

# 713 N. BEDFORD DRIVE BEVERLY HILLS



## ELEGANTLY DESIGNED

NICELY SITED IN THE MIDDLE OF A PRIME 700 BLOCK OF THE BEVERLY HILLS FLATS, THIS NEWLY REMODELED BRIGHT ENTERTAINERS HOME HAS A REFINED CURB APPEAL AND A VERY SENSIBLE SCALE.

A PERFECT LAYOUT WITH ALL PUBLIC ROOMS DOWN AND A TOTAL OF 7 BEDROOMS AND 7 BATHS. 4 BEDROOM SUITES UP WITH 1 GUEST SUITE DOWNSTAIRS, AND A LARGE MASTER SUITE WITH A HUGE AND "I MEAN HUGE" WALK IN CLOSET. CHEFS KITCHEN, MEDIA ROOM, DINING & FAMILY ROOM, DETACHED 2 ROOM GUEST HOUSE.

A VERY PRIVATE AND GATED TALL HEDGED PROPERTY WITH A BRAND NEW STATE-OF-THE-ART, SUNNY, ZERO GRAVITY EDGE POOL AND GRASSY BACK YARD WITH A NEW OUTDOOR KITCHEN.

IT'S SO CLEAN AND CRISP, WHEN YOU SEE IT YOU WILL WANT TO MOVE RIGHT IN... THE HOME IS LARGER THAN THE PUBLIC RECORDS INDICATE DUE TO ADDITIONS *(buyer to verify sq footage)*.



OPEN TUESDAY 11-2PM

OFFERED At \$11,995,000

**kw/**  
**ESTATE**  
RESIDENCES



[WWW.MICHAELEISENBERG.COM](http://WWW.MICHAELEISENBERG.COM)

kw | KELLER WILLIAMS BEVERLY HILLS

**MICHAEL EISENBERG 310.748.5410**  
ESTATE DIRECTOR / TOP GUN



AREA  
1

BEVERLY HILLS

OPEN TUESDAY 11-2  
PRIME BEVERLY HILLS



116 ELM DR, BEVERLY HILLS  
\$3,595,000

PRIME N. OF WILSHIRE, BEVERLY HILLS DUTCH COLONIAL HOME  
4 BD + MAID'S | 5 BA | 4,400SF OW ON 7,500SF LOT

LINDA MAY  
PROPERTIES  
LINDAMAY.COM

LINDA MAY  
310.492.0735  
linda@lindamay.com | lindamay.com  
CalBRE# 00475038

HH HILTON & HYLAND





AREA  
2

BEVERLY HILLS POST OFFICE

## Wonderful Custom Architectural on Large Lot OPEN TUESDAY 11-2



### 9892 Gloucester Dr, Beverly Hills PO

Fabulous custom architectural home built by owner; privately situated at the end of cul-de-sac on one of Benedict Hills Estates best streets. **Six bedrooms, four and a half bathrooms.** Wonderful grand entry with soaring ceilings, gourmet cooks kitchen with top-of-the line stainless appliances and large center island plus breakfast room. Large formal dining, living and family rooms. **Approx. 5,751 sq.ft. house on 31,393 sq.ft. lot.** There are many architectural details, skylights and built-ins and tremendous wall space for art. The master suite has a wood burning fireplace, expansive walk-in closet, huge office and balcony that overlook the back yard. The back yard is private and spacious with pool, spa, multiple sitting and entertaining areas plus a built-in barbecue kitchen.

**Offered at \$4,495,000**



**Ginger Glass**  
Broker • Agent • Attorney  
CalBRE #01478465  
**310.927.9307**  
ginger@gingerglass.com



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**Danny Batsalkin presents**  
**ULTIMATE NEGOTIATION STRATEGIES**



**Covered Topics Include:**

- Learn a proven 3-step negotiation method
- Gain leverage in every negotiation and situation
- How to create a Win-Win agreement
- Quickly build rapport and engagement with everyone
- How to make more money for your clients (and yourself!)
- Powerful negotiation scripts and dialogues
- 6 BONUS negotiation tips for every situation

**Danny Batsalkin**

- Owns a real estate team and multiple Keller Williams offices, combining to close over 400 transactions and \$171 million in sales volume in 2015
- Host of The Real Estate Zone Radio show (7am on Talk Radio 790 KABC in SoCAL)
- KW Maps Coach, trainer and national speaker for The One Thing
- Launching EXPANSION TEAMS across SoCal



