

## 01 Beverly Hills

Single Family

**159 N HAMEL DR** Open 11-2 632/J2  
**\$3,450,000** 4+3.5 1sty-MEDITERRANEAN

NEW



### BRAND NEW CUSTOM BUILT MEDITERRANEAN HOME NORTH OF WILSHIRE

4Bd / 3.5Ba +Study/Den approx 4100 sq.ft. Bright and open floor plan. Custom built curved walnut staircase. Dramatic formal entry. Living Room w/ fireplace. Formal Dining Rm, Large Family Rm, Gourmet Kitchen, Thermador SS appliances, Walk-In Pantry, Breakfast Area. Master Bedroom Suite with three custom closets. Powder Room, Linen Cabinets, Laundry Room, Beautifully landscaped grass yard, Pool, Waterfall Spa, Two Patios, Hardwood floors, Sec System. Perfect for family life & entertaining.

Steve Mirman 310-351-3666  
 MIRMAN & COMPANY

Built Ins, Cable, Security, Speakers

**515 ARKELL DR** Refresh. 11-2 592G4  
**\$5,395,000** 5790000 4+4.5 1sty-CONTEMPORARY

red



### TROUSDALE ESTATES CONTEMPORARY, REDUCED!

Trousdale Estate Contemporary, spacious & bright family home. Drive through gated motor court accommodating several cars. Entryway leads to open floor plan with very large living room that has a fireplace, dining area and family room. Three bedrooms including grand master suite plus maids quarters. Grecian style pool with pool guest house & bath. Unique Trousdale property with front and backyard. Mostly flat pad almost a half an acre, create your dream home. Completely updated in 1998.

MLS#13-701219  
 Adrian Grant 310-962-7142  
 JOHN AAROE GROUP

Blt-Ins,Cbl,Dshwshr,Grbg Disp

**1108 WALLACE RDG** Open 11-2 592G4  
**\$12,500,000** 4+5.5 CONTEMPORARY

rev



Extraordinary Trousdale Contemporary on large half acre lot with explosive panoramic city to ocean views. Enter through grand double doors to the formal entry that opens to spacious public rooms. Wonderful open spaces with walls of glass opening to and overlooking the stunning views, great for indoor and outdoor entertaining in grand style. Wonderful outdoor space including large patios, sparkling pool, spa, and viewing pavilions, all overlooking the shimmering vistas.

MLS#13-691747  
 Yar Meshkaty 310-777-6268  
 COLDWELL BANKER-BH N

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

**1108 WALLACE RDG** Open 11-2 592G4  
**\$12,500,000** 4+5.5 CONTEMPORARY

rev



### TROUSDALE VIEW CONTEMPORARY

Extraordinary Trousdale Contemporary on large half acre lot with explosive panoramic city to ocean views. Enter through grand double doors to the formal entry that opens to spacious public rooms. Wonderful open spaces with walls of glass opening to and overlooking the stunning views, great for indoor and outdoor entertaining in grand style. Wonderful outdoor space including large patios, sparkling pool, spa, and viewing pavilions, all overlooking the shimmering vistas.

MLS#13-691747  
 Jade Mills/Yar Meshkaty 310-777-6268  
 COLDWELL BANKER-BH S

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

**205 N MAPLE DR** Open 11-2 632G2  
**\$2,950,000** 4+3.5 MEDITERRANEAN

rev



### RARE EXTRA-LARGE LOT!

1 stry 4BR/3.5BA Mediterranean home sits on 55 ft x 150 ft lot totaling to 8,255 sq ft. Formal entry, light & bright throughout & features updated kitch & some replaced windows in BR & kitch just 3 yrs ago. Large, open living space accented w/wood & marble flrs throughout. Spacious bckyrd includes a gas-heated pool & built-in gas BBQ perfect for entertaining. Additional features include an extra storage room next to the garage and driveway with carport. Make this estate your dream home!

MLS#13-675027  
 Fariba Meskin 310.435.0529  
 NOURMAND&ASSOCIATES

Grbg Disp,Fridg

**429 S WETHERLY DR** Open 11-1 632H3  
**\$1,728,000** 4+3.5 2sty-CONTEMPORARY

rev



MLS#13-657731

Clifford Rowe 424-203-1890  
 TELES PROPERTIES

### SPACIOUS & CHARMING DREAM HOME IN PRESTIGIOUS BEVERLY HILLS.

Light and open floor plan with hi ceilings, expansive rooms with an excellent flow for entertaining. Four bedrooms upstairs plus 3.5 bathrooms. Attractive family room leading to private backyard+ large eat-in kitchen. Fetching master suite with redone bath and walk in closet & newer heating & a/c. Convenient to shops, schools, restaurants and places of worship.

Rng/Ovn

## 01 Beverly Hills

Condo / Co-op

**450 N OAKHURST DR, UNIT 202** Open 11-2  
**\$1,098,000** 2+2 CONTEMPORARY

NEW



### STUNNING DESIGNER DONE CONDO IN PRIME BEVERLY HILLS LOCATION

Luxury designer front facing corner unit w/tree top views, Gourmet eat-in Kitchen w/custom Italian cabinetry, caesarstone, Thermador Fridge, wine cooler, induction cooktop, & high end appliances. Chestnut wood flooring, Custom shutters and window treatments throughout. Master bedroom suite w/custom closets, newly remodeled master bath w/double wall mounted vanities & sinks, frameless glass shower w/ pebble floor and rain shower head, italian porcelain tiles and spa tub. Exceptional value!

Marcus Kassin 310-281-3968  
 COLDWELL BANKER BH

**200 N SWALL DR, UNIT 307** Open 11-2 632-1H  
**\$1,012,000** 2+2 1sty-TRADITIONAL

NEW



### AMAZING OUTDOOR LIVING SPACE- DOES NOT GET BETTER THAN THIS!

Approximately 800 sq. ft. of incredible, private patio. Too good to be true- a must see! One of the largest outdoor condo spaces in Beverly Hills. Perfect for entertaining. Wonderful front facing unit at The Somerset. Highly maintained. Full service, doorman, valet, pool, gym, rec room. Formal dining area plus sun-filled breakfast nook. Newer bathrooms, nice walk-in closets. Very warm and inviting space. Great area and on pretty tree-lined street. Welcome home!

Sharon Alperin 310.888.3708  
 SOTHEBY'S INT REALTY

www.200swall307.com

## 01 Beverly Hills

Income

**217 S HAMILTON DR** Open 11-2 633-A2  
**\$1,695,000**

NEW



MLS#13-710405

Chrys Stamatis 310-922-3970  
 COLDWELL BANKER- BW

### OPEN TUESDAY 11-2PM!

Beautiful, newly renovated/restored Classic Spanish duplex w/laundry rm, 3 car garage and attn. to every detail. Upper unit mirrors bottom unit in all features & appointments. There are front facing stained/leaded windows in the very spacious formal living rm. Fireplace & ceiling details enhance the character of this gracious rm. Lg fam/din area opens to kit. Trust sale. Not subject to court approval. Vacant & easy to show. Presently the only active listing in B.H.

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

## REMINDER

The MLS™/CLAW 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.



01

Beverly Hills


Lease

616 MAPLE DR

Open 11-2 592G7

\$25,000 4+7

MEDITERRANEAN



MLS#13-695105

Joseph Babajian 310-623-8800

RODEO REALTY - BH

NEW

GATED MEDITERRANEAN ESTATE IN THE FLATS FOR LEASE

Gated Mediterranean estate located on a beautiful tree-lined street in the flats of BH. Living & dining area flows into kitchen w/ center island & stainless steel appliances. The master bedroom has dual bathrooms & closets. The family room features a wet bar, fireplace, & opens to pool. Br & Ba can be found on the lower level. Backyard is lush & private with a generous lawn and terra-cotta tiled terraces. The pool features an adjacent pool house w/ a bathroom and sauna. Offered furnished.

www.616MAPLEDRIIVE.com

02

Beverly Hills Post Office


Single Family

1240 BENEDICT CANYON DR

Open 11-2 592D6

\$19,995,000 7+9

COUNTRY ENGLISH



MLS#13-709869

Joyce Rey 3102857529

COLDWELL BANKER-BH S

NEW

THE LEGENDARY HARVEY MUDD ESTATE


Totally Secluded and Private. A Magnificent Multimillion Dollar three year renovation of a Landmark Beverly Hills area estate. Originally built by famed Beverly Hills Hotel architect Elmer Grey. Meticulously remodeled to perfection, this exquisite estate truly amplifies a grand lifestyle from a bygone era, as well as now providing desirable state-of-art amenities. Colisted w/ Gussman Czako Estates

2844 HUTTON DR

Open 11-2 592C1

\$4,595,000 2+2.5

TRADITIONAL



MLS#13-695811

Jade Mills 310-285-7508

COLDWELL BANKER-BH S

NEW

HAMPTONS STYLE COUPLE'S RETREAT

This exquisite "Hamptons" Style Couple's Retreat evokes a magical vision of romance & tranquility. Located on a quiet street off of Benedict Cyn in the "Lower Hutton Estates" section of Hutton Dr., this home offers a truly picturesque setting, perched on just under a half-acre of lush, beautifully landscaped grounds. Lovingly updated & completely designer-done. Living room, FDR, family room, gourmet kitchen & breakfast room. Romantic master & guest suite. Splendid yard w/gardens, patios, & pool.

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

2314 SAN YSIDRO DR

Open 11-2 592-D3

\$2,950,000 4+3.5

CONTEMPORARY



MLS#13-698643

M. Collins/D. Yocum 310.281.3915

COLDWELL BANKER-BH N

NEW

STUNNING 2-STORY ARCHITECTURAL

ARCHITECTURAL MODERN SITUATED IN PRIME & SERENE SETTING W/CNYN VUS, REBUILT 1986-1993. ROBERT H. TAYLOR, ARCHITECT, ADD'L LOFT & MEDIA ROOM. 2-STORY LVNGRM, HRDWD/SLATE & EXPOSED WOOD CREATE WNDRL OPN FLOW. GLASS DRS LEAD TO PVT, YARD W/POOL & SPA. ENTERTAINERS DREAM. STAINLES STEEL & CSTM MAPLE CABINETS MEET EXPOSED WOOD STRUCTURE; NATURAL FINISHES, SOARING VOLUME OF WHITE WALLS, WINDOWS, OVERLOOKS, BALCONIES. STONE FLOOR. GARDEN AT BASE OF HILLSIDE. UPSTAIRS DECK LOOK WEST TO CNYN & SUNSETS.

Pool & Spa

1980 COLDWATER CANYON DR

Open 11-2 592F3

\$1,495,000 4+4

TRADITIONAL



MLS#13-710857

David Kramer 310-691-2400

HILTON & HYLAND

NEW

TRADITIONAL LIGHT FILLED 4 + 4 HOME IN BHPO

This home is conveniently located moments from Beverly Hills and is nicely set back off the street accessed by a circular driveway. Private backyard that's perfect for true SoCal living w/an inviting pool & waterfall. Master bedroom opens to lush landscaped yard as does living room w/FP & French doors. Den w/FP & large eat in kitchen w/pantry. Upstairs over sized bonus room & bathroom that can be an additional master/game room or much more. An inviting house w/an inviting price.


Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg

9647 HEATHER RD

Refresh. 11-2 592F4

\$1,950,000 2000000 4+4

3sty-OTHER



MLS#13-704285

Rosalind Mishkind 310-749-4201

COLDWELL BANKER-BREN

red

REDUCED TO \$1,950,000 -LG 4 BDRM HOME -LOWER COLDWATER CANYN

\$50,000 Reduction -Custom 3 story home- BHPO. Approx 3800 SF-Buyer to make it their own. Lovely open Living rm w/cathedral ceilings, FP, Rich wood Bar, etc. Formal Dining rm; Large bright Kitchen w/JennAir BBQ, center island & more; Wonderful family rm-FP & casual dining area opens to Garden patio & Hot tub, steps to hilltop pad & gazebo-privacy & views. 4 bdrms incl. Master w/sitting rm & FP+2 addl bdrms , 4th bdrm used as office. Great rm off Entry -billiards, media. playroom. 2 zone A/C

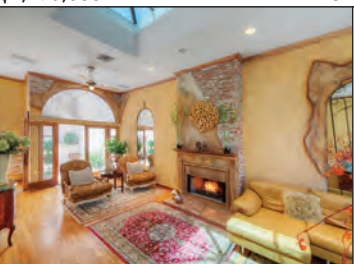
BBQ,DbI Oven,Cent Vac,Refrig,2 A/C,w/d

9962 WESTWANDA DR

Open 11-2 592B3

\$1,175,000 3+3

CONTEMP MED



MLS#13-677293

Peter Ivanovich 310-663-4100

RODEO REALTY INC.

red

JUST REDUCED!

Nestled in a tranquil BHPO canyon, this fabulous Tuscan Style Farmhouse offers an open floor plan with voluminous ceilings, grand arched windows, brick and hardwood floors and a stunning steel and glass skylight positioned in the center of the home filling the space with light. The home boasts 3bds/3bas, MB fireplace, two-garages, a package elevator and a rustic cook's kitchen. A large patio off the living area provides the perfect setting for entertaining under the California sun or night sky!


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

12055 SUMMIT CIR

Lunch 11-2 592G1

\$10,900,000 7+7.5

CONTEMP MED



MLS#13-698643

D Cilento & E Nelson 310-663-4100

NELSON SHELTON

rev

NEWLY COMPLETED GATED ESTATE WITH VIEWS

Inside the prestigious guard-gated "Summit" with 24-hour security. Newly completed & expanded, this former celebrity home features all new custom finishes & innovative design. 7BD & 7.5BA including master suite with dual baths and custom stone work. Apx 10,000 sf of living space with jetliner city views. Over 30,000 sf lot with patios, firepits, pool and spa with special effects, fountains and custom lighting. Turn-key package available. See our Full Page Ad on page 29. Join us for lunch!

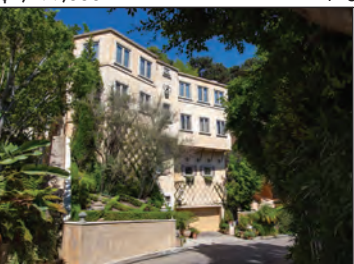
OPEN 11-2 PM LUNCH

9309 LLOYDCREST DR

Lunch 11-2 592F4

\$2,199,000 4+3.5

VILLA



MLS#13-702827

Lee Johnson 310-892-2244

SOTHEY'S

rev

CHARMING TUSCAN-STYLE VILLA IN 90210

Tuscan-style 4 bed/3.5 bath home with Venetian plaster, limestone floors, exposed wood beam ceilings, stone counters, stainless steel appliances, a kitchen island, a breakfast bar, unique wood cabinetry, a living room fireplace, and recessed lighting. The private terrace features a vibrant Italian garden with ample space for entertaining guests. A nearby trail provides a sweeping view from high above the Los Angeles cityscape.

Blt-Ins,Dshwshr,W/D,Elvtr,Stove,Other

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!


TUESDAY



## 02 Beverly Hills Post Office

Lease

<b>2559 HUTTON DR</b>	Open	11-2	592C2	<b>NEW</b>
<b>\$8,950</b>	3+2	1sty-CALIFORNIA BUNGALOW		




**LIKE A BEVERLY HILLS HOTEL BUNGALOW!!**

Impeccably done 3 bed/2 bath updated home completely furnished w/NEW furniture! Tranquil, landscaped yard with fountains & lush greenery. Two bedrooms have french doors area. Updated kitchen boasts every amenity & breakfast nook. Other features include gated entrance and total privacy. Minutes from Sunset Blvd, yet feel like you're on vacation!

