

01 Beverly Hills Single Family

1966 CARLA RDG	Open	11-2	592G3	NEW
\$11,250,000	4+5	CONTEMPORARY		



MLS#15-947587
A. Rosenfeld/K. Giese 310-975-5838
MERCER VINE

Amazing Development opportunity in one of Trousdale's most private lots. The incredible property comes with plans for an 18,000 square foot contemporary by renowned architect Noah Walker. Situated on 1.2 acres, this gated and private site in the heart of Trousdale features a large flat pad and magnificent canyon and city light views from every angle. A Trousdale address with City of LA building code! Truly one of the most special settings in all of Beverly Hills.

Development Opportunity

901 BEDFORD DR	Open	11-2	592E7	NEW
\$10,995,000	6+8	CONTEMPORARY		



MLS#15-932341
S Smith & A Krom 310.415.5175
HILTON & HYLAND

GATED SPANISH COLONIAL - FOR SALE AND LEASE

Features resort-like grounds featuring tennis court, lush landscaping, large patio, pool and spa. This Romantic home is filled with authentic details including oak hardwood floors, decorative tile, wrought iron railings, and high beamed ceilings. Wonderful floor plan with spacious rooms and fabulous indoor/outdoor flow. Oversize living room with fireplace, bar, skylit sun room, library with fireplace, formal dining room, and large cook's kitchen with center island.

www.hiltonhyland.com

603 WALDEN DR	Open	11-2	NEW
\$7,995,000	7+7.5	TRADITIONAL	



S Frankel, C Radom 310-779-1715
COLDWELL BANKER

STATELY EAST COAST TRADITIONAL IN PRIME BEVERLY HILLS FLATS

20,000 sqft. lot in the prestigious flats of Beverly Hills. The main floor boasts large formal living and dining rooms with hardwood floors and shuttered bay windows. Upstairs offers a luxurious master suite with fireplace, four additional bedrooms suites plus two bonus rooms for gym/office/nursery, etc. Gorgeous grounds with grassy yard, swimmer's pool and spa and an all-encompassing 600 sqft. guest house. Beautiful living at its best!

www.stevefrankel.com

1260 LAGO VISTA DR	Open	11-2	NEW
\$7,995,000	3+3	CONTEMPORARY	



MLS#15-947627
A. Rosenfeld/K. Giese 310-595-5915
MERCER VINE

Spectacular, nearly one acre estate site in the city of Beverly Hills, with stunning views of the city, lush foliage, and ocean. This property now comes with permission from the city of Beverly Hills to tear down the original structure. Plans by renowned architect Noah Walker will be delivered with the sale. The possibilities are endless for developing this promontory property.

Development Opportunity

320 S MCCARTY DR	Open	11-2	632F3	rev
\$3,295,000	5+5	2sty-SPANISH		



MLS#15-924761
Steven Geller 310 777-6237
COLDWELL BANKER BH N

OLD WORLD SPANISH W/5 BEDROOMS+5 BA'S+FAM RM+OFFICE

Grand Scale (4,000+sq-ft) Old World 2 story courtyard Spanish w/5Br+4.5Ba+Living Room+Dining Rm+Family Room+Den+Office. High-end Kitchen w/Granite counters & stainless appliances. Beautiful entry hall, large living room w/beamed ceiling & fireplace. Large formal dining room. Huge family room opens out to yard w/pool & spa. Huge master suite w/2 walk-in closets & updated bath w/spa tub & steam shower 3 additional upstairs bedrooms + maids room downstairs. El Rodeo School District.

Spacious 5Br+5Ba+Fam rm+Den+Pool, Spa

01 Beverly Hills Condo / Co-op

447 N DOHENY DR #101	Open	11-2	592XY	NEW
\$1,699,000	2+2.5	CONTEMPORARY		




MLS#15-946937
ST.JAMES + CANTER 310.704.4248
BERKSHIRE HATHAWAY

ULTRA-HIGH-END, CONTEMPORARY 2BD+2BA CONDO AT LA TERRASSE

Ultra-high-end residence in one of Beverly Hills most sought after buildings, "La Terrasse". Extraordinary 2000 SF 2Bd+2.5Ba condo boasts walnut wood & limestone flooring, fireplace, mahogany doors, Italian burl walnut & sycamore cabinetry, polished marble & granite counter tops, & top-of-the-line kitchen. Opulent master bathroom w/ separate soaking tub/shower, & walk-in closets. Large private outdoor terrace. Concierge, elegant lobby, media room, state-of-the-art fitness center w/ terrace.

WWW.447DOHENY101.COM

235 S REEVES DR, UNIT PH403	Open	11-2	NEW
\$1,199,000	2+3	CONTEMPORARY	



Athena Taylor 310 871 5588
COLDWELL BANKER BH/N

PENTHOUSE W/ HUGE TERRACE AND VIEWS !!

PENTHOUSE HAS STUNNING OPEN FLOOR PLAN HIGHLIGHTED BY ROOM-SIZE TERRACE AND VIEWS OF THE CITY. 2 BR + 3 BA WITH HIGH CEILINGS, DESIGNER FIREPLACES AND FLOWING BREEZES ENHANCE THIS BRIGHT AND ELEGANT YET CASUAL, CALIFORNIA FEELING RESIDENCE.

dishwasher, built-ins, range/oven, etc.

235 S REEVES DR #PH403	Open	11-2	NEW
\$1,199,000	2+3	CONTEMPORARY	



MLS#15-948549
Athena Taylor 310 871 5588
COLDWELL BANKER RESI

ALLURING CONTEMPORARY + CENTURY CITY VIEWS

PENTHOUSE w STUNNING OPEN FLOOR PLAN HIGHLIGHTED BY ROOM-SIZE TERRACE & VIEWS OF THE CITY. 2 BR + 3 BA w HIGH CEILINGS, DESIGNER FIREPLACES & FLOWING BREEZES ENHANCE THIS BRIGHT AND ELEGANT YET CASUAL, CALIFORNIA FEELING RESIDENCE.

Blt-Ins,Cbl,Dshwshr,Hood Fan,Rng/Ovn

01 Beverly Hills Lease

240 S SPALDING DR	Open	11-2	red
\$7,900	3+3	2sty-SPANISH	



MLS#15-932321
Ronnie Kassorla 310-277-5554
NELSON SHELTON & ASS

Incredible find, best duplex on Spalding! Rare opportunity to live in a totally restored absolutely gorgeous Old World Spanish that is updated with pool/spa. Included with lease is a charming private front patio with fountain. The building is private,walled in and secure.This bottom unit feels more like a home. It has choc brown hardwood floors throughout, loads of closets and storage, recessed lights, plantation shutters, double panned windows, laundry room, garage,2350 sqft.,ready to move in

Blt-Ins,Dshwshr,Dryer,Elvtr,washer/dryer




Property Website & Virtual Tour

Available for all your Active, Back-up, and Pending listings.

TUESDAY

240 S SPALDING DR	Open	11-2	rev
\$7,900	3+3	SPANISH	



Incredible find, best duplex on Spalding! Rare opportunity to live in a totally restored absolutely gorgeous Old World Spanish that is totally updated with pool/spa. Included with lease is a charming private front patio with fountain. The building is private, walled in and secure. Hardwood floors throughout, plantation shutters, recessed lights granite kitchen, stainless steel appliances, formal dining room, breakfast room, laundry/pantry room, tons of storage/closets, 2 car garage, sec system

MLS#15-932321
Ronnie Kassorla 310-277-5554
NELSON SHELTON & ASS

131 S MAPLE DR #402	Open	11-2	rev
\$4,395	1+1		



WELCOME TO BEVERLY HILLS LUXURY LIVING AT ITS BEST!

Luxury High End 1 bathroom 1 bedroom unit. Top of the line finishes, hardwood floors, high ceilings and stainless steel appliances. Walking distance to Rodeo shops, restaurants and Beverly Hills schools. We can do flexible lease terms and furnished for additional fee. Please Email agent for all showings.

MLS#15-935305
Nicole Contreras 310.614.4952
NOURMAND&ASSOCIATES

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro


02 Beverly Hills Post Office Single Family

44 BEVERLY PARK CIR	Refresh.	11-2	NEW
\$36,000,000	7+13	2sty-CONTEMP MED	

Old-world beauty meets modern luxury at this sprawling villa in the prestigious enclave of Beverly Park. Resting on ~2 acres, amenities include pool, cabana, guesthouse, theater, sport court, gym.

MLS#15-948255
Mauricio Umansky 424.230.3701
BBQ,Blt-Ins,Cent Vac,Dshwshr,Dryer,Other
THE AGENCY

44 BEVERLY PARK CIR	Refresh.	11-2	NEW
\$36,000,000	7+13	2sty-CONTEMP MED	



BEVERLY PARK ESTATE

Behind the gates of Beverly Hills' most prestigious private enclave known as Beverly Park sits this sprawling Tuscan-inspired villa where old-world beauty and decadence meet modern luxury. Resting on nearly two acres, a large gated drive leads to the stately main house featuring grand European architectural elements throughout. A pool, cabana, guesthouse, theater, sport court, sauna, gym, and gardens are among the many amenities that make this an ideal retreat for both living and entertaining.

MLS#15-948255
Mauricio Umansky 424.230.3701
THE AGENCY

BBQ,Blt-Ins,Cent Vac,Dshwshr,Dryer,Other

9308 READCREST DR	Open	11-2	592/F5	NEW
\$7,750,000	4+7	3sty-SPANISH		



1929 SPANISH COLONIAL COMPOUND

Built in 1926, this Spanish Colonial was renovated without compromising its original architectural elements. Travertine stone & maple wood planked floors throughout. Master suite with sitting room & city view. 2 additional bedroom suites, safe room, media room, library, sun room, formal dining, chef's kitchen, gym, maids & outdoor casita complete this secluded compound. Outdoor kitchen, with seating for 12, fire-pit & swimmers pool nestled in absolute comfort & privacy. Twilight open 4:30-6pm.

Heidi Lake 310 430-1316
SOTHEBYS INT. REALTY

1531 BENEDICT CANYON DR	Open	11-3	NEW
\$1,695,000	3+2	COUNTRY ENGLISH	



BEVERLY HILLS STORYBOOK CHARMER!

Timeless charmer. Designer perfected with absolute attention to detail! This 2 story 3bd 2Ba w/pool and grotto/spa is a romantic paradise beyond compare. The cozy warm interior features chocolate hardwood floors, wood beamed ceilings, formal dinand livroom and of course a chef's gourmet kitchen. There is a large downstairs guest bedroom w/attached bath. French doors doors in living & dining room lead to an outdoor oasis that complement the design of this lovely home. Lushly landscaped backyard w/pool

MLS#15-947387
Jason Ventress 3102833833
ACTION NOW REALTY

Rng/Ovn,Fridg

1856 HEATHER CT	Open	11-2	NEW
\$1,595,000	2+1.5	2sty-TRADITIONAL	



BHPO PICTURE PERFECT TRADITIONAL

This traditional 2 bedroom home is quietly situated off Coldwater Cyn & Heather Rd. The house features a well-appointed living room w/ a wood burning fireplace & french doors opening to two sep patios. Entertain in the generous size dining room. Updated kitchen & cozy breakfast area, skylights & french doors that lead you to the lg brick patio & terraced yard w/ add'l seating areas. Two beds & bath upstairs flooded w/ natural light. Hardwood floors throughout. Also avail for lease \$6,900/mo.

Kristi Brock (310)210-4406
BERKSHIRE HATHAWAY

Fireplace, Range, Garbage Disp.

9374 BEVERLY CREST DR	Open	12-2	592F5	rev
\$12,950,000	5+6	ARCHITECTURAL		




Absolutely stunning Architectural Contemporary with head on city and ocean views. Gated and private from the street, the spacious entry with walls of glass takes in the masterful 180 degree views. The master is on the first level with a terrace, fireplace and walls of 12ft. windows all open to the views. The master bath is huge and open with dual vanities once again bringing in the fabulous views.

MLS#15-890591
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other

2670 BOWMONT ESTATES DR	Refresh.	11-2	rev
\$8,995,000	7+10	MEDITERRANEAN	



SPECTACULAR VILLA VERDURA IN BOWMONT ESTATES

This stunning and dramatic gated villa is located in the prestigious, gated, Bowmont Estates. The beautifully scaled public rooms include a living room with fireplace, formal dining room with fireplace, family room and gourmet eat-in kitchen. The luxurious master suite features a his and her bath and his and her closets, and views. There are three additional suites upstairs, and two additional separate guest quarters with private sitting areas/decks. The spacious grounds pool, spa, grassy yard

MLS#15-942307
Aaron Kirman 424-249-7162
JOHN AAROE GROUP

Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

2200 COLDWATER CANYON DR	Lunch	11-2	rev
\$4,499,000	5+7	ARCHITECTURAL	



BEAUTIFULLY RESTORED TENNIS COURT ESTATE

Beautifully restored tennis court estate steeped in Hollywood history. Sited on over an acre of new lush landscaping, the completely private property features 5 bedrooms, 5 full and 2 half baths, an open chef's kitchen and multiple spaces for indoor/outdoor entertaining. Chic master suite with dual baths and closets opens out to the serene pool area with a cascading waterfall fountain and pavilion.

MLS#15-912117
Judy Feder 310.890.0033
HILTON & HYLAND

www.2200Coldwater.com

Questions? Need Assistance?
Contact our Help Desk Department!

Please call 310.358.1833
Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm

TUESDAY

03 Sunset Strip - Hollywood Hills West Single Family

9200 SWALLOW DR	Open	11-2	592/H4	NEW
\$21,995,000	7+8	2sty-CONTEMPORARY		



NEW CONSTRUCTION DOHENY ESTATES CONTEMPORARY

Newly constructed Doheny Estates Contemporary. 8,332 SQFT, 7BD/8BA radiates w/exceptional design, quality materials & remarkable features. Soaring ceilings & walls of glass open to jetliner views of the ocean, canyons, & city lights below. Master suite, den & LR w/Fleetwood drs that disappear, opening to expansive outdoor entertainment areas: in/outdoor bar, lounge area, BBQ, infinity pool/spa & 37' fire feature. Poliform kitchen, Vantage smart-home, theater, maid's quarters, wine cellar, 3 bars

J. Altman & S. Chen DOUGLAS ELLIMAN	310.819.3250	www.TheAltmanBrothers.com
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2321 CASTILIAN DR	Open	11-2	NEW
\$7,800,000	5+7	1sty-TRADITIONAL	



ROMANTIC HOLLYWOOD HILLS VILLA

Entertain on a grand scale with distinctive old world charm along with canyon/city views. Massive patio/pool space creating an indoor/outdoor flow from bar/entertainment rooms, gated with an abundance of parking, soaring ceilings throughout. Overlooking Los Angeles from a lush green knoll, surrounded by tree tops Villa Fiona offers privacy and tranquility while being just minutes from the city.

Alla Furman HILTON & HYLAND	310.403.5800	www.hiltonhyland.com
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8440 HAROLD WAY	Open	11-2	NEW
\$5,950,000	4+5	3sty-SPANISH	



CLASSIC SPANISH REVIVAL RESIDENCE ABOVE THE SUNSET STRIP

Impeccably restored Spanish Revival Estate in hills above Sunset. City views from Griffith Observatory to downtown and ocean. Built in 1926 and designed by architect Robert Finkelhor, who designed houses for Bob Hope, Harpo Marx and Barbara Stanwyck, among other celebrities. Estate combines period architectural details with modern day amenities and infrastructure. Two-story turret entry, period wrought-iron, original light-fixtures, salt water pool/spa, and hillside gardens.

Henry Blackham CROSBY DOE ASSOCIATE	(626) 825-2919	www.hiltonhyland.com
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7944 WOODROW WILSON DR	Open	11-2	593A1	NEW
\$4,199,000	5+6	ARCHITECTURAL		




PUBLISHED ARCHITECTURAL ABSOLUTELY STUNNING RENOVATION

Owner wants quick sale. The home underwent a massive redesign and addition in 1983 by world famous architect Frank Gehry. A dynamic merging of traditional and contemporary spaces. Recent renovations have unified the interior and exterior surfaces, creating a spectacular setting for living and entertaining. Grounds are fully fenced, private and lushly landscaped with lawns surrounding the pool & spa. Architectural pedigree and style on coveted "Celebrity Row"

John Galich RODEO REALTY INC.	310-279-2727	WWW.7944WOODROWWILSONDRIVE.COM
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1554 N SIERRA BONITA AVE	Open	11-2	NEW
\$3,100,000	6+7	CRAFTSMAN	



Featured as L.A. Times Home of The DAY. This stunning home designed under the guidance of the Stewart-Gulrajani Design Team has been made to fit the style of 1920's Hollywood. This extraordinary home features a lovely array of unique designer touches. The impressive chef's kitchen, All bedrooms En-suite, saltwater pool and spa.

William Thon LAMERICA REAL ESTATE	310-570-2334	Dsh, Micro, Rng/Ovn, Fridg, Video Cameras
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2389 HERCULES DR	Open	11-2	NEW
\$2,895,000	5+4	2sty-CONTEMPORARY	



MT. OLYMPUS GATED CONTEMP.

Beautiful, 2 story, set back from street for privacy. 2 story entry has jet-black granite floors. Sunken living room with fireplace & French doors opening to walkways meandering thru lush landscaping. Spacious kitchen with white lacquered cabinets. Custom built-in display case in Family Room. Dramatic master suite has downtown city views & a sumptuous black granite bath with spa tub & glass enclosed shower. 3 additional BR's upstairs & maids below. Pool/hot tub and lovely private patio areas.

Peter Whyte COLDWELL BANKER	310-777-6327	MLS#15-948193
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1629 N CRESCENT HEIGHTS BLV	Open	11-2	NEW
\$2,495,000	3+3.5	1sty-TRADITIONAL	



METICULOUS SINGLE LEVEL SUNSET STRIP TRADITIONAL WITH VIEWS

1923 Traditional just above the Chateau Marmont with beautiful tree top and downtown skyline city views. Privately sited above the street this single level home splays out the width of the lot for maximum exposure to the views filling the home with abundant light. Meticulously updated with high end finishes enhancing the feeling of luxury throughout.

Risher&Grisham BERKSHIRE HATHAWAY	3102109484	
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8544 FRANKLIN AVE	Open	11-2	NEW
\$2,399,000	3+3	CONTEMPORARY	




EXPLOSIVE VIEWS FROM DOWNTOWN TO THE OCEAN

Located just above Sunset Blvd, this remodeled and updated 3 bedroom, 3 bath warm modern home provides a sense of tranquility nestled above the bustle of the city. Most rooms have explosive jetliner views from Downtown to the Ocean. Dine al fresco on the spectacular roof top deck with the city at your feet. The gourmet kitchen opens to the wrap around deck, family and dining areas all with city views as your backdrop creating a true entertainers dream home.

David Kramer Group HILTON & HYLAND	310.801.0363	www.hiltonhyland.com
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8769 SKYLINE DR	Refresh.	11-2	NEW
\$2,175,000	4+5	3sty-CONTEMPORARY	



This ultimate Hollywood Hills hideaway is convenient to everything, yet exceptionally private and away from it all. Stylish modern architecture meets chic soft contemporary interiors in this 4 bedroom, 4.5 bath home nestled among trees and rolling hills in Laurel Canyon. This spacious residence is designed for effortlessly elegant indoor/outdoor living and entertaining year-round. Large, light-filled rooms - most with treetop views.

Gene Bush COLDWELL BANKER RESI	310-657-5050	Blt-Ins,Cbl,Dshwshr,Dryer
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9041 WONDERLAND PARK AVE	Open	11-2	NEW
\$2,050,000	2+2	1sty-MID-CENTURY	




A CLASSIC - MID CENTURY POST/BEAM

Located on iconic Wonderland Park Avenue-1957 Mid Century has been meticulously restored and enhanced. A private walkway-hidden from the street leads to the entrance to the residence. The brushed stainless steel front door opens to the perfect seamless blending of living, dining, entry areas & Family/TV rm w/ built in book cases & wet bar. Walls of glass and glass doors open to an arbored patio sheltered by Wisteria & sited perfectly for outdoor entertaining. Mstr Ste +add'l BR/den or office. Pool

A Comora/P Lester THE AGENCY	424-230-3746	built ins/washer/dryer
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1744 N OGDEN DR	Open	11-2	NEW
\$1,850,000	3+2.5	2sty-MODERN	




HIDDEN OASIS IN THE HOLLYWOOD HILLS

TWO-STORY MODERN HOME W/ GATED ENTRANCE RECENTLY RENOVATED W/ OVER 2,000 SQ FT ON A 6,200+ SQ FT LOT. HARDWOOD & STONE FLOORS, LOWER LEVEL HAS OPEN FLOOR PLAN W/ GOURMET KITCHEN FEATURING SUBZERO FRIDGE, 6-BURNER VIKING & BOSCH DISHWASHER. LIVING & DINING RM OPENS TO BACKYARD. IN/OUT LIVING W/ POOL/SPA, DECK & LANDSCAPING. MSTR SUITE W/ STEAM SHOWER & HUGE BALCONY. TWO ADDITIONAL BEDROOMS UP. SURROUND SOUND & SECURITY SYSTEM. PROXIMITY TO RUNYON CYN, WATTLES PK, & SUNSET STRIP!