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Deanna Scortino  
 Call/Text: 323-687-8287  
 TheCutcoGal@gmail.com  
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BEVERLY HILLS/GREATER LOS ANGELES ASSOCIATION OF REALTORS®

**BH/GLAAR**

E D U C A T I O N

**DATE & TIME**

Thursday

October 20, 2016

10:00am - 1:00pm

**LOCATION**

**BH/GLAAR**

6330 San Vicente Blvd.

Suite 100

Los Angeles, CA 90048

**COST**

**BH/GLAAR Members**

**\$30.00**

\$40—Non-Members

**Includes Lunch**

**REGISTRATION**

Register Online at  
[www.bhglaar.com](http://www.bhglaar.com)

**PARKING**



**Cancellation/No Show Policy:**

All cancellations for courses must be received no less than 24 hours prior to the course start date. Cancellations may be made via email, mail, phone or fax. Upon proper notification of cancellation your account will be credited in the amount of the course. Credits may be applied to future education courses. The funds may not be used for annual dues or purchases in our REALTOR store.

6330 SAN VICENTE BOULEVARD | SUITE 100 | LOS ANGELES | CALIFORNIA | 90048  
 P 310.967.8800 | F 310.967.8808 | WWW.BHGLAAR.COM



# Elegant Palazzo REDUCED \$400,000



1378 North DOHENY Drive  
Open Tuesday, October 11th, 11-2 pm



Gated Private Trophy Estate, Porte Cochere, Motor Court, large Street to Street Lot. Impressive public rooms for grand entertaining: 20 foot ceilings and walls for art. Spectacular 2 Story Glass Roof Solarium. Formal Entry, Living Room, Dining Room for 12, Den, Euro Kitchen, Butler's Pantry. Master Retreat

has Dual Baths, View Balcony, massive Closets. Full Guest Apartment. Limo size Garage. 3 more Family Bedrooms, 2.5 more Baths. Large Pool, Spa, Patios, Privacy Hedges, Camera Security

John A. Lucy  
310-415-7691

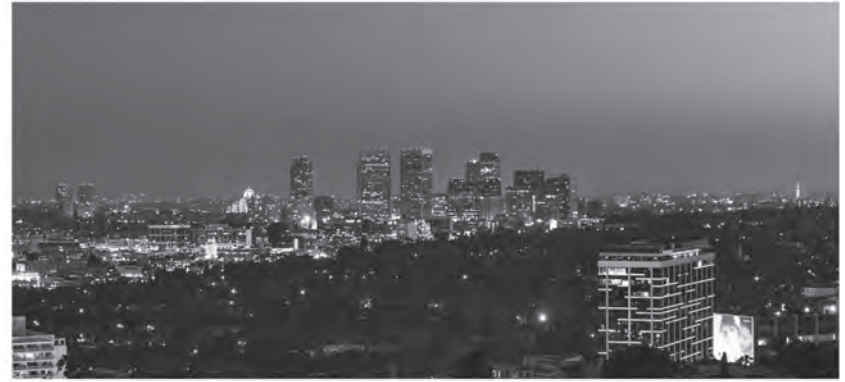


9000 Sunset Blvd., Suite 1100 West Hollywood, CA 90069



AREA  
3SUNSET STRIP –  
HOLLYWOOD HILLS WEST

## 1439 DEVLIN DRIVE | SUNSET STRIP

**4BR, 4.5BA | 1439Devlin.com | Offered at \$7,295,000**

Private gated sophisticated Architectural. Loft-like open floor plan, great room with soaring 11 ft. ceilings, floor to ceiling glass sliders out to the swimmer's pool and grounds. 7" wide plank white oak wood floors throughout the entire house. Gourmet kitchen is designed for entertaining on a grand scale featuring two 20 ft. Caesarstone Islands. Luxurious master bath with fireplace and custom master closet. Sited on a cul-de-sac, with large drive-on motor court, this retreat is the quintessential Sunset Strip indoor outdoor living that you have been searching for.