**MLS#13-706549**  
Roger Perry 3106001553  
RODEO REALTY - BH

**Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other**

<b>2559 HUTTON DR</b>	Open	11-2	592C2	<b>red</b>
<b>\$8,950</b>	3+2	CALIFORNIA BUNGALOW		



**BEVERLY HILLS HOTEL BUNGALOW-STYLE LIVING**

Impeccably remodeled and decorated 3 bed/2 bath updated home completely furnished w/NEW furniture! Tranquil, landscaped yard with fountains & lush greenery. Two bedrooms have french doors area. Updated kitchen boasts every amenity & breakfast nook. Other features include gated entrance and total privacy. Minutes from Sunset Blvd, yet feel like you're on vacation!

**MLS#13-706549**  
Roger Perry 3106001553  
RODEO REALTY - BEVER

**Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other**

## 03 Sunset Strip - Hollywood Hills West

Single Family

<b>✕ 9050 ST IVES DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$15,995,000</b>	0+0	ARCHITECTURAL	



**RARE DEVELOPMENT OPPORTUNITY, PANORAMIC CITY & OCEAN VIEWS!!**

INCREDIBLE DEVELOPMENT OPPORTUNITY!! Rare offering! The best kept secret on over an acre (all usable) with expansive and panoramic city & ocean views!! You won't need permission to trim the trees because you own them all. Open up one of the biggest and best views in lower Doheny to create the next Tour De Force estate & developers dream!! On one of the largest lots in lower Doheny. Gated & private with expansive width frontage! Absolutely a must see!!

**Helbling / Perry** 310 849 2485

<b>1810 RISING GLEN RD</b>	Open	11-2	592H4	<b>NEW</b>
<b>\$9,995,000</b>	5+5	ARCHITECTURAL		



**ARCHITECTURAL COMPOUND**

Perched high above a long gated driveway. The main residence was designed by Hal Levitt. This extremely private residence has 5 bedrooms / 5 bathrooms, walls of glass, TERRAZZO floors, & exquisite surfaces / fixtures thru-out. There are also two separate glass structures. All are surrounded by lush verdant period landscaping. Meandering paths take you to a organic vegetable garden, greenhouse, large flat grassy yard & kids play area. The ultimate retreat in one of the city's most coveted areas.

**MLS#13-708629**  
Richard Ehrlich 310-860-8885  
WEA

**Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp**

## Why Advertise? Large Distribution Area

Westside L.A., San Fernando Valley, Greater South Bay, Beach Cities, Palos Verdes, Glendale, Pasadena, Burbank, Most of LA County!

<b>2340 LAUREL CANYON BLV</b>	Open	11-2	593A2	<b>NEW</b>
<b>\$4,795,000</b>	6+7.5	VILLA		



**ADDRESS: 8060 JOVENITA CANYON DRIVE (CORNER OF LAUREL CYN)**

Gorgeous Italian Villa set on apx. 1.3 acres of lavish & idyllic grounds. Gated, down long private driveway, large motorcourt. Formal living room, family room, den/office, parlor/reception room, formal dining room, & spacious gourmet kitchen w/breakfast area. Lower level maid's suite. Upstairs 4 family bdrms & bths, & opulent master suite w/his & her baths. Full guesthouse. Magical, resort-style grounds with pool, cabanas, patios, lawns, & meandering paths through tranquil gardens.

**Jade Mills** 310-285-7508  
**BEVERLY HILLS-SOUTH**

**Gated, Wof Range/Stove, Subzero**

<b>9049 SHOREHAM DR</b>	Open	11-2	592H6	<b>NEW</b>
<b>\$4,500,000</b>	4+4.5	TRADITIONAL		



**SPECTACULAR PRIVATE, GATED TRADITIONAL**

Gtd lower Doheny Dr. "bird streets" area. Trad, 2 sty steps above Sunset Bl. Reception rm w/ fplc, all rms w/ crn mld & Hrwd flrs. 4 BDs up w/BAs en suite, vus of city or pool, lawn & garden. Mstr BD w/ sit area & terrace & lrg closet. Mstr BA all mrlb. Kit w/huge mrlb central isl, 3 Sub-Os, 2 sinks & Wolfe & Miele appls. Kit open to DR & family/cinema rm w/ French doors to yard. Space for guest house. 2-car gar w/storage. Surrounded by estates & walk dist to Sunset Blvd's restaurants.

**MLS#13-710403**  
Ryan Collier 310.777.6332  
COLDWELL BANKER BHN

**www.9049shorehamdrive.com**

<b>✕ 1488 N KINGS RD</b>	Lunch	11-2	593A5	<b>NEW</b>
<b>\$3,499,000</b>	3+4.5	2sty-CONTEMP MED		



**RARE FURNISHED PACKAGE AWAITS YOUR MOST DISCERNING BUYERS!**

BETTER THAN A 5-STAR HOTEL! UBER-CHIC FURNISHED & SEXY MODERN MEDITERRANEAN HOME IN THE HEART OF THE SUNSET STRIP! REDONE W/FINE TASTE & MATERIALS. SUNLIT RMS W/DRK WD FLRS, MLDNGS, FRENCH DRS. 3 BD SUITES UP & CONV DEN DOWN. LG HI CLNG LIBRARY W/BLT-INS/BEAMS. HUGE DRAMATIC MASTER W/FP, WALK-IN, DECK W/CITY VUS! AMAZING MASTER BA W/INFINITY SPA TUB. BIG CENTER-ISLE KITCH W/TOP BLT-INS. PRIV & CUSTOM LOWER LEVEL SCREENING ROOM! KITCH, DINING, & CONV DEN OPEN TO YARD W/PL/PATIOS/DECKING.

**MLS#13-711047**  
MICHAEL J. LIBOW 310-285-7509  
COLDWELL BANKER-BH S

**Blt-Ins**

<b>2321 NICHOLS CANYON RD</b>	Open	11-2	593B2	<b>NEW</b>
<b>\$2,699,000</b>	5+4	2sty-ARCHITECTURAL		




**EXPANSIVE ARCHITECTURAL RETREAT!**

Come experience this magnificent architectural retreat in the Hollywood Hills situated on over a 1/2 acre double lot. The main living area is bright and airy with high-ceilings and an abundance of skylights. Features generous sized bedrooms, including a spacious master suite with jacuzzi tub bath and polished concrete flooring. Chef's kitchen with top of the line appliances opens up to an outdoor patio that leads to oasis and zen like grounds featuring multiple outdoor patios and a koi pond.

**MLS#13-704917**  
Rick Ojeda 310-500-1343  
PT BEVERLY HILLS

**www.2321NicholsCanyon.com**

<b>✕ 8549 HEDGES WAY</b>	Lunch	11-2	592/J5	<b>NEW</b>
<b>\$2,695,000</b>	4+4	MODERN		



**A SUNDRENCHED MODERN ON COVETED HEDGES WAY**

Totally rebuilt & expanded, everything has been updated. The finest materials are apparent throughout implementing the latest in design components/products. 3 or 4 bedrooms, 3.5 baths, 2 frplcs, eat-in kitchen, city lights views, lap pool, grassy areas, outdoor BBQ/fireplace, patios and decks, parking w/room for many cars. Exceedingly private on coveted Hedges, a secluded Sunset Strip enclave; home to landmark architecture and absolutely turn-key.

**Brent Watson** 310-600-9119  
**COLDWELL BANKER BHN**

**Lunch by Fred Segal Mauro Cafe**



<b>2019 SUNSET PLAZA DR</b>	Lunch	11-2	592J4	<b>NEW</b>
<b>\$2,495,000</b>	3+3	2sty-CONTEMPORARY		



**LUNCH SERVED**

Perched above the Sunset Strip this contemporary home has spectacular head on city to ocean views. The open bright living room has a high beamed ceiling and crown moldings. The home has beautiful hand painted Portuguese tiles and hardwood floors throughout and the kitchen has Viking stainless steel appliances. The spacious master suite includes an attached romantic balcony, stunning bathroom with spa tub and a large custom closet.

**MLS#13-710885**  
Gene Bush 310-657-5050  
COLDWELL BANKER-SUNS

**Clng Fan,Dshwshr,Dryer,Rng/Ovn,Fridg**

<b>7963 WILLOW GLEN RD</b>	Open	11-2	593A2	<b>NEW</b>
<b>\$1,849,000</b>	3+2	MODERN		



**CELEBRITY-STYLE MODERN OASIS COMPOUND IN HOLLYWOOD HILLS**

www.7963WillowGlenRd.com | This Meticulously Restored Mid-Century Modern Home To Your True Cooks Kitchen w Granite, Zebra Wood, Stainless, TV & Island Bar, The Sumptuous Master Suite Affords Every Modern Luxury w Glass Steam Shower, Sunken Jetted Tub, Walk-In Closet and French Doors Out To Your Private Shangri-La Backyard w Saltwater Pool, Spa, Outdoor Shower, Sun Deck, Outdoor Bar & Dining & Lounge Areas Surrounded By The Quiet Privacy of Nature, 2 Car Garage w Huge Storage & Parking For 8

**MLS#13-710439**  
Jason Reitz 323-656-1800  
ROCK REALTY GROUP

**www.7963WillowGlenRd.com**

<b>8019 WOODROW WILSON DR</b>	Open	11-2	593A1	<b>NEW</b>
<b>\$2,295,000</b>	3+3	1sty-SPANISH		



**SECLUDED HACIENDA RETREAT! PRIME HOLLYWOOD HILLS**

Sequestered behind gates and a private drive, welcome to this enchanting oasis in the Hollywood Hills. Romantic in its setting, classic in detail, this home is to be enjoyed year round. Backyard is lushly landscaped, features a generous sized pool/ spa, and an outdoor patio area. Interior is warm and inviting w/ wood beam ceilings, brick walls, concrete flooring, and dual wood burning fireplaces in the den and living room. There is room for a second story. A must see!

**MLS#13-710885**  
Rick Ojeda 310.902.7676  
PT BEVERLY HILLS

**www.8019WoodrowWilson.com**

<b>7963 WILLOW GLEN RD</b>	Open	7-8:30	593A2	<b>NEW</b>
<b>\$1,849,000</b>	3+2	MODERN		



**CELEBRITY-STYLE MODERN OASIS COMPOUND IN THE HOLLYWOOD HILLS**

www.7963WillowGlenRd.com | This celebrity-style modern oasis is your luxury canyon retreat compound securely nestled in the Hollywood Hills offering you the best of everything. The bright open layout welcomes you home through a wall of glass to your great room with serene treescape out every window. Brazilian slate floors guide you through this meticulously restored mid-century modern home to your true cooks kitchen with granite, zebra wood, stainless, television and island bar.

**MLS#13-710439**  
Jason Reitz 323-656-1800  
ROCK REALTY GROUP

**www.7963WillowGlenRd.com**

<b>2473 CREST VIEW DR</b>	Open	11-2	592H2	<b>NEW</b>
<b>\$2,100,000</b>	3+2.5	1sty-VILLA		




**HOLLYWOOD HILLS VILLA WITH POOL, SPA & CANYON VIEWS**

Gracious, completely remodelled one story Villa featuring fabulous quality & detail. Huge living room, large family room & master bedroom all open to a sunny, private pool & spa with canyon vistas. Beautiful outdoor deck & terrace for entertaining. Large, spectacular gourmet Cook's kitchen w/ 8 burner stove, wine refrigerator, bar, breakfast area & many more custom features. Walking distance to the Mulholland Tennis Club and minutes to the Sunset Strip & Studio City.

**MLS#13-710473**  
Barbara Palmer 310 713 1992  
KELLER WILLIAMS BEVE

**BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,A/C**

<b>1424 BELFAST DR</b>	Open	11-2	592J5	<b>NEW</b>
<b>\$1,648,000</b>	3+3.25	CONTEMPORARY		




**SUNSET PLAZA SPANISH INSPIRED MODERN HOME W/LA SKYLINE VIEW**

This splendid 3-bedroom, all en suite, 3.5 bath Spanish inspired home boasts panoramic views from its spacious upper deck. Extensively remodeled from its original 1937 architecture with an open floor plan that allows for easy indoor/outdoor living. Chef's kitchen, outdoor grilling patio, dark oak flooring, detailed crown moldings, carved fireplace mantel and wood beamed ceilings. An oversized 2-car garage, plus a unique all-purpose 2-room space totaling an additional 440 sq. ft.

**MLS#13-710917**  
Marny Maslon 310.480.7197  
TELES PROPERTIES

**BBQ,Blt-Ins,Dshwshr,Grbg Disp,Hood Fan**

<b>3263 BENNETT DR</b>	Lunch	11-2	593D1	<b>NEW</b>
<b>\$1,950,000</b>	4+5	CONTEMPORARY		



**MODERN TAOS PUEBLO REVIVAL IN HOLLYWOOD HILLS**

MODERN TAOS PUEBLO REVIVAL- MANY UNIQUE FEATURES-CUSTOM FRONT GATE DESIGNED & CRAFTED IN NEW MEXICO BY JURIED ARTIST JAKE LOVATO, A 28 SOLAR PANEL ARRAY, CRESTRON ADAGIO WIFI HOUSE AUTOMATION SYS.SUB ZERO PRO 48" FRIDGE W/GLASS DOOR, WOLF 48" GAS COOK TOP W/4 SEALED BURNERS/24" PANCAKE GRIDDLE-5"WIDE ROUGH HEWN HICKORY FLOORING THROU OUT-SHARP MICROWAVE DRAWER W/ TOUCH PANEL OPEN/CLOSE-ANNE SAKS KITCH TILES RECYCLED ALUMINIUM.CAESER STONE IRON REINFORCED DINING BAR & STAINLESS STEEL COUNTERS

**MLS#13-710605**  
Scott Wolkoff 818-807-5834  
RAMSEY-SHILLING ASSO

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

<b>8803 SKYLINE DR</b>	Open	11-2	592H2	<b>NEW</b>
<b>\$1,175,000</b>	3+3	CONTEMPORARY		



**REMODELED 50'S COOL CONTEMPORARY**

Remodeled 50's cool contemporary fully gated & secure retreat. 3 Bedrooms, 3 bathrooms w/ all modern amenities. New open kitchen w/ Viking range, new bathrooms, new windows, new hardwood floors & updated AC. Dramatic pitched wood-beam ceilings in the living room w/ canyon views. Backyard includes a new swimming pool & shoot around basketball court. 2 car garage. The perfect home for entertaining or a young family looking for a great school. In the desired Wonderland Elementary school district.