Jen Meyers/Monty Abramov 917-856-3837
RODEO REALTY BH

FRIDGE, DISHWASHER, WASH/DRY,

1516 N GENESEE AVE	Open	11-2	593/B4	red
\$2,695,000	2750000	4+3	2sty-MEDITERRANEAN	



PRICE REDUCTION | RARE SUNSET SQUARE MEDITERRANEAN

This RARE home boasts a great flr plan w/ high ceil & lg rms. Upon entering main living area you'll find a spacious LR, DR, adj kitch & FR. The LR & FR feature a dual-facing fpl, gorg tile & French drs. Recently remod kitch has built-ins & lg cntr island/brkft bar. Amazing bkrd w/ lg grassy area, mature foliage, fruit trees & patios perfect for entertaining. 3 of the BRs are en-suite w/ lovely BAs & the 4th BR is on a pvt upper level that could be a studio/office. Also for lease for \$9,900/mo.

MLS#15-942555
Kennon Earl 310.432.6492
KELLER WILLIAMS BH

www.1516NGenesee.com

3247 DOS PALOS DR	Open	11-2	563C7	NEW
\$1,299,000	3+3	1sty-CRAFTSMAN		



WONDERFUL & UPDATED HOLLYWOOD HILLS CRAFTSMAN

Tastefully redone Craftsman w/contemporary interior on gated promontory in Hollywood Hills. This 1,900 SQ FT 3BD/3BA w/office single-story honors the property's vintage history while updating it for today's lifestyle needs. Kitchen equipped w/SS appliances, large center island, bfast bar, Cesarstone counters & beautifully finished white cabinets opens up to spacious & sunny patio/deck w/tree-top views. Flat & grassy backyard w/deck & room for a pool. White oak hardwood floors & updated bathrooms

MLS#15-948009
Joshua & Matthew Altman 323.810.8938
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

6937 CAMROSE DR	Open	11-2	593	red
\$1,425,000	1499000	3+3	2sty-TRADITIONAL	



REDUCED \$74,000 WILL CONSIDER ALL OFFERS!

This wonderful hillside home offers an engaging mix of 1920's charm & contemporary style. Set back and up from the street, it benefits from many highly coveted parking spaces. Inside, the immense living room offers two distinct areas with one vintage barrel ceiling and another with large-scaled, open-beams...creating multiple options for furniture layout and living. The stunning kitchen and baths have all undergone beautiful renovations & the terraced gardens are truly like outdoor living rooms.

MLS#15-921865
John Galich 310-461-0468
RODEO REALTY INC.

www.6937Camrose.com

8618 APPIAN WAY	Open	11-2	NEW
\$1,095,000	3+2		



CHARMING GATED DESIGNER DONE

Don't miss this opportunity! Charming gated designer done California bungalow priced to sell! Living room with open beam ceiling, wood floors, fireplace, French doors on both sides, opens to large romantic courtyard with fireplace. Great kitchen with thermador appliances, marble counters, ann sacks tiles, and adjacent office area. 3 bedrooms, 2 baths, master bath with limestone tile and large walk in closet. Nice yard area with wrap around deck.

Brett Lawyer 310-858-5402
HILTON & HYLAND

www.brettlawyer.com

1514 BLUE JAY WAY	Open	11-2	rev
\$9,995,000	4+4	CONTEMPORARY	



\$2,000,000 PRICE REDUCTION!!

Shovel ready beautiful new construction project on world famous Blue Jay Way! All permits including haul route are approved, ready to issue. Brett Barrett Inc designed plans for 2 levels with over 7,000 sq ft of living space, architectural pool, 4 car garage and mechanical vault. This elevated flat pad site enjoys head on sweeping views across Los Angeles from Downtown to the Pacific.

MLS#15-921727
Jeff Hyland & Al Hughes 310.245.8500
HILTON & HYLAND

www.hiltonhyland.com

8570 HILLSIDE AVE	Open	11-2	red
\$5,995,000	6550000	4+4	




THE BEST VIEWS ON THE STRIP

Situated on a spectacular view promontory, this gated compound observes the whole city, yet is set back & stands aloof. The site features 3 structures: a stunning mid-century main home, a guest-house designed by award winning architect Frederick Fisher & a garage & studio built in 1951. The main house is over 1600 square feet & has 2 bedrooms, 2 baths & dramatic open spaces with jaw-dropping city views.

MLS#15-933853
Marc Silver 310-786-1844
SOTHEBY'S BH

9329 NIGHTINGALE DR	Open	11-2	592H4	rev
\$7,995,000	4+4.5	CONTEMP MED		



OWN A RICHARD LANDRY HOME

A once in a lifetime opportunity to own a Richard Landry home of the highest quality in The Bird Streets with an expansive view of the city. This beautiful 4 bedroom & 4.5 bath home has a motor court, large entry which leads to an open floor plan that features high ceilings thought out, a living room, dining room & gourmet kitchen that leads into the family room as well as a spacious master bedroom with 2 custom walk in closets & spa bath. each additional bedroom is en suite.

MLS#12-601977
B & N Robinson 310-345-9836
HILTON & HYLAND

www.hiltonhyland.com

1452 QUEENS RD	Open	11-2	red
\$2,995,000	4+5	MEDITERRANEAN	



MAJOR REDUCTION

Graciously set above Queens Road, and professionally landscaped by Pami Ozaki, your new home provides privacy from the outdoor world, but magnificent indoor-outdoor living from every room. Whether you entertain on a large scale, or just want a quiet evening alone, this home provides a lifestyle of comfort and luxury. Truly move-in ready!

MLS#15-937049
Healey | Dunlap 310-422-1404
BHHS CA PROPERTIES

www.1452QueensRoad.com

7613 WILLOW GLEN RD	Open	11-2	593A2	rev
\$3,995,000	5+4.5	COUNTRY ENGLISH		



THE PERFECT MIX OF TASTE, WARMTH AND STYLE!

Why live on top of your neighbor when you can spread out in this private gated estate on a tree filled knoll. Nothing cookie cutter about this house oozing w/ original details but updated for today's lifestyle. Generous sized rooms, beamed ceilings & plenty of light. A great cook's kitchen w/ large center island overlooks the family room & backyard. 4 bdms up w/ a master suite and 1 bdrm down. Grassy back yard & private pool. Designed by Robert Byrd and retains many of his classic touches.

MLS#15-943531
Barry Fields 310-888-3740
SOTHEBY'S INT'L RLTY

For the Buyer who values Uniqueness

TUESDAY

1117 SIERRA ALTA WAY	Open	11-2	592G6	rev
\$3,650,000	4+5	MID-CENTURY		



MID-CENTURY IN PRIME SUNSET STRIP LOCATION

Abundant potential in coveted Beverly Hills adjacent location. This chic mid-century residence is set on a gracious, flat lot on a cul-de-sac street that straddles the border of Trousdale & Doheny Estates. Enjoy the pool, intelligent floor plan, high-ceilings with plentiful windows & skylights, hardwood floors, and remodeled kitchen and baths with designer finishes: 1117 Sierra Alta presents an opportunity to own a stunning home in a world-class location.

MLS#15-824325
Tracy Tutor Maltas 310.722.2267
DOUGLAS ELLIMAN

MAJOR PRICE REDUCTION

755 STRADELLA RD	Open	11-2	NEW
\$24,995,000	6+7	SPANISH	



CLASSIC ESTATE ON RESORT-LIKE GROUNDS

Classic Bel Air estate on a promontory with unobstructed city to ocean views. This authentic courtyard Mediterranean features museum quality restoration and complete privacy. Spectacular living room with coffered wood ceilings, pub/bar room, large screening room/theater, gym & more. Master suite with city views. French doors and windows throughout. Outdoor loggia/dining pavilion, lawn, pool & guest house. See full-page ad.

MLS#15-939407
Kurt Rappaport 310-860-8889
WEA

Blf-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

8787 APPIAN WAY	Open	11-2	rev
\$2,850,000	5+7	2sty-MEDITERRANEAN	



APPIAN WAY IN HOLLYWOOD HILLS

2 story Mediterranean 5 beds, 7 baths, 4,390 sq. ft. of living space, grassy yard, a tropical pool & ample parking. Dramatic entry soaring ceilings, living room w/ fp, large family room w/ fireplace, kitchen w/ Viking appliances, breakfast area, dry bar wine fridge, formal dining room, main floor bed/office, plus maids washer/dryer inside, grand 2nd floor master suite w/fireplace & patio with views of the LA Basin and Santa Monica Bay, great closet space, upstairs bedrooms all w/en-suite baths

MLS#15-911857
Brian Ades 310-503-8080
SOTHEBY'S

www.8787Appian.com

565 PERUGIA WAY	Open	11-2	NEW
\$17,450,000	5+8	TRADITIONAL	



EXCLUSIVE "LOWER PERUGIA" ESTATE


Spectacular wide views of the Bel Air Country Club greens, as well as the magnificent architecture of UCLA and beyond. On Prestigious "Lower Perugia" and over 11,000 sq. ft. of home on a 9/10 acre lot. All this and much more set behind gates and offering the privacy that can only be achieved by being one of the very limited number of homes directly on the golf course.

MLS#15-933723
Bronson & Swanson 310-285-7579
COLDWELL BANKER BH

Blf-Ins,Dshwshr,Other

03 Sunset Strip - Hollywood Hills West Condo / Co-op

1033 CAROL DR, UNIT 401	Open	11-2	NEW
\$1,795,000	2+2		



CHIC, DESIGNER-RENOVATED PENTHOUSE W/ MILLION DOLLAR VIEWS

City Living at its Finest! Designer-renovated, contemporary Penthouse w/Million Dollar Views Located in West Hollywood in award winning Ron Goldman building FAIA. 2 bedroom, 2 bathroom Penthouse features Living room w/16ft. ceilings, Floor to Ceiling Windows & Balcony w/Views. Completing this Penthouse is a Private 600sq. ft.+ Rooftop Deck w/ Amazing Views. This beautiful Outdoor space is equipped for entertaining & lounging. Gorgeous resort-like pool, spa and grounds. Steps away from Soho House.

B&R Williams, E Hellyar 310.691.5935
HILTON & HYLAND

www.1033caroldrive.com

2131 ROSCOMARE RD	Open	11-2	NEW
\$3,395,000	3+3	1sty-RANCH	



SEE FULL PAGE AD!

This enchanting & private celeb compound is located thru the prestigious West gate & is the perfect retreat for those seeking seclusion. A long driveway approach leads to this rare, approx. 1.5 acre resort. Entertain on a small or grand scale on park-like grounds that feature rolling lawns, a large pool surrounded by expansive patio areas & an intimate covered patio featuring an outdoor kitch/BBQ. A charming sep. guest house w/ addit. entrance from the street provides the perfect work space.

MLS#15-946923
D. Parnes/J. Harris 424-400-5916
THE AGENCY

www.2131roscomareroad.com

04 Bel Air - Holmby Hills Single Family

1940 BEL AIR RD	Open	11-2	NEW
\$34,900,000	8+15	MEDITERRANEAN	



Casa Lago, Bel Air's newest masterpiece, rests atop a private bluff overlooking Stone Canyon. Stunning 300-degree views and immaculate gardens chiseled into the hillside. Three floors, all seamlessly connect by elevator & smart home technology, with most rooms leading to terraces, loggias & breathtaking views. Entertain in the formal living and dining rooms, wine room, billiards room or theater. Indoor pool, sauna, gym and steam shower. Soak in the infinity pool as you look down on Bel Air.

MLS#15-937391
Joyce Rey 310-285-7529
COLDWELL BANKER RESI

11455 THURSTON CIR	Open	11-2	631H1	NEW
\$2,695,000	5+5	1sty-CONTEMPORARY		



5 BEDROOM, 5 BATHROOM HOME IN LOWER BEL AIR

This recently remodeled contemporary has exceptional quality throughout with great space and scale. This spectacular home has high ceilings, skylights, hardwood floors, alarm system and indoor/outdoor sound system. The very open floor plan features a formal marble foyer, dining room, beautifully appointed chefs kitchen with center-island, breakfast bar, breakfast area, top-of-the-line appliances, and custom cabinets.

MLS#15-946383
Mitra Sisatar 310.666.1339
COLDWELL BANKER BHN

Blf-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

10410 BELLAGIO RD	Open	11-2	592B7	rev
\$34,000,000	9+17	SPANISH		



SPANISH-STYLE ESTATE DESIGNED BY PAUL WILLIAMS

This Spanish-style estate was originally designed by Paul Williams in 1931 and extensively remodeled and expanded in 2007. With approximately 1.8 acres of usable land, the house has an open floor plan surrounding the beautiful courtyard fountain and outdoor fireplace. Each room is authentically detailed with exquisite craftsmanship, creating a romantic, timeless feeling throughout.

MLS#15-900191
Jeffrey Hyland 310.278.3311
HILTON & HYLAND

www.hiltonhyland.com




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TUESDAY

2171 STRATFORD CIR	Open	12-2	591G3	rev
\$6,495,000	6+8	MEDITERRANEAN		



Beautiful Mediterranean home in prestigious 24hour guard gated Bel Air Crest. Custom built and very private. Huge entry with double curving staircase and stone floors. Formal living room with antique carved wood fireplace, library with built in cabinets, fantastic center of the house with koi pond and large Buddha. Also for lease furnished \$29,500/month.

MLS#14-814185
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other

10732 ROCHESTER AVE	Open	11-2	NEW
\$1,499,000	2+2	SPANISH	



AUTHENTIC 2 BED/1.5 BATH SPANISH COURTYARD

Authentic 2 bed/1.5 bath Spanish Courtyard in Prime North of Santa Monica neighborhood. Incredible unspoiled charm & character throughout. Inviting brick courtyard patio w/ gas fire pit & fountain leading to covered porch w/ city light views. Formal entry w/ closet opens to step down living room w/ dramatic vaulted wood beamed ceiling, picture window & fireplace. Formal dining room w/ soffit ceiling leads to archway entry to remodeled kitchen w/ newer cabinetry, granite countertops

MLS#15-948149
Mason Merrins/Chad Lund 310-394-0816
TELES PROPERTIES, IN

Dshwshr,Rng/Ovn

10605 LINDAMERE DR	Open	11-2	591J4	rev
\$3,150,000	4+3	CONTEMPORARY		



FINAL MAJOR REDUCTION!

Last Reduction! Owner must sell! Peaceful and serene, bright Bel-Air location off Stone Canyon...this sprawling home has just been updated. Feat. incl: Chefs Kit w/Sub Zero and Wolf appliances, Quartzite counters and limestone flrs, wide plank light oak flrs throughout house, custom LED lighting, triple pane windows, mstr with spa bath and dual rain showers, custom closets, tankless wtr heater, etc. Beautiful cny views, grdn areas, pool, decks and bbq area make this a great home for entertaining.

MLS#15-890989
Rory Barish (310) 502-8797
KELLER WILLIAMS BH

Blt-Ins,Dshwshr,Washer,Dryer

10571 WYTON DR	Open	11-3	red
\$5,995,000	4+5	ARCHITECTURAL	



LITTLE HOLMBY SPANISH REVIVAL

Stunning Architectural 1932 Spanish colonial Revival home by renowned architect Percy Parke Lewis. This majestic property has been lovingly restored back to its original glory by acclaimed designer Bryan von Thun. The property is ideal for entertaining, featuring 4 spacious suites over 5,000 sq.ft. of living space on a 10,712 sq.ft. corner lot. Very rarely do properties of this caliber, design and pedigree come available on the market today. Truly a masterpiece for the most discerning buyer!

MLS#15-941463
Michael Prochelo 310.282.0788
FINANCIAL MANAGEMENT

04 Bel Air - Holmby Hills Lease

11681 MORAGA LN	Lunch	11-2	NEW
\$39,950	6+7	2sty-TRADITIONAL	



MORAGA ESTATES POOL+TENNIS COURT PROPERTY

In the prestigious Moraga Estates lies this magnificent 6BD+7BA estate. Grand scale, exquisite detailing & fine craftsmanship abound. The formal living room flows to the family room w/ bar & stone FP. A sunny breakfast area leads to the gourmet kitchen. Upstairs are 5 bdrms incl. master suite. The spacious loft creates flexible space for a guest room, media/game room, or office. The yard is a paradise w/ tennis court, BBQ area, gorgeous stone patios, and a grotto style pool/spa w/ waterfall.

MLS#15-940115
Sally Forster Jones 3106917888
JOHN AAROE GROUP

www.11681moraga.com

10723 LE CONTE AVE	Open	11-2	red
\$5,950,000	6+6	TRADITIONAL	



MAJOR REDUCTION

East Coast Traditional located on one of Holmby Hills best streets. This home is gracefully appointed with high ceilings, dark hardwood flrs and wonderful architectural details. 6+6, formal living room w/ fp, large formal dining room, family room/great room opens to gourmet kitchen and butlers pantry. Outdoor grassy area and sitting area w/ fire pit, spa and pool. Downstairs screening room and 2 guest suites w/ separate entry + 2 car attached garage completes this ideal home.

MLS#15-919071
Myra Nourmand 310-888-3333
NOURMAND&ASSOCIATES

05 Westwood - Century City Single Family

1532 GLENDON AVE	Open	11-2	NEW
\$1,969,000	3+3	CONTEMPORARY	



FOR SALE! BRILLIANTLY REMODELED HOME IN THE HEART OF WESTWOOD

Situated in the heart of Westwood sits this beautifully Remodeled 3 BD/3 BA Contemporary Estate. This exquisitely lit & bright Estate has an open floor plan & offers a large Gourmet Kitchen, Grand Formal Living Room & Dining Room, Family Room w/ Fireplace. This home features brand new Hardwood Floors w/ beautiful Crown Moldings, New Water Heater, HVAC, Windows & Recess LED Lighting throughout. Close to Westwood Village, UCLA & Minutes from Beverly Hills, Century City & the Santa Monica Coast.

MLS#15-930555
Noushin A. & Kevin E. 3108634325
NELSON SHELTON & ASS

Refrigerator, Stove, Oven, Dishwasher

2210 SELBY AVE	Open	11-2	632-5C	red
\$2,995,000	3499000	5+6	CONTEMPORARY	



BACK ON MARKET AS OF 10/02/15 WITH MAJOR PRICE REDUCTION

- * Brand new home for a quick sale
- * Beautiful contemporary home (4,670 SF) with open floor.
- * Between Century City & Westwood with Westwood Charter school only 1 block away.
- * 5 bedrooms + 5 1/2 bathrooms + Office & Rec. rooms with great attention given to details.
- * High ceilings, wood flrs, sky lights, wet bar & fire place. One bedroom with full private bath on first floor.
- Gorgeous kitchen, Spacious Master with huge bathroom & large balcony.
- * Blt.-in Barbecue in backyard.

MLS#15-930555
Shawn Sedghi 310-696-4000
NELSON SHELTON & ASS

BBQ,Blt-Ins

10311 EASTBORNE AVE	Open	11-2	632D3	rev
\$1,699,000	3+2	TRADITIONAL		



RARE OPPORTUNITY! PRIME LOCATION!

RARE OPPORTUNITY! PRIME LOCATION NORTH OF SANTA MONICA WITH CENTURY CITY VIEWS IN HIGHLY SOUGHT AFTER COMSTOCK HILLS! GREAT TRADITIONAL WITH BEAUTIFUL HARDWOOD FLOORS AND FINE FEATURES. SINGLE STORY WITH ORIGINAL CHARACTER, PERCHED UPON A KNOLL WITH COOL OUTDOOR PATIO AND GRASSY YARD. LARGE KITCHEN WITH BREAKFAST AREA, BRIGHT AND SPACIOUS LIVING ROOM, UPDATED BATHROOM WITH DOUBLE SINKS AND LARGE WINDOW, DEN/GUEST BEDROOM WITH FIREPLACE, PLENTY OF STORAGE AND MUCH MORE!

MLS#15-917283
Kris Mooney/Debra Ziven 310-714-8401
TELES PROPERTIES

Dshwshr

REMINDER

The MLS™ reserves the right to refuse and/or edit any ad it deems unsuitable.

No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.

TUESDAY

10468 ALMAYO AVE		Open	11-2	rev
\$1,599,000	4+4	SPANISH		



BEAUTIFULLY UPDATED ROMANTIC COURTYARD SPANISH

Beautifully updated Romantic Courtyard Spanish 4 bed/3.75 bath blended w/ authentic original period details thruout. Incredible privacy w/ gated driveway leading to inviting brick courtyard w/ fountain. Ideal for entertaining with french doors off spacious living rm w/ high beamed ceiling, wd burning frplc & picture window w/ orig. stained gls details. Large dining w/ coved ceiling opens to butler's pantry & totally remodeled kitchen w/ high end s/s appliances, quartz countertops & subway tiled.

MLS#15-940269
Chad Lund 310-801-2641
TELES PROPERTIES

Blf-Ins,Dshwshr,Hood Fan,Rng/Ovn

05 Westwood - Century City Condo / Co-op

1414 S BEVERLY GLEN BLVD #401		Refresh.	11-2	NEW
\$995,000	2+2	CONTEMP MED		



FRONT CORNER PENTHOUSE NEW ON THE MARKET

GREAT VALUE for this Penthouse with city view (From the large living room & both bedrooms). private 3 car garage. This light and bright unit has an excellent floor plan with entrance hallway branching off into two, to reach all the rooms. Double door leads to a good size balcony from the living room. Stack up washer/dryer is inside the unit. Fireplace in the living room, granite counter tops and tile floors in kitchen and bathrooms

MLS#15-947773
Shawn Sedghi 310-696-4000
NELSON SHELTON & ASS

Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg

2112 CENTURY PARK LN, UNIT 213		Open	11-2	632/E3	NEW
\$849,000	2+2	TRADITIONAL			



BEAUTIFUL CENTURY PARK LANE CONDO

Stunning newly remodeled two bedroom suite. Nothing has been spared in this beautiful unit, set in the prestigious Park Lane guard gated community complex. New kitchen includes top of the line stainless appliances, Viking refrigerator, breakfast area. Spacious LR leads to large balcony surrounded by trees & vu of pool. Lg. master bedroom w/ walk-in closet, master bathroom w/double sink vanity. Custom quality finishes. This unit offers large storage space in garage with side by side parking spaces.

