

HOT PROPERTY

Murphy leaving the Strip with glee

Creator of hit television show sells gated house at a profit

LAUREN BEALE
Los Angeles Times

Glee mastermind Ryan Murphy has sold a Sunset Strip-area home for \$2,775,000.

The Carl Maston-designed Midcentury Modern was built in 1947 and restored.

Wood-framed glass walls open to a swimming pool, lawn and outdoor entertaining space, which includes a barbecue and fire pit.

The 3,210-square-foot gated house has a library-office, an eat-in kitchen, three bedrooms and three bathrooms.

Murphy, 45, is the creator of such hit shows as *Glee* (2009-present) and *Nip/Tuck* (2003-10).

He wrote and directed the movie *Eat Pray Love* (2010).

Talk of Hollywood

Gossip Girl actress Kelly Rutherford has her West Hollywood bungalow for sale at \$1,299,000.

Built in 1926, the Spanish-style home has a living room that opens to a sky-lit dining room.

The kitchen is updated with limestone counters and stainless-steel appliances. There are two bedrooms and 1-3/4 bathrooms.

Outdoor living space includes a deck with a bar and a built-in barbecue surrounded by tropical landscaping.

Before her role as Lily van der Woodsen on *Gossip Girl* (2007-present), the 42-year-old actress was in the series *E-Ring* (2005-06) and *Melrose Place* (1996-99).

The house also is available for lease at \$4,995

a month.

Public records show Rutherford bought the home in 2005 for \$1.25 million.

A gossip columnist's retreat

A house originally built as a ranch and retreat by renowned Hollywood gossip columnist Louella Parsons has come on the market at \$798,500.

The two-storey French Colonial, part of a 28-acre farm when it was constructed in 1937, sits on slightly more than half an acre today.

A sun porch/family room looks out on the backyard lawn, rose garden and swimming pool.

The four-bedroom, 3-1/2-bathroom main house has built-in cabinetry in the dining room, a wet bar opening to a den, a kitchen breakfast area and a butler's pantry.

One of the two master suites has a fireplace.

The guest quarters have a separate entrance and another bathroom for a total of 4,465 square feet of living space.

Parsons, who died in 1972 at 91, started out writing social notes and then a film column. After a bout with tuberculosis in the mid-1920s, she moved to Los Angeles and became a syndicated columnist for William Randolph Hearst.

"She held an undisputed position of power in the motion picture industry for 40 years," according to *Los Angeles Times* archives, opening "the doors on the private lives of movie people, reporting their scandals, romances, feuds and breakups."

Public records show the property last sold in 1981 for \$280,000.



PHOTOS: MIKE ZENT, LOS ANGELES TIMES, McCLATCHY NEWSPAPERS

Kelly Rutherford's Spanish-style bungalow features tropical landscaping and outdoor living space.



Actress Kelly Rutherford has her West Hollywood, Calif., bungalow for sale at \$1,299,000.

Energy upgrades give home a market edge

National Post

Planning to spend your tax refund on upgrading the energy efficiency in your home? Not a bad idea, but keep a record of any changes you make. It'll help you sell your home when the time comes.

A recent poll by home appliance makers Bosch showed existing homeowners are keen on energy efficiency, primarily to save some cash. Around 72 per cent of respondents to the Bosch Green Savings Survey said the main reason for making energy efficient upgrades to their homes was to save money, 37 per cent said it was to reduce the impact of their home on the environment and 34 per cent said improving the resale value of the house was important.

A new home will likely beat an older existing place when it comes to energy efficiency.

"It's not one thing you can do that all of a sudden is going to make your home this green eco star, it's a cumulative effect of a whole lot of things. It comes down to how much budget you have," says Steve Preiner, director of marketing at Bosch.

"Are you prepared to change all of your windows to more energy efficient models, which can get pretty pricey or do you start with simpler things? For the price of a few bags of insulation, you can go up in the attic and make a huge difference."

As with any project, you will want to work out the costs versus potential savings.

"Insulation and better windows (are key)," says Craig Marshall, president of Marshall Homes in Pickering, Ont., near Toronto. "I don't know that I'd recommend much beyond that. You're going to end up paying a lot of money to get very little savings."

Marshall emphasizes the importance of keeping a clear record of all changes.

"When you sell the home, (you



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Insulation and better windows are key to making a home more energy-efficient, one builder says.

can say to buyers), "These are the bills, these are the improvements I've made and this is what the consumption is now," Marshall says. "You can show people that you've saved money. People do (environmental upgrades) to feel good, but for the most part, people are looking to save money."

Preiner says an energy audit can suggest which upgrades will provide the greatest savings.

"Consciousness of energy efficiency plays into resale value as well," Preiner says. "An energy audit and an R50-rated attic insulation become selling features in homes because people are aware of the payback down the road."

Marshall says to consider some fairly straightforward ways to be more energy efficient.

"You can put motion sensors on lights, change to a higher-rated air conditioner and tighten up your door seals," Marshall says. "These are all relatively cheap things to do that will improve the energy efficiency in your home."

If you opt to spend more money on energy efficient upgrades, then buying new appliances or even upgrading the heating system will incur costly initial outlays but could save on future energy bills.

Postmedia News

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Southfork celebrates Grand Opening in Leduc

A NEW RESIDENTIAL development in Leduc is showing vibrant signs of adding to the rapid growth the city has experienced over the past five years. Southfork, an initiative of Tamami Communities, celebrated a private ribbon-cutting ceremony May 26 and a grand opening two days later with the unveiling of 14 show homes created by developers that include Dolce Vita Homes, Homes by Avi, Innovations by Jayman and Jayman MasterBUILT.

To Leduc Mayor Greg Kirschke, the opening of Southfork is significant to Leduc's growth, which in the past five years has grown by 42.5 per cent to roughly 24,000. "Lots of times you will only see two or three show homes in each area," he said. "Considering we have about five strong developers here, the presence of 14 show homes demonstrates a real commitment to our city."

That commitment is also reflected with its focus on amenities as well as homes, according to Laura Mills, land administrator at Tamami Communities. "Our goal is to make it the premiere family community in the city," she said. "We're giving people a super quality value-added product for their money."

We're not sacrificing anything. We're keeping extremely high architectural controls and we're also focusing on parks, paths and playgrounds and making Southfork as nice, pretty and welcoming a community as we can."

In the \$200,000-\$300,000 range, consumers can choose from townhouse to semi-detached dwellings. Slightly higher in price above the \$300,000 mark are laned homes, with front attached abodes with a price tag of less than \$400,000. But regardless of home style, Mills states that each unit has been built with quality craftsmanship in mind with an accent on character-oriented exteriors, right down to the trim.

"We're aiming is to have the nicest homes with the nicest amenities in the nicest community in town, said Mills, adding that sales and traffic to the show homes has been steady.

Mayor Kirschke also believes an added incentive for families to check out Southfork is the fact that homes in Leduc generally sell for \$30,000 less than in Edmonton.

"We have got a lot of critical mass in terms of all of the amenities, restaurants, hotels and stores and a lot of worksites very close to Leduc, from the airport to the business park in Nisku," he said. "People don't need to be commuting to Edmonton to work if they're able to work here."

For more information on Southfork, visit the community online at www.southforkleduc.ca.

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