**MLS#13-702047**  
Jana C. & Brick W. 310-270-3449  
HILTON & HYLAND

**Clng Fan,Dshwshr,Dryr,Frzr,Grbg Disp,Othr**

<b>2175 GROVELAND DR</b>	Open	11-2	592J3	<b>NEW</b>
<b>\$1,895,000</b>	3+2.5	3sty-ARCHITECTURAL		




**DRAMATIC MODERN ARCHITECTURAL HILLSIDE HOME**

Dramatic modern three level, 3 bdrm, 2.5 bthrm architectural hillside home. All levels provide tranquil canyon views. Master ste w/ luxurious private bath on its own separate level. Main level offers open flr plan combining lrg LR w/ fpl & glass wall that slides open to lrg patio, dining area, gourmet kit. w/ ss appliances, powder rm & laundry rm. Lower level has 2 lrg bdrms w/ hallway bath & lrg storage rm. Lrg deck w/ spa tub, built in kit., & additional area for entertaining. 2 car garage

**MLS#13-710555**  
Pete Buonocore 323-762-2561  
KW - LARCHMONT

**www.COREGROUPLA.COM**

<b>2816 SUNDAY TRL</b>	Refresh.	11-2	593C1	<b>NEW</b>
<b>\$565,000</b>	2+2	CALIFORNIA BUNGALOW		



**HOLLYWOOD HILLS SECLUDED RETREAT**


Private and secluded Hollywood Hills post and beam home comes to market for the first time in over 50 years. This home is nestled in the hills on the end of a quiet street that only has three homes on it. It boasts dramatic views. The combination of 6 1/2 lots add up to over 16,000 square feet of hillside which contributes to the privacy of this special property. Kitchen opens to the dining room and living room. A large bonus room is perfect for an art studio, workshop and storage.

**MLS#13-709501**  
Jimmy Bayan 323-445-2674  
KELLER WILLIAMS BEVE

**Dshwshr,Dryer,Fridg,Wshr**



<b>1422 DEVLIN DR</b>	Open	11-2	592H5	<b>red</b>
<b>\$5,995,000</b>	6495000	3+3.5	CONTEMPORARY	



**CONTEMPORARY HOME WITH DAZZLING CITY VIEWS**

Absorb the breathtaking views from dusk and into the evening. Gated, contemporary luxury single-story home on a private promontory high above the Sunset Strip. The home, on a serene cul de sac, is sited to focus across the backyard, beyond the pool and spa to dazzling views of the city below. Luxuriously large master suite with Kohler tub, two walk-in closets, fireplace and plasma television. Miele and Sub-Zero appliances throughout, 50" plasma television and surround sound.

**MLS#13-661863**  
Bennett Carr 310.777.5151  
SOTHEBY'S INTL REALTY

**High End Appliances and 50" Plasma**

<b>3831 BROADLAWN DR</b>	Open	11-2	563B7	<b>rev</b>
<b>\$849,000</b>		3+1.75	TRADITIONAL	



**SOMETHING SPECIAL IN THE HOLLYWOOD HILLS**

Beautifully remodeled, turn-key and move-in ready, this three bedroom professionally landscaped contemporary home is located on a quiet cul-de-sac in an area of mature trees and lush green vegetation. Featuring an immaculate interior with cherry hardwood floors, central air and heat, newer roof, plumbing and electrical, a living room fireplace, gourmet kitchen and more!

**MLS#13-698319**  
Lucky James Scoles 323-854-5814  
KELLER WILLIAMS

**luckyscoles@verizon.net**

<b>9274 WARBLER WAY</b>	Open	11-2	592H5	<b>red</b>
<b>\$2,979,000</b>		5+5.5	4sty-SPANISH	



**BIRD STREETS CONTEMPORARY SPANISH W/ POOL & CITY/OCEAN VIEWS**

Bird Streets Contemporary Spanish with Pool and city/ocean Views. Double story Living Room w/ explosive views opens to Great Room Gourmet Kitchen w/ Viking Appliances and new Caesarstone counter tops Designer Finishes throughout. Home Theatre, Security System, Gym, Wine Room, Pool Cabana, large home Office & a completely Separate two story, one bedroom Guest Unit w/ interior & private entrances. All bedrooms w/ en suite baths. Gorgeous verandas w/ breath taking views.

**MLS#13-702289**  
Ron Holliman 310-777-6216  
COLDWELL BANKER-BH N

**N. of Sunset Blvd., West of Doheny Dr.**

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

<b>7135 HOLLYWOOD #507</b>	Open	11-2	593D4	<b>NEW</b>
<b>\$419,000</b>		2+2	CONTEMPORARY	



**CONTEMPORARY GEM WITH STUNNING POOL. EXCEPTIONAL VALUE!**

Cool contemporary in a quiet location steps to Hollywood Blvd nightlife and Runyon Canyon hiking. Move-in or upgrade to your taste. Nice Kitchen with Coreon counters. Full service building. HOD includes monthly assessment.

**MLS#13-710827**  
P. Kellogg/Pam Dougherty 310-777-6307  
COLDWELL BANKER-BH N

**www.7135Hollywood507.com**

<b>2826 LAS ALTURAS ST</b>	Open	11-2	593C1	<b>rev</b>
<b>\$5,300,000</b>		5+5.5	3sty-ARCHITECTURAL	



**AN ENTERTAINER'S DREAM**  
**WWW.2826LASALTURAS.COM**

Spectacular modern home with panoramic city views, nearly 6,000 square feet of luxury living, featuring every amenity expected by today's lifestyle buyer. Magnificent master bedroom suite with dual baths, huge dressing closets, steam shower, soaking tub, fireplace, wet bar and private balconies with head-on views of the city, the Hollywood Sign and snow capped mountains. An expansive home theater, infinity edge pool.

**MLS#13-671815**  
Omega Group-Rande & Ari 310.614.2839  
KELLER WILLIAMS

**www.OmegaGroup.LA**

### 04 Bel Air - Holmby Hills *Single Family*

<b>3121 ANTELO RD</b>	Open	11-2	591H1	<b>NEW</b>
<b>\$12,950,000</b>		8+14	CONTEMPORARY	



**GORGEOUS CONTEMPORARY ESTATE ON 2.75 ACRES**

One-of-a-kind, Gorgeous & Private gated Contemporary Estate property on its own 2.75 acre promontory with City Lights to Ocean Views. Long Private driveway, huge master suite with dual baths, dining room seats 32, library, eat-in kitchen, gym, two offices, media room, elevator, spa, three car garage plus parking for 20+, roof-top deck with 360 degree views, security cameras and more. Main house plus two separate detached guest houses.

**MLS#13-708427**  
Scott Cort 310.612.2939  
JOHN AAROE GROUP

**www.3121antelo.com**

<b>1255 SIERRA ALTA WAY</b>	Open	11-2	592G5	<b>rev</b>
<b>\$2,995,000</b>		4+4	2sty-TUDOR	



**MAJOR PRICE REDUCTION - FIXER/ DEVELOPER ALERT!!**

Very hip English Tudor just north of Sunset near Sierra Towers. Prime location on cul-de-sac street. Stunning two story beamed living room. Tons of character with heavy woods throughout, beautiful dark floors, french doors open to awesome brick pool area with spa and patios. Great master suite up with private balcony. 3 bedrooms down including office/maids with bath. Gym/bonus space down with billiard room. Sold with adjacent lots.

**MLS#13-699667**  
J. Mandile. M. Umansky 424.230.7807  
THE AGENCY

**PRIME LOCATION**

<b>14507 MULHOLLAND DR</b>	Open	11-2		<b>NEW</b>
<b>\$1,475,000</b>		4+3		



**PRIVATE RETREAT PROPERTY WITH EXCEPTIONAL VIEWS**

This private retreat property with exceptional views from the San Fernando Valley to Burbank hills is situated on a beautifully landscaped almost half acre lot with large grassy yard and pool. Great for entertaining, the home features a spacious floor plan with high ceilings, picturesque windows offering tons of natural light, great indoor/outdoor space with 2 balconies serving as additional living space overlooking the views and pool. A true master with sitting area, vanity, and fireplace.

**Josh & Matt Altman 323-791-9398**  
HILTON & HYLAND

<b>7325 WOODROW WILSON DR</b>	Open	11-2	593C1	<b>rev</b>
<b>\$1,295,000</b>		3+3	1sty-MID-CENTURY	



**REDONE MID-CENTURY GEM W/POOL, PRIVACY IN A SERENE SETTING**

One story Mid-Century architectural gem with sunny pool in a private setting in a celebrity enclave of the Hollywood Hills. Property is perched high off the street offering a sense of privacy & serenity with tree-top views. Features include terrazzo floors, redone kitchen open to dining and living room with vaulted ceilings and that great room feeling including fireplace, master suite with luxurious redone bathroom leading out to pool, and two additional bedrooms and bathrooms.

**MLS#13-706981**  
Denny Kagasoff 310-428-8686  
BHHS CALIFORNIA PROP




**TheMLS™ App**  
Updated Every 15 Minutes

Available for iOS & Android.  
Search for Homes in Southern California.  
Now With "Member Only" Features!



<b>909 N BEVERLY GLEN BLVD</b>	Open	11-2	592B5	<b>NEW</b>
<b>\$825,000</b>	3+2	MID-CENTURY		



**CRAIG ELLWOOD'S BROUGHTON HOUSE**

Architect Craig Ellwood's Broughton House. Three bedrooms and two full bathrooms - close to UCLA.

**MLS#13-710903**  
Barry Dane 310-309-0025  
KELLER WILLIAMS HOLL

**Dshwshr,Rng/Ovn,Fridg**

<b>1000 N BEVERLY GLEN BLVD</b>	Refresh.	11-2	592B5	<b>NEW</b>
<b>\$599,000</b>	2+1	TRADITIONAL		



**HOUSE AT GREAT PRICE IN DESIRABLE AREA!**

CHARMING 2-BEDROOM HOME IN THE DESIRABLE BEVERLY GLEN AREA OF BEL AIR, LESS THAN A MILE NORTH OF SUNSET BLVD. LIVING ROOM WITH HIGH BEAMED CEILING AND WOOD BURNING FIREPLACE, HARDWOOD FLOORS, AND VERY PRIVATE ENCLOSED BACKYARD WITH VIEWS OF CANYON. GUEST HOUSE WITH OFFICE AND WORKSHOP/STORAGE AREA. UNUSUAL OPPORTUNITY IN A SINGLE FAMILY HOME IN THIS PRICE RANGE!

**MLS#13-710181**  
Phyllis Pollini 310-838-3375  
COLDWELL BANKER -SAN

**Dshwshr,Grbg Disp,Rng/Ovn**

<b>1645 ROSCOMARE RD</b>	Open	11-1	591H5	<b>red</b>
<b>\$1,350,000</b>	2+2	TRADITIONAL		



**13,000 SQ FT LOT - APPROX 50%+ FLAT! AMAZING BACK YARD**

California Classic style home in the hills of Bel Air. Circular drive way. Gated double door entry. Expansive Great Room with floor to ceiling glass doors open to large flat open grassy yard. An outdoor BBQ kitchen buffet is ready for grand entertaining. Stone Lion fountain. Herb garden & mature trees create great privacy. Recessed lighting. Gourmet kitchen with large center isle black granite top. 2 bedrooms 2 baths 2 car garage.

**MLS#13-692099**  
Sanda Alcalay 310-200-6472  
SOTHEY'S INTERNATIO

**BBQ,Dshwshr,Grbg Disp,Fridg**

<b>565 PERUGIA WAY</b>	Open	11-2	592A7	<b>rev</b>
<b>\$19,500,000</b>	5+8	TRADITIONAL		



**GRAND BEL-AIR ESTATE WITH PANORAMIC VIEWS**

Offering panoramic & unobstructed views of the Bel Air Country Club, this grand estate is the finest property available in Bel Air. On prestigious "Lower Perugia Way" one of only 12 homes that front the golf course. A grand 2 story entry hall w/ sweeping double staircase opens to a vast living rm w/ fireplace & parquet flrs. Pocketing doors lead to an expansive terrace & golf course beyond. Public rms include formal dining rm, wood paneled library & gourmet kitchen w/ all new Viking appliances.

**MLS#13-704167**  
D. Fenton & B. Duskin 310-858-5474  
HILTON & HYLAND

**Dshwshr,Elvtr,Phone Sys**

<b>2243 WEYBRIDGE LN</b>	Open	11-2	591G3	<b>rev</b>
<b>\$9,395,000</b>	8+11	OTHER		




**THE BEST OF BEL AIR CREST!**

THIS MAGNIFICENT BEL AIR ESTATE PERCHED ON ONE OF THE LARGEST LOTS IN BEL AIR CREST AT OVER AN ACRE! A GRAND DOUBLE-STAIRCASE FRAMES AN EXPANSIVE DINING ROOM THAT EASILY SEATS 20 GUESTS. THIS ESTATE FEATURES 8 LARGE BEDROOMS AND 11 BATHS, SPREAD OVER 3 LEVELS. ENTERTAIN GUESTS IN THE MOVIE THEATER, POOL ROOM, BAR, OR OUTSIDE, AROUND THE BUILT-IN BBQ AND PIZZA OVEN. ELEVATOR THAT SERVICES ALL THREE FLOORS AND 6 CAR GARAGE. AN ENTERTAINER'S DREAM!

**MLS#13-709855**  
Josh Flagg 310-720-3524  
RODEO REALTY - BH

**BBQ,Blt-Ins,Cbl,Cing Fan,Cent Vac,Other**

<b>05 Westwood - Century City</b>	Single Family		
<b>720 HOLMBY AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,839,000</b>	5+4.5	2sty-TRADITIONAL	



**BRILLIANT GEM IN POPULAR LITTLE HOLMBY**

Brilliant gem in Little Holmby. Substantial East Coast Traditional w/ Guest House, redone w/ exquisite taste. Architectural period details intact & gleaming. Lovely living room w/ fireplace, done softly and elegantly. Formal dining, done in high-style. Spacious cook's kitchen. Family room w/ fireplace. All 4 bedrooms upstairs are roomy w/ high ceilings. Large master suite with sitting area & new spa-like master bath. Patio. Grassy area. Expansive guest house orients nicely to pool & sun deck.

**MLS#13-710861**  
Larry Young 310.777.2879  
BERKSHIRE HATHAWAY

**www.720Holmby.com**

<b>2044 FOX HILLS DR</b>	Open	11-2	632E4	<b>NEW</b>
<b>\$1,749,000</b>	3+2.5	2sty-CONTEMPORARY		



**STUNNING WESTWOOD CONTEMPORARY!**

Stunning 2-Story Contemporary located on a beautiful tree lined street in highly desired Westwood neighborhood. Flooded with natural light this spacious home features a bright and airy open floor plan flooded with natural light from plentiful windows and soaring ceilings. The meticulously groomed outdoor living space features an expansive deck with pergola perfect for dining al-fresco and entertaining. Lushly landscaped grounds and stone water feature creates a tranquil outdoor retreat.

**MLS#13-710861**  
Rory Posin 310-839-8500  
RE/MAX BEVERLY HILLS

**www.RoryPosin.com**

<b>1930 THAYER AVE</b>	Open	11-2	632D4	<b>NEW</b>
<b>\$1,599,000</b>	5+3	TRADITIONAL		



**RARE OPPORTUNITY ON ONE OF WESTWOOD'S MOST DESIRED STREETS**

Beautifully updated & expanded 5 bed/3 ba Traditional w/ architectural design & natural finishes on one of Westwood's most desired tree-lined streets. Feeling of zen & tranquility as you enter inviting covered porch to formal entry. LR w/ picture window overlooking front yard, fireplace & custom-carved mantel & crown molding. Spacious FDR opens to remodeled kitchen w/ granite countertops, glass-front cabinets & high-end s/s appliances.