MLS#15-931069
Emily Bregman 310-699-7038
BERKSHIRE HATHAWAY

Dshwshr, Range,Rng/Ovn,Refrigerator

10776 WILSHIRE #1503		Open	11-2	red
\$2,875,000	2+3			



REDUCED | LAST TOP FLOOR 2 BEDROOM AVAILABLE

PRICE TO SELL!The Carlyle, The Most exclusive Residence on The Wilshire Corridor, this home features an oversized master suite w/walk in upgraded closet, separate tub & shower w/marble. Split fir plan w/lrg den. Chefs kit w/ oversized isl, eat-in area & private dining area. Northwest Corner w/views of city, mntns, Getty, & partial ocean. Close to Westwood Vlg & BH. Full amenity bldg w/24 hr valet, concierge, gym, rec rm, pool, outdr living rm & wine locker with wine room. Email agent for showings.

MLS#15-931069
Nicole Contreras 310-614-4952
NOURMAND&ASSOCIATES

www.TheCarlyle1503.com

11044 OPHIR DR #402		Open	11-2	red
\$669,000	699000 2+2	TRADITIONAL		



FEELS LIKE A 3 BEDROOM!

This bright 2 bedroom, plus a den & 2 bathrooms is a perfect place to call home! The extra den area is well sized and could be easily be used as a third bedroom. Abundant space in the master with sizable bathroom. Huge, private patio connects to the open living area & master bedroom. In unit washer/dryer, beautiful, open kitchen with many cabinets and surface space. 2 side by side parking spaces. Do not miss this opportunity to live in upper Westwood, conveniently located to UCLA & the Westside.

MLS#15-927527
Carrie Ann Rollings 310.650.3075
GIBSON INTERNATIONAL

Clng Fan,Dshwshr,Dryer,Hood Fan

06 Brentwood		Single Family	
950 TEAKWOOD RD.		Open	11-2
\$4,595,000	5+5.5	ARCHITECTURAL	



NEW

NOT JUST A HOME - AN ARCHITECTURAL STATEMENT

The architectural design is a striking warm contemporary w/ earth tone materials and sophisticated design details that maximizes the enjoyment of the indoor outdoor California lifestyle with 5 bed, 5½ baths and den off the master suite. Situated on a serene and elevated corner cul-de-sac in desirable BW location. Peek-a-boo city views. Pool, spa, BBQ and gas fire pit; an entertainer's dream. Hardwood floors and top of the line amenities throughout.

MLS#15-947917
Robert Radcliffe 310-255-5454
SOTHEY'S INT'L.

BBQ,Cent Vac,Dshwshr,Hood Fan,Micro, etc

13413 BAYLISS RD		Refresh.	11-2	NEW
\$3,295,000	5+4.5	2sty-CONTEMPORARY		



EXTREMELY PRIVATE AND GATED BRENTWOOD CONTEMPORARY

Recently remodeled -- welcome to this bright and beautifully gated two-story traditional contemporary nestled in the Brentwood Hills. Upon entry you are greeted with stunning floor to ceiling windows and sliding glass doors which seamlessly open to a perfectly manicured yard, pool, and outdoor kitchen area. This secluded and spacious home boasts 5 Bedroom (two master suites), 4.5 Baths, remodeled kitchen, formal dining area, game room, and family area: ideal for family living and entertaining!

MLS#15-947917
Cindy Ambuehl (424)321-4948
THE AGENCY

VIKING BBQ, POOL, GAME ROOM, PRIVATE

526 N CARMELINA AVE		Open	11-2	631F2	red
\$10,295,000	6+5	ARCHITECTURAL			




MAJOR REDUCTION

Frank Gehry's masterpiece, The Schnabel House. Noted as one of the 20 greatest houses of the 20th century this California architectural piece of history has been lovingly remastered as a livable piece of art for generations to come. Multiple gardens, pools and structures form a compound that functions as an irreplaceable piece of Architectural history. Gehry has said "This is the design I had fantasized about for my own house." It is not often that an opportunity like this becomes available.

MLS#14-759167
Cory Weiss 310-922-1124
DOUGLAS ELLIMAN

Architectural Masterpiece

13686 BAYLISS RD		Open	11-2	red
\$3,450,000	4+4	MODERN		



REDUCED | LAST TOP FLOOR 2 BEDROOM AVAILABLE

PRICE TO SELL!The Carlyle, The Most exclusive Residence on The Wilshire Corridor, this home features an oversized master suite w/walk in upgraded closet, separate tub & shower w/marble. Split fir plan w/lrg den. Chefs kit w/ oversized isl, eat-in area & private dining area. Northwest Corner w/views of city, mntns, Getty, & partial ocean. Close to Westwood Vlg & BH. Full amenity bldg w/24 hr valet, concierge, gym, rec rm, pool, outdr living rm & wine locker with wine room. Email agent for showings.

MLS#15-931077
Alejandro Aldrete 424-230-3705
THE AGENCY

Blf-Ins,Dshwshr,Dryer,Frzr,Micro,Other

607 26TH ST		Open	11-2	631F5	rev
\$5,195,000	6+7	3sty-CONTEMP MED			



TUSCAN MEDITERRANEAN NORTH OF MONTANA WWW.60726THSTREET.COM

Spectacular NEWER construction in prime Santa Monica-Brentwood. Custom cook's kitchen features granite counters, tumbled stone accents, huge center island, state-of-the-art stainless steel appliances including double oven, microwave, 6-burner gas stove. Spacious fam room w/ cozy fireplace opens to huge outdoor patio area, heated pool & spa. 3 additional upstairs bedroom suites. LL rec room with 2 bedroom suites ideal for Maid's or guest apartment. Also avail for long term LEASE @ \$19,500/month.

MLS#15-940473
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS

www.OmegaGroup.LA

TUESDAY

11439 CHENAULT ST	Open	11-2	631J3	rev
\$2,195,000	5+4	TRADITIONAL		



QUIET CUL-DE-SAC IN BRENTWOOD GLEN

On a quiet cul-de-sac in Brentwood Glen is a charming two story home with beautiful vintage architectural window and door details, and an exquisite gate. The vine covered trellis welcomes you with banks of French doors in the living room which has a fireplace and bamboo floors. There is a formal dining room and an open remodeled kitchen/ family room with stainless steel appliances and large stone center island which opens to the newly landscaped backyard.

MLS#15-929699
Mary Beth Woods 310-463-1599
COLDWELL BANKER

www.11439chenault.com

820 S GRETTA GREEN WAY #2	Open	11-2	rev
\$2,295,000	3+3.5	CONTEMP MED	



EXQUISITE BRENTWOOD TOWNHOME

The step down living room w/ 2 story ceilings, French doors, brick fireplace & hardwood floors. The elegant, formal dining has built in china cabinets. The cook's kitchen features a center island, granite counters tops, Viking appliances and Sub Zero. Upstairs, the master suite has his and her bathrooms w/ a magnificent walk in closet. The lower level offers a media room or 3rd bedroom w/ a fireplace and wet bar. Additionally there is a full bath, laundry room, & direct access to the garage.

MLS#15-936423
Tory and Michael Raisin 310-795-6764
SOUTHERN CA. REALTY

Cent Vac,Dshwshr,Grbg Disp,Micro,Rng/Ovn

06 Brentwood *Condo / Co-op*

X 11937 W SUNSET #4	Lunch	11-2	NEW
\$1,799,000	3+4	SPANISH	



LUNCH AT LAS VENTANAS!

Enjoy the total California lifestyle at luxurious Las Ventanas. 15 ft. ceilings, rich wood cabinetry, custom limestone floors. Open concept cook's kitchen w/ top appliances. 3 bedrooms, 3.5 baths and a media room which can be converted to a 4th bedroom, if desired. The master suite with spa like master bath, walk in closet and private patio. Two additional bedrooms are en suite. Direct access private 2 car garage with room for additional storage. Quiet location within the complex.

MLS#15-947353
Anne Leeds 310487-0733
GIBSON INTERNATIONAL

Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan

07 West L.A. *Single Family*

2527 ARMACOST AVE	Open	11-2	NEW
\$885,000	2+1	1sty-SPANISH	



SWEET SPANISH W/MODERN UPGRADES, GUEST COTTAGE W/BATH & POOL

Sweet Spanish in Fabulous West LA Neighborhood. Open Concept & Light-Filled Spaces w/Modern Upgrades & Hardwood Floors. Living/Dining Rooms Surrounded by Windows. Chef's Kitchen w/Viking Cook-Top, Caesarstone Counters & Butcher-Block Peninsula. 2 Bedrooms, Inc. Master w/French Doors Overlooking the Garden & Pool. Bath w/Waterworks Fixtures & Designer Tile. Solar-Heated Pool, Wood Deck & Grassy Space w/Blooming Foliage. Garage converted to Guest Cottage w/Tile Floors, French Doors & Bath

Heidi Davis 213-819-1289
KELLER WILLIAMS LARC

07 West L.A. *Condo / Co-op*

11826 DOROTHY ST, UNIT 101	Open	11-2	NEW
\$858,000	2+2.5	CONTEMP MED	



ENTERTAINER'S DELIGHT IN THE PERFECT LOCATION

2 bedroom 2.5 bathroom front facing newer building. Property is spacious and conveniently located close to nearby restaurants, trendy shops, entertainment and the farmer's market. The open living room offers plantation shutters w/ large French doors that open up to 1 of 3 private outdoor patios. The kitchen features stainless steel appliances with a double oven, granite counter tops and plenty of cabinet space.

Dennis Adelpour 310.573.8670
BERKSHIRE HATHAWAY

07 West L.A. *Condo / Co-op*

1253 GRANVILLE AVE #101	Open	11-2	NEW
\$1,250,000	4+3	3sty-CONTEMP MED	




Desirable end unit, has fantastic floor plan, is approximately 2,258 sq. ft. condo with 4 bed and 3.5 bath. Main level has custom kitchen, living room, dining room, and den. Living & dining room have a separate balcony. Upstairs is the bedroom level with master bed with splendid master bath, fireplace & 2 walk-in closets, & extra large loft space that leads to private rooftop deck! 2 additional bedrooms on the same level as the master & a private 4th bedroom on the ground level, Truly a must see!

MLS#15-948449
Meir Kroll 3103414393
THE AGENCY

Dshwshr,Fridg, Private roof top deck

11970 MONTANA AVE #102 *NEW*

11970 MONTANA AVE #102	Open	11-2	NEW
\$739,000	2+2	CONTEMPORARY	



Drop dead gorgeous unit in absolute perfect, move-in condition. Fully remodeled from top to bottom with no expense spared. Formal entry with large squares of Travertine flooring that extend throughout the entire unit including the balcony. Step into a bright, open west facing living room with floor to ceiling windows looking directly out to all the activity on Montana. Smooth ceilings bordered by crown molding, and sliding door to pleasant outdoor patio/balcony. Dream kitchen as all deluxe

MLS#15-947909
Martin Feinberg
KELLER WILLIAMS-SANT

Blt-Ins,Dshwshr,Rng/Ovn

1748 STONER AVE, UNIT 1 *NEW*

1748 STONER AVE, UNIT 1	Open	11-2	NEW
\$1,095,000	4+3.5	4sty-CONTEMP MED	



EXCEPTIONALLY BEAUTIFUL AND SPACIOUS, MINT CONDITION 4 BR TH

Exceptionally Beautiful Front facing, Mint Condition Townhome! 4Bed/3.5Bath, Cooks Kitchen w/Breakfast Bar & Family Room. Master Suite with 2- story ceilings, FP, Walk-in Closet & Loft w/Balcony & fabulous Roof Top Sundeck w/ Mountain Views and gas barbecue. Almost all of the rooms feature balconies w/French Doors opening up to allow fresh breezes & sunshine in. Wood Floors in the Living Room along with a FP & 2 Balc's. Exquisite Plantation Shutters throughout. Extraordinary storage & Priv Gar.

Nili Hudson 310.622.7422
GIBSON INTERNATIONAL

www.1748StonerAvenue.com

11612 CHENAULT ST, UNIT 14 *NEW*

11612 CHENAULT ST, UNIT 14	Open	11-2	NEW
\$638,000	2+2		



RETREAT LIKE TOWNHOUSE

UNIT NUMBER IS 3

This quiet, retreat like townhouse, is nestled away from any street noise and activity, yet steps away from Brentwood Village, Barrington Park and all the shops and restaurants on San Vicente. Relax to views of trees from every window. Enjoy the fresh air and peacefulness from the balcony off the master or the balcony off the guest bed.

Trevor Levin 310-300-3392
NOURMAND BRENTWOOD

Ceiling Fan,Dishwasher,Garbage Disposal

THE MLS .COM **Property Website & Virtual Tour**

Available for all your Active, Back-up, and Pending listings.

12222 WILSHIRE BLV, UNIT PH5 Open 11-2		NEW
\$969,000	2+2 CONTEMPORARY	
		
WEST FACING PENTHOUSE WITH STUNNING VIEWS!		
<p>Stunning 2 Bedroom / 2 Bath penthouse with a loft. This bright and fresh unit offers tons of light and amazing views to the west. The gorgeous eat in kitchen is equipped with a double oven and granite counters. Into the living room you are greeted by double a 2 story ceiling and views out toward the ocean. The spacious master boasts a vaulted ceiling and fireplace as well as large en suite. Upstairs you will find the versatile loft that can be anything from an office to an artist's retreat.</p>		
Benjamin S. Lee 310-858-5489 COLDWELL BANKER RES		Refrigerator, Stove, Oven, Disposal

09 Beverlywood Vicinity		Condo / Co-op
1112 S BEDFORD DR #203 Open 11-2 632F3		NEW
\$799,000	2+2 FRENCH	
		
PRISTINE 2BD/2BA CONDO ADJ TO BH & 2 BLKS FROM ROXBURY PARK		
<p>Spac liv & din rm w/ FP that overlooks patio. Kit w/ eat-in area, custom cabinets & pantry w/ pull out shelves. Mstr has lg. sliding closets & en-suite w/ oversize shower & sep tub w/ marble counters, travertine & glass tile. The 2nd bed can be used as an office, den or bed w/walk-in closet. The 2nd bath has quartz counter, porcelain tile & subway tile in shower/tub. W/D, elevator, gtd gar, 2 tandem parking & intercom frnt door entry. Great location!</p>		
MLS#15-947987 Greenberg / Weinstock 310-968-0605 BERKSHIRE HATHAWAY		www.1112sbedfordunit203.com

1236 WELLESLEY AVE #7 Open 11-2		NEW
\$747,000	3+3 CONTEMPORARY	
		
FABULOUS PENTHOUSE IN GREAT WEST L.A. NEIGHBORHOOD.		
<p>Spacious light and airy Penthouse in great West L.A. location! Very private location within the building. . . Lovely city view from dining room adds much charm. Skylights in hallway and bathrooms add even more natural light. Huge master suite has walk in closets. New carpet throughout! The floor plan and generous size of this Penthouse give the feeling that you are in a private home. This is a rare opportunity! Open on caravan from 11:00 to 2:00 on Tuesday, October 13th..</p>		
MLS#15-948241 Lynn Tannenbaum (310) 713-5706 RE/MAX ESTATE PROPER		Dshwshr,Grbg Disp,Intrcm,Fridg,Wshr

1537 S WOOSTER ST #110 Open 11-2		NEW
\$659,000	2+3 TRADITIONAL	
		
LARGE PICO/ROBERTSON TOWNHOME		
<p>Spacious, open floor plan 2 story condo has high ceilings and only one common wall. Dramatic entryway with open staircase, living room with a balcony and cozy fireplace and a large eat-in kitchen with a breakfast bar. Beautiful new hardwood floors. Master suite includes a fireplace, balcony, and huge walk-in closet with built-ins. Freshly painted, central A/C, alarm, recessed lights, laundry room inside unit. HOA dues include earthquake insurance. This one's a winner!</p>		
MLS#15-948689 Naomi Selick 213.280.9120 TELES PROPERTIES, IN		Dshwshr,Dryer,Elvtr,Grbg Disp,Rng/Ovn

09 Beverlywood Vicinity Single Family

9752 CASTELLO PL Open 11-2		NEW
\$2,275,000	5+4.5 2sty-ARCHITECTURAL	
		
VERY HIP AND COOL HOUSE!		
<p>1960's Architectural. Ideal for elegant living or large scale entertaining. The luminous interiors are beautifully appointed with fine imported materials that blend seamlessly with the outdoor splendor. Redone with beautiful wide plank hardwood flrs, gourmet kitchen with granite counters, recessed lighting and fam rm with fireplace. 5 bedrms, 4.5 bths plus bonus room with walls of glass. Bright house with hi-ceilings and generously scaled rooms. Very functional yet versatile floor plan.</p>		
MLS#15-946837 Bruce Walker 310-623-8722 RODEO REALTY - BEVER		Blt-Ins,Dshwshr,Rng/Ovn,Fridg

869 S WOOSTER ST #102 Open 11-2 632-J3		NEW
\$485,000	2+2 TRADITIONAL	
		
GREAT OPPORTUNITY - 2+2 - REFRESHMENTS SERVED		
<p>Great opportunity to own a very affordable 2 Bedroom, 2 Bath condo in a fantastic Beverly Hills adjacent location. The condo has a warm, cozy living room with a fireplace that opens to the dining area and kitchen. Entry, Living room and dining area have beautiful new floors. Private laundry. Security gated, 2 parking spaces. Close to world famous restaurants, shopping, and local parks. Earthquake insurance included.</p>		
MLS#15-948761 Lydia Simon/ Rose Mayhew 310-699-5559 COLDWELL BANKER		Dryer,Rng/Ovn,Fridg,Wshr

8902 GIBSON ST Open 11-2 632/H6		NEW
\$1,199,000	4+1.5 1sty-SPANISH	
		
OVERSIZED LOT IN CRESTVIEW		
<p>Build your own dream home on this expansive 10,000 square foot lot. The current home features 4 bedrooms and 1.5 baths, family room, living room and dining area off the kitchen. Set on a lovely street in the up-and-coming Crestview area adjacent to Beverlywood. This is a not-to-be-missed opportunity.</p>		
Jeeb O'Reilly/Tori Barnao 310.980.5304 DOUGLAS ELLIMAN		Development Opportunity

10 West Hollywood Vicinity Single Family

823 N GARDNER ST Open 11-2 593/C6		NEW
\$3,395,000	5+6 2sty-MODERN	
		
STUNNING BRAND NEW CONSTRUCTION IN PRIME MELROSE VILLAGE		
<p>As you enter the open Atrium courtyard into this architectural designer masterpiece, you will fall in love. This 5 bedroom, 6 bath 4812 sq ft contemporary has expansive soaring spaces and great entertaining areas surrounding the living room, kitchen, and outdoor areas, with a salt water pool, spa, and fireplace. The master bath has gorgeous porcelain tiles, with a balcony in every bedroom. Spectacular views of Hollywood Hills from roof deck and fireplace. Designer finishes. Crestron ready.</p>		
Joan Fitzpatrick 310 428-5626		


Do RIGHT by Your Sellers
Put their Property in the MLS

Listings in the MLS Get More Exposure
More Offers & More Money




TUESDAY


354 N SAN VICENTE	Open	11-2	NEW
\$2,465,000	3+4	ARCHITECTURAL	
	BI-COSTAL'S DREAM PIED-À-TERRE		
<p>Prime WEHO Design District by PDC, Restoration Hardware & Urth Cafe. Stunning Water Falls by the Entry. Sexy Negative Edge Pool in the Prvt Bckyrd. Leicht German Ktchn, Miele Appls. All Bdrms are En-Stes. Mstr w/Balcony & Frplc. Hi-End Designer Fixtures: Modra, Meister, Graff, to name a few. Control 4 Smart Home w/Nest Environmental Syst & Lutron Cntrld Designer Shades. Enjoy Sunday Brunch at Ceccoli's, Dinner at Craig's or Entertain your Guests in Your New Prvt, Sexy, Architectural Smart Home.</p>			
MLS#15-945935			
Rosalie Klein	323.935.8680		
ENGEL & VÖLKERS BH			

8121 NORTON AVE #203	Open	11-2	NEW
\$975,000	2+3	1sty-MODERN	
	LARGE MODERN CORNER UNIT AT THE NORTON VILLAS WEHO!		
<p>A quintessential international design quality residence located in the prestigious Norton Villas building. The large 2BR + 2.5BA modern corner residence provides a bright, open floor plan. Amenities include 9ft ceilings, living room fireplace, recessed lighting, Ceasarstone counters, built-in Sub-Zero & Bosch appliances, and Washer/Dryer in the unit.</p>			
MLS#15-941997			
Gregory J Moesser	310-770-9014		
SOTHEBY'S BH			
Fabulous West Hollywood Luxury Building!			