**JORY BURTON**

Beverly Hills Brokerage | 310.766.5679  
Jory@JoryBurton.com | JoryBurton.com

Sotheby's International Realty  
9665 Wilshire Boulevard, Suite 400  
Beverly Hills, California 90212  
sothebys homes.com/socal



# Warner Elementary - 90077

AREA  
4

BEL AIR - HOLMBY HILLS



1628 N BEVERLY GLEN BLV  
**Tuesday ~ 10/11/2016 ~ 11:00am - 2:00pm**

Bel Air two beds & two baths, located in Warner Ave Elementary. Two stories tall with outside entrances to each floor. Ground floor is large bedroom with flexible closets or working spaces and ¾ bath. Upstairs is a living room, dining area, kitchen, bedroom and bathroom. Both floors have outdoor areas to enjoy

the ambiance of canyon living. Tile floors at downstairs entry and kitchen, hardwood in dining area and crown moldings are just some of the features in this very well-priced gem.

Offered At **\$785,000**



**Steven Foonberg**  
 (310) 474-1013

1615 N Beverly Glen Blvd  
 Bel Air, California 90077  
[www.StevenFoonberg.com](http://www.StevenFoonberg.com)

Warner Elementary School per <http://rsi.lausd.net/ResidentSchoolIdentifier/> on 10/06/2016. Buyer to Verify.





AREA

4

BEL AIR – HOLMBY HILLS



Tastefully remodeled two-story home bathed in sunlight located in Bel Air on a nice size lot. Large grassy, private backyard with pool and patio, perfect for entertaining. Formal living room with high ceilings, French windows, fireplace and glistening white oak hardwood floors. Kitchen with golden oak cabinets, breakfast bar, movable center island, Subzero refrigerator, and double ovens. On one side of the kitchen is a breakfast area with built-ins and on the other side is a spacious family room with fireplace; both rooms open to the beautiful backyard through stylish sliding glass doors. Also downstairs is a fourth bedroom/large den and a bathroom. On the second floor is a master suite with high ceilings, two walk-in closets, designer master bathroom and balcony. Additionally on the second floor are two bedrooms and bath. Almost every window throughout the house enjoys the park like setting. The Bel Air Ridge community boasts amenities such as 24 hour security patrol, 2 pools, gym, 7 tennis courts as well as a tennis club with professional instructors. This home and community exemplify California living at its best!

Offered at \$1,795,000

[www.10411Windtree.com](http://www.10411Windtree.com)



Joyce Essex Harvey  
 Danny Harvey  
[Joyce@EssexHarvey.com](mailto:Joyce@EssexHarvey.com)  
 310.777.6375



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[www.EssexHarvey.com](http://www.EssexHarvey.com)

CaBRE#00835813 / CaBRE#01272324





1110 CHANTILLY ROAD, BEL AIR

Open Tuesday, October 11th 11am-2pm

Mediterranean style located in lower Bel Air, just minutes to all the Westside amenities. This home features the best of relaxed California living with an open comfortable floor plan and private back yard perfect for entertaining. The formal living room is accented with a fireplace and French doors leading out to entertaining areas out back. The Chef's kitchen features double ovens, gas cook top, microwave and granite counter tops. Off of the kitchen is a breakfast area and family room that opens to the back retreat via French doors. Formal dining room. 5th bedroom/office. On the second floor is the master bathed in light with a newer remodeled master bath. Additionally on the second floor there are three bedrooms and a bath. The backyard boast a retreat like setting complete with pool that features a waterfall, spa, sport court, putting green, outdoor barbeque area and large sitting area complete with romantic fireplace. This is a must see!

**Offered at \$2,295,000**  
**[www.ChantillyRoad.com](http://www.ChantillyRoad.com)**



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 310-922-7476



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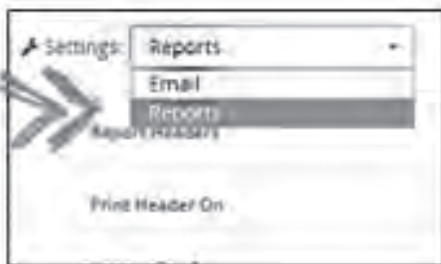
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AREA  
10

WEST HOLLYWOOD VICINITY

# MODERN URBAN OASIS WITH POOL & SPA

## 345 WESTBOURNE DR, WEST HOLLYWOOD

OPEN TUESDAY | 11 - 2



For more details  
Visit [345Westbourne.com](http://345Westbourne.com)  
Text 'Brian42' to 85377

This beautifully renovated 3 bed, 2.5 bath West Hollywood Spanish compound with pool, spa, guest room & bath seamlessly blends architectural details of the period with a sexy modern interior. A gourmet Kitchen, Spa-like baths, fireplace, dark wood floors, skylights, French windows & doors and new systems complete this luxury oasis in the heart of city.  
**Offered at \$2,400,000 | Also for lease \$10,000/mo**