**MLS#13-710505**  
Chad Lund 310-801-2641  
TELES PROPERTIES


**Dshwshr,Rng/Ovn**

<b>05 Westwood - Century City</b>	Condo / Co-op			
<b>10724 WILSHIRE BLVD #705</b>	Open	11-1	632B3	<b>NEW</b>
<b>\$1,399,000</b>	2+2.5	16sty-OTHER		

Totally renovated designer unit , Prestigious Park Wilshire 2 bedrooms & 2.5 bath around 2100 SQ ,Hardwood floors, new kitchen, appliances, bathrooms, Furnitures & 7 Tvs included, 24 full service,

**MLS#13-705259**  
Yasmin Kashani 310-666-4477  
Dshwshr,laundry,7tvs,Ref,oven  
NELSON SHELTON & ASS

<b>10575 ASHTON AVE, UNIT 103</b>	Open	11-2	632C3	<b>NEW</b>
<b>\$1,249,000</b>	4+3.5	CONTEMPORARY		



**SPACIOUS SINGLE LEVEL CONDO. THAT FEELS LIKE A HOME**

. ONE BLOCK S. OF WILSHIRE , UP THE STAIRS, THIS FRONT FACING UNIT WITH ITS OPEN FLOOR PLAN IS A HEAVEN FOR ENTERTAINMENT .LARGE LIVING W/ FIREPLACE, BREAKFAST AREA OFF THE KITCHEN.MASTER SUIT W/WALK -IN CLOSET AND SEPARATE SHOWER AND BATH TUB IN THE BATHROOM. THE WINDOWS ARE TINTED FOR FULL PRIVACY. 4TH BEDROOM COULD BE A DEN

**MLS#13-705259**  
Afa Shafa 310-281-3967  
COLDWELL BANKER-BH S



<b>2008 S BENTLEY AVE #202</b>	Open	11-2	632B5	<b>NEW</b>
<b>\$799,000</b>	3+2.5	2sty-TRADITIONAL		



**DECORATOR CHIC TOP FLOOR TOWNHOME WITH VIEWS**

Beautifully finished townhouse style unit with 3 bedrooms and 2.5 baths. Top floor rear unit with treetop and Century City views. Granite eat-in kitchen and travertine master bath. Great space with lots of natural light and high ceilings. Balconies off the living room and master bedroom, 2 gas fireplaces, walk-in closets. Full size laundry in unit plus extra storage in the garage. Great central Westside location.

**MLS#13-710377**  
Richard Wood 310-874-5639  
SOTHEBY'S REALTY

Washer,Dryer,Elevator

<b>10590 WILSHIRE #307</b>	Open	12-2	632C3	<b>rev</b>
<b>\$900,000</b>	3+3.5	ARCHITECTURAL		



**MLS#13-705587**  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER-BH N

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

Great opportunity to purchase a duplex in The Westholme open living room dining room with bedrooms down. 3bedroom, 3.5 bath converted into 2+ den. Seller owns additional studio and bath in building that can be purchased with this unit for a total price of \$1,000,000

<b>2224 FOX HILLS DR #202</b>	Open	11-2	632E4	<b>NEW</b>
<b>\$799,000</b>	2+2	MEDITERRANEAN		



**2 CONDOS TO A FLOOR, PRIVATE, BRIGHT, MODERN AND SPACIOUS**

Gorgeous light, bright 2B, 2b+den in fabulous 7 unit building, walking distance to Century City & Cheviot Hills. Built in 2005, this spacious condo features hardwood floors, new carpeting in bedrooms, fireplace, balcony, gourmet kitchen, stainless-steel appliances, recessed lighting, built-in speakers, crown moldings, custom CA closets and quality finishes throughout. Only 2 units per floor w/ shared elevator. Great floor plan for entertaining. In sought after Westwood Charter School District.

**MLS#13-710451**  
Amy Pell  
COLDWELL BANKER-BH N

Open 11:00-2:00

## 06 Brentwood Single Family

<b>589 MORENO AVE</b>	Open	11-2	631F5	<b>NEW</b>
<b>\$8,995,000</b>	6+6.5	2sty-TRADITIONAL		



**JUST COMPLETED NEW ENGLAND TRAD IN HEART OF BW. DON'T MISS!**

Brand new exceptionally well built & designed 2 sty New England Trad in the heart of BW. Perfect flr plan, gorgeous gdns & the very best BW lifestyle- just a stone's throw to the Ctry Mart. 6 BR,6.5 BA, fab kit/fam rm, paneled lib, step dn LR, lg FDR, mud rm, upstairs fam rm-all flooded in natural lt. Lg basement includes ldry w/ dbl machines, md's & bth, lg gym, screening rm, wet bar, powder rm, wine rm & extensive storage. Every imaginable space & amenity. Fresh, yet timeless. Blt to last!

**MLS#13-711061**  
David Offer 310-820-9341  
BERKSHIRE HATHAWAY

[www.589moreno.com](http://www.589moreno.com)

<b>1370 KELTON AVE #104</b>	Open	11-2	632B4	<b>NEW</b>
<b>\$725,000</b>	2+2.5	FRENCH NORMANDY		



**SPACIOUS ONE LEVEL CONDO 2 + 2.5. WALK TO WW VILLAGE & UCLA**

Spacious one level condo w/2 bedroom+2.5 baths. Available immediately. The spacious kitchen features built-in breakfast bar and newer appliances, hardwood floors, over sized doors, closet, spa tub, shower, sauna and extra storage. Building w/gym/spa and 12 guest parking spots with easy walk to UCLA and Village.

**MLS#13-709413**  
Murray Weisberg 310-481-6260  
SOTHEBY'S INT REALTY

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

<b>330 S SALT AIR AVE</b>	Open	11-2	631G3	<b>NEW</b>
<b>\$4,195,000</b>	5+5.5	2sty-COUNTRY FRENCH		



**LIKE NEW FABULOUS COUNTRY FRENCH IN THE FLATS OF BW**

Very special, recently built Ctry French in the hrt of BW. Great qlty, extraordinary detailing, perfect flr plan & gorgeous gdns. 2 sty paneled entry, gracious FLR & FDR. Fab eat-in cook's kit/fam rm opens to pvt grassy yard & trellis covered patio. Sep butler's pantry + garden rm & wine cellar. 5 BR,5.5 BA incl sumptuous mstr w/ vaulted clg, fp, & lavish bth. Cozy upstairs fam rm. Hdwd flrs, mouldings, refined detailing & extensive blt-ins. Close to shops, dining & farmer's mkt. Pristine.

**MLS#13-711071**  
David Offer 310-820-9341  
BERKSHIRE HATHAWAY

[www.330southsaltair.com](http://www.330southsaltair.com)

<b>1535 S BENTLEY AVE #105</b>	Open	11-2	632A4	<b>NEW</b>
<b>\$549,000</b>	2+2	1sty-TRADITIONAL		



**CHARMING UNIT IN GREAT WESTWOOD LOCATION**

Lovely building on desirable tree lined street, in a great Westwood location, close to all. Charming, well maintained unit with an excellent floorplan. Feels much more spacious than expected. Large rooms, master bedroom with walk-in closet and bath; Spacious living room with fireplace and balcony, and dining area. Laundry room conveniently located on each floor and Free! Ideally located and convenient to all that Westwood has to offer!

**MLS#13-709967**  
S.Stewart,M.Shore 310-701-0712  
COLDWELL BANKER-BH S

Dshwshr,Rng/Ovn,Fridg

<b>865 N BUNDY DR</b>	Open	11-2	631F1	<b>NEW</b>
<b>\$2,950,000</b>	3+2.5	CONTEMPORARY		




**WWW.865BUNDY.COM**

The Central Office of Architecture designed this renovation of a classic mid-century home in 2006. Industrial grade materials are offset by a sleek & sophisticated design w/ elegant finishes. 3BD+2.5BA. Boffi kitchen, Ardex floors, sliding wall of glass opens to pool, spa and verdant privacy hedges.

**Ellen McCormick 3102303707**  
BERKSHIRE HATHAWAY

<b>10450 WILSHIRE #10A</b>	Open	11-2	632C2	<b>rev</b>
<b>\$1,800,000</b>	3+3	TRADITIONAL		



**THE CHURCHILL 10A THREE BEDROOMS WITH VIEWS**

Views in every direction - North, South, East, West. Nothing has been left to do in this pristinely decorated three bedroom unit with floor to ceiling padded walls and wall to wall carpet. Homeowner's dues include 24 hour security, valet parking, gym, pool, sauna, water.

**MLS#13-700509**  
Robin Greenberg 310 968 0605  
BERKSHIRE HATHAWAY H

Elvtr,Grbg Disp

<b>2177 BANYAN DR</b>	Open	11-2	631D1	<b>NEW</b>
<b>\$1,795,000</b>	3+2.5	CONTEMPORARY		




**NEWLY LISTED IN HILLS OF BRENTWOOD.**

First showings on Tuesday, October 15th. This inviting single-story floor plan offers 3 bedrooms and 2.5 bathrooms with the garage converted into an additional bedroom and office. Situated on a large and private lot with dramatic views across to the Brentwood Country Estates.

**MLS#13-710109**  
Simon Beardmore 310.892.6454  
SOTHEBY'S INTL



<b>1308 N TIGERTAIL RD</b>	Open	11-2	591-E7
<b>\$1,695,000</b>	3+2	POST & BEAM	



**ARCHIT. RANCH W/210 DEGREE VUS OF CYN, GETTY, OCEAN & MTN.**

Burgess pool and grassy areas. Vaulted wood beamed ceiling, redwood walls & fireplace. Well maintained post & beam, warm feeling home has wood accents and is set back from the street, plenty of room to expand. Less than 5 minutes to shopping, etc., yet a world apart from city's bustle. Great place to live on famed Tigertail in Crestwood Hills section of Brentwood.

**MLS#13-710389**  
Eiko Nobel 310-442-1383  
COLDWELL BANKER - BW

**Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan**

<b>16475 MULHOLLAND DR</b>	Open	12-2	561E7
<b>\$7,995,000</b>	8+11	FRENCH	



**Very special gated Traditional Estate with large open rooms on appx 1.8 acre knoll with head-on city views. Tremendous volume, soaring ceiling, walls of glass with gorgeous views of grounds. Huge living room with fireplace, den/office, formal dining, huge kitchen open to family room. Master down with dual baths and generous closets: 3 additional family bedrooms up. French doors to pool, grounds, and lighted tennis court**

**MLS#13-695801**  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER-BH N

**Blt-Ins,Cent Vac,Dshwshr,Grbg Disp,Micro**

<b>X 2495 WESTRIDGE RD</b>	Lunch	11-2	591-C7
<b>\$1,695,000</b>	4+2.5	1sty-CONTEMPORARY	




**MAJESTIC MOUNTAIN & OCEAN VUS IN THE HILLS OF MANDEVILLE CYN**

One owner home, never been on the market before. Impeccably maintained! Expanded master bedroom and bath. Lots of built-ins in the master bath. Good closet space in the master bedroom. Light and bright. Vaulted ceilings. Kitchen/family room combo. Beautifully landscaped front and backyard. Huge grassy backyard with mountain and ocean views! Generous side yard. Large covered patio. Central A/C. A rare find and a must see!!

**MLS#13-649347**  
John Steiner 310.666.1454  
KELLER WILLIAMS BH

**Range, dbl. ovens, dishwasher, HVAC,**

<b>1223 N TIGERTAIL RD</b>	Open	11-2	591F7
<b>\$2,395,000</b>	4+3	CONTEMP MED	




**BUILD YOUR DREAM HOME!**

A Magical retreat, locked away behind its gates, down a long private driveway with verdant foliage, fruit trees, lush gardens, and hillside walkways, takes you to the South of France faster than you can say 'Tigertail'. With uninterrupted views of the Santa Monica bay, Catalina and Palos Verdes, this exclusive celebrity neighborhood is Five minutes from the Brentwood Village.

**MLS#13-649347**  
John Steiner 310.666.1454  
KELLER WILLIAMS BH

**None**

<b>11768 CHENAULT ST</b>	Open	11-2	631 H4
<b>\$1,675,000</b>	3+2	1sty-MODERN	




**SIMPLE MODERN SURVIVOR IN BRENTWOOD**

High pitched ceilings, open plan space, convenience, and simplicity are the hallmarks of this Brentwood residence designed by Jerome Pycha, Jr., and built in 1960. Offered for the first time since the mid 1970's, the property has been maintained with care in original condition. The spacious public area opens to an oversized patio surrounded by mature fruit trees.

**MLS#13-693887**  
C. Doe / D. Glusker 310 275-2222  
CROSBY DOE ASSOCIATE

**Range,Double Oven, Refrigerator**

<b>11601 MONTANA AVE, UNIT 3</b>	Open	11-2	631H3
<b>\$825,000</b>	2+3	CONTEMPORARY	



**MONTANA AVENUE TOWNHOME IN A WONDERFUL LOCATION**

Very special building at the end of Montana overlooking the verdant grounds of the VA. Townhome style w/ hardwood floors downstairs and a step down Living Room w/ hi ceilings and fireplace. French doors open to patio that abuts the VA grounds. Formal DR, inside laundry, 2BR and 2 BAS upstairs. Master has FP and views of Eucalyptus grove. Great, convenient, urban location with the feel and serenity of nature. Welcome home!

**MLS#13-704721**  
Ellen McCormick 3102303707  
BERKSHIRE HATHAWAY

<b>1769 WESTRIDGE RD</b>	Refresh.	11-2	631E2
<b>\$8,499,000</b>	899-5000	5+6	VILLA



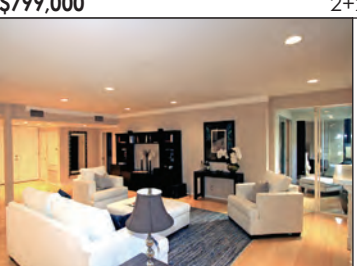
**FIRST TIME ON THE MARKET**

SITUATED ON APPROX. ONE FLAT ACRE off lower Mandeville Canyon. Finest quality construction, curved walls, hand painted ceilings, lavish use of fine granite & marble floors. Amazing private grounds draped in lush foliage & splashed w Bougainvillea reminiscent of a European villa. Resort pool w water fall, spa & pavilion. The ultimate in grand scale or intimate entertaining. 6 bedrooms + 7.5 Baths incl maids & maids bath. Sumptuous master suite over-looking the grounds + 1500 sf guest house.

**MLS#13-693887**  
Irene Tsu 310 993 6141  
COLDWELL BANKER BHN

**www.BrentwoodHillsPalace.com**

<b>814 AMHERST AVE #103</b>	Open	11-2	631G5
<b>\$799,000</b>	2+2	CONTEMPORARY	



**PRIME BRENTWOOD CONDO**

Open & spacious beautiful condo in prime area of Brentwood. Generous sized living room with fireplace that is perfect for entertaining. High ceilings,with crown moldings,open kitchen,recessed lighting throughout unit. Conveniently enclosed patio area for extra space. Multiple closets with great storage space. Conveniently located near shops and restaurants on San Vicente.