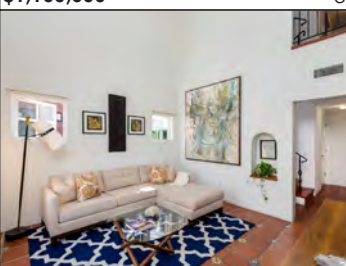
10 West Hollywood Vicinity Condo / Co-op

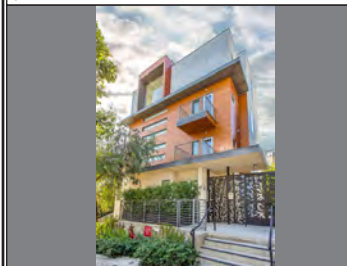
X 1414 N HARPER AVE #17	Lunch	11-2	NEW
\$1,150,000	1+2	SPANISH	
	STEP INTO "OLD HOLLYWOOD"....		
<p>True California living at its finest. Step into 7 Fountains and transform into an era of "Old Hollywood". One-Bedroom Plus Guest Suite/Home Office with expansive Porch areas. Enjoy indoor/outdoor living with this quaint one-bedroom corner villa bordering the lushly landscaped Garden Courtyard with its 100-year-old Senegalese Palms. Living room features custom inlay terra cotta tiles, a wood-burning fireplace along with dramatic vaulted ceilings.</p>			
MLS#15-947865			
Dustin Nicholas	310-770-1847		
NICHOLAS PROPERTYGRP			
Blt-Ins,Cbl,Dshwshr,Dryer,Crbg Disp			


123 N KINGS RD, UNIT 12	Open	11-2	NEW
\$975,000	2+2	3sty-ARCHITECTURAL	
	ULTRA-CHIC & MODERN LOFT-STYLE CONDO W/PRIVATE ROOFTOP DECK		
<p>Designed by renowned award winning architects, Pugh-Scarpa A.I.A. Newer construction, this 4 story private Stunning N.W. rear corner loft has polished Terrazo concrete floors, 18-20' ceilings throughout, 4 outdoor areas, walls of glass, a kitchen with Caesar stone counters, large island with seating, Jenn Air stainless appliances, custom cabinetry, counter to ceiling tile backsplash. Amazing private rooftop lounge w views of the Hollywood Hills. Tankless water heater, dual zone climate control.</p>			
Allie Riley & M.Collins		310-467-4567	
COLDWELL BANKER BH			
KingsRoadCondo.com			


1124 N KINGS RD #104	Refresh.	11-2	NEW
\$1,125,000	2+3	TRADITIONAL	
	OVER 2300 SQ FT!!!		
<p>One of the premiere buildings in West Hollywood with stunning lobby and tasteful new hallways. Wilshire Corridor Vibe. Rarely does a two bedroom become available in this building. Over 2300 sq. ft. with an open concept floor plan. Remodeled kitchen and concrete floors throughout. Closets for the most manic shopper with two walk in closets in the Master Suite. Two side by side parking spots and earthquake insurance included in the HOA. High Walking Score.</p>			
MLS#15-946939			
Jane Schore	323-573-6562		
COLDWELL BANKER SS			
www.ShoppingwithSchore.com			

640 N SWEETZER AVE, UNIT 11	Open	11-2	NEW
\$949,000	2+3	2sty-CONTEMP MED	
	BEAUTIFUL AND SPACIOUS WEST HOLLYWOOD ADJACENT TOWNHOME		
<p>2 BEDROOM + DEN OR 3 BEDROOM WITH SOME MODIFICATION 2.75 BATHS. BEAUTIFUL HARDWOOD FLOORS IN ENTRY, LIVING & DININGROOM & STAIRS. FIREPLACE, HIGHER CEILINGS, FLEXIBLE DINING ROOM, GRANITE KITCHEN WITH SALTIO TILE FLOORS. UPSTAIRS w 2 LARGE BEDROOMS WITH NEW CARPETING, INCREDIBLE CLOSET SPACE. FULL-SIZE SIDE BY SIDE WASHER & DRYER, PRIVATE 2 CAR GARAGE ALSO WITH EXTRA STORAGE, TERRACE AND YARD AREA. THIS TRULY IS A SINGLE FAMILY HOME ALTERNATIVE.</p>			
Allie Riley & M.Collins		310-467-4567	
COLDWELL BANKER BH			
SweetzerAvenueCondo.com			

1414 N HARPER AVE #5	Open	11-2	111X1	NEW
\$1,100,000	3+3	SPANISH		
	ARCHITECTURALLY EXQUISITE			
<p>Romantic Spanish revival architectural 3 bed/3 bath detached villa #5.Best unit in the building. Soaring 2-story Living & Formal dining w/ 25-foot-high ceilings.Very light & bright unit w/ arched doorways,hardwood & Italian tile.Top of the line gourmet kitchen w/ Viking & ss. Spacious Master suite w/ fireplace. Master bath en-suite w/ dual sinks & deep soaking tub.1st floor bed opens up to private patio/can be used as a great office. Private rooftop stone-tiled balcony w/ panoramic city views.</p>				
MLS#15-945209				
Jennifer Mulberg	(310) 200-9349			
KELLER WILLIAMS BEVE				
Blt-Ins,Dshwshr,Dryer				

1137 HACIENDA PL #102	Open	11-2	NEW
\$810,000	1+2	MODERN	
	SOPHISTICATED MODERN DESIGN. PRIME WEST HOLLYWOOD LOCATION		
<p>Sophisticated modern design. Prime West Hollywood location, just below Sunset Plaza. 1 bedroom 1 & 3/4 baths, loft like town house in a small 8 unit complex, with a gorgeous courtyard.This creative open space includes dramatic high ceilings, a chefs kitchen, and a wonderful mix of glass, steel, concrete and wood. a terrace/patio off the living room with a BBQ. This unique property is located on a nice wide street, close to the best and most diverse play & restaurants in town. Low HOA's.</p>			
MLS#15-948291			
Jeffrey Young	213 819.9630		
SOTHEBY'S INTERNATIO			
Chefs Kitchen, 2 baths, gated courtyard			

8787 SHOREHAM DR #404	Open	11-2	NEW
\$1,099,000	2+2	CONTEMPORARY	
	RARE 2 BR 2 BA CORNER UNIT DOWNTOWN VIEWS ALMOST 1500SF		
<p>Great large 2 BR 2BA unit with airy spacious corner living room with downtown views and 2 terraces. Large Master. Plenty of closets. One of the few 2 bedroom corner units that come up in this premium full service concierge building! Lots of potential!</p>			
MLS#15-948209			
Kaminoff Reisman	3107381968		
COLDWELL BANKER RESI			
www.sunsetstrip90069.com for photos			

1037 N LAUREL AVE #6	Open	11-2	NEW
\$799,000	2+2	2sty-ARCHITECTURAL	
	ARCHITECTURAL & RE-INVISIONED TOP FLOOR 2BD+2BA LOFT		
<p>The Lofts at Laurel Court is an unique architectural complex built in 2004. Loft #6 is an ultra-cool re-envisioned top floor 2-level 2 Bd+2 Ba unit w/ Dramatic 20ft high ceilings, massive picture windows fill the voluminous space w/ light. Custom remodeled kitchen w/ white oak cabinets, quartz countertops, breakfast bar, & Viking appliances. Private terrace features views from the downtown to the Hollywood sign. 2 Parking Spaces. In-unit laundry. Just minutes to Prime WeHo & the Sunset Strip!</p>			
MLS#15-946941			
ST.JAMES + CANTER	310.704.4248		
BERKSHIRE HATHAWAY			
www.1037LAUREL6.COM			

TUESDAY

9019 CYNTHIA ST #B	Open	11-2	NEW
\$699,000	1+1	FRENCH	



Beautifully located townhouse in prime West Hollywood, just at the top of the Norma Triangle. Flexible floor plan with Living/Dining/Kitchen on the first floor, large Bedroom and bath on the second floor and studio on the third floor. In good condition, but could be great with your personal touches. Well priced for the area.

MLS#15-942147
Edward Fitz 424-230-3757
THE AGENCY

8787 SHOREHAM DR #505	Open	11-2	592H5	rev
\$795,000	1+1	CONTEMPORARY		



SHOREHAM TOWERS REDONE CONDO SOUTH UNOBSTRUCTED CITY VIEWS

FULL SERVICE SHOREHAM TOWERS WITH SPECTACULAR SOUTH & EAST & WEST VIEWS CLEAR TO CATALINA ISLAND. THIS CONDO IS REDONE WITH WOOD FLOORS, UPDATED KITCHEN WITH STAINLESS APPLIANCES. FLOOR TO CEILING NEW WINDOWS WITH A GREAT BALCONY OFF THE LIVING ROOM AND BEDROOM TO ENJOY THE VIEWS. SHOREHAM PROVIDES 24HR RESIDENT AND GUEST VALET PKG., 24HR. CONCIERGE AND SWITCHBOARD. POOL, SPA, GYM, DOG PARK. WASHER AND VENT-LESS DRYERS ALLOWED IN CONDO. H.O.A. DUES INCLUDE ALL UTILITIES & TIME WARNER BASIC CABLE

MLS#15-890779
Guy Fedele 3107704444
GOLD STAR REALTY
Cbl,Dshwash,Grbg Disp,Hood Fan,Other

1411 N HAYWORTH AVE #14	Refresh.	11-2	NEW
\$549,950	2+2	CONTEMPORARY	




Light and Bright fully renovated Contemporary Condo in West Hollywood. 2 bedroom 2 bathroom top floor unit with southern exposure on a quiet tree lined street. Open floor plan with a terrace overlooking the courtyard. Top of the line kitchen appliances, bamboo flooring, and low HOA's. Centrally located in prime West Hollywood, this one will not last!

MLS#15-947313
Lindsay Rae Galbraith
SOTHEBY'S INTERNATIO
Blt-Ins,Cbl,Dshwshr,Micro,Rng/Ovn,Other

11 Single Family

2218 GRAND CANAL	Lunch	11-2	671-H5	NEW
\$3,295,000	3+2.5	2sty-ARCHITECTURAL		



LIGHT INFUSED ARCHITECTURAL ON THE VENICE CANALS!

Stunning architectural Chi-Pang Lai home in Venice Canals! Rare S.W. corner lot. Light-infused, timeless design. Views-canal/city. Broad windows/walls of glass & roof top decks. Chef's kitchen, granite, ss appl. transitions to living & dining rms w/FP, wood & stone flrs-ideal for entertaining. Master Ste & guest rooms offer privacy w/centralized den, skyscraping like skylights, balconies & lofts. Master w/FP, cedar walk-in, limestone steam shower. Close to beach, Abbot Kinney/Frms Market!

Tami Pardee 310-907-6517
PARDEE PROPERTIES

1250 N KINGS RD #307	Open	11-2	593A5	NEW
\$489,000	1+2	CONTEMPORARY		




LARGEST 1 CONDO ON THE MARKET IN WEHO!!

Spacious 1BR + 1.5BA condo featuring recessed and custom light fixtures and beautiful hardwood floors. The eat-in kitchen has custom cabinets, newer appliances and a pass-through for easy entertaining. Natural light abounds with a sliding glass door to the south-facing balcony. The large bedroom has plantation shutters and ample closets. This great building features remodeled lobby and hallways, a gym, pool, patio & EQ insurance! Fantastic location, close the Sunset Strip & Santa Monica Blvd!

MLS#15-948595
Eric Lowry 213-507-0950
COLDWELL BANKER RESI
Blt-Ins,Cbl,Dshwshr,Elvtr,Grbg Disp,

1023 SUPERBA AVE	Lunch	11-2	NEW
\$2,395,000	3+2.5	2sty-MODERN	



MODERN FARMHOUSE - BRAND NEW CONSTRUCTION

Stunning Farmhouse Modern! Thoughtfully designed & brilliantly executed, this light & bright residence has everything the "savvy" buyer is looking for. Expansive great room with high ceilings & fireplace. Gourmet kitchen with carrara counter tops, center island & walk-in pantry. Master suite with private, covered deck & large walk-in closet. Spa-style master bath with tub & shower. Upstairs den/4th BR. Excellent indoor outdoor flow to front terrace, rear "grassy" yard and deck with built-in bbq.

Craig O'Rourke 310-714-5452
COLDWELL BANKER
Built-ins, TVs & AV equipment, Speakers

1424 N CRESCENT HEIGHTS #21	Open	11-2	red
\$1,049,000	3+3	FRENCH NORMANDY	



REDUCED TO SELL AT THE GRANVILLE!

Gorgeous Historic Building home to many Hollywood Celebrities and Industry Leaders- front facing spacious single level floor plan- parquet wood floors, hi ceilings, moldings, formal dining lrg living room with city views, spacious en suite baths off master bedroom and guest bedroom, 3rd bedroom or office, spacious kitchen, fantastic large park- like common area w/ garden - this condo feels like an elegant European home. under the "Mills Act"

MLS#15-928247
Mann/Marshall 310-777-6263
COLDWELL BANKER BHN
South of Sunset North of Fountain

222 5TH AVE	Open	11-2	NEW
\$2,195,000	3+4	TRADITIONAL	




SPACIOUS REMODELED HOME NORTH OF ROSE

Look no further - you've found it all here in the coveted NoRo neighborhood of Venice. This spacious remodeled home with a versatile floor plan boasts three large bedrooms, including dual master suites on the 2nd floor, a remodeled gourmet eat-in kitchen opening to private side and back gardens, expansive tiled patio, twin balconies, and a hot tub cabana perfect for soaking those cares away. Walk to all of your favorite restaurants and shops on Main St. and Rose or stroll to the Beach.

MLS#15-946631
Tamra (Tami) Pardee 310-907-6517
PARDEE PROPERTIES, I
Dshwshr,Grbg Disp

8787 SHOREHAM DR #104	Refresh.	11-2	592H5	rev
\$1,395,000	2+2	CONTEMPORARY		



HIGHRISE LIVING AT ITS FINEST

Stunning and sophisticated above the Sunset Strip! Rare opportunity with a feel of a private home. Walls of glass and floor to ceiling sliders lead from richly, stained oak flooring to a private walled outdoor terrace w/fountain, barbeque and lush and verdant specimen plantings. Expansive indoor/outdoor living areas. Sparkling pool, spa and pool side gym. Steps to Sunset Plaza shops and restaurants.

MLS#15-899263
Tanya Stawski 310-801-6033
SOTHEBYS INTL REALTY
Blt-Ins,Cbl,Dshwshr,Grbg Disp,Other

630 WESTMINSTER AVE	Open	11-2	NEW
\$1,950,000	2+1		



TRANQUIL AND BOUNTIFUL IN VENICE

Every inch of this dwelling has been thoughtfully designed and handcrafted. Elements include 10" pine floors, cedar built-in cabinets and bookshelves, limestone counters, vintage steel casement windows, Subzero under counter fridge, Viking range. A concrete shower opens to an outdoor soaking tub with a view of the garden and fruit trees. The 2nd bedroom is currently used as an office. Only two blocks to the heart of Abbot Kinney, perfect sanctuary to enjoy now and develop in the future.


MLS#15-948627
Ramey Ward 310-266-0867
TELES PROPERTIES, IN
Blt-Ins,Dryer,Rng/Ovn,Fridg,Wshr

TUESDAY


202 RENNIE AVE	Open	11-2	NEW
\$1,595,000	2+1	CALIFORNIA BUNGALOW	
	LIVE THE CALIFORNIA DREAMIN' LIFESTYLE		
Classic 1950's vintage Venice home located north of Rose Ave. Step from the entry hall into a sunny and bright home cooled by ocean breezes. Relax in the living room with hardwood floors, fireplace, custom crown molding. Separate dining room opens to kitchen and patio which is perfect for entertaining. Remodeled kitchen with solid vertical grain Douglas fir cabinets, Cambria quartz counters, and travertine tile floor. Full bath with original tile. Tankless water heater. 2 car detached garage.			
MLS#15-948427		Grbg Disp	
Dannie Cavanaugh CAVANAUGH REALTORS			

1020 VERNON AVE	Refresh.	11-2	NEW
\$1,195,000	3+1	TRADITIONAL	
	LIVE OR BUILD NOW!		
Another great opportunity in Venice! Wood floors, updated kitchen, detached converted garage but property needs a little love. Touch up and live in this cute starter, or build with lots of upshot due to recent nearby comps. Nestled in a super hot pocket east of Lincoln (E-Link). This is where you want to be!			
MLS#15-948561		Dryer, Micro, Rng/Ovn, Fridg, Wshr	
Bradley F Cole RE/MAX ESTATE PROPS 310.430.2018			

1087 MARCO PL	Open	11-2	671J5	NEW
\$969,000	3+2	CALIFORNIA BUNGALOW		
	YODEL-AY-EE-OOOH!			
Collector's item. This rare gem is a mail-order Modern Home from Sears, Roebuck and Company. From 1908-1940, Sears sold roughly 70,000- 75,000 homes, where customers could choose a house to suit their individual budgets and taste. Whimsical details delicately play to the home's charm emphasized with elaborate carved boards adding to the spirit of a Swiss chalet. Quaint 3 bedroom, 2 bath home with bonus room off garage, ready for its next phase. Located East of Lincoln, the "It" place to be.				
MLS#15-948511		Refrigerator, Stove, Washer, Dryer		
Laurie Woolner POWER BROKERS INTERN 310.699.0980				

25 18TH AVE	Open	11-2	rev
\$2,149,000	3+4	3sty-ARCHITECTURAL	
	RARE VENICE BEACH HOME		
Moments to beach, this is RARE opp to own a stunning arch in Venice. Main living area has LR, DR, & kitch open unto each other w/ fpl in LR & balc off DR. Pvt master BD showcases great WIC & special dual-facing fpl shared w/ spa-like BA. Pvt lower lvl could be income prop. Upper loft area could be bedroom & has access to rooftop entertainer's deck w/ views out to ocean. Other feats include atrium, 2-car direct access garage and beautiful hwood flrs.			
MLS#15-944993		www.RAREVeniceBeachHome.com	
Thomas Davila KELLER WILLIAMS BH 310.432.6492			

11 Venice Condo / Co-op


1046 PRINCETON DR #118	Open	11-2	672A6	rev
\$840,000	0+1	ARCHITECTURAL		
	6 of 30 Lofts left, BANK/SELLER FINANCING Available w/ as little as 10% down payment, Why rent when you can own, loan Restrictions Apply. Work/Live spaces, select units offering SS Appliances, Italian Cabinets, Marble Counter Tops, 9'-30' Bow Truss Ceilings, Private Interior Elevator, Large Windows & Commercial roll up Doors, Skylights, Steel Beams, Large Balcony/Patio. Final CoF issued 2010, Square footage listed is rentable sf and includes the interior and exterior space. Pics are Model units, MDR Post office			
MLS#15-913117		Blf-Ins, Cbl, Dshwshr, Grbg Disp, Hood Fan		
Lee Johnson SOTHEY'S INTERNATIO 310-892-2244				

11 Venice Income

628 SAN JUAN AVE	Open	11-2	671 H5	NEW
\$2,295,000	2sty-CONTEMPORARY			
	LEGAL WALLED AND GATED 2-STORY DUPLEX			
Complete w/plans & permits to build an amazing SFR. This is an incredible opportunity not to be missed, whether you want to live in one unit, rent the other or add the sq ftg using the approved Matthew Royce plans. Don't miss this chance to invest in silicon bch just moments away from Abbot Kinney. Lushly landscaped yd surrounded by tall bamboo trees, a patio/sitting area & a newly blt swimming pl. On one of the largest lots West of Lincoln it is on one the next happening streets in Venice.				
MLS#15-948687		Coffee Cart		
Juliette Hohnen DOUGLAS ELLIMAN 323-422-7147				

129 BROOKS AVE	Open	11-2	NEW
\$1,850,000	Duplex	CALIFORNIA BUNGALOW	
	VENICE BEACH OPPORTUNITY, STEPS FROM THE SAND!		
Steps from the sand, this Venice Beach duplex is in a prime location. First level features 2 beds, 1 bath with hardwood floors, brick mantle, formal dining room, wood-paneling, and built in storage solutions. Upstairs unit provides great income potential with three separate rooms having their own bathroom and kitchenette. Flexible setup has live/rent potential for vacation, long-term, or short-term stays. This is a great opportunity in a fantastic beach community!			
MLS#15-944489		Clng Fan, Rng/Ovn, Fridg	
Tamra (Tami) Pardee PARDEE PROPERTIES, I 310-907-6517			

906 VENEZIA AVE	Open	11-2	671J5	red
\$1,899,000	Duplex	1sty-CALIFORNIA BUNGALOW		
	VENICE WALK STREET AREA DUPLEX			
Lovely Venice DUPLEX delivered VACANT! Front unit: 1BD/1BA Back unit: 2BD/1.5BA + finished garage/office. Both units feature hardwood floors, beautifully updated kitchens w/dishwashers & vintage stoves, washer/dryers (in each unit) and bathrooms w/ colorful glass mosaic tiles. Detached finished garage/office and 1/2 BA at rear of property. Each unit's French doors open to private, beautifully landscaped garden with lpe deck. Wonderful palm tree lined street location.				
MLS#15-923867		JUST REDUCED!!!		
Jennifer Hughes BULLDOG REALTORS 310-383-7299				


2210 PACIFIC AVE	Refresh.	11-2	rev
\$2,495,000			
	VACANT 4-PLEX IN SILICON BEACH... COMPLETELY REMODELED		
REDUCED \$200,000! SELLER WANTS OFFER! BOLTED AND EQ RETROFITTED TO 2015 STANDARDS. COMPLETELY REMODELED 4 UNIT BUILDING. ALL UNITS WILL BE DELIVERED EMPTY. GREAT LOCATION 2 BLOCKS FROM VENICE BEACH & ACROSS THE STREET FROM THE VENICE CANALS. SHORT WALK TO ABBOT KINNEY. LEGAL 4-PLEX WITH COVERED PARKING. ALL UNITS ARE 1 BEDROOM 1 BATHROOM. GREAT LOOKING, BRIGHT AND READY FOR LONG OR SHORT TERM RENTALS LIKE AIRB&B. LIVE IN OWNER'S UNIT, RENT A UNIT LONG TERM AND THE OTHERS AS VACATION RENTALS			
MLS#15-918281		Cbl, Grbg Disp, Rng/Ovn, Fridg	
Andrew Wilson RE/MAX ESTATE PROPER			

