two private dining rooms
- Library featuring a collection of rare Hawaiian books
- State-of-the-art micro-brewery by award-winning Master Brewer, Steve Balzer



- Unique water activities including deep sea fishing, outrigger canoe paddling, stand-up paddle boarding, 9-foot Yellow Fin boat, the Kai Kea, snorkeling adventures and whale watching
- Onsite dining options under the direction of Executive Chef James Watts, featuring an abundance of fresh local fish and the most in-season ingredients available
- A 2-acre certified organic community farm

For more information on Kohanaiki or Hale Kai Apo, call Leilani or David

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Listing courtesy of Kohanaiki Realty LLC

Vacation Home or Income-Producing Investment?



Investing in real estate is a popular way to grow wealth and diversify in an investment portfolio.

For many individuals, a vacation home is an attractive investment due to its potential for personal leisure and financial gain. However, there is much to consider when deciding whether to invest in a vacation home solely for personal use or as an income stream.

When it comes to owning a vacation home, there are many factors to consider beyond personal use and investment potential. One essential factor is the location of the property. A vacation home in a popular tourist destination can increase the property's rental appeal and potential for appreciation over time.

Additionally, the location can impact the activities available to you and your guests during your stay. Another critical factor to consider is the property's condition and maintenance requirements. If you plan to rent out your vacation home, you'll need to consider the logistics of managing the property from a distance. Consider hiring a property manager or cleaning service to rent the property. Understanding the local regulations and taxes that apply to vacation rentals in your area is also essential.

By carefully considering your goals and preferences, you can decide whether a vacation home is right for you. Whether you're looking for a place to relax and unwind or a long-term investment opportunity, there are many factors to consider when making this critical decision.

Affording a second home

Before purchasing a vacation home, you must assess your financial readiness. Affordability is a critical factor in this decision-making process. Owning a second home comes with considerable costs, including mortgages, property taxes, insurance, utilities, and maintenance. The property's purchase price and location are crucial in determining these expenses. Reviewing your income and investment portfolio is vital in evaluating your ability to handle the costs of a second home comfortably.

When starting the search for your dream vacation home, it is vital to meet with a mortgage specialist to determine your borrowing capacity and identify an appropriate budget for your property search. They can also help you explore financing options, such as a home equity loan or cash-out refinance, and explain the tax implications of owning a second home.

When investing in a vacation home, tax implications are a crucial consideration. It is essential to understand how the Internal Revenue Service (IRS) categorizes a second home and how it affects your tax deductions. It is considered a personal residence if you use your vacation home for more than 14 days or more than 10% of the total days it rented to others at fair market value. This means that you can deduct mortgage interest within specific limits, but you cannot deduct rental expenses such as property management fees, utilities, and maintenance costs.



Establishing a vacation home investment strategy

Before you make a purchase, it is crucial to establish a clear investment strategy that aligns with your financial goals. One essential consideration is determining how long you plan to own the property. If you plan to hold onto the property for an extended period, consider purchasing a property that requires less maintenance. Alternatively, if you plan to sell the property within a few years, you may want to invest in a property with the potential for appreciation.

If your investment strategy is centered around maximizing rental income, there are several steps you can take to optimize your vacation home's appeal to potential renters. For example, you could provide high-quality furnishings and amenities.

You could also employ professional property management services to handle bookings and maintenance, and use marketing tactics to maximize occupancies, such as advertising on popular vacation rental websites and social media platforms.

If you are considering investing in a vacation home, take the time to establish a clear investment strategy that aligns with your goals. With the right approach, a vacation home can be a valuable asset that provides both personal and financial benefits.



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