**MLS#13-704721**  
Cycon/Cameron/Joel 310-432-7220  
RODEO/BHHS

**Dshwshr,Dryer,Micro,Wshr**

<b>709 MORENO AVE</b>	Open	11-2	631F5
<b>\$4,985,000</b>	5195000	6+6.5	2sty-MEDITERRANEAN



**HOME FOR ALL SEASONS**

Private, gated Tuscan villa custom built in 2007, with youthful contemporary ambience. Two story rooms with walnut floors set the tone for a chic California lifestyle. Professional cook's kitchen with upscale appliances and breakfast area open to garden. The sumptuous master has a cozy library/sitting room with a fireplace and generous closets. With 6100 sq.ft., 6BR and all the right rooms in all the right places, this is an amazing value. Located on one of Brentwood's best streets.

**MLS#13-678797**  
Mary Lu Tuthill 310-979-3990  
COLDWELL BANKER-BREN

**Blt-Ins,Cbl,Cent Vac,Dshwshr,Dryer,Other**

<b>1165 WELLESLEY AVE #101</b>	Open	11-2	631H5
<b>\$789,000</b>	2+2.5	MEDITERRANEAN	



**MODERN, SLEEK & STYLISH!**

Remodeled front unit in small a bldg featuring 2 bds + 2.5 bas. LR w/ fireplace, crown molding, recessed lights, wide plank white oak hardwood floors & terrace. Remodeled chef's kitchen opens to DR & LR w/ Ceasarstone counters, SS apps, custom cabinets & breakfast bar. Great master suite w/ hardwood floors, walk-in closet and patio, perfect for BBQing. Remodeled master bath w/ spa. Inside laundry, large storage room, 2 car gated parking & guest parking. Great Location!

**MLS#13-708077**  
Elyse Arbour 310-873-4188  
RODEO REALTY- BRENTW

**www.1165Wellesley101.com**



## 06 Brentwood

Lease

<b>2492 BANYAN DR</b>	Open	11-2	591C7
<b>\$5,600</b>	4+2.5	SPANISH	

**rev**

**PRIVATE SPANISH CONTEMPORARY WITH DRAMATIC CANYON VIEWS**

Sensational lease value! Corner lot, two-story home with 4 bedrooms, 2.5 baths, 2 fireplaces. Saltillo tile flooring, open kitchen-family room and stainless steel appliances. Patio plus large flat grassy yard, dramatic canyon-scapes, and some ocean and city views from the master suite. Two car garage with direct entry. Available immediately, two year minimum.

MLS#13-693333  
Susan Stark/Jean Caplis 310-345-7450  
GIBSON / CB BW

Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn

## 07 West L.A.

Single Family

<b>2757 BARRY AVE</b>	Open	11-2	672B1
<b>\$889,000</b>	3+2	TRADITIONAL	

**NEW**

**WWW.2757BARRY.COM**

This hot location in West LA is just a short stroll to Whole Foods, Starbucks and the like. The architect owner did a fantastic job integrating the original home with a bright open contemporary addition, which has skylights, French doors and fireplace. The layout would be great for an extended family, someone who works from home or an owner that just likes a lot of space.

MLS#13-710859  
Sherri Noel 310-994-8721  
KELLER WILLIAMS-SM

Cing Fan,Fridg

## 07 West L.A.

Condo / Co-op

<b>12222 WILSHIRE BLV, UNIT 301</b>	Open	11-2	631H5
<b>\$598,000</b>	2+2	1sty-CONTEMPORARY	

**NEW**

**2BR/2BA CONDO IN THE WILSHIRE BORGATA**

Spacious 2BR, 2BA condo available in the renowned Wilshire Borgata, a mixed-use building in a prime West LA location w/doorman, resort-style pool and amazing gym. Large LR w/gas fireplace, beautiful wood floors & intimate dining area just off the eat-in kitchen w/granite counters. Large Mstr suite w/walk-in closet and sumptuous spa-style bathroom quietly set away from the entertaining areas. Includes central air/heat, large private storage room, ample guest parking, and inside laundry.

MLS#13-701271  
Eli Karon 310.701.4779  
TELES PROPERTIES

DW,Dryr,Grbg Disp,Hd Fn,Rng/Ovn,Frg,Wshr

<b>1844 S BUNDY DR #3</b>	Open	11-2	631J6
<b>\$475,000</b>	499000 2+2	TRADITIONAL	

**red**

**A MUST SEE, TOWNHOUSE REDUCED**

A MUST SEE! Townhome Reduced \$24,000 and has new flooring and appliances. Has back parking, security, two car tandem access behind building with new garage opener and two car guest parking. Conveniently located to freeways beaches, UCLA and Sawtelle Area. The unit boasts of light and abundant storage. Each bedroom has it's own full bath and vaulted ceilings. Washer and dryer in unit. HOA installed new roof last year.

MLS#13-701271  
Lori Hayashi 310-914-9147  
KELLER WILLIAMS-SANT

Dshwshr,Dryer,Micro,Rng/Ovn,Wshr

## 08 Cheviot Hills - Rancho Park

Single Family

<b>2660 MONTE MAR PL</b>	Open	11-2
<b>\$1,799,000</b>	2+3	2sty-MID-CENTURY

**NEW**

**TOP CHEVIOT HILLS MONTE MAR VISTA LOCATION - VIEWS!!**

First time on the market in 40 years- Large corner Lot - Spacious two-story Mid-Century home with fabulous views - Large living room/Dining Room Combo with fireplace that opens up to patio and very private yard - Bright kitchen with eating area - Spacious master bedroom with private bath and great views - second bedroom with 3/4 bath - Huge playroom/Den with 3/4 bath and custom built-in bar and Fireplace - Wine Cellar and Work Room - Storage galore - A must see.

MLS#13-710373  
Eliane Capdeville 310-586-0390  
COLDWELL BANKER

Stove, Refrigerator, DW, washer/dryer

<b>10370 DUNLEER DR</b>	Refresh.	1-2
<b>\$1,695,000</b>	4+3.5	2sty-COUNTRY ENGLISH

**NEW**

**CHEVIOT HILLS ROMANTIC "COUNTRY ENGLISH" CHARMER**

Coveted cheviot hills romantic white picket fence "Country English" charmer. Rare 4 bed+3.5 bath home, located on a beautiful tree lined street, has a detached home office w/ bath & private entrance. Flawless period details & craftsmanship. Interiors feature hardwood floors, remodeled cooks kitchen & breakfast nook. French doors open out to brick & stone entertaining patios, & manicured landscaping. A rare gem of a home close to Beverly Hills, Westwood, Century City & great city parks.

MLS#13-710373  
ST. JAMES + CANTER 310-291-1029  
BERKSHIRE HATHAWAY

WWW.10370DUNLEER.COM

## 09 Beverlywood Vicinity

Single Family

<b>8951 OLIN ST</b>	Refresh.	11-2	632H6
<b>\$849,000</b>	3+2	1sty-TRADITIONAL	

**NEW**

**RENOVATED BEVERLYWOOD TRADITIONAL WITH A MODERN EDGE**

This traditional style home with a modern edge has a fabulous luxurious kitchen that is open to a great room with high ceilings, perfect for today's living and entertaining. Stainless steel appliance, tremendous counter-top space. Light and bright, the great room flows out to an extra large grassy yard. Third bedroom can flex as a home office. Master suite with walk in closet and beautiful master bath with marble subway tiles. Also formal dining room, fireplace in Living room, and wood floors.

MLS#13-710373  
Steven Aaron 310-432-6588  
KELLER WILLIAMS BH

Dshwshr,Frrz,Grbg Disp,Micro,Fridg

<b>1722 S SHENANDOAH ST</b>	Open	11-2	632/J5
<b>\$799,000</b>	2+2	1sty-SPANISH	

**NEW**

**1722SHENANDOAHSTREET.COM**

Courtyard entry. Coved ceiling LR w/ accent tile fireplace. Formal dining room. Gourmet kitchen w/Viking range, Bosch dishwasher, granite counters. First BR has built-in desk/shelves. Renovated full hall BA. HUGE master BR w/ NEW Brazilian cherry hardwood floors. En-suite bathroom w/ travertine tile & frameless glass shower. French doors open to large deck & grassy yard. NEW roof, NEW sewerline, copper plumbing, updated electric, earthquake retrofit, central heat/AC, Canfield school district.

MLS#13-710373  
Naomi Selick 213.280.9120  
TELES PROPERTIES

Alrm,Blt-Ins,DshW,Grbg Dspl,Rng/Ovn,Cfan

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Put their Property in the **MLS**

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

**FOR SALE**

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<b>1811 S CRESCENT HEIGHTS BLV</b>	Open	11-2	633-A5	<b>NEW</b>
<b>\$749,000</b>	2+1	TRADITIONAL		



**CHEF'S DELIGHT IN FAIRCREST**

Calling all chefs! This 2bed/1bath Faircrest home has the kitchen of your dreams. Designed by current owner, celebrity chef Jet Tila, the kitchen has granite countertops, restaurant-quality appliances & ample counter & cabinet space. The updates don't stop there. Originally built by an expert mason, the home maintains vintage charm but offers a wrap-around deck & a redone bath w/ double vessel vanity, spa tub & marble accents. Refreshments courtesy of Chef Jet served!

Heather & Learka  
TELES PROPERTIES

424-202-3208

Spa Tub, Alarm, Central air & heat, Frpl

<b>1246 N GENESEE AVE</b>	Refresh.	11-2	593B5	<b>NEW</b>
<b>\$1,049,000</b>	3+2.75	CRAFTSMAN		



**LOOKING FOR A HOME WITH A POOL CLOSE TO \$1M IN WEHO?**

Sophisticated Craftsman reworked into an open floor plan featuring 3BD/2BA in appx. 1,650 Sq Ft home. State of the art amenities such as en suite master bedroom, hardwood floors, fireplace, renovated galley kitchen with breakfast bar, hardwood floors throughout, recessed lighting, new HVAC, electrical, tankless H2O, SS appliances, gated driveway and more. Relax on the covered rear porch watching your children and/or friends playing in the pool. A finished single car garage has a permitted 3/4 ba

MLS#13-702471  
Shawn S. Kormondy  
KELLER WILLIAMS HOLL


323-638-7567

Dshwshr,Rng/Ovn

TUESDAY

## 09 Beverlywood Vicinity

<b>1434 S POINT VIEW ST, UNIT 110</b>	Open	11-2	<b>NEW</b>
<b>\$399,000</b>	2+2.5		



**BEAUTIFUL, SUNNY AND SPACIOUS TOWNHOME-STYLE CONDOMINIUM**

Beautiful, sunny and spacious 2 + 2.5 townhome-style condominium with views of the city, mountains and tree tops. Two fireplaces, open kitchen, French doors and private entertainer's patio. Laundry in the unit, side by side parking and extra storage in gated garage. Centrally located, will not last.

Andrea Pazmino  
HILTON & HYLAND

917-667-6927

<b>1400 N FULLER AVE #16</b>	Open	11-2	593C5	<b>rev</b>
<b>\$935,000</b>	3+3.5	3sty-NEW PROJECT		



**OPEN TUESDAY- OFF STREET PARKING AVAILABLE FOR BROKERS**

A sophisticated new home collection featuring 19 tri-level residences with 2 and 3-bedrooms; stunning rooftop terraces, direct access garages, moments from Sunset Blvd! Impeccable finishes include wood floors throughout, tiled baths and top-tier appliances featuring Bertazzoni, Leibherr, Bosch & Thermador. Large windows and 9 ft ceilings create expansive feeling interiors. New construction, smart design, and a great location make Row3 among the most desirable new addresses in town!


MLS#13-704089  
Bryant- Reichling- Moya  
SOTHEBY'S INT'L RLTY

323-671-2319

www.Row3Living.com

## 10 West Hollywood Vicinity

<b>538 N HARPER AVE</b>	Open	11-2	593A7	<b>NEW</b>
<b>\$2,875,000</b>	4+5	2sty-ARCHITECTURAL		



**"HARPER HOUSE"**


"Harper House" Art meets architecture in West Hollywood. This dramatic home completed in 2012 combines the latest technology with bold lines and airy light filled spaces. The open floor plan flows seamlessly through disappearing walls of glass into a salt water infinity pool, grassy yard and cabana room. Luxurious master suite with a fireplace and a large terrace that looks out to city views.

MLS#13-708691  
Nancy Sill  
COLDWELL BANKER-MALI

310 429 3077

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

<b>720 HUNTLEY DR, UNIT 209</b>	Open	11-2	<b>NEW</b>
<b>\$639,000</b>	2+2.5	OTHER	



**2 BEDROOM + LOFT TOWNHOUSE IN EXTRAORDINARY LOCATION \$639K**

Prime WeHo, west of La Cienega large 3 story townhouse with 2bed/2.5bath plus loft opens to private large roof top patio with great views of sunset strip hills, very high ceilings,hardwood floors, inside washer/dryer. HOA includes earthquake INS and huge reserves. Amenities include-pool,spa,sauna. 2 individual parking spaces, fabulous location, just minutes walk to restaurants. Measures over 1800 square feet.

Ronald Goldhammer  
BHHS

<b>9028 DICKS ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,595,000</b>	3+2.5	2sty-CONTEMPORARY	



**NORMA TRIANGLE CONTEMPORARY WITH POOL**

Updated modern 2 story home in prime West Hollywood. Open family room w/ fireplc, sep dining area & gourmet kitch w/ ss applcs + custom cabinets. Two BR down w/ updated bath. Master suite up with luxe bath, walk-in closet & patio w/ views. Large lpe deck w/ plunge pool. Very light and bright w/ many skylights. Energy efficient design, tall ceilings, wt oak flrs. Hedged & gated with 1 car garage; great for home office. Wired for home automation, security and surround sound audio. Incredible!

Scott Ryan  
JOHN AAROE GROUP

310-770-3506

www.9028Dicks.com

<b>832 PALM AVE #206</b>	Open	12-2	592H6	<b>rev</b>
<b>\$625,000</b>	2+2	3sty-CONTEMPORARY		



**UPDATED 2 BED, 2 BATH WITH FIREPLACE, W/D INSIDE & BALCONY**

Also for lease or lease-option at \$3,000/mth. Nicely updated 2 bedroom, 2 bath with well-appointed kitchen with Corian counters & newer appliances , slight vu's of the Hollywood Hills, beautiful dark wood floors, Gas Fireplace, recessed lighting, Stack W&D inside unit, smooth ceilings,. Large master features small walk-in and bath with double sinks. This unit is in the heart of West Hollywood. Hallways and building are being updated. Seller is Motivated, also for lease at \$3,000/mth.

MLS#13-708349  
Brian Mazurkiewicz  
JOHN AAROE GROUP

310-386-9086

Also for Lease or Lease-option at \$3,000

<b>968 LARRABEE ST #216</b>	Open	11-2	592H6	<b>rev</b>
<b>\$348,000</b>	1+1	CONTEMPORARY		



**GREAT OPPORTUNITY !**

Prime West Hollywood Hills Urban Retreat. A Stunning, Quiet Corner, Second (Top) Floor Unit with an Open Floor Plan. Amenities include A European Style Cook's Kitchen, Stainless Steel Appliances, Modern Floors and Generous Storage. A stone's throw to West Hollywood night life, Trader Joes and Book Soup. Secure Parking. Sundrenched Swimmer's Pool, Spa and Deck Lounge beckons your Buyer with a resort Lifestyle at their Doorstep.

MLS#13-699583  
Scottman Wall  
KELLER WILLIAMS HOLL

310-780-8001

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

### ATTENTION

The following changes to The MLS Open House Guide™ Broker Edition Terms & Conditions are effective January 2012:

- 1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.
- 2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.
- 3) No refunds will be given for any ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at TheMLS.com™).