716 SUNSET AVE	Open	11-2	rev
\$1,595,000			
	OPPORTUNITY KNOCKS!!		
Two on a lot West of Lincoln. Each Unit is 2BD 1BATH. Single car garage. Plantation Shutters in living room. W&D hookups. Dining area. New garage door w/automatic opener. Updated plumbing and electrical. One Unit Delivered vacant at the close of escrow. Newer windows. Back unit w/formal dining room, hardwood floors, fireplace, single car garage off alley. Currently rented for \$2800/month. Patio yard. Buyer to corporate in sellers 1031 exchange at no cost to buyer.			
MLS#15-945357			
Eileen Garrison KELLER WILLIAMS-SM 310-779-5865			


11 Venice Lease

<p>600 SAN JUAN AVE \$7,500</p>	<p>Refresh. 11-2 3+2 CRAFTSMAN</p>	<p>NEW</p> <p>DELIGHTFUL VENICE - BUNGALOW FOR LEASE</p> <p>Beautiful updated California Bungalow w/ warm free-flowing floor plan, oak floors, crown molding, wainscoting, coffered ceilings & modern updates. Sun-filled country-style kitchen w/ double-farmhouse sink connects the dining room & a backyard patio - perfect for dining. Two comfortable en-suite BR, both w/ walk-in closets & dual-pane windows. Office/den with its own separate entrance. Just two blocks from Abbot Kinney & moments away from Rose Ave & Venice beach. This is a home to treasure.</p>
	<p>Close to Abbot Kinney, Rose & the Beach</p>	
<p>MLS#15-946839 Jerry Jaffe 310-403-4925 TELES PROPERTIES</p>		

12 Marina Del Rey Single Family

<p>5110 PACIFIC AVE \$4,395,000</p>	<p>Open 11-2 701J2 4+5 ARCHITECTURAL</p>	<p>NEW</p> <p>MAGNIFICENT MODERN WITH A CONTEMPORARY FLAIR ON THE CANALS!</p> <p>All details interior & exterior were carefully thought-out and designed to perfection. No cost was spared in the flawless features of this home. Spectator Rooftop Terrace w/break-taking canal & mountain view features living area with complete chef's built-in Viking Kitchen, Roll-Top Cabana with Bath. The main living area features media room complete with fireplace and built in bar, Gourmet chef's kitchen w/seamless stainless counter tops, Viking Commercial Range w/Oven.</p>
	<p>Blt-Ins, Dshwshr, Elvtr, Grbg Disp, Rng/Ovn</p>	
<p>MLS#15-947969 Nancy Osborne 310-795-6600 TELES PROPERTIES</p>		

12 Marina Del Rey Condo / Co-op


<p>4338 REDWOOD AVE #B-203 \$855,000</p>	<p>Open 11-2 2+2 CAPE COD</p>	<p>NEW</p> <p>FANTASTIC MARINA CONDO</p> <p>IST BROKERS OPEN HOUSE TUESDAY 11AM TO 2PM . BEAUTIFUL SINGLE LEVEL MARINA CONDO, JUST PAINTED, NEW CARPET, NEW BAR TOP, JUST TURN THE KEY, VERY LARGE UNIT APPROX. 1929 SQ FT. - 2 BEDROOMS, 2 BATHS, OVERLOOKING THE POOL AND GARDENS, LARGE LIV RM W/ FIREPLACE, IN LIV. RM & MSTR BDRM., LRG DIN RM. HUGE MSTR W OVER SIZED MSTR BTHRM W/ SPA TUB, GLASS SHOWER, 2ND BEDROOM W/ HARDWOOD FLOORS, LARGE BALCONY . 4 TENNIS CRTS, PADDLE TENNIS, POOL, WHIRLPOOL, ETC. WILL NOT LAST LONG.</p>
	<p>Blt-Ins, Cbl</p>	
<p>MLS#15-948577 Richard M Chernock 310-301-4520 KELLER WILLIAMS RLTY</p>		

<p>13035 MINDANAO WAY #2 \$800,000</p>	<p>Open 11-2 672C6 3+3 CONTEMPORARY</p>	<p>NEW</p> <p>BEAUTIFUL 3 + 3 TOWNHOME WITH PRIVATE GARAGE</p> <p>Beautifully upgraded townhome in a lovely interior walkway location. There are three separate bedroom/bath suites, one at the kitchen/dining room level (being used as den open to kitchen but easy to convert back.) Walk-in closet in master. Private oversized double garage with laundry and direct access to unit. Large private patio. Gated complex has 3 pools & spas and lots of guest parking. Located near shopping, theaters, & restaurants. Pets welcome. Come enjoy the Marina lifestyle!</p>
	<p>Blt-Ins, Washer, Dryer, Refrigerator, MW</p>	
<p>MLS#15-947921 Sue Miller (310) 821-5090 COLDWELL BANKER MDR</p>		

12 Marina Del Rey Income

<p>27 QUARTERDECK ST \$3,250,000</p>	<p>Open 12-2 Duplex TRADITIONAL</p>	<p>NEW</p> <p>UNIQUE OPPORTUNITY ON THE MARINA PENINSULA</p> <p>Unique 2-unit investment property located on the Marina Peninsula. Each unit has its own APN # and may be sold individually. Could be converted to SFR or remodeled & sold as condos. The lot is approx 15 ft longer than most providing space in front & back. Come see it for yourself! Parking available in the back entrance off alley.</p>
	<p>Dshwshr, Dryer, Elvtr, Frzr, Grbg Disp, Other</p>	
<p>MLS#15-925049 Claire Burns 310-500-3671 PARTNERS TRUST - OP</p>		

13 Palms - Mar Vista Single Family

<p>12506 WOODBINE ST \$2,295,000</p>	<p>Open 11-2 5+4.5 2sty-SPANISH</p>	<p>NEW</p> <p>SPANISH WITH MODERNIZED LUXURY!</p> <p>5 BD, 4.5 BA, 3,673 sqft, exudes modernized luxury, classic charm and cozy family appeal. Enter into inviting living room flaunting exposed beams, fireplace, French doors leading outside. Open, central hallway showcases a dramatic, stairwell extending into upstairs interior balcony. Sun-filled chef's kitchen flows into quaint breakfast nook, warm family room opening to an extensive yard with BBQ patio. Friendly family neighborhood centrally located with only a 10 minute drive to the beach.</p>
	<p>Subdued Elegance, Mar Vista Gem!</p>	
<p>Marco Rufo 310.488.6914 BERKSHIRE HATHAWAY</p>		

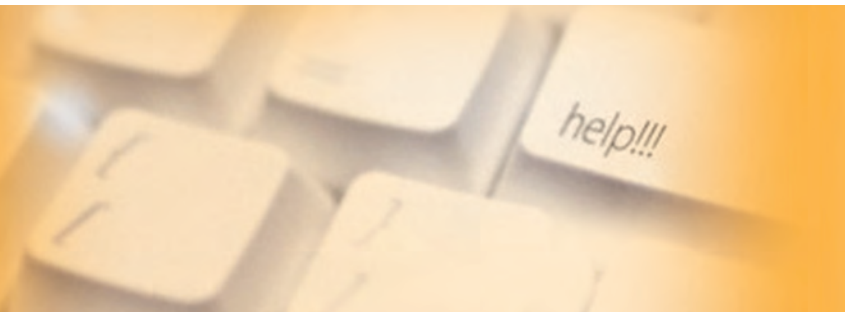
3220 COLONIAL AVE Open 11-2 672B2

<p>3220 COLONIAL AVE \$1,585,000</p>	<p>3+3 TRADITIONAL</p>	<p>NEW</p> <p>OPPORTUNITY AWAITS!!</p> <p>JUST REDUCED! This tasteful traditional home was taken down to the studs just 3 yrs ago & resurrected w/ quality & distinction. Wonderful open floor plan ideal for entertaining. Fantastic kitchen that's sizeable & efficient w/ ss appliances & a lrg island cntr perfect for serving lrg parties or enjoying quaint family meals. Finished garage can be an at home office, extended family rm or kids playroom. Gated & beautifully landscaped backyard provides privacy & pleasure. Home alarm & ample storage</p>
	<p>www.3220Colonial.com</p>	
<p>MLS#15-941263 robbie sikora 310.710.5214 GIBSON INTERNATIONAL</p>		

<p>11920 WOODBINE ST \$1,499,000</p>	<p>Refresh. 11-2 672 3+2 1sty-TRADITIONAL</p>	<p>NEW</p> <p>CHARMING MAR VISTA RESIDENCE</p> <p>Absolutely stunning home in move-in condition. Features include: 3 beds/2baths. Open concept living room/family room/kitchen. Slate and hardwood floors. Updated kitchen with granite countertops. Professionally landscaped large backyard with numerous walking paths and lounging areas and flat area with room for a pool. Central heat and air. Just 1 block away from Mar Vista Elementary School. Location, location, location!</p>
	<p>The Carson Group</p>	
<p>Daniel Q. Carson (213)507-3030 SOTHEBY'S REALTY</p>		

Questions? Need Assistance?
Contact our Help Desk Department!

Please call 310.358.1833
Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm



TUESDAY

X 3964 BEETHOVEN ST		Lunch 11-2	672-B5	NEW
\$975,000	2+2	3sty-CONTEMPORARY		



STUNNING ARCHITECTURAL WITH ROOF TOP DECK!

Architectural SFR lives as a townhome with stunning views from roof top deck! Second level has open modern kitchen with beautiful tile backsplash, plenty of storage and stainless steel appliances. Breakfast bar opens to the great room providing an easy flow between spaces. Sliders open to private balcony and provide ocean breezes and plenty of light. Third level has 2 spacious bedrooms, master suite has walk in closet. Roof top deck is perfect for entertaining with wet bar.

Tamra Pardee PARDEE PROPERTIES	310-907-6517	Stove, Dishwasher, Refrigerator
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3651 JASMINE AVE #206		Refresh. 11-2	rev
\$560,000	2+2	CAPE COD	



RARE 2+2 WESTSIDE CONDO.
WWW.3651JASMINEAVE206.COM

Spacious 2+2 condo located in Palms, between Santa Monica & DTLA. Walking & rolling distance to Culver City and Expo Line. Near beaches and colleges. Private stairs to upper front unit with windows on 3 sides. Features include vaulted ceilings, fireplace, 2 verandas, new carpet, fresh paint, stainless steel appliances, and open floor plan. Complex boasts courtyard setting, intercom, washer/dryer, and private, secure garage parking for 2 cars. Currently leased through May, 2016 at \$ 2,700 p/mo.

Emilia Arau COLDWELL BANKER	310-963-0683	Blf-Ins,Dshwshr,Intrcm,FirePlace
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12204 ALBERTA DR		Open 11-2	NEW
\$845,000	3+2	1sty-TRADITIONAL	



DESIRABLE DEL REY CORNER HOME

A Rare Find in Desirable Del Rey! Conveniently located on the westside in City of Los Angeles Services. With easy access to the tech boom Southern California phenomenon of Silicon Beach. A corner lot home featuring hardwood floors mostly throughout. An oversize chef's kitchen with granite counter tops. A huge 600 sqft car garage with ample storage areas.

Juanita Tiu COLDWELL BANKER RESI	310-930-5919	Dshwshr,Grbg Disp,Fridg
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14 Santa Monica Single Family

562 STASSI LN		Open 11-2	NEW
\$7,200,000	4+4	ARCHITECTURAL	



MODERN CLASSIC BY MELINDA GRAY AND SCHUYLER SAMPERTON

This house is a triumph of a modern-classic style design. The three story open loft environment creates exceptional volume. The movable walls of glass offer a seamless indoor/outdoor flow to the pool. The main floor encompasses a state of the art kitchen, the family, & dining. The second level offers a luxurious, regenerative master suite w/ views of ocean plus two add'l bedrooms. In addition there is a lrg flex space, currently used as a music studio.

Frank Langen DEASY PENNER & PARTN	3102300195	Dshwshr,Dryer,Frzr,Hood Fan,Other
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12461 GILMORE AVE		Open 11-2	red
\$840,000	875000 4+2	TRADITIONAL	



REDUCED! SWEET AND QUAIN IN UP AND COMING DEL REY!

Original detailing throughout this lovely 4 bedroom, 2 bathroom home Located in Up & Coming Del Rey. Upgraded kitchen w/oak & glass front cabinets, upgraded appliances & spacious laundry area off kitchen. The living room is highlighted w/decorative recessed ceiling, bay window in dining & also, nicely upgraded w/double paned vinyl windows w/retractable invisible screens. This home is complete with an 8 camera outside security system. Keep original footprint or remodel and make your own.

Tamra (Tami) Pardee PARDEE PROPERTIES, I	310-907-6517	Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr
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523 9TH ST		Open 11-2	631/D7	NEW
\$4,675,000	5+4.75	MEDITERRANEAN		




ELEGANT N OF MONTANA MEDITERRANEAN

Rarely will you encounter such a pristine & refined Mediterranean. Setback behind lush landscape on a desirable tree lined street North of Montana. The attractive arched entrance opens to a wide light filled hallway running the length of the house. High ceilings, pale wood floors, skylights and a light palette enhance the well-executed floor plan. Featuring 5bd/4.75ba in over 5,000 sq/ft of living space. Large open kitchen & family room overlooking a private, grassy backyard. Expansive master.

Dan Urbach BERKSHIRE HATHAWAY	310.230.3757	www.523Ninth.com
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11971 MODJESKA PL		Open 11-2	rev
\$1,875,000	4+3	CONTEMPORARY	



Completely rebuilt in 2015 light, spacious contemporary, split level house. 4bd + 3ba, loft/office,bonus room downstairs, wine cellar. Great open kitchen with top of the line appliances, tank-less gas water heater. Hardwood floor and porcelain tiles. Two zone AC. Exquisite, elegant design. High ceiling, views of downtown, LMU and green belt. EASY TO SHOW.

Tatiana Woldanski RE/MAX ESTATE PROPER	MLS#15-925875	Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg
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13 Palms - Mar Vista Condo / Co-op

12311 PACIFIC AVE #6		Open 11-2	red
\$649,000	678000 3+3	CONTEMPORARY	




SPACIOUS MAR VISTA CONDO!

Spacious, 3 bed, 2-3/4 bath in the heart of Mar Vista is waiting to greet you with its abundant beams of natural light. An inviting floor plan rests beneath soaring, top floor vaulted ceilings- filled to the brim with sunlight. This unit also features many inclusive gems such as central heat/AC, water filtration system and community Roof Top Deck. Walk to Sunday Farmers Market, Nearby Restaurants including Status Kuo, Louie's and Atmosphere or across the street at the corner Starbucks.

Tamra (Tami) Pardee PARDEE PROPERTIES, I	310-907-6517	Cing Fan,Dshwshr,Dryer,Grbg Disp,Fridg
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X 468 22ND ST		Lunch 11-2	NEW
\$3,495,000	5+5	SPANISH	




SOPHISTICATED SPANISH NEW AND IMPROVED!

New Spanish tile roof, new fireplace, feels like new. Move in ready. One of the lowest price per sq ft homes in Santa Monica north of Montana. Don't miss this opportunity to call this stunning Spanish your home. The totally remodeled gourmet kitchen & breakfast area open to both the family room & back yard. A cool covered patio & sun drenched yard w/ pool, spa & pool bath. Expansive living room w/ custom wood burning fireplace & soaring ceilings flows nicely to the formal dining room.

Wendy Kirshner RODEO REALTY- BRENTW	3105730076	
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436 ADELAIDE DR		Open 11-2	rev
\$14,950,000	5+6	HACIENDA	



MODERN HACIENDA COMPOUND

Exceptional modern Hacienda compound on the most coveted and prestigious street in Santa Monica, meticulously renovated to infuse an effortless sense of refinement and sophistication to Southern California living. Sleek clean lines and steel finishes meld with rounded arches and white oak hardwood flooring for an immaculate blend of modern and traditional elements. Dining rooms connect through the foyer to voluminous open kitchen, family and informal dining areas.

Susan Perryman HILTON & HYLAND	310.261.1960	www.hiltonhyland.com
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TUESDAY

528 14TH ST	Open 11-2	631/D6	rev
\$4,199,999	5+5.5	MEDITERRANEAN	
			
BEST VALUE NORTH OF MONTANA			
Stunning Mediterranean with lovely entry opens to light, bright home with beautiful hardwood floors and great proportions throughout. Downstairs includes 5th bedroom with its own bath and powder room. Serene living room that opens to the dining room. Fantastic kitchen with granite counters, eating area, family room and butler's pantry. Classic staircase leads to second level that includes the laundry room, 3 additional en suite bedrooms, and spacious master. Prime North of Montana location.			
MLS#15-931895 David / Anna Solomon 424.400.5905 THE AGENCY		www.52814thSt.com	

404 SAN VICENTE BLV, UNIT 207	Open 11-2		NEW
\$1,025,000	2+2	4sty-FRENCH	
			
SAN VICENTE COOL!			
New Orleans inspired bldg. w/vintage iron work in a garden setting. One block to Palisades Park on prestigious San Vicente Blvd. Huge bright living rm opens to inviting west facing balcony with ocean breezes, tree top views.. New kitchen, stone flooring, large master plus generous 2nd bedroom. Parquet entry, great walls for art. Rare opportunity to locate in this prime neighborhood with sunny double exposure. Trendy Montana w/chic shops and cafes is just around the corner.			
Jan Reichmann 310.666.9708 JOHN AAROE GROUP		built-ins, balcony, fireplace,	


14 Santa Monica Condo / Co-op

1705 OCEAN AVE #301	Lunch 11-2	671C1	NEW
\$2,675,000	2+3	3sty-CONTEMPORARY	
			
NEW GOOGLE CEO LISTS FOR RESALE AT THE WAVERLY ON OCEAN AVE			
Front facing corner unit. Large 2 bedroom. Amazing ocean views on 3 sides. The master bedroom faces SW & the expansive open kitchen great-room with dining area, guest room to the NW captures ocean, mountain and gorgeous sunsets. Open Tuesday 11-2 with lunch and twilight Open house. 2 floors down offers acclaimed restaurants, coffee shops & and views of Santa Monica's urban lifestyle. 24-hour concierge, skybridge lounge w/ gourmet kitchen, fpl & stunning views. Pet Spa in the complex.			
MLS#15-948665 Dan or Charlee Nessel 310-365-0195 BERKSHIRE HATHAWAY H		Cbl,Dshwshr,Dryer,Elvtr,Grbg Disp,Other	

502 SAN VICENTE BLV, UNIT 204	Refresh. 11-2	631/C7	NEW
\$1,025,000	2+2	MEDITERRANEAN	
			
CONDO NEAR THE BLUFFS!			
Prime location, this updated condo is a short distance to the bluffs and the 3rd St Promenade. This west facing unit has an open fir plan w/new European oak flrs, a lovely LR & adj dining area. Enjoy entertaining in a spacious open kitchen & large balc. There are separated bedrooms, perfect for roommates. The mstr bedroom opens onto the balc and features a generous walk-in closet, as well as, two other closets. Plantation shutters and wood blinds throughout. Unwind by the sparkling pool.			
Mary Young 310-255-3416 BERKSHIRE HATHAWAY		W/D, Fridge, Dishwasher	

1007 6TH ST, UNIT 104	Open 11-2		NEW
\$1,695,000	3+3	2sty-CONTEMP MED	
			
SANTA MONICA TOWNHOUSE			
Amazing Townhouse North of Wilshire Built in 2012. Open Living and Dining Area, Tons of Natural Light, Chef's Kitchen w/ Viking Appliances & Breakfast Bar. Spacious Master Suite w/ Fireplace & Walk-In Closet. Private 2-Car - Side-By-Side Garage w/ Direct Access to Unit. Top of the Line Hardwood & Italian Tile Floors. Indoor/Outdoor Living w/ 3 Outdoor Spaces. Experience the best of Santa Monica - blocks from Montana's restaurants, the 3rd Street Promenade and the Ocean.			
Michael Grady 424-354-2929 THE AGENCY			

2652 29TH ST, UNIT 1	Open 11-2		NEW
\$935,000	2+2.5	2sty-SPANISH	
			
SPANISH STYLE TOWNHOUSE IN SUNSET PARK			
7 unit courtyard style building. Walk to restaurants & shopping. Tiled entry to Living room w/ FP walls of glass overlooking private patio. FDR off patio as well. Sunny spacious kitchen. 2nd floor Master bedroom suite w/ balcony & FP, 2nd bedroom en-suite w/ beautiful views to the east. 3rd level cozy carpeted loft w/ pitched ceiling, bookshelves and beautiful views. Laundry on 2nd floor. Powder room in entry. Side-by-side parking. Next door townhouse also for sale \$903,000.			
Ketty Carpenter 310.699.1914 COLDWELL BANKER BHN		Walk to Restaurants & Shopping!	