**BRIAN MAZURKIEWICZ**  
Realtor  
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[Westside-Lifestyle.com](http://Westside-Lifestyle.com)

**JOHN AAROE GROUP**

John Aaroe Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources and the buyer is advised to independently verify the accuracy of that information. CalBRE 01031359



AREA  
10

WEST HOLLYWOOD VICINITY

## 8121 NORTON AVENUE #203 | WEST HOLLYWOOD

OPEN HOUSE | Tuesday, Oct. 11th 11:00am - 2:00pm

**Prime Modern Condominium | 2BR, 2BA | Approx. 1,590 Sq. Ft. | Offered at \$1,095,000**

A modern luxury 2 bedroom, 2.5 bathroom architectural style condo. A private corner unit with an open floor plan, 9' high ceilings and a large outdoor balcony. High-end designer amenities include Sub-Zero and Bosch appliances, bamboo floors and sleek Italian-modern kitchens and baths. Located in West Hollywood's trendiest neighborhood, near all the best shopping, clubs and restaurants.

**GREG MOESSER**

CalBRE#: 634345

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LISA MANSFIELD PRESENTS  
647 Santa Clara Avenue - Venice Open Tuesday 11 - 2



TRIPLEX | 1BED+1BATH | 2BED+1BATH | 1BED+1BATH GUEST HOUSE **VeniceTriplex.com** | Offered for \$2,225,000

Hidden behind tall hedges sits a charming side-by-side triplex on a small street in prime Venice. The front unit is a 1-bed/1-bath with hardwood floors & an eat-in kitchen. The middle unit is 2-bed/1-bath, also with hardwood floors, plus a square eat-in kitchen with a breakfast bar looking out to the living room. The rear house is 1-bed/1-bath with its own covered patio and a nice open floor plan. The property features lush front and backyards, a great cross-breeze in every unit, and a serene, peaceful setting behind a secured entrance. All units are occupied with month-to-month tenants. This building could be a development opportunity, a great income property, or an owner-user—a true gem.



LISA MANSFIELD  
Realtor®, NRT's Top 1,000 Sales Associates  
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## NEW PUBLIC RECORDS REPORT

NOW AVAILABLE IN THE  
NEW LISTING SEARCH (ALPHA)



The screenshot shows a listing card for a 'Single Family' property, dated '9/29/2015', with an 'Active' status and listing ID '16051429MR'. To the right, a 'Reports:' dropdown menu is open, showing options: 'Public Records', 'Agent Detail Full', 'Client Detail Full', 'Agent Listing Brief', 'Client Listing Brief', 'Agent Showing', 'Client Gallery', 'Listing History (MLS)', 'Flyer', and 'Public Records'. A 'concessions' option is visible at the bottom of the menu.

<b>Bedrooms</b>	Tax: 3/ MLS: 3
<b>Bathrooms</b>	Tax: 2.00/ MLS: 3.00
<b>Living Area Sq.Ft.</b>	Tax: 2,994/ MLS: 2,994
<b>Lot Sq.Ft.</b>	Tax: 10,685/ MLS: 10,688

### Now accessible:

- Owner Info
- Structure Info
- Land/Lot Info
- Location Info
- Assessment & Tax Info
- Characteristics
- Last Market Sale
- Previous Market Sales
- Last Recorded Mortgage
- Easily Compare MLS Data with public records
- Create mailing labels under PDF option





**OPEN TUESDAY, OCTOBER 11TH 11-2PM**

**6130 West 5th Street, Los Angeles**

**\$3,530,000**

Control the whole house with your cell phone. Welcome to this model home which is a modern 2-story designer home that offers 5 bedrooms & 6 bathrooms with a 2-car attached garage. Open floor plan seamlessly combines kitchen and living room, opening out onto a completely enclosed, private entertainer's backyard. The backyard features a pool, spa, & sliding doors which provide amazing indoor/outdoor living. Features Caesar stone countertops and high-end appliances, designer bathrooms with Italian tiles, fully integrated a/v system, and custom made closets. Just a few blocks from the Grove and the Beverly Center.



APPROX. 4,150 SFT



5 BEDROOMS



6 BATHROOMS



**VALERIE FITZGERALD**



**Valerie Fitzgerald**

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**Zamira Mitina**

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