## 10 West Hollywood Vicinity Income

<b>905 N GENESEE AVE</b>	Open	11-2	593-B6	<b>NEW</b>
<b>\$1,149,000</b>			SPANISH	



**TWO DUPLEXES ON A LOT! ONE DELIVERED VACANT!**

Gated and surrounded by lush landscaping this exceptional and very unique trophy property consists of two separate duplexes on a lot. The entire front duplex can be delivered vacant! When you enter the property you may feel like you are on a movie set or visiting a tropical island back in time. There are many private outdoor living and dining spaces as well as paths that lead to tranquil park like gardens. The front duplex may make a great single family home if more space is needed.

Tom Scrocco & Randy Isaacs 310-887-0255  
COLDWELL BANKER - SS

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

## 11 Venice Single Family

<b>X 2332 OCEAN AVE</b>	Lunch	11-2	671/H6	<b>NEW</b>
<b>\$1,495,000</b>	3+2.5		2sty-CONTEMPORARY	




**GREAT FAMILY HOME SECONDS TO THE CANALS!**

Beautiful family home in the Silver Triangle! Open kitchen has been remodeled with sleek finishes and French doors that open to your backyard. 3 bedrooms on the second floor makes it ideal for a family. Master suite has great closet space and remodeled bathroom. Take in the ocean breezes from the roof top deck! This is a must see and great opportunity to be near all that Venice has to offer- beaches, shops and restaurants on Abbot Kinney and the Venice Canals!

Tami Pardee 310-907-6517  
PARDEE PROPERTIES

Refrigerator, dishwasher, range/oven

<b>X 939 VICTORIA AVE</b>	Lunch	11-2	671J5	<b>NEW</b>
<b>\$1,395,000</b>	2+1		SPANISH	



**JOIN US FOR LUNCH**

This Spanish hacienda sits on a sunny south facing lot in the tranquil "walk street" neighborhood of Venice. This chef owned home boasts a custom kitchen with a Viking range and stainless appliances. There are 2 bedrooms featuring shoji style closets and the large bathroom is equipped with double sinks. The private grassy backyard feels like a mediterranean oasis with a salttillo tiled patio, a blossoming pergola, and a sun deck with a recessed hot tub.

MLS#13-710151  
Tiffany Rochelle 310-210-2213  
PARDEE PROPERTIES, I

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

<b>2201 OCEAN FRONT WALK</b>	Refresh.	11-2	671H7	<b>red</b>
<b>\$2,995,000</b>	3495000	3+3.5	3sty-CONTEMPORARY	




**REDUCED! HEAD ON OCEAN FRONT PROPERTY IN VENICE**

Amazing location - can't be beat! This 3 bed/3.5 bath home is exquisite with head on ocean views! Nestled on the ocean front with the sand at your doorstep, this home has it all. The topper - an expansive roof deck where you can watch the sunset every night. This is quite the opportunity to live at the beach in the heart of Venice!

MLS#13-707667  
Tami (Tami) Pardee 310-907-6517  
PARDEE PROPERTIES, I

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

<b>229 SAN JUAN AVE</b>	Refresh.	11-2	671H6	<b>red</b>
<b>\$1,995,000</b>	2245000	3+2.5	2sty-ARCHITECTURAL	



**AMAZING VALUE PRIME VENICE ARCHITECTURAL!**

Prominent Venice architectural masterpiece known as the "Caplin House"; the first solo project designed by famed architect Frederick Fisher. This dramatic Venice home exudes creative beach-side living; with tall, expansive open spaces that allow maximum sunlight and a design concept to replicate that of a boat's hull and a roof top in the shape of waves breaking. Stunning rooftop with 360-degree views is the perfect finishing touch; art meets architecture at the beach!

MLS#13-691859  
Tami (Tami) Pardee 310-907-6517  
PARDEE PROPERTIES, I

Dshwshr,Dryer,Frzr,Grbg Disp,Rng/Ovn,Oth

<b>1126 ROSE AVE</b>	Open	11-2	671J4	<b>rev</b>
<b>\$2,295,000</b>	4+4.5		ARCHITECTURAL	



**\$300,000 PRICE REDUCTION! PRICED TO SELL!**


Incredible opportunity in desirable Venice near Abbot Kinney & the beach! Retreat-like home with exceptional style and class with beautiful finishes throughout. Sun-filled and surrounded by lush landscaping this home features 4 Bedrooms, 4 1/2 Baths, loft-like ceilings, a beautiful cooks kitchen, Brazilian hardwood floors, fabulous master suite with private terrace, spacious backyard perfect for entertaining plus a garage perfect for a home office/bonus room. This is not a home to be missed!

MLS#13-686331  
D.Parnes & J. Harris 3103109712  
PARTNERS TRUST BH

Blt-Ins,Cbl,Cing Fan,Cent Vac,Dshwshr

## 11 Venice Condo / Co-op

<b>615 HAMPTON DR #B103</b>	Open	11-2	671G5	<b>NEW</b>
<b>\$999,000</b>	1+2		MODERN	



**FANTASTIC ARTIST LOFT IN VENICE!!!**


Fabulous 1 bedroom, 2 bathroom Modern & Architectural Artist Loft in Venice. Unit features high ceilings, polished concrete floors, a cook's kitchen, 2 parking spaces and a built in multi-zone surround sound system. The unit also features extensive custom built cabinetry, designer finished bathrooms, a private patio and recessed lighting through-out the unit. Live the Venice dream at its finest!! Walk to Abbott Kinney, Rose, Main Street and the beach! Must See!!!

MLS#13-710617  
Thomas Hilal 310-486-1065  
NOURMAND & ASSOC. BW

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

## 11 Venice Income

<b>675 SAN JUAN AVE</b>	Open	11-2	671H5	<b>rev</b>
<b>\$1,849,000</b>	Triplex		1sty-CONTEMPORARY	



**INSPIRATIONAL VENICE BEACH COMPOUND!**

Home with 2 units on a 5400 sq ft lot is well maintained, upgraded with secure parking. Main house has 2+2 + living room w/ skylight, beamed ceiling, cement countertop, chef's kitchen, & HVAC. Master bedrm opens out to a deck & garden. Lush walking paths lead to two separate studios perfect for income, or studio space /office./ guest quarters. Also features private 2nd story roof top deck & tranquil Zen gardens. Near Abbot Kinney, Whole Foods, Rose and the beach!

MLS#13-709009  
Golda Savage 310-452-5004  
BULLDOG REALTORS, IN

Cing Fan,Dshwshr,Dryer,Grbg Disp,Fridg



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Search for Homes in Southern California.  
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12 Marina Del Rey

Single Family

5011 ROMA CT

Open 11-2 701J1

\$2,289,000

4+3.5

CONTEMPORARY



MLS#13-701587

Veronica Klein 310.622.7499

GIBSON INTERNATIONAL

red

JUST REDUCED! BEAUTIFUL CONTEMPORARY CANAL-FRONT HOME.

Feel the ocean breezes from this quiet, impeccably maintained and highly sought after Canal Front home. Delight in the views from the extraordinary roof top deck, enjoy your morning coffee or evening dinners here, great for entertaining. Moments away from the beach, this 4 bedroom (one of which has been converted to a perfect room for exercise, sporting a wall of mirrors and ballet bar) 3.5 bath home. Handcrafted maple fireplace in the very spacious master suite w large sitting area and balcony.

5011RomaCt.com

12 Marina Del Rey

Condo / Co-op

13036 MINDANAO WAY #5

Open 11-2 672C6

\$779,000

2+2.5

CONTEMPORARY



MLS#13-707683

Sue Miller (310) 821-5090

COLDWELL BANKER--MDR

NEW

EXTENSIVELY REMODELED 2+FAM RM IN PRIME POOLSIDE LOCATION.

Extensively upgraded sunny "C Plan" w/2 bdms & family room, 2.5 baths + sundeck (off master) & large private patio w/arbor. High-ceilinged living room w/fireplace. Beautifully updated open-concept kitchen & baths, some plantation shutters, smooth ceilings, recessed lighting, baseboards & moldings, doors, lots more! Private double garage w/laundry/hobby room & lots of storage. Pets OK. Gated community w/pools & spas & outstanding guest parking. Walk to parks, theaters, shops, & restaurants.

Enter at guest pkg on Mindanao W of Alla


X 13249 FIJI WAY #H

Lunch 11-2 672C7

\$695,000

3+2.5

CONTEMPORARY



MLS#13-710787

Tiffany Rochelle 310-210-2213

PARDEE PROPERTIES, I

NEW

JOIN US FOR LUNCH

Sunny South Facing split level updated Town home in gorgeous complex with sparkling pool!. Kitchen opens to elevated dining area overlooking the spacious living room with bamboo floors and gas fireplace. There is a spacious outdoor patio off the living room as well as the master bedroom. There are three bedrooms and two bathrooms upstairs plus an additional powder room downstairs. Side by side laundry. Central air and heat. Two car side by side direct access garage with massive storage.

TiffanyRochelle.com

13 Palms - Mar Vista

Single Family

3757 GRAND VIEW

Open 11-2 672C3

\$1,789,000

4+3.5

TRADITIONAL



MLS#13-710873

Sherri Noel 310-994-8721

KELLER WILLIAMS-SM

NEW

WWW.3757GRANDVIEWBLVD.COM

Be the first family to live in this beautiful NEW home which provides over 3,000 square feet of living space. If style, design and quality are important, as well an oversized lot, this one is 9,591 square feet, than look no further. Enter the intimate space of the formal living room with Carrera marble fireplace and follow the rich hardwood floors to an expansive great room. You'll be awed by the kitchen with Viking appliances and massive bar overlook the dining and family room.

Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other

OPEN HOUSE STATUS LEGEND

NEW

NEW\*

red

- new (Automatic Status)

- new not yet listed

- reduced

rev

bom

- review (Automatic Status)

- back on market

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

3251 BARRY AVE

Open 11-2 672C1

\$1,639,000

4+2

1sty-TRADITIONAL



MLS#13-711005

Ron Wynn 310.621.1772

COLDWELL BANKER-MONT

NEW

STEP UP TO LUXURY!

Totally rebuilt home in Westdale with 4 bedrooms, 2.5 baths, on a 8,666 square foot lot. This is a one-of-a kind trophy property. New ceramic tile roof, front yard landscaping, vinyl windows, brand new kitchen w/Bosch Appliances, Great Room, living room w/fireplace, hardwood floors, central forced air heating and air conditioning, spectacular deck and a sprawling, grassy back yard. Oversized, garage has adjoining bonus room w/ half bath for nanny, maid's, playroom, studio, office. A Must See.

Blt-Ins,Dryer,Grbg Disp,Wshr

3169 COOLIDGE AVE

Open 11-2 672C1

\$1,195,000

4+3

TRADITIONAL



MLS#13-711045

Ron Wynn 310.621.1772

COLDWELL BANKER-MONT

NEW

ORIGINAL WESTDALE-TROUSDALE HOME, D-PLAN

Fantastic location in prime Westdale on one of the most sought-after streets. Quiet neighborhood, Mar Vista Element School, one of the original Westdale-Trousdale D-Plan homes. Double garage in front but no direct access. Backyard has a pool, not heated, and large patio area. Hardwood floors in original structure, not in addition. Large master bedroom w/sliding glass doors open to yard and swimming pool. The backyard is also accessible through sliding glass doors from the family room.

Grbg Disp,Hood Fan,Rng/Ovn

13106 ROSE AVE

Open 11-2 672A3

\$1,039,000

2+2

TRADITIONAL



MLS#13-710935

Sherri Noel 310-994-8721

KELLER WILLIAMS-SM

NEW

WWW.13106ROSE.COM

The minute you arrive you'll understand why this is such a special property. Enter this loft like space with stunning views of the Marina and you'll be smitten. The ability to live with the opportunity of this kind of indoor outdoor entertaining is what every Southern Californian dreams of. Attention to detail has been paid to create a private oasis just minutes from the beach, warm hardwood floors, designer accents and a spacious open feeling are what you will find.

Fridg


X 11814 NAVY ST

Lunch 11-2 672/B1

\$2,395,000

4+3.5

2sty-CONTEMPORARY



MLS#13-710935

Sherri Noel 310-994-8721

KELLER WILLIAMS-SM

rev

GORGEOUS FAMILY COMPOUND NESTLED IN WESTDALE/TROUSDALE!

Beautiful and contemporary family home situated in the highly coveted Westdale/Trousdale neighborhood of Mar Vista. Sitting on over 9,000 sq ft of land, this 4,000 sq ft home offers everything one could want or need in a home. Open floor plan where the large living room with cozy fireplace opens to the amazing gourmet kitchen w/ commercial style stainless appliances. Expansive backyard w/detached rec room. Ultimate family compound in one of the most sought after Mar Vista neighborhoods!

Refrigerator,range/oven,other

10824 LAWLER ST

Open 11-2 672-E1

\$955,000

3+2

TRADITIONAL



MLS#13-689439

Courtney Mono (310)963.1418

COLDWELL BANKER - BW

rev

WWW.10824LAWLER.COM

3bd/2bth with a 2nd story addition, located in a cul de sac. Recently remodeled and expanded interior with original architecture fastidiously intact. Exterior plastered smooth with custom color and a newly built in-home office space overlooking a tastefully landscaped backyard with patio. Original coved ceilings throughout with new hardwood floors and large living room. Custom plastered stove hood with hand painted décor in kitchen.

Cing Fan,Dshwshr,Dryer,Grbg Disp,Fridg

TUESDAY



<b>3201 CORINTH AVE</b>	Open	11-2	672C1
<b>\$1,349,000</b>	3+2	TRADITIONAL	<b>bom</b>



Back on the market - this beautifully remodeled and expanded Westdale Trousdale house has 3 bedrooms, 1.75 baths and has gleaming hardwood and tile floors and beautifully flowing living areas. Expanded kitchen with chefs stove, granite counters and stainless steel appliances opens to large breakfast area and family room/formal dining room combination. French doors open from family room to overlook a decorator designed garden and covered patio. Remodeled bathroom w/ subway tiles & spa tub.

**MLS#13-688361**  
 Paula Ross Jones  
 SOTHEBY'S INTERNATIO

**Blf-Ins**

## 14 Santa Monica Single Family

<b>3020 17TH ST</b>	Open	11-2	671H3
<b>\$1,455,000</b>	3+2	TRADITIONAL	<b>NEW</b>



**LOCATION, LOCATION, LOCATION!!!**

Corner lot w/ peek-a-boo ocean view. Great potential for second level. 3bd+ 2 ba w/ fresh breezes. Light & bright sun drenched home features hardwood floors, 2 fireplaces & wooden shutters in the family, dining & living rooms. Interior & exterior recently painted. Private back yard w/ built-in bbq, fountain & large grassy area. The perfect space to share with family and friends. Front & back yards are lushly landscaped. Attached 2 car garage & bonus room. Santa Monica schools.