823 17TH ST #6	Open 11-2		NEW
\$1,399,000	2+3	TRADITIONAL	
			
OPEN TUESDAY 11-2PM			
PREMIERE LOCATION! Sophisticated 2 bdrm + loft + 2.5 baths townhome ideally located just steps from Montana Ave. Impeccably-remodeled kit & baths as well as 2 sets of washer/dryers (one on the loft level & one on the living area level). Vaulted ceilings in master, private upstairs loft w/walk-in closet make this Franklin Sch District townhome so desirable. 2nd bdrm w/private bath. Side by side parking has direct access. Inviting outdoor patio completes this exceptional property..			
MLS#15-948157 Brownell/Hall-Goldner 310-663-6663 COLDWELL BANKER - BW		Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn	

832 EUCLID ST #104	Refresh. 11-2		NEW
\$759,000	2+2	TRADITIONAL	
			
SANTA MONICA LIVING			
Enjoy Santa Monica living in a bright two bedroom end-unit located in a prime location just 1/2 block from Montana Ave. This spacious condo offers a wonderful floor plan, an open living room with gas fireplace, and a lovely kitchen offering stainless steel appliances and granite counter tops. Enjoy a charming patio off of the second bedroom and a large master bedroom with walk-in closet. 832 Euclid Street is just blocks from fabulous cafes, restaurants, schools, and the beach - come and visit!			
MLS#15-948663 Tara Rodgers-Culbertson 3104159743 GIBSON INTERNATIONAL			

101 CALIFORNIA AVE #703	Refresh. 11-2	671D2	NEW
\$1,150,000	1+1	MODERN	
			
A DREAMY PAD ALONG THE OCEAN			
A DREAMY PAD ALONG THE OCEAN!!! Recently remodeled with quality materials. Enjoy romantic sunsets from Your Bedroom Window. EXPANSIVE Ocean and Mountain views. New hardwood floors, new kitchen cabinets, Bosch appliances and a fab Italian stove. A wine cooler and a decorative fireplace adorn the living room. BEACH at your front door, only two (2) blocks away from 3rd Street Promenade and all the best restaurants in Santa Monica.			
MLS#15-932719 Lucy Kihm C100262 JOHN AAROE GROUP		Dshwshr,Grbg Disp,Micro,Rng/Ovn,Other	

939 20TH ST #7	Open 11-2		rev
\$1,999,000	2+3	3sty-CONTEMPORARY	
			
RARE LEED CERTIFIED LUXURY TOWNHOME			
Rare LEED Certified, 2 BD/3 BA + loft condo. 3 floors of spacious luxury w/ keen attention to the finest of details, the use of materials & energy-efficient features. Stunning great room w/ a dramatic high ceiling opens to a Zen-like patio, dining area & kitchen. The beautiful kitchen features stainless steel appliances & Carrara marble counters. Two bedrooms upstairs including a master w/ walk-in closet, balcony & lovely master bath all done in Carrara marble. Laundry room. 2-car garage.			
MLS#15-915479 A Mott / L Young 310-777-2830 BERKSHIRE HATHAWAY		www.93920th7.com	

TUESDAY

14 Santa Monica *Income*

1222 CHELSEA AVE	Open 11-2	NEW
\$1,875,000	COTTAGE	
		
<p>ONE OF A KIND SANTA MONICA OPPORTUNITY!</p> <p>This private layout is surrounded by bamboo and consists of a spacious 2 Bdrm/1 Bath front house, which exudes charm and natural light. R2 zoning allows for the property to be built up to 4 units giving upside potential. Upstairs consists of a 3 Bdrm/2 bath unit, including a living room and spacious rooftop patio. The separate downstairs boasts 1 Bdrm/1 Bath, which consists of a wet bar, large laundry room, and an attached three-car garage.</p>		
MLS#15-941565		
Tamra (Tami) Pardee	310-907-6517	
PARDEE PROPERTIES, I		Rng/Ovn,Fridg

1964 18TH ST	Refresh. 11-2	NEW
\$1,749,000	Triplex CALIFORNIA BUNGALOW	
		
<p>FANTASTIC SANTA MONICA TRIPLEX</p> <p>Charming well maintained triplex, 3 separate homes on a spacious lot. Each unit has outdoor space w/ oversized front porch perfect for the Santa Monica lifestyle. All 3 roomy homes have an ideal floor plan w/ lots of windows making them light & bright. Units have wood burning fireplaces, hardwood floors, laundry rooms, and parking. Live the Santa Monica lifestyle at its finest!! Must see!</p>		
Thomas Hilal	310-486-1065	
NOURMAND & ASSOC. BW		

15 Pacific Palisades *Single Family*

1331 BERE A PL	Open 11-2	NEW
\$4,395,000	4+4 3sty-ARCHITECTURAL	
		
<p>ONCE-IN-A-LIFETIME PANORAMIC OCEAN AND CITY VIEWS.</p> <p>Once-in-a-lifetime panoramic ocean and city views from an extraordinary Palisades' architectural aerie. Mid-Century home circa 1956 expertly expanded and custom-built by the current owners in 1991, taking exceptional advantage of the property's rare and incredible setting. Light-filled entry leads to sun-drenched living room revealing 180 degree deep blue water views. Sparkling pool and spa. A singular home, blending glamorous indoor/outdoor living, comfort and unparalleled amenities.</p>		
Todd Baker	310-801-1475	
COLDWELL BANKER		www.1331Berea.com

16620 LINDA TER	Open 11-2	NEW
\$2,490,000	3+2.5 1sty-RANCH	
		
<p>GREAT VIEWS ON OVER A QUARTER OF AN ACRE USABLE LOT</p> <p>This is a rare opportunity to own one of the great view sites in the Palisades. Located at the end of a prime, quiet cul-de-sac with a large usable lot. This amazing property features 3 bedrooms, 2.5 bathrooms, a large open living room, plus a large dining area. Spacious kitchen with large breakfast area. You get great views from most rooms. There's a large deck off the living room, perfect for indoor and outdoor entertaining. Move-in, remodel, expand, or build a new custom estate.</p>		
Aberle/Convey	310-230-2452	
COLDWELL BANKER-PAC.		www.16620LindaTer.com

REMINDER

The MLS™ reserves the right to refuse and/or edit any ad it deems unsuitable.

No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.


16799 CHARMEL LN	Open 11-2	630G3	red
\$6,295,000	4+6	1sty-CONTEMPORARY	
			
<p>NEW CONTEMPORARY WITH CITY, OCEAN AND CATALINA ISLANDS VIEWS</p> <p>Gated residence offers a zen and art-filled indoor/outdoor experience. Great room is bordered with floor to ceiling Fleetwood sliders that lead to a sparkling pool and spa with Queen's Necklace views. Kitchen is dominated by a long walnut island with Wolf & Bosch appliances. Four private grand bedroom suites with walk-in closets and bathrooms brightened with skylights. The den may easily be converted to a fifth bedroom. Detached office/guest house. High Ceilings throughout. Dramatic ocean views.</p>			
MLS#15-935235			
Ali Rassekhi	310-359-5695		
COLDWELL BANKER			BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

1281 CHAUTAUQUA	Open 11-2	631B4	rev
\$3,750,000	3+2	TRADITIONAL	
			
<p>FABULOUS VIEW LOT</p> <p>Excellent building opportunity. Situated above the Palisades Village. Chautauqua to McKendree street to street lot - over 10K sf. Ocean views and city lights make this a great site to build an estate or larger home. House is major fixer or tear down.</p>			
MLS#15-945001			
James Respondek	310-255-5411		
SOTHEBY'S INTERNATIO			Blt-Ins,Cbl,Dshwshr,Grbg Disp,Other

15 Pacific Palisades *Condo / Co-op*

1029 VIA DE LA PAZ #228	Open 11-2	NEW
\$850,000	2+2 CONTEMPORARY	
<p>Updated spacious condo with 2 bed/2 bath plus den or office featuring high ceilings, recessed lighting and balcony flowing off the living room facing towards Albright. Remodeled kitchen and bathrooms.</p>		
MLS#15-947015	Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr	
Karen Juncosa	310-428-1801	SOTHEBY'S INT REALTY

15 Pacific Palisades *Lease*

15515 VIA DE LAS OLAS	Open 11-2	NEW
\$16,000	3+4 POST & BEAM	
		
<p>Classic mid-century post & beam situated on a double lot overlooking the ocean. The 3 bed/4 bath open floor plan affords comfortable and functional living. The huge backyard makes this a perfect house for entertaining or enjoying the beach lifestyle. Offered furnished or unfurnished.</p>		
MLS#15-940875		
Sara Clephane/Mike Deasy	310-909-4648	
DEASY PENNER		Frzr,Rng/Ovn,Fridg

530 ARBRAMAR AVE	Open 11-2	630J6	red
\$6,500	8000	4+3 MID-CENTURY	
			
<p>8 MONTH LEASE - PERFECT HOUSE IN THE BLUFFS !</p> <p>Fresh & cheerful. Best Palisades bluffs location. Wood flooring downstairs. Just painted inside & out. Kitchen with island, open to family room. New stove. Gigantic upstairs master bedroom with high pitched ceilings & double bathrooms. Upstairs study. Three generous bedrooms, 2 baths downstairs. Nice backyard. Perfect package for great Palisades lifestyle. Very easy to show. Short term lease for maximum of 8 months.</p>			
MLS#15-932459			
Joan Sather	310-255-5450		
SOTHEBY'S INTERNATIO			Dshwshr,Dryer,Wshr

TUESDAY

16 Mid Los Angeles Single Family

3264 FAY AVE	Open 11-2	NEW
\$1,278,000	3+4 3sty-MODERN	



NEW MODERN CONSTRUCTION


Minaret Development Partners and Helms Home bring you a refreshing way to live, work and play in these newly constructed units. The loft-style homes have open floor plans with high ceilings to boost sunlight and views. Green-rated, the units use Bosch appliances and bleached hardwood flooring throughout the 3 beds and 4 baths. Each unit has a 2-car garage and additional outdoor space.

A Walk Score of 84 and minutes from the upcoming Metro Station, modern living can't get any better than this!

Tami Pardee PARDEE PROPERTIES	310-907-6517
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18 Hancock Park-Wilshire Single Family

73 FREMONT PL	Open 11-2	NEW
\$7,395,000	4+3.5 MEDITERRANEAN	



EXCLUSIVE, PRIVATE AND GATED FREMONT PLACE

Three floors of unparalleled luxury! Redesigned, reconstructed and re-engineered down to the studs and beyond. International developer Quigg's own residence - no expense spared! Center hall floor plan. Foyer flooded with light from new skylight. Step down living room with fpl. Formal dining room. Exquisite new light filled gourmet kitchen/breakfast room/family room combo overlooks patios and new pool. 4 beds/3.5 baths + guest hse. 5-star master suite w/sitting area, fpl, lux bath & 2 WICs...

Lisa Hutchins CB - HANCOCK PARK	323.460.7626	#1 Agent in Hancock Park since 1994
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801 S CITRUS AVE	Open 11-2	NEW
\$2,468,000	4+5 SPANISH	



Perfectly positioned in the trendsetting Sycamore Square, near shops, restaurants, Lassen's Natural Food, museums, Beverly Hills BMW and the MTA subway coming soon to the area. This tastefully fashioned home is inviting with it's spacious floorplan, high ceilings, bon vivant kitchen featuring statuary marble. New designer landscaping with new saltwater pool completes this perfect family home.

Paul Wylie LAMERICA REAL ESTATE	310-929-5439	Gourmet kitchen, saltwater pool & spa
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360 N HIGHLAND AVE	Open 11-2	NEW
\$1,595,000	4+4 2sty-TRADITIONAL	



BANKRUPTCY SUBJECT TO COURT CONFIRMATION AND OVERBID

A true family home that has been extremely well maintained. Lovely floor plan with spacious back yard. Crowned moldings, and built-ins add to the warmth and character of the home. Needs a small amount of TLC but shows beautifully. Located in HPOZ.

Jane Schore COLDWELL BANKER SS	323-573-6562	www.ShoppingwithSchore.com
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NEW! The MLS Stats

Get Statistics for ANY Listing Search.

Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!

940 WESTCHESTER PL	Refresh. 11-2	NEW
\$1,549,000	5+3 2sty-CAPE COD	



FULLY RESTORED HISTORIC DUTCH COLONIAL ON GRAND CORNER LOT!

Grand Historic Corner Lot in Wilshire Park HPOZ! RARE Dutch Colonial style w/ authentic Gambrel Barn roof- Common on the east coast, but a rare find in LA. This home is a Stunning & Complete Restoration of a circa-1921 2-story Classic. Redesigned to blend the best of new design and highlighting all the authentic original 1920's character. New 400 sqft addition, Huge Master En-Suite including a private balcony (Hollywood Sign view) w/ beautiful grassy front outside, and a HUGE SALTWATER POOL!!

Jerry & Rachel Hsieh KW- LOS FELIZ	424.242.8856	www.JerryandRachel.com
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548 N BRONSON AVE	Open 11-2	NEW
\$1,299,000	3+3 1sty-SPANISH	



NICE SPANISH COLONIAL W/STUDIO

Charming Spanish provides a comfortable refuge within a short distance to trendy Larchmont Village. Light and bright interior with original hardwood flooring. Formal or casual dining room adjacent to open kitchen with stainless appliances, movable center Isle, recessed lighting and full size laundry. 3 bedrooms + 2 baths. Upgrades include: solar system, tank-less water heater, newer central AC/ducting, attic insulation, attic fan, copper plumbing, bolted foundation and newer electrical.

Bruce Walker RODEO REALTY - BEVER	310-623-8722	A/c Fan,Blt-Ins,Dshwshr,Rng/Ovn,Fridg
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433 N WINDSOR BLV	Open 11-2	NEW
\$1,150,000	2+2 1sty-CRAFTSMAN	



GORGEOUS 1920'S CRAFTSMAN IN LARCHMONT VILLAGE

Elegant 2 bdrm, 2 bathroom 1920's Craftsman. Kitchen and master bath designed by Leslie Sachs, Breathing Room Design. Fully remodeled modern kitchen w/ Viking appliances and Ann Sacks backsplash tile. LR w/ built-ins & fireplace oozes w/ modern character & natural light. FDR. Master bath w/ Waterworks, Ann Sacks tile. French doors lead to deck w/ landscaped yard. Guest house w/ French doors, vaulted ceilings & 3/4 bath. System upgrades. Central heat/air. Bolted.

Pete Buonocore KW - LARCHMONT	323-762-2561	www.COREGROUPLA.COM
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1148 WEST BLV	Refresh. 11-2	NEW
\$649,000	2+1 TRADITIONAL	




PRICED TO SELL! LOVINGLY MAINTAINED TRADITIONAL IN MID CITY!

Lovingly Maintained & Charming 2BR, 1BA Traditional home with hardwood floors & bonus room. Many upgrades in systems, & a remodeled kitchen. Move-in ready home & well on it's way in a trendy upcoming neighborhood in LA. Home has an upstairs converted attic space that could make a nice rec room or office. Deep lot & backyard is a blank canvas for your creative vision. Gated front yard too. Come see this home, & get into the neighborhood while it is still affordable. Zoned LAr3 too!

Jerry & Rachel Hsieh KW- LOS FELIZ	424.242.8856	www.JerryandRachel.com
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500 N GOWER ST	Refresh. 11-2	red
\$2,689,000	4+4 MEDITERRANEAN	



STUNNING REMODELED TWO-STORY MEDITERRANEAN

NEW PRICE -- Completely remodeled home built in 1994 just 1 block from Larchmont Village. This 4 bedroom/4 bathroom house features dream kitchen with 11' island, 40+ custom cabinets/drawers, professional appliances, walk-in pantry PLUS family room/den. Diningroom seats 10 and looks out to lush lawn through 8' French doors. Master bedroom w/ WIC, private deck PLUS office/study. Master bath complete with skylight, marble floors/countertops, frameless walk-in shower & oversized Jacuzzi w/view.

John Duerler HANCOCK HOMES REALTY	323-462-2748	Blt-Ins,Cbl,Cent Vac,Dshwshr,Dryer,Other
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TUESDAY

516 S HUDSON AVE	Open 11-1	rev
\$8,485,000	6+8 3sty-TUDOR	
	ENCORE:ULTIMATE RECONCEIVED TRADITIONAL TUDOR ESTATE 11-1PM	
Stately Trad Tudor presides over private domain w/ gated driveway & motorcourt, Salt Water Pool, GH and fenced gardens with entertaining terraces and a canopied refuge. Reinvented & reconceived to today's ultimate standards, spacious public rooms include Library, Bar Lounge, Game Room, projection Cinema & Wine Cellar clubroom. Lrg Kit includes Caterer's area, premium appliance, endless storage, breakfast rm and opens to Den. 6 br suites + 2 sep Laundry rms. Effortless living		
MLS#15-946571	Blf-Ins,Dshwshr,Dryer,Frzr,Grbg Disp	
Carswell/Pickett	310.345.7500	
TELES PROPERTIES		

1355 KENISTON AVE	Open 11-2	633E4	rev
\$775,000	1sty-SPANISH		
	HANCOCK PARK FIXER DUPLEX WWW.1355KENISTON.COM		
Attention builders and Investors. Solid investment in this prime Hancock Park-Mid City duplex close to shopping, restaurants, transportation and city services. Bright sunny front main house is approx 1485 sq ft has 4 bedrooms, 2.5 baths, spacious eat-in kitchen, large living and dining rooms, plus decorative fireplace. Rear detached legal guest unit of approx 590 sq ft has 1 bedroom, 1 bath ideal for supplemental income or guests. Needs TLC. Don't miss this one!			
MLS#15-934883	www.OmegaGroup.LA		
Omega Group-Randy Wright	310.927.6818		
KELLER WILLIAMS			

533 N IRVING BLVD	Open 11-2	bom	
\$1,415,000	3+2 1sty-COUNTRY ENGLISH		
	BACK ON MARKET !		
Graceful and charming 3 bedroom 2 bath Country English located in highly coveted Larchmont Village. A dreamy cook's kitchen is the focal point of the home with spectacular soaring ceilings, center island/workspace with stainless steel appliances and adjacent family room. Master suite boasts soaring ceilings in bedroom, bath and walk-in closet. Resort-like backyard/landscaping with flagstone patios, decking, spa and several seating areas great for relaxing, dining and entertaining.			
MLS#15-940959	Blf-Ins,Clng Fan,Dshwshr,Dryer,Grbg Disp		
Bruce Walker	310-623-8722		
RODEO REALTY - BEVER			


19 Beverly Center-Miracle Mile *Single Family*

6118 MARYLAND DR	Open 11-2	NEW	
\$2,649,900	4+5 SPANISH		
	SPANISH REVIVAL RESIDENCE IN THE HEART OF THE BEVERLY GROVE		
Stunning Entrance Foyer leads to Grand Living Spaces that open to a Verdant Garden and Sun Dappled Pool and Spa. Culinary Delights await you in the fully appointed Chef's Kitchen. Generous Bedrooms with Private En Suite Designer Baths. Master Suite is Appointed with Marble Bath, Large Wardrobe and Private Lanai. Modern Amenities abound with Smart Home Technology enveloped in Old World Charm. This is the Definition of Home.			
MLS#15-946715	Blf-Ins,Cbl,DW,Grbg Disp,Hood Fan,Other		
Robert Erickson	310-780-8001		
RODEO REALTY - BEVER			

18 Hancock Park-Wilshire *Condo / Co-op*


4595 WILSHIRE #101	Refresh. 11:30-2	NEW
\$795,000	2+2 OTHER	
It is a rare listing in Hancock Park, the 3rd St. Elementary School District & under market price. It faces the West side with a large 200 square feet terrace. With swimming pool and recreation room.		
MLS#15-946645	Elvtr	
Myung Hong	KINGDOM BUSINESS REA	

18 Hancock Park-Wilshire *Income*

407 N NORTON AVE	Lunch 11-2	NEW	
\$2,600,000	CONTEMPORARY		
	NEW CONSTRUCTION LUXURY DUPLEX DELIVERED VACANT!		
Built in Oct 2015. Extremely rare opportunity to purchase a brand new beautifully constructed duplex in Hancock Park by renowned architect Jack Moses. Each 2,616 Sq Ft townhouse has 3 bedrooms & 3.5 bathrooms plus a den w/ access to a private backyard. Both townhomes feature three floors of living space plus a fourth floor spacious rooftop deck spanning the entire length of the building /unobstructed 360 degree views including the Hollywood Sign, Griffith Observatory & Downtown LA.			
Tom Scrocco/Randy Isaacs	310-887-0255	Also open Twilight 5:30-7:30 pm!	
COLDWELL BANKER - SS			

316 N LA JOLLA AVE	Open 11-2	NEW	
\$1,295,000	2+2 TUDOR		
	ORIGINAL TUDOR HOME IN PRIME BEVERLY GROVE!		
This fixer property located on one of the best streets in the neighborhood offers enormous potential for an investor or owner/user looking for an amazing remodel opportunity. Situated on a 6,549 square foot lot, the hedged and gated home features an excellent floor plan with a private yard area and a detached two-car garage. With this fabulous location close to The Grove and the Beverly Center, creating your dream home can be a reality!			
MLS#15-947905	WWW.ALSESTATES.COM		
Allison Schwarz	310-887-0290		
COLDWELL BANKER			

1713 S SPAULDING AVE	Open 11-2	NEW	
\$925,000	3+2 1sty-SPANISH		
	CHARMING + UPDATED PICFAIR VILLAGE SPANISH		
Behind a fence you will find a garden of succulents and cactus set next to a large private courtyard. A formal entry leads you to a living room with high ceilings & gas fireplace. An open plan kitchen includes custom cabinetry, center island, quartz countertops & SS appliances. All bedrooms are of a generous size.Period details can be found throughout such as vintage lighting & hardware. The main bath features glamorous vintage 1930s tile and period cabinetry.			
The Carrabba Group	323-899-2900	www.Picfair-Village.com	
KELLER WILLIAMS RLTY			

1143 S RIMPAU BLVD	Open 11-2	NEW	
\$1,975,000	Duplex 2sty-SPANISH		
	REMODELED SPANISH DUPLEX FOR SALE OR LEASE		
SPANISH DUPLEX MAINTAINS ORIGINAL CHARACTER IN BATHROOMS. NEW ELECTRICAL, NEW PLUMBING, REFINISHED HARDWOOD FLOORS, EACH UNIT 3 BEDROOM 2 BATH & 2,034 SQ FT. NEW" PATIO AREA FOR DOWNSTAIRS USE W/ OUTDOOR WATERING SYSTEM AND ELECTRICAL FOR BBQ, NEW STAINLESS APPLIANCES, NEW DISHWASHER, NEW WASHER/DRYER, NEW CENTRAL HEAT/AIR, LOTS OF WINDOWS, 2 CAR GARAGE PARKING/UNIT, DECORATIVE FIREPLACES. BACK YARD HAS GRASSY PATCH WITH LIME TREE. NEW GARAGE DOORS. NEW SEWER LINE/SPRINKLER SYSTEM. Lease \$4,250			
MLS#15-947113	Clng Fans,Dshwshr,Wsh/Dryer,Grbg Disp		
Katharyn Bracci	310-569-3667		
KW BEVERLY HILLS			

1322 S SIERRA BONITA AVE	Open 11-12:30	633/B4	rev
\$1,250,000	3+2 COUNTRY ENGLISH		
	Country English in Wilshire Vista w/3 beds, 2 baths includes wood floors throughout, a large, updated kitchen, w/2 outdoor living areas. Front courtyard has built-in benches and outdoor fireplace. Huge covered in back deck has sound system & hook-ups for a flat screen. The back deck is perfect for large parties or intimate get-togethers any time of year. The garage has been converted to an en-suite guest quarters, including loft and built-in storage.		
MLS#15-939205	Blf-Ins,Clng Fan,Dshwshr,Rng/Ovn		
Jeffrey Lemen	3104822033		
KELLER WILLIAMS-SANT			

TUESDAY

19 Beverly Center-Miracle Mile Condo / Co-op

432 S WILLAMAN DR, UNIT 104	Open	11-2	NEW
\$765,000	2+2		




LOVELY 2 BEDROOM CONDO WITH PATIO

Beautiful front-facing 2 bed/2bath unit with a seamless floor plan. Great kitchen with stainless steel appliances, cherry wood color stained custom cabinets, and granite counter tops. Formal dining room for entertaining. Living room opens up to a lovely balcony with a gas outdoor fireplace. Large master bed and bath. Beautiful hardwood

Stearns / Wesley PARTNERS TRUST 310.850.9284

1023 WILCOX AVE #202	Open	11-2	NEW
\$575,000	2+2	CONTEMP MED	



NEWLY BUILT CONDO WITH WASHER/ DRYER

This totally turnkey, Hollywood home is located within blocks of many restaurants, shops, theaters and night clubs. This two-bedroom, two bathroom condo has hardwood floors, a gas fireplace, high ceilings with lots of natural light, recessed lighting, two full bathrooms and a gourmet kitchen with gas stove/oven, granite countertops and stainless steel appliances. Built in 2007, this home's modern conveniences include central air conditioning and heat.

MLS#15-946397
Jason Woodruff 310-770-3101
KELLER WILLIAMS HH
Cbl,Dshwshr,Elvtr,Grbg Disp, Wshr/Dryr

20 Hollywood Single Family

1254 LODI PL	Open	11-2	NEW
\$1,049,000	2+2	CALIFORNIA BUNGALOW	




GATED CALIFORNIA BUNGALOW WITH POOL AND A DETACHED STUDIO. Living room features original dark hardwood floors and fireplace. Updated kitchen with black Caesar Stone counter top and stainless steel appliances. Two generous size bedrooms with sitting areas that both open up to own private decks through French doors. Master bedroom opens up to backyard with saltwater pool and spa. A carport with 3 parking tandem spaces in driveway. R3 zoned over sized lot for further development potential.

Dshwasher, Ref, Range, Oven, Micro, W/D

Jay Martinez/Gil Dirige 323.377.8332
JOHN AAROE GROUP

21 Silver Lake - Echo Park Single Family

3112 SWAN PL	Refresh.	11-2	NEW
\$1,599,000	3+3	CONTEMPORARY	



ULTRA PRIVATE SILVER LAKE HOME WITH 180 DEGREE VIEWS!

A rare offering in highly sought after Silver Lake hills; this ultra-private, south-facing 3 bedroom, 3 bathroom home with pool captures incredible natural light while commanding huge, 180 degree unobstructed views. The home is nestled just moments from the reservoir, great restaurants, coffee shops, hip boutiques, hiking trails, Silver Lake stairs and dog park. www.3112swanplace.aaroe.site

MLS#15-947411
Allen Roth 310.387.7087
JOHN AAROE GROUP
Blf-Ins,Dshwshr,Frzr,Grbg Disp,Rng/Ovn

6503 LA MIRADA AVE Open 11-2 **NEW**

6503 LA MIRADA AVE	Open	11-2	NEW
\$899,000	3+3	CRAFTSMAN	



GATSBY HOLLYWOOD COMMUNITY TRI-LEVEL SINGLE-FAMILY HOME

2 blcks frm Sunset. Rooftop deck w/pano views frm dwntrn to HW sign. Master ste & 2nd BR/BA on 3rd level, flex/BR/office w/ensuite BA 1st level. Custom granite cntns in kit, SS appl, wine cooler & isl/bfast bar. Bathsw/Carrara marble cntns, mastr BA dbl showr w/multiple showr heads. 10' ceilings on main level & 9' elsewhere = volume & light. CA Green Bldg construction & energy efficiency w/solar panels, Low-E dual pane wndws & tankless water heater. Attchd 2car grg. NO HOA DUES. NO COMMON WALLS.

BBQ,Blf-Ins,Cbl,Clng Fan,Dshwshr,Other

Bonnie Pautler 214.558.3655
NOURMAND&ASSOCIATES

2023 MICHELTORENA ST Open 11-2 **NEW**

2023 MICHELTORENA ST	Open	11-2	NEW
\$1,495,000	3+2	MID-CENTURY	



SILVER MID-CENTURY IN IVANHOE

At the top of Silver Lake in the coveted Moreno Highlands area sits this magical 1940s mid-century. This warm and inviting 3BR/2BA home is overflowing with character and features a large living room with high beamed ceiling & fireplace, a cozy den, & dining area all with incredible views. The remodeled kitchen with vintage stove opens to a large laundry room with tons of storage. Silver Lake living at its finest. Ivanhoe School.

MLS#15-948593
Robert Kallick 323-775-6305
SOTHEY'S LOS FELIZ
2023micheltorena.com

20 Hollywood Condo / Co-op

1411 N DETROIT ST #108	Refresh.	11-2	593D5	NEW
\$858,000	3+3	CONTEMPORARY		



OPEN FLOOR PLAN W/ QUALITY FINISHES- PERFECT FOR ENTERTAINING

Special offering at Legendary Place; a boutique, 23 unit Courtyard building. This residence offers 3 bd, 2.5 ba, is hip & contemporary w/ dark wood flrs & large, prvte, terrace for exceptional indoor/outdoor flow. Kitchen w/ Stainless Steel, Viking Appliances & Caesar Stone Counters. Lrge, Mstr Bdrm w/ walk-in closet & hotel-style bth built for 2. Open floor plan w/ quality finishes, perfect for entertaining. Centrally located w/secure, underground parking. A must see for the discerning buyer.

Blf-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

Blanchard/ Van Essen 310-849-9809
TELES PROPERTIES

X 1308 MALTMAN AVE. Lunch 11-2 **NEW**

X 1308 MALTMAN AVE.	Lunch	11-2	NEW
\$1,250,000	3+3		



BRAND NEW CONSTRUCTION! CONTEMPORARY PERFECTION

There are (3) homes here! City views 3 story, 3bd, 3bth, SFR. Entry level bonus room or 4th bd and 3/4 bath and spacious laundry room. Direct access 2 car garage. Upstairs great room and kitchen reveals acrylic flush-panel cabinetry, stainless steel appliances, glass back splash and quartz countertops. Two view bedrooms, and a bath complete the 2nd flr. Terrace level mstr bd. Mstr bth has free standing tub and separate shower. Loft adjacent to terrace with forever views of LA - No HOA

MLS#OC15219698MR
Traci Cline TRACI
www.jade-homes.com

3110 BERKELEY CIR Open 11-2 **NEW**

3110 BERKELEY CIR	Open	11-2	NEW
\$1,199,000	2+2	MID-CENTURY	



BEAUTIFULLY RENOVATED IN PRIME SILVER LAKE

Gorgeous designer renovated home perched on a private and tranquil street. Great views and located in one of the most desirable areas of Silver Lake with close proximity to great restaurants and retail. Home features include an open concept floor plan with a mid-century aesthetic, gourmet kitchen with top of the line appliances, BOSE surround sound, new bamboo flooring, updated plumbing & electrical, and many more upgrades. Large bonus space, and beautiful outdoor areas.

MLS#15-947673
T Henricks A Dantzier 310-913-3470
BHHS CA PROPERTIES
Cbl,Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn



TUESDAY

1630 SILVERWOOD TER	Open	11-2	594/D6	NEW
\$995,000	3+2	1sty-MID-CENTURY		



ONE-STORY VIEW HOME IN SILVERLAKE

This Mid-century 2 bedroom home has views of the canyons, the Hollywood sign and Griffith Park Observatory. Living room and kitchen are part of an open floor plan and both rooms lead out to the patio. The kitchen and breakfast area were designed for a French chef. Mind blowing sunsets can be viewed from living room/family room. The den/office could possibly be converted to a 3rd bedroom. The beautiful flat yard has lush and mature landscaping, perfect for relaxing and enjoying the views.

MLS#15-948597
 Juliette Hohnen 323-422-7147
 DOUGLAS ELLIMAN

www.1630silverwoodterrace.com

3254 LA CLEDE AVE	Open	11-2	NEW
\$750,000	4+2	TRADITIONAL	



FIRST TIME ON THE MARKET EVER!

Many fond memories were created here. Now it's your turn. First time on the market EVER for this 1947 Traditional home located in Atwater Village... Features period hardwood flooring, doors, and some original windows, and fixtures. Roof installed in 2006, as well as updated central heat and air. Conveniently situated near a multitude of amenities, and brimming with potential. This one is ready for your personal stamp. Trust sale, sold as-is. Easy to show. 3254LaClede.com

MLS#15-947699
 Peter Tomlinson 323-300-1124
 KELLER WILLIAMS RLTY

Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other

22 Los Feliz Single Family

2338 CHISLEHURST DR	Open	11-2	NEW
\$4,995,000	5+5	MEDITERRANEAN	



A PRISTINE LOS FELIZ CLASSIC

Architected by famed AF Leicht, this romantic Mediterranean Revival has commanding/dead-on city light views. Stained-glass murals, time-honored light fixtures, complex woodwork, & immense glass windows. Step-down living room+ sunken sun/viewing room. Upstairs master suite with wood burning fireplace & a secluded balcony with soaking tub. Gardens, flat yard, intimate balconies + spa. See full-page ad.

MLS#15-946827
 Richard Ehrlich 310-860-8885
 WEA

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

4941 AMBROSE AVE	Open	12-2	593J3	red
\$2,599,000	4+4	MEDITERRANEAN		




OPEN 2 HRS 12-2PM PVT GATED DESIGNER DONE POOL & SPA

Gated, meticulously designer renovated on pvt Lg flat lot w/ new pool & spa. Glam 2 story foyer surrounded by period detail finishes & new hdwd flrs. Step down oversized Lvg rm opens to resort style yd. 2 FDR's. One round w/ garden view; the other currently used as Fam Rm. 4 bdrms. 3 up & one en suite down. Mstr bdrm newly reconfigured w dual sleep chambers, walk-in closet & gorgeous bath. Wolf Sub Zero eat in chef's kitch w/ huge island for entertaining. Period character & modern convenience.

MLS#15-896699
 Ron Holliman 310-777-6216
 COLDWELL BANKER BH

South of Los Feliz on Corner of Edgemont

5115 LOS FELIZ	Open	11-2	593-J3	NEW
\$2,795,000	6+4.5	2sty-SPANISH		



METICULOUSLY REMODELED SPANISH MEDITERRANEAN

A long and gated driveway leads you to a strikingly beautiful interpretation of over 3900 sqft w/ the perfect floor plan. The carefully crafted renovation of this 6 bedroom, 4 1/2 bathroom home leaves no stone unturned. Quintessential indoor-outdoor lifestyle. A perfectly manicured backyard with pristine pool and spa, built in BBQ and oversized fire pit completes this extremely special offering. This home is totally done with the finest finishes;

MLS#15-948237
 Aram Afshar 310-385-3174
 COLDWELL BANKER BH

BBQ,Blt-Ins,Dshwshr,Grbg Disp

2436 N COMMONWEALTH AVE	Open	11-2	red
\$2,079,000	4+3	TRADITIONAL	



ELEGANCE + VALUE ... HUGE PRICE REDUCTION!

Warm elegant Traditional restored with today's comforts in mind with a large living room and family room which opens onto an inviting patio with fireplace. Many original details such as hardwood floors + crown moldings. 3 fireplaces, gorgeous cook's kitchen with top appliances. Beautifully updated baths with exquisite tile work. Large upstairs bedrooms and additional first floor bedroom + bath. Private oversized lot with saltwater pool/spa and entertaining spaces. Separate guest house.

MLS#15-934025
 Carter + Orland
 KELLER WILLIAMS RLTY

www.carterorlandestates.com

1956 MYRA AVE	Refresh.	11-2	NEW
\$2,099,000	5+4	VILLA	



PERFECTLY PLACED ROMANTIC VILLA IN FRANKLIN KNOLLS

Beautifully renovated w/numerous upgrades & updates; this stunning home features expansive 1st floor common rooms which open to a private veranda w/ views, 2nd story w/ 3 family bedrooms plus a rooftop patio and the garden-level office/bedroom suite which open to an additional covered patio and immense pool size yard. Located in the Franklin Elem. School district and with easy access to the Franklin Village, Silverlake & Griffith Park; this is a home for families and busy executives alike.

MLS#15-942743
 Jimmy Wilson
 DEASY PENNER

www.1956Myra.com

1900 N SERRANO AVE	Open	11-2	rev
\$1,989,000	4+4	SPANISH	



1923 SPANISH WITH POOL AND GUEST HOUSE.

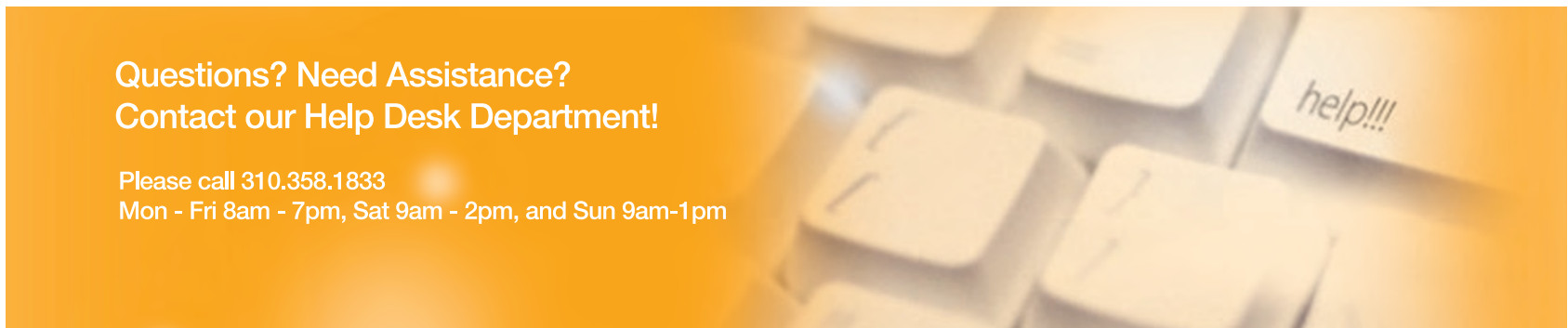
Private, walled & gated sanctuary in the heart of the city. Captivating single level Spanish, circa 1923. Beautiful home includes Guest House and Pool.

MLS#15-942743
 Jimmy Wilson
 DEASY PENNER

www.1900serrano.com


Questions? Need Assistance?
Contact our Help Desk Department!

Please call 310.358.1833
 Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm



X 3460 GRIFFITH PARK BLVD.		Lunch	11-2	rev
\$1,395,000	4+2.5	2sty-ARCHITECTURAL		
				
JUST LISTED! SPACIOUS 2-STORY HOME N. OF LOS FELIZ AREA!				
Spacious 2-story architectural home in the coveted N. of Los Feliz neighborhood. 4BR/2.5 BA home features a living/dining room w/fireplace & patio. Family room w/beautiful hillside views; laminate flrs throughout. 1 BR & 1/2 BA on the first level. One floor below are 3 BR & 2 BA. Master BR w/doors that open to a terraced yard. Two add'l rooms could be converted to a BR/den. Ideally suited to family life & entertaining. Prime location - close to Griffith Park w/easy freeway access to the Valley & DWTN.				
MLS#15-946003				
Julie Lovett 310-899-3514		Dshwshr, Grbg Disp, Hood Fan, Rng/Ovn		
COLDWELL BANKER RESI				

22 Los Feliz Condo / Co-op


X 4455 LOS FELIZ #508		Lunch	11-2	NEW
\$749,000	2+2	MID-CENTURY		
				
ULTIMATE LUXURY CONDO AT LOS FELIZ TOWER				
Welcome to Los Feliz Tower. This recently updated Manhattan style luxury, full service building is located at West Tower in prime Los Feliz. The bright corner 2bedroom unit features open floor plan, dining area, living room facing beautiful Griffith observatory and green belt, remodeled kitchen&bath and washer&dryer in the unit. Each room has breath taking beautiful mother nature Los Feliz Hills view and make you feel right at home. Bring your picky clients today. They will love this unit!				
MLS#15-948541				
Bryan Miyamoto 323-300-1188		Dshwshr, Dryer, Micro, Rng/Ovn, Fridg, Other		
KW LOS FELIZ				

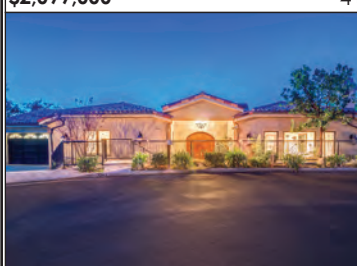
28 Culver City Single Family


10747 GARFIELD AVE		Open	11-2	NEW
\$1,100,000	3+2	TRADITIONAL		
				
WELCOME TO CULVER CITY				
Highly desirable Veterans Park neighborhood located on a lovely tree-lined street. Offers a living room w/ an abundance of natural light, beautiful hardwood floors & bricked fireplace. Arched hallways add to the character while creating a wonderful passage to the bedrooms. Spacious Master Suite. Dining Rm. Kitchen opens onto wood deck patio & a short few steps to entertaining in your backyard. Great creative space. Zoned for Farragut School & option to apply to El Marino Language School.				
MLS#15-948079				
Lisa Haught 310-614-5810		Dishwasher, W&D, Refrigerator, Oven		
SOTHEBY'S				

3130 VERA AVE		Open	11-2	NEW
\$799,000	3+2	CRAFTSMAN		
				
GORGEOUS 1921 CRAFTSMAN BUNGALOW				
Gorgeous 1921 Craftsman Bungalow on a quiet street across from the Helms Bakery, Culver City's Art District & the Expo Light Rail Station! Refinished hardwood floors & fresh paint. Incredible backyard, large patio area, grass yard. Living room with curved ceiling, fireplace & picture window looking out to the quiet tree lined street. Large dining room opens to remodeled kitchen. Near Culver City's Expo Line station & not far to everything in downtown Culver City! This is an amazing opportunity!				
MLS#15-948277				
Todd Miller 310-560-2999		Dshwshr, Dryer, Micro, Rng/Ovn, Fridg, Other		
KELLER WILLIAMS-SANT				

30 Hollywood Hills East Single Family

3239 LEDGEWOOD DR		Open	11-2	563/F7	NEW
\$2,345,000	4+4	2sty-ARCHITECTURAL			
					
ARCHITECTURAL BY CARL DAY AIA :: UPPER BEACHWOOD CANYON					
A modern oasis in upper Beachwood on a gorgeous private and expansive double lot. Amazing entertainers home with walls of sliding glass, gorgeous swimming pool and outdoor entertaining areas. 4 bedrooms, 4 baths + Large Studio/Office or Guest Suite with private access and gardens. Amazing for a creative home office/business. Newly renovated throughout with the finest materials and execution.					
Stephen Paris 310-488-7653		Pool, Home Studio/Office			
DEASY/PENNER/PARTNER					

3343 N KNOLL DR		Open	11-2	NEW
\$2,099,000	4+4	CONTEMP MED		
				
Breathtaking views in the much sought after Lake Hollywood Knolls!				
This private Mediterranean home of approximately 3,994 sq ft of thoughtfully designed luxury awaits your arrival through a beautiful arched entry. Dark walnut wood flooring, natural stone and marble counter tops and custom cabinetry speak of sophistication. Spacious, open floor plan, three indoor fireplaces, one outdoor fireplace, and a chef's kitchen with Viking appliances. Spacious custom walk-in closets with rich wood detail.				
MLS#15-945851				
Aaron Kirman 424-249-7162		Blt-Ins, Dshwshr, Frzr, Grbg Disp, Hood Fan		
JOHN AAROE GROUP				

2211 HOLLYRIDGE DR		Open	11-2	593G3	NEW
\$1,668,000	3+3	ARCHITECTURAL			
					
HOLLYRIDGE LOOP ARCHITECTURAL ON FLAT PRIVATE GROUNDS					
Spectacular compound on almost a quarter acre of flat, private grounds near lower hollyridge "loop" circa 1951. Re-imagined into the 21st century architectural w/high beamed ceilings, glass French doors open to peaceful grounds bringing the outdoors in. serene garden views, over scale garden spa w/circular seating around an out door fire pit, soaring ceiling living & dining rm all wrapped with garden views. 3rdm bedroom w/fireplace set up as an office. Bulthaup kitchen w/detailed ceilings Cool					
MLS#15-948029					
Konstantine Vallissarakos		Blt-Ins, Dshwshr, Grbg Disp, Hood Fan, Rng			

2528 HARGRAVE DR		Open	11-2	red
\$1,490,000	+569000 4+4	CONTEMPORARY		
				
GREAT PRICE! SERENE OASIS!				
Great New Price! Stunning, remodeled Contemporary in Prime Hollywood Dell. Spacious Open Floor Plan features High coved ceilings, Dark Ebony wood floors & Fireplace with chipped glass. Chef's Dream Kitchen with Carrara Marble counters & SS appliances. All en suite bedrooms with Carrara Marble baths. Two Master suites with walk-in closets, balconies & sitting areas. Beautiful outdoor concrete & pebble stone patio with flagstone rock waterfall, built-in barbecue, shade sails & terraced garden				
MLS#15-914899				
Rose Ware 213-369-9171		Dshwshr, Grbg Disp, Hood Fan, Rng/Ovn, Fridg		
BHHS-BH				

TUESDAY

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TUESDAY

2103 ALCYONA DR	Open	11-2	593F3	rev
\$2,199,000	5+6	MEDITERRANEAN		



MEDITERRANEAN VILLA

Gorgeous Courtyard Mediterranean Villa, Custom Cabinetry, Stone Work, Wrought Iron, Refinished Beam Ceilings, Large Kitchen, Grand Living Room with Fireplace, Courtyard Entry and two Balconies, West Facing Over the Hollywood Hills, Large Master with Office or Second Bedroom, Downstairs has Family Room and Two Additional Bedrooms with Ensuite Baths. Above the Garage has Guest House/Studio with Full Bath and Kitchenette.

MLS#15-931977
Ladd Jackson 310.346.1744
HILTON & HYLAND
www.hiltonhyland.com

2626 LAKE HOLLYWOOD DR	Open	11-2	rev
\$2,100,000	5+2.5	MID-CENTURY	



LAKE HOLLYWOOD ESTATES ARCHITECTURAL

Remodeled Mid-Century Retreat. Sited on over 1/3 acre (assr) showcasing a spacious pool & spa, lounging Deck, dining patios, gardens & grassy yard. Atrium entry/courtyard w/outdoor fireplace leads to the interior open floor plan w/ easy flow from the living room, formal dining area, kitchen, & media/family space. Private master suite has walk-in closet, luxe bath & French doors that open to the pool. Large 5th bedroom/office features floor to ceiling built-ins. Close to Lake Hollywood & hiking.

MLS#15-938811
Terry Canfield Schmidt 323-854-4607
BHHS-BH
Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg

31 Playa Del Rey Condo / Co-op

8180 MANITOBA ST #235	Open	11-2	rev
\$659,000	2+2	CONTEMP MED	



RESORT LIVING AT BEAUTIFUL PACIFIC CLUB

This lovely updated two bedroom, two bath second floor condo is located 3 blocks from the beach affording privacy, overlooking a tree filled garden. Spacious and bright Living room with fireplace and terrace. Newer kitchen with breakfast bar and adjacent dining room overlooking the living room. Laminate floors throughout except in spacious master with remodeled bath. Two spots in secured garage close to the elevator. Fitness Center. Close to restaurants, LAX, Marina del Rey and Playa Vista.

MLS#15-944157
Janine Maples 310-385-3143
SOTHEBY'S INTERNATIO
Blt-Ins,Cbl,Dshwshr,Grbg Disp,Other

39 Playa Vista Condo / Co-op

12975 AGUSTIN PL #422	Open	11-2	NEW
\$725,000	2+2	1sty-CONTEMP MED	



BEAUTIFUL 2 BD/2 BTH PENTHOUSE LOCATED ON A QUIET CUL-DE-SAC

2bd/2bth penthouse on quiet cul-de-sac. Open flrplan w/ lots of natural light. Shows wood flrs, 13ft ceilings & large windows. Unit also feat. office w/ custom cabinets, plantation shutters, custom tile work, central heat/AC, frpnce, washer/dryer & patio w/ views. Kitchen has granite counters & stainless appliances. Master suite w/ walk-in closet, updated bath w/ dual sinks & separate shower/spa-tub. Enjoy Playa Vista w/ pool, spa, tennis, concerts, movies, shops, restaurants, schools, & more.

MLS#15-948263
Nick Shepherd 310-482-2107
KELLER WILLIAMS
www.12975Agustin.com

41 Park Hills Heights Single Family

5307 INADALE AVE	Open	11-2	NEW
\$595,000	3+2	1sty-ARCHITECTURAL	



CLASSIC WINDSOR HILLS HOME

MUST SEE!! Well Maintained WINDSOR HILLS HOME. Classic features include Crown Moldings, Lovely Hardwood floors in Dining room& hallways.Carpeted Living room and 3 bedrooms (Den used as 3rd bdrmm),Fireplace, Dining Room Dividers, Window Shutters,kitchen breakfast nook,appliances, stack W/D hookup.GREAT SCHOOLS, QUIET AREA, CENTRALLY LOCATED WITH EASY ACCESS TO BCH CITIES, DWNTN, HOLYWD & LAX.Seller to Select all Servicers and cross qualify buyers.

MLS#15-947265
Monte Hairston 310-989-8750
KELLER WILLIAMS-SM
Clng Fan,Rng/Ovn,Fridg

41 Park Hills Heights Condo / Co-op

3758 LOCKLAND DR #C	Refresh.	11-2	NEW
\$385,000	3+2	1sty-CONTEMPORARY	

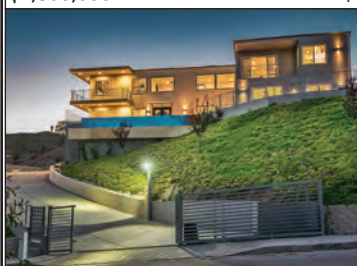


What a city view! This magnificent light, spacious and contemporary residence is approx.1300 sqft of living space, fabulous kitchen w/granite counters and back-splash, built-in range, refrigerator, microwave,Thomasville cabinetry, slate floors w/granite inlays, and recess lighting. Beautiful wood floors leads to three good size bedrooms w/generous closet space and two sensational bathrooms.Additionally, separate storage unit, pool and a gated courtyard and entry and parking. A must see!

MLS#15-947977
Katherine Henderson 323.997.0072
KELLER WILLIAMS RLTY
Blt-Ins,Dshwshr,Grbg Disp, Range, Micrw

53 Woodland Hills Single Family

5071 LLANO DRIVE	Open	11-2	NEW
\$2,850,000	4+5	MODERN	



MODERN LUXURY

Modern Luxury behind gates w/Soaring views & incredible quality throughout. New construction perched on top of what feels like your very own mountain top. Private Gates w/ double wide driveway, motor court & 3 car garage. 4 bdrms w/4.5 baths, 2 masters w/wrap around balconies as well as an elevator. Kitchen w/stone counters, custom cabinetry & stainless appliances. Backyard w/ double edge infinity pool, spa, fire pit & BBQ. Short distance from one of the top rated elementary schools in California

MLS#15-948579
Lee Ziff 310-991-3977
KELLER WILLIAMS BH
Blt-Ins,Dshwshr,Elvtr,Frzr,Grbg Disp

60 Tarzana Single Family

5427 SHIRLEY AVE	Open	11-2	NEW
\$1,899,000	5+5	CONTEMPORARY	



STUNNING CONTEMPORARY IN TARZANA

This is the modern contemporary gated retreat you have been waiting for! Secluded & very private on flag lot high above surrounding properties w/ beautiful mountain & treetop views. Lushly landscaped w/ patios & architecturally inspired stairways, pool ready. Inside, the elegant style has vaulted ceilings throughout w/ wooden beams in great room & wide plank hardwood floors. White shaker-style Island kitchen, Caesarstone countertops w/ waterfall, stainless undermount sink & top end appliances.

MLS#15-948579
Mike Rosenfeld 305.968.4248
MERCER VINE
OPEN HOUSE: Tues & Fri 11-2p | Sun 2-5p

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OPEN HOUSE STATUS LEGEND

NEW - new (Automatic Status) **rev** - review (Automatic Status)
NEW* - new not yet listed **bom** - back on market
red - reduced

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

TUESDAY

19528 BRAEWOOD DR	Open 11-2	bom
\$1,549,000	5+4 CONTEMPORARY	
		
<p>BACK ON MARKET, BUYER DID NOT PERFORM: EXQUISITE CONTEMPORARY HOME IN TARZANA HILLS. FEATURING AN OPEN FLOOR PLAN WITH EXPANSIVE VIEWS. LARGE ENTERTAINERS LIVING ROOM, VAULTED CEILINGS, GOURMET CHEFS KITCHEN W/ STAINLESS STEEL APPLIANCES, CUSTOM BUILT CABINETRY, GAS FIREPLACE & HARDWOOD FLOORS THROUGHOUT. LUXURIOUS MASTER SUITE WITH SPA LIKE BATH AND LARGE WALK-IN CLOSET. FEATURING A WONDERFUL INDOOR-OUTDOOR FLOW AND LARGE SWIMMING POOL ALL WITHIN MIN TO THE BRAEMAR COUNTRY CLUB GOLF COURSE.</p>		
<p>MLS#15-935531 T. Schenk/M. Wessels 775.815.3665 MERCER VINE</p> <p style="text-align: center;">Open House: Tues & Fri 11-2pm Sun 2-5p</p>		

14337 COLLINS ST	Open 11-2	NEW
\$759,000	3+2 TRADITIONAL	
		
<p>CHARMING, UPDATED TRADITIONAL</p> <p>THIS CHARMING, LIGHT AND BRIGHT 3+2 FAMILY HOME IS PERFECTLY LOCATED ON A QUIET ST, CLOSE TO RESTAURANTS, SHOPPING AND FREEWAYS! BEAUTIFUL LR AND UPDATED KITCHEN. THE MST SUITE IS A RETREAT! THE BATHRM FEATURES LIMESTONE FLRS AND COUNTERS, JAPANESE SOAKING TUB AND STEAM SHOWER. THE MST BED IS SPACIOUS W/FR DOORS LEADING TO BOTH THE YARD AND A PVT, SUNNY COURTYARD. THERE ARE 2 LR BEDROOMS THAT SHARE A PRISTINE 2ND BATH. HRDW FLRS THROUGHOUT, FP IN LR. SEPARATE LAUNDRY, GREAT OUTDOOR SPACE.</p>		
<p>MLS#15-948113 Robert Grandineff 310-497-6365 RODEO REALTY INC.</p> <p style="text-align: center;">Blt-Ins,Dshwshr,W/D,Frzr,Grbg Dis, Other</p>		

62 Encino Single Family

4727 BALBOA AVE	Open 11-2	561D4	red
\$3,295,000	5+6	CAPE COD	
			
<p>NEW PRICE! BEST VALUE SOUTH OF THE BLVD! A MUST SEE!</p> <p>NEW PRICE! Cape Cod w/ magnificent foyer sets the tone for generous rooms, great volume & lots of light throughout. The formal living room flows to the family room w/built-ins, wet bar, FP & French doors to the patio. Gourmet kitchen w/ soaring beamed ceilings, huge windows, high-end SS appliances, center island, lrg dining area & grand stone FP. 5 bdrm suites incl. master w/high beamed ceilings, pvt. balcony & bonus room. Pvt yard w/ brick patios, BBQ area, pool/ spa, yard & tennis court.</p>			
<p>MLS#15-931639 Sally Forster Jones 3106917888 JOHN AAROE GROUP</p> <p style="text-align: center;">www.4727balboa.com</p>			

14101 CHANDLER	Lunch 12-2	rev
\$1,825,000	5+6 ARCHITECTURAL	
		
<p>LEGENDARY CHANDLER ESTATES LOCATION</p> <p>Bright and inviting entry w beautiful veiled glass windows, opens to grand living room w dramatic, soaring vaulted ceiling, fireplace and beautiful Brazilian mahogany floors. Cook's kitchen w center island, granite counter tops, 6 burner Thermador range, 2 separate ovens & sinks, and eat-in area. Formal dining room w adj. granite counter top serving area/bar w wine fridge. Spacious private master suite w fireplace and walk in closet opens to sunny patio space and so much more!</p>		
<p>MLS#15-921949 James Muske 310-281-3901 COLDWELL BANKER RESI</p> <p style="text-align: center;">Dshwshr,Hood Fan,Rng/Ovn,Fridg</p>		

72 Sherman Oaks Single Family

15223 HESBY ST	Open 11-2	561H3	NEW
\$1,325,000	4+5	CONTEMPORARY	
			
<p>STUNNING REBUILT HOUSE ALSO OPEN ON FRIDAY 10/16/15</p> <p>Gorgeous 2014 rebuilt single family home in a desired Sherman Oaks pocket close to shop + restaurants. Gated home has an open and inviting floor plan. Stunning kitchen with Bertazzoni appliances, soft polished counter tops. Enchanting single level home offers a great master bedroom including master bath plus other three full size bedrooms each with en suite bathrooms. Pool, spa and a large grassy area perfect for entertaining. A high tech with Samsung allows access via finger print/ smart phone.</p>			
<p>MLS#15-948471 Souzan Khatami 310-499-8420 NOURMAND & ASSOCIATE</p> <p style="text-align: center;">Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Dis</p>			

4938 MORSE AVE	Lunch 11-1	rev
\$1,749,000	6+4 TRADITIONAL	
		
<p>After 18 years this twice lovingly reconfigured home is on market. An East Coast foyer flows into an enlarged farmhouse-style kitchen & entertainment-oriented dining area. The inviting living room retains the charm of Mellenthin with a stone fireplace & vaulted ceiling. A 2nd floor master features a luxe en-suite bathroom, walk-in closet & sunlit study. Enjoy the beautifully landscaped backyard, built-in BBQ & cedar hot tub/deck. Zoned HVAC units, 3 car garage ample driveway.</p>		
<p>MLS#15-933197 Susan Sanford 323.646.2422 BERKSHIRE HATHAWAY H</p> <p style="text-align: center;">BBQ,Cing Fan,Dshwshr,Grbg Disp,Intrcm</p>		

13848 CUMPSTON ST	Open 11-2	NEW
\$1,050,000	3+4 2sty-TRADITIONAL	
		
<p>TURN KEY TRADITIONAL ON QUIET STREET!</p> <p>On a quiet tree-lined street find this tastefully remodeled 3bd+3.5ba home in desirable Sherman Oaks. The formal living room flows to the dining room w/ FP & wet bar, ideal for entertaining. The gourmet kitchen features SS appliances, clean white cabinetry, lots of storage space & breakfast bar. 3 BDs up incl. the master suite featuring a sitting area, walk-in closet, deluxe bath, & doors to the large wrap-around balcony. Lounge or entertain by the salt-water pool w/ grassy yard & quiet patios!</p>		
<p>MLS#15-948039 Sally Forster Jones 316917888 JOHN AAROE GROUP</p> <p style="text-align: center;">www.13848cumpstonstreet.com</p>		

15414 LONGBOW DR	Open 11-2	POOL!	rev
\$1,579,000	3+2.5	1sty-ARCHITECTURAL	
			
<p>STUNNING RENOVATION OF A MID-CENTURY MODERN!</p> <p>REDUCED! Newly-minted renovation of a 1959 modern home on a highly-desired Sherman Oaks street. Gleaming floors, counters, fixtures, and walls of glass give the 3BR/2.5BA one-story home a light and airy, indoor-outdoor "Palm Springs" vibe. Speaking of which, the residence's redone classic kidney-shaped pool and elevated spa provide a focal point visually, as well as for entertaining. Gaze at the pool from the home's living spaces and from its over-sized master. BONUS ALERT: Roscomare School!</p>			
<p>MLS#15-939845 Jeff Yarbrough 323.854.4300 KW L.A. LUXE GROUP</p> <p style="text-align: center;">www.LongbowDrive.com</p>			

REMINDER

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No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.



TUESDAY


76 North Hollywood *Single Family*

5928 SATSUMA AVE	Open 11-2	NEW
\$745,000	3+3 TRADITIONAL	
 <p>3 + 3 ON A QUIET CUL-DE-SAC IN NOHO</p> <p>Beautifully conditioned single story 3 bedroom, 3 bath home on a quiet cul-de-sac in NOHO, it has expansive public spaces, roomy bedrooms and a generous open floor plan great for entertaining, maximum interior privacy. Large living room with fireplace, recessed lighting and high ceilings. large, light-filled kitchen bright and airy breakfast room 2 car garage, HVAC, good storage and closet space throughout. Located close to shops, restaurants and the vibrant NOHO arts, dining & theater scene.</p>		
<p>MLS#15-946565 Brian Ades 323-449-1292 SOTHEBY'S INTERNATIO www.5928Satsuma.com</p>		

93 Eagle Rock *Single Family*

2432 MEDLOW AVE	Open 11-2	564-J7	NEW
\$889,000	3+3	2sty-CONTEMPORARY	
 <p>SUCH QUALITY PROBLEMS! DO YOU FALL IN LOVE WITH THE OPEN</p> <p>concept living space with high ceilings, wood floors & mountain views? Or are you smitten w/the fabulous light flooding the ample studio space that's complete w/ separate access, deck & bath? Maybe the quiet cul-de-sac minutes from the heart of Eagle Rock? Sky lights & high ceilings making the garage a perfect second studio, gym or to pamper that special car? Great master suite with private deck & up-to-the minute bath? Amazing storage & flexibility?...don't fret...it's all here & love it all.</p>			
<p>Liz Johnson 323-397-6041 TELES PROPERTIES MOUNTAIN VIEWS!!</p>			

5018 CARTWRIGHT AVE *Single Family*

5018 CARTWRIGHT AVE	Open 11-2	563B3	rev
\$699,000	3+2	1sty-CALIFORNIA BUNGALOW	
 <p>1940'S CHARMER IN THE HEART OF THE NOHO ARTS DISTRICT</p> <p>1940's Character Bungalow located on a quiet street in the trendy NoHo Arts District. As you enter you are greeted by the appealing original architectural details of the bay window & decorative fireplace which lead to the formal dining room & remodeled kitchen with stainless steel appliances and granite counter tops. Features include hardwood floors throughout, an office and notably sized family room with built-ins and french doors that lead to the pool sized, lush and green backyard.</p>			
<p>MLS#15-941793 Jory Burton 310-766-5679 SOTHEBY'S INTL www.5018Cartwright.com</p>			

95 Mount Washington *Single Family*

4235 CAMINO REAL	Open 11-2	595-A3	NEW
\$569,000	2+2	1sty-TRADITIONAL	
 <p>REAL OPPORTUNITY DOESN'T KNOCK IN THIS MARKET BUT HERE'S ONE</p> <p>pounding on the door! MUCH loved & basically untouched for 40 years! 50's hillside charmer w/big deck, wood floors, flat yard & un-flipped potential as the best value in Mt Wash in a long time! There's a sweet kitchen, laundry room, covered lower patio & room to kick a soccer ball or garden out back. Sweet Camino Real offers a unique combo of sidewalks, great views, level lots & the coveted school just up the hill & the Gold Line at the bottom. Come make this as-is trust sale your very own!</p>			
<p>Liz Johnson 323-397-6041 TELES PROPERTIES CANYON VIEWS!!</p>			

84 La Canada Flintridge *Single Family*

453 SOMERSET PL	Open 10-2	NEW
\$6,395,000	5+7	
 <p>SPECTACULAR PAUL WILLIAMS ESTATE - NEW LOOK AND NEW PRICE!</p> <p>Spectacular Paul Williams compound in Flintridge. Built in 1927, 7,234 sqft English Revival on 1+ acre at the end of a secluded cul-de-sac. 4 bedroom suites, including spacious master w/ fireplace, 5 baths, elegant living room, semi-circular sun room w/ 180-degree views, formal dining room, gourmet chef's kitchen, breakfast room, family room, & office. Also a 1 bedroom/1 bath guesthouse, gym & pool house, plus pool/spa & outdoor patio w/ fireplace. Fully lighted sportcourt & 3-Car garage.</p>		
<p>Tracie Heileson 818-388-6170 DILBECK REAL ESTATE</p>		

1284 Highland Park *Single Family*

5830 BURWOOD AVE	Lunch 11-2	NEW
\$895,000	5+3 3sty-COUNTRY ENGLISH	
 <p>COME FOR CATERED LUNCH!</p> <p>Storybook English home plus guest apt & private art studio on historic Hummingbird Hill in Highland Park. Main house has 4+2 and apt has 1+1; all three spaces have separate entrances. Additional features include river rock walls, 2 decks, 2 fireplaces, leaded glass, drought tolerant landscaping, large backyard, entertainment deck, mountain/canyon views & much more.</p>		
<p>Florie & Billy Savage 323.868.8085 KELLER WILLIAMS RLTY</p>		



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