**MLS#13-710631**  
 Megan Whalen  
 GIBSON INTERNATIONAL

**310-613-1102**

**Visit:302017th.com**

<b>651 NAVY ST</b>	Lunch	11-12	671/G4
<b>\$825,000</b>	1+1	1sty-CALIFORNIA BUNGALOW	<b>NEW</b>



**STYLISH & EXQUISITE BUNGALOW IN THE HEART OF OCEAN PARK!**

Absolutely exquisite bungalow nestled in the prime Ocean Park neighborhood! Perfect use of every inch of this stylish & beautiful home. Enter through your open, functional floor-plan into a flowing living/dining/kitchen area w/ custom Jenn-Air appliances & beautiful stone counters. Pine mantled fireplace is the centerpiece & gives an inviting feel. Spacious landscaped yard w/ concrete pavers-great for entertaining. Located on a tree-lined street, seconds to Whole Foods, Main St. & Rose!

**Tami Pardee (310) 907-6517**  
 PARDEE PROPERTIES

**Refrigerator,range/oven,other**

<b>1525 SAN VICENTE BLVD</b>	Open	11-2	631D6
<b>\$29,995,000</b>	7+13	TRADITIONAL	<b>rev</b>



**THE ULTIMATE FAMILY ESTATE**

The Ultimate Family Estate. Trophy East Coast Traditional on prime 1.3 acre flat lot. 200ft of frontage on the Riviera Country Club. Over 22,700sqft newly built. Long private driveway leads to a grand arrival motor court with parking for 30 cars. Glamorous 2 story entry hall with sweeping limestone staircase. All public rooms offer 12 ft ceilings & french doors that open to flat grassy yard & then to the golf course beyond. Sophisticated library w/ fireplace, dining room comfortably seats 25.

**MLS#13-646351**  
 D. Fenton & T. Rullan  
 HILTON & HYLAND

**310-858-5476**

<b>434 22ND ST</b>	Open	11-2	631E5
<b>\$4,095,000</b>	6+5.5	MEDITERRANEAN	<b>rev</b>



**N. OF MONTANA, SPACIOUS AND COMFORTABLE 6 BED/5.5 BATH**

This beautiful Mediterranean w/contemporary elements is located on one of the prettiest blocks N of Montana & situated on the west side. The home boasts wonderful scale & high ceilings throughout. The large gourmet kitchen opens to a huge family room & bay window dining area overlooking the newly redesigned pool & back yard. The master has an office, balcony, 2 large walk in closets, fireplace, sumptuous master bathroom with two full sink/toilet areas separated by a steam shower & spa tub.


**MLS#13-699349**  
 Richard Stearns  
 PARTNERS TRUST BW

**310-850-9284**

**Dshwshr,Hood Fan,Rng/Ovn**

## 14 Santa Monica Condo / Co-op

<b>2045 4TH ST #103B</b>	Open	11-2	671F3
<b>\$489,000</b>	1+1	CONTEMPORARY	<b>NEW</b>



**CHARMING FRONT CORNER UNIT, JUST BLOCKS TO BEACH & MAIN ST.**

UNIT FEATURES OPEN FLOOR PLAN, LARGE BALCONY W/ WEST FACING VIEWS, NICE HARDWOOD FLOORS & GREAT OCEAN BREEZES. KITCHEN OPENS NICELY INTO LIVING SPACE W/ PLENTY OF CABINET SPACE, GAS RANGE & OVEN. MASTER BEDROOM HAS GREAT NATURAL LIGHT & LARGE HIS & HER WALK-IN CLOSETS W/ EXTRA STORAGE. SITUATED VERY CLOSE TO PARKING SPOT. BUILDING FEATURES HEATED POOL & HOT TUB. DO NOT MISS.

**MLS#13-710931**  
 Brian Maser  
 MASER ENTERPRISES, I

**310-795-8010**

**www.MaserCondoSales.com**

## 15 Pacific Palisades Single Family

<b>15000 CORONA DEL MAR</b>	Lunch	11-2	
<b>\$14,995,000</b>	6+6.5	2sty-TRADITIONAL	<b>NEW</b>



**FABULOUS WHITEWATER VIEWS FROM PALOS VERDES TO POINT DUME**

Exquisite 6 bedroom/6.5 bath New England style home custom designed & renovated for the current owner resting majestically on a large, beautifully landscaped rim lot in the Huntington Palisades. Gated, private, conveniently located near the village with breathtaking, uninterrupted whitewater ocean views that stretch from Palos Verdes to Malibu. Focusing on style, as well as functionality, the designer created a modern residence while keeping the warmth and familiarity of a traditional home.

**Jody Fine 310-230-3770**  
 BHHS CAL PROPERTIES

**Blf-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn**

<b>1262 CORSICA DR</b>	Lunch	11-2	
<b>\$4,995,000</b>	4+5	2sty-ARCHITECTURAL	<b>NEW</b>



**STUNNING HAL LEVITT ARCHITECTURAL - PALISADES RIVIERA**

Located one of the Riviera's most prestigious streets this impressive 4 bedroom/5bathroom architectural offers complete privacy & sophistication designed by famed architect Hal Levitt. This exceptional home is artfully created w/ "Bagno di Tivoli" travertine that was also used for the Getty Center boasting soaring ceilings & an open floor plan giving the feel of a home found in the California desert.

**Jody Fine 310-230-3770**  
 BHHS CAL PROPERTIES

**Blf-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn**

<b>325 ADERNO WAY</b>	Open	11-2	
<b>\$4,995,000</b>	5+4.5	2sty-MONTEREY COLONIAL	<b>NEW</b>



**CHARMING NEW MONTEREY COLONIAL W/ SWEEPING COASTLINE VIEWS**

Enjoy sweeping views of the Pacific and coastline from this newly constructed Monterey Colonial. Step down liv. rm and formal din. rm. Kit. with adj. fam. rm. w/ top appliances, ample pantries and center island. Master w/ vus & bath with chroma and aroma therapy steam shower, "to die for" dual closets. 3 additional bedrooms w/ vus and family lounge area complete the upstairs. Roof top deck w/ outdoor kit. has unsurpassed beach and whitewater views. Elevator which accesses each floor. Special!

**Anne Leeds 3104870733**  
 GIBSON INTERNATIONAL

## Why Advertise? Large Distribution Area

Westside L.A., San Fernando Valley, Greater South Bay, Beach Cities, Palos Verdes, Glendale, Pasadena, Burbank, Most of LA County!




1049 GLENHAVEN DR

Open 11-2 630/H4

\$3,795,000

3+2.5 MID-CENTURY



MAGNIFICENT OCEAN & COASTLINE VIEWS

This is a home of profound nature, function & comfort w/majestic ocean views of the Queens necklace. From the clerestory south-facing windows, to the grey resin floors, & electric car chargers this is a meticulously restored home. The open floor plan creates a lifestyle ideal for entertaining. Step from your electrifying master suite w/ full ocean views, swim in your private pool, or opt for a tub in the see-through master bath. Warm reclaimed wood exterior, abundant landscaping + much more.

Cynthia Ann Festa 310-704-7152

GIBSON INTERNATIONAL

www.1049glenhaven.com


NEW

16733 BOLLINGER DR

Open 11-2

\$2,195,000

4+3 2sty-TRADITIONAL



STUNNING HOME

Stunning and well designed 4 bed 3 bath home in great neighborhood. House features high ceilings and solid construction. French doors to private and lush patios. A great house inside and out.

Lexi Brew & Liz Keenan 310.463.6323

COLDWELL BANKER-PAC.


NEW

16130 NORTHFIELD ST

Open 11-2

\$3,575,000

4+3.5 1sty-CONTEMPORARY



GORGEOUS WARM CONTEMPORARY RETREAT NESTLED IN THE BLUFFS

HUGE lot with BEAUTIFULLY updated Post Modern design by Josh Schweitzer. A long drive leads to the private motor court of this unique hideaway. Newly updated, this oasis is just minutes from downtown Pacific Palisades and the ocean. 4 bed+3.5 Baths+ Bonus/Media Room + loft+pool and outdoor entertainment patio with fireplace+amazing landscaped grounds, open-plan, beautiful sylvan views, private courtyard and parking for up to 8 cars. Perfect for entertaining and privacy.

Thomas Mann 310-500-7796

KELLER WILLIAMS BH


NEW

17274 AVENIDA DE LA HERRADURA

Open 11-2 630F1

\$1,795,000

5+3 TRADITIONAL



FIRST TIME ON CARAVAN

Family home on the rim with ocean and canyon views. Open floor plan wired for sound throughout including speakers in the back patio. New, custom, energy-efficient windows and French doors with life-time warranty, maximize views. 1BD & 1BA down, 4BD, 2BA upstairs. Formal DR, open large kitchen has double ovens, dual Bosch dishwashers, warming drawer, Sub-Zero refrigerator, freezer, large island that flows into bonus breakfast area & large family room w/ Oak flooring throughout main floor.

Geoffrey Shelden 310.463.6670

BERKSHIRE HATHAWAY

Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other


NEW

703 BROOKTREE RD

Open 11-2

\$3,270,000

4+3.5 2sty-ARCHITECTURAL



CREEKSIDE REDWOOD HOME IN RUSTIC CANYON

Adjacent to the creek, this low-key house offers a retreat from the City of Angels. Main floor plan is traditional, with formal living room, 2-story ceilings, and dining room adjacent to cook's kitchen and breakfast area & inviting family room. The upper level includes master suite plus 2 add'l bedrooms and bath. Below the house is a large bonus area good for game room or office, which opens to the grounds. Located close to Sunset, Rustic Canyon Park and the ocean.

Frank Langen 310-230-0195

DEASY PENNER & PARTN


NEW

15155 ALBRIGHT ST

Open 11-2 631A5

\$1,550,000

3+3 1sty-MID-CENTURY



IN TOWN CORNER LOT WITH ENDLESS POSSIBILITIES

Move in immediately. Remodel or rebuild. This property gives you options. This 1,520 foot home rests on a roomy 7,473 foot lot which offers a fantastic second story office or bedroom. A peaceful patio with a generous pool/spa complements a wonderful grassy lawn adorning the front yard. Close to schools, shops and local restaurants. You will be amazed at the possibilities this property offers!

Brian Bleak 310-230-3773

BERKSHIRE HATHAWAY H


NEW

661 SWARTHMORE AVE

Refresh. 11-2 631A6

\$2,925,000

5+4.5 MEDITERRANEAN



BEAUTIFUL HOME IN BLUFFS

A home with this much flair and sophistication is rarely seen. Built in 2003, this Ken Unger designed home was custom-finished with every attention to detail, from exquisite moldings and carpentry to special tile work, window treatments and outdoor pergola. This stunning home features an ideal floor plan with 5 bedrooms, warm living room, formal dining room, library, large open kitchen and family room, and downstairs media/play room with a separate bedroom suite.

MLS#13-711021

Carolyn Lyon/Judy Orsini 310.230.2408

COLDWELL BANKER-PAC.

Blt-Ins,Cbl,Dshwshr,Grbg Disp


NEW

14233 EVANS RD

Open 11-2 631C4

\$16,250,000

5+8 TRADITIONAL



INCOMPRABLE SETTING

Magnif East Cst styled estate in spectac setting on a site over 2 acres. Clsc Trad w/screening rm, lg Gst Hse, pool and sports ct. Refined craftsmanship and design. Understated, elegant and private.

MLS#13-650987

Stephen Sigoloff 310-820-9322

BERKSHIRE HATHAWAY H

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


rev

216 NOTTEARGENTA RD

Open 11-2

\$2,795,000

4+3 2sty-SPANISH



ONE-OF-A-KIND...3% CSO

Beautifully restored 1920's Spanish come together w/an organic garden & greenhouse to create the feeling of Napa in the Palisades! Set in the Castellammare neighborhood, this home offers peace & privacy. Magical front courtyard includes lrg brick patio, herb garden & a charming dining area w/mtn views. Light & airy liv & din, gourmet kit off the brkfst area. Fabulous fam rm w/walnut shelves & wall paneling. Pvt ocean-view deck off master. Vintage fixtures & hardware, wood & tiled floors, etc.

Michael Edlen 310.230.7353

CB - PAC PAL

Frig, dishwasher, range/oven, built-ins


NEW

16669 CHARMEL LN

Open 11-2 630H3

\$10,900

4+3.5 CONTEMP MED



ENJOY THE BEST VIEWS THAT PACIFIC PALISADES HAS TO OFFER!

This amazing home was constructed in 2004 by Steve Stilwell with the finest materials. Home features a large family room that leads into a cook's kitchen with an island all counter tops are blue granite, stainless steel Wolf and Sub Zero appliances, maple cabinets and breakfast area. Living room offers a fireplace as well as a custom wine cellar and wonderful views of the Santa Monica Bay.

MLS#13-708807

Steve Sawai 310-899-3584

COLDWELL BANKER-MONT

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

NEW

TUESDAY



## 16 Mid Los Angeles

Single Family

■ **2419 S SYCAMORE AVE** Refresh. 11-2 633C6  
**\$465,000** 3+1 SPANISH

NEW



MLS#13-691909  
 Shiva Mehrdad 310-505-9560  
 NELSON SHELTON & ASS

## GORGEOUS PROPERTY!!!

Terrific Spanish-style 3 bedroom (per owner) on nice tree-lined street. Hardwood throughout, good-sized bedroom plus guest house with full bathroom. One of the bedroom open to the backyard with built-in BBQ. The property has been remodeled recently, easy access to freeways, restaurants & entertainment.

BBQ,dishwasher

■ **1740 S VICTORIA AVE** Refresh. 11-2 633F5  
**\$1,350,000** 13999000 6+3

red



MLS#13-676415  
 John Dickey 323.298.7653  
 KELLER WILLIAMS LARC

## CRAFTSMAN/PRAIRIE ARCHITECTURE 101

"Grand Old Dame" in need of a face lift! Respectfully restore this Circa 1916 West Coast Prairie style estate back to it's original glory & have one of the crown jewels of Historic La Fayette Square. A gated HPOZ voted by La Magazine as one of LA's top 10 neighborhoods. Rare extra wide lot w/ a huge side yard...there are only 9 of these coveted lots in the Square. House is rumored to have belonged to the founder of The Gas Co. 6+3, plus guest house & Brick Pavilion/lanai. GREAT BONES!!!

BBQ,Blf-Ins,Grbg Disp,Rng/Ovn

## 18 Hancock Park-Wilshire

Single Family

■ **542 LORRAINE BLV** Open 11-2 633/G2  
**\$4,799,000** 6+6.5 2sty-TRADITIONAL

NEW



Ron Holliman 310-777-6216  
 COLDWELL BANKER BH N

## PRIME WINDSOR SQUARE MANOR HOUSE W/ POOL &amp; 2 STY GUEST HOUSE

Gorgeous Windsor Square Manor House meticulously remodeled and beautifully designed. Surrounded by lush new landscaping and gated sun dappled lawns and pool. 4 Bedrooms up including a light bright, New three room Master Suite. Gourmet Viking Kitchen. Elegant reception room announces all public rooms including Living, Dining, Family room and Library. Duplex 2 bed, 2 bath Guest house. 2 car garage.

North of 6th street, east of Rossmore

■ **220 N VAN NESS AVE** Open 11-2 633G1  
**\$2,850,000** 4+4 SPANISH

NEW



MLS#13-708121  
 Chase Camper 323.462.7200  
 KELLER WILLIAMS

## ALSO A TWILIGHT OPEN 5PM-7PM

Resplendent 1920s Spanish. Formal entry positions you between a dramatic, turreted staircase and spacious, two-story living room. Large formal dining room, separate den, plus kitchen, breakfast room, and en suite bedroom round out the first floor. Upstairs is highlighted by a grand master suite, with full bath, closet & dressing room. Two additional en suite bedrooms occupy the upstairs. Backyard highlighted by generous patio & sprawling grass lawn. Two-car garage at the end of a long driveway.

Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg

## REMINDER

The MLS™/CLAW 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.

■ **179 S PLYMOUTH BLV** Refresh. 11-2 633  
**\$2,650,000** 5+4 2sty-CAPE COD

NEW



Frank Paul Barbano 323-394-2447  
 BARBANO REALTY

## BEAUTIFUL COLONIAL, MOVE-IN CONDITION. 2 BLKS FROM LARCHMONT

Perched slightly above the street amid Lush grounds. Windsor Square walking neighborhood!! Tall coved ceilings, built-ins, wainscoting, French doors throughout, partial basement/wine cellar, formal dining room, media room, vintage hardware, beautifully doors & glass door & cabinet knobs are just some of the period charm features in this truly special home. Maids qtrs. Gourmet Kitchen. The bedrooms upstairs have balconies & peek-a-boo views. Full celebrity style amenities! Newly updated!

Gourmet Kitchen, Maids Qtrs, Wine Cellar

■ **358 N NORTON AVE** Lunch 11-2 593-G7  
**\$1,199,000** 3+2 1sty-SPANISH

NEW



Loveland Carr Properties 323.460.7606  
 COLDWELL BANKER - HP

## CHARMING SPANISH IN LARCHMONT VILLAGE

Come fall in love w/ this charming Spanish home situated mid-block on a grassy knoll. Ideally located a few blocks from Larchmont Village & Robert Burns park, this home has a great floor plan and is full of character & style. Lovely, light filled living & dining room. Updated, functional kitchen w/ stainless steel appliances, a sweet breakfast nook & spacious mud room w/ ample storage. 3 beds+ 2 updated baths + exterior bonus room and bath. Large backyard w/ room for a pool. A real gem!

358NorthNorton.com

■ **959 S MULLEN AVE** Open 11-2 633E3  
**\$875,000** 3+1.75 COTTAGE

NEW



MLS#13-710533  
 Sandra Boeck 323.860.4240  
 COLDWELL BANKER - HP

## REMODELED HOME IN BROOKSIDE

Stunning center hall entry with inlaid wood flooring. Living room with coffered ceiling and fireplace. formal dining room, breakfast room, kitchen with Wolf and SubZero appliances, finely crafted cabinetry and center island. Library, den with bar and fireplace. Three bedrooms, two baths upstairs. Brick patio, terraced gardens, lush landscaping, natural stream on large lot. Three-car garage. Security camera system.

Dshwshr,Dryer,Grbg Disp,Wshr

■ **435 S ROSSMORE AVE** Open 11-2 633F2  
**\$3,485,000** 3595000 5+5 2sty-MEDITERRANEAN

red



MLS#13-702739  
 N.Hartman/L. Brenner 323-860-4245  
 COLDWELL BANKER - HP

## LOVINGLY RESTORED TO ITS ORIGINAL GRANDEUR

This Mediterranean estate presents an outstanding opportunity for those who appreciate privacy, historic style & impeccable attention to detail. Appointments include formal LR & DR, den with wet bar, original hardwood floors, etched-glass doors, chef's kitchen, and thoughtfully designed family/game room. The backyard is shrouded in privacy, w/ pool, flat lawn, serenity garden, a terrace, automatic awnings, 3 storage units, and a pool/guest house with bath and prepping for future kitchen.

Dshwshr,Frzr,Rng/Ovn,Fridg

■ **354 S MCCADDEN PL** Open 11-2 633E2  
**\$2,835,000** 4+3.5 2sty-MEDITERRANEAN

rev



MLS#13-707633  
 Loveland Carr Properties 323.460.7606  
 COLDWELL BANKER - HP

## CLASSIC MEDITERRANEAN IN HANCOCK PARK

The perfect blend of classic Mediterranean lines with a contemporary feel are found in this Hancock Park gem! Inviting living room w/ handsome fireplace. Comfortable den opens to a light, architecturally designed contemporary kitchen w/ timeless features & ample storage. Formal dining room w/ wood coffered ceiling. 1 + 1.5 down. 3 + 2 + office up. Master suite is complimented by an artistically designed bathroom. Pool, spa & pergola covered patio are ideal for entertaining. Simply elegant!

354SouthMccadden.com




18 Hancock Park-Wilshire Condo / Co-op

<b>4568 W 1ST ST #310</b>	Open	11-2	633H1
<b>\$569,000</b>	2+2	CONTEMP MED	
	<b>PRIME HANCOCK PARK ADJ KOREATOWN VILLA DEL CAPRI PENTHOUSE</b>		
Luxurious Villa Del Capri in Prime Hancock Park Adjacent Koreatown location. Newer construction building. South facing unit with great natural light and view. Oversized living room with hardwood floors, fireplace, and private balcony. Modern kitchen is equipped with granite counters, breakfast bar, stainless steel appliances, and plenty of cabinet space. Large Masterbedroom has WIC and en suite master bath with separate tub/shower, and double vanity. Laundry in unit.			
MLS#13-707751			
James Campbell	3103887332	Cing Fan,Dshwshr,Grbg Disp,Rng/Ovn	
SUNSET STRIP REALTY			

<b>645 WILCOX AVE, UNIT 3D</b>	Open	11-2	593E7
<b>\$445,000</b>	1+1.5	CONTEMPORARY	
	Fantastic Hancock Park location with beautiful north facing views of the Hollywood Hills. This bright and spacious condominium is within the guard gated community of Hancock Park Terrace and near great spots like: Larchmont Village, Wilshire Country Club, L.A. Tennis Club, The Grove and countless local eateries! Enjoy the light filled private patio, updated kitchen and baths, interior laundry and huge walk-in closet. This wonderful complex is lushly landscaped and has a heated pool and spa.		
Peggy Bartenetti		323.860.4250	
COLDWELL BANKER - HP		James Hutchison 310.562.5907	

18 Hancock Park-Wilshire Income

<b>1032 S ORANGE DR</b>	Open	11-2	633D3
<b>\$1,490,000</b>	TUDOR		
This unique 4-plex designed in classic English Tudor style, is located in one of LA's most desirable rental markets. These spacious units, feature hardwood floors, crown molding, restored fixtures.			
MLS#13-703321	Blf-Ins,Dshwshr,Dryer,Micro,RngOvn,Other		
Mikhail Siretskiy	323.350.5575	KELLER WILLIAMS-SM	


<b>1107 S TREMAINE AVE</b>	Open	11-2	633E3
<b>\$1,195,000</b>	1+295000	MEDITERRANEAN	
	<b>JUST REDUCED \$100,000!!</b>		
Designer-owned 1920's Mediterranean duplex. Exquisite upper unit opulently finished with details found in fine single-family homes: vaulted beamed ceilings, open flowing floor plan, gourmet chef's kitchen, distressed dark wood floors, luxurious marble-clad baths with custom cabinetry, built-in speakers, etc. Charming Moroccan-style open air lounge. Lushly landscaped grassy rear yard. Lower unit is tenant occupied. Perfect for an owner/user.			
MLS#13-697041			
Robert Risher	310-210-8648	Blf-Ins,Dshwshr,Hood Fan,Rng/Ovn,Fridg	
BERKSHIRE HATHAWAY H			

19 Beverly Center-Miracle Mile Single Family

<b>357 N KILKEA DR</b>	Open	11-2	593A7
<b>\$1,525,000</b>	3+2.5	SPANISH	
	<b>BEAUTIFULLY RENOVATED SPANISH IN BEVERLY GROVE!</b>		
Beautifully renovated, fully hedged Spanish in Beverly Grove! Living room with dramatic barrel ceiling and fireplace, formal dining room, custom kitchen cabinets, granite counters, Thermador stove, and separate laundry room. Center hall with skylight leads to generous master suite with walk-in closet, fabulous bathroom with Walker Zanger tiles, steam shower, and separate spa tub. French doors lead from master to covered deck, and romantic, ultra-private backyard with lush landscaping. Turnkey!			
MLS#13-710761			
Allison Schwarz	310-433-0056	WWW.357KILKEA.COM	
COLDWELL BANKER-SUNS			

<b>1217 ALVIRA ST</b>	Open	11-2	
<b>\$999,000</b>	3+3	SPANISH	
	<b>SPANISH COLONIAL REVIVAL IN HISTORIC SOUTH CARTHAY</b>		
A rare offering, this authentic 3+3 Spanish Colonial Revival in Historic South Carthay exudes warmth and charm. Over-sized rooms filled with endless original architectural detail. One of the largest lots in South Carthay. Exceptional quality construction, craftsmanship, decorative detailing, and individuality. Possible Mills Act tax savings.			
Allen Roth		310.387.7087	
JOHN AAROE GROUP, BH			

<b>921 S SIERRA BONITA AVE</b>	Open	11-2	633
<b>\$997,000</b>	3+2	1sty-TRADITIONAL	
	<b>FIRST TIME ON MARKET IN 40 YEARS.</b>		
Wonderful neighborhood/ Great street. Right near LACMA. Spacious public rooms with many original details in tact. 3 large bedrooms and 2 original bathrooms. Hardwood floors. Remodeled 70-80's kitchen- lots of room to remodel. Bring your contractors. Ready to be reborn.			
The Woodwards		323 762 2571	
KELLER WILLIAMS HP		Museum Square Original	

<b>6216 WHITWORTH DR</b>	Open	11-2	633A3
<b>\$925,000</b>	2+1	SPANISH	
	<b>ABSOLUTELY PERFECT SPANISH REMODEL IN CARTHAY SQUARE!!</b>		
This 1927 Spanish gem, hidden away from the street by a large hedge wall, has been perfectly updated as contemporary stunner with charm and attention to detail. Beamed-ceiling living room w/picture window & fully functioning fireplace, large formal dining room, exceptional cook's kitchen w/breakfast area, travertine floors, marble counter tops & stainless steel apps. Brand new bathroom with glass box shower, 2 spacious bedrooms + small office addition (not included in listed square footage).			
MLS#13-710845			
Ned Brown	310-270-9288	Dshwshr,Hood Fan,Rng/Ovn,Fridg	
TELES PROPERTIES, IN			

<b>633 N DETROIT ST</b>	Refresh.	11-2	593D7
<b>\$999,000</b>	3+2	COUNTRY ENGLISH	
	<b>PRISTINE 3+2 W/ YARD IN PRIME MELROSE VILLAGE. PRICED 2 SELL</b>		
Charming English Tudor home in coveted Melrose Village (90036) location. Great architectural elements: Living room w/ barreled ceiling, formal dining room, updated Kosher kitchen with two sinks, two ovens, built-in microwave, stone countertop, solid wood cabinetry, travertine floor, Viking appliances and double drawer Fisher & Paykel dishwasher. Separate laundry room. All appliances included. 2 updated bathrooms. Newer double pane vinyl windows, copper plumbing, newer central AC, newer hardwood			
MLS#13-708685			
Jimmy Martinez	323-377-0548	www.633detroit.com	
PARTNERS TRUST BH			

19 Beverly Center-Miracle Mile Condo / Co-op

<b>118 N KINGS RD #305</b>	Open	11-2	633A1
<b>\$839,000</b>	3+3	CONTEMPORARY	
	<b>NEW CONSTRUCTION! NOW ONLY 6 UNITS LEFT!</b>		
MODERN LUXURY LIFESTYLE. Finally What You've Been Waiting For...Eleven-Eight Kings Road Is An Exceptional Brand New Construction Building Offering 21 Stunning Units In One Of L.A.'S Most Central & Ideal Neighborhoods. Within A Short Distance Of Your Front Door, There Is Everything Los Angeles Has To Offer Including Dining, Shopping, Entertainment & Nightlife. Our Spacious Meticulously Designed 3 Bedroom & 3 Bathroom Units Deliver A Wide Array Of Features & Amenities.			
MLS#13-700279			
St. James/Canter	310-291-1029	WWW.118KINGSROAD.COM	
BERKSHIRE HATHAWAY			


TUESDAY



## 19 Beverly Center-Miracle Mile


Income

TUESDAY

<b>122 N HARPER AVE</b>	Open	11-2	633A1	<b>NEW</b>
<b>\$2,195,000</b>	Duplex	2sty-SPANISH		
				
<b>STUNNING DESIGNER DONE DUPLEX - REDONE FROM TOP TO BOTTOM</b> REDONE TO PERFECTION!!!! BRAND NEW ROOF, WINDOWS, ELECTRICAL, HVAC, PLUMBING, FIXTURES, KITCHENS & BATHS. BRING YOUR MOST DISCRIMINATING BUYERS. LIVE IN ONE AND RENT THE OTHER!!!! HUGE GRASSY YARD W/ROOM FOR POOL! WHY BUY A HOUSE FOR THE SAME PRICE WHEN YOU CAN GET THE LUXURY OF A SINGLE FAMILY, WITH THE ADDED INCOME OF THE SECOND UNIT. THESE UNITS COULD GET \$4500 PER MONTH!!!!				
MLS#13-709797 Reza Farahan 310-613-3842 KELLER WILLIAMS				
THIS DUPLEX HAS IT ALL-BOTH UNITS VACANT				

<b>1143 S CRESCENT HEIGHTS BLVD</b>	Open	11-2	633A3	<b>NEW</b>
<b>\$1,699,000</b>				
				
<b>HUGE REMODELED CONTEMPO SHOWPIECE DUPLEX. DESIGNER PERFECT !</b> Fall in love w/this gorgeous Duplex loaded with charm. Great flr plan w/very spacious rooms for Entertainers. Meticulous attention to details.LR w/marble FP,FDR,Brkfst Rm,open Den,Hrdwd fl.Stylish designer bathrooms.Brite upper unit has a beautiful lrg terrace w/city lights,it will be delivered vacant.Lower unit will be delivered w/mo to mo tenants currently paying \$2,800/mo.Manicured front & bckyrd.Perfect for owner occupier.				
MLS#13-709105 Corinne Allemand 310-860-8848 COLDWELL BANKER-BH N				
BRING YOUR CLIENTS !!!				

<b>1322 S ORANGE DR</b>	Refresh.	11-2	633/D4	<b>NEW</b>
<b>\$949,000</b>	Duplex	2sty-SPANISH		
				
<b>GORGEOUS DUPLEX</b> A Rare opportunity to purchase a Fully Remodeled duplex in a HIGH DEMAND rental market! This 2 unit, two-story income property is located in a sought-after area for tenants due to it's proximity to shopping, public transportation, employment & shopping centers. There is a VERY limited amount of duplexes in this area, which makes this a very desirable property for both renters and investors. Property is currently vacant and has amazing rent potential.				
MLS#13-709499 Shiva Mehrdad 310-505-9560 NELSON SHELTON				
Range Oven, Dishwasher				

<b>1232 STEARNS DR</b>	Open	11-2	633A4	<b>rev</b>
<b>\$1,095,000</b>	Duplex	2sty-SPANISH		
				
<b>CARTHAY SQUARE DUPLEX</b> 1933 Spanish Duplex in the Heart of Carthay Square. Upstairs unit (2 bed and 1 bath) is delivered vacant and features hardwood floors and lots of light. The downstairs unit, has the identical floor plan, plus an additional 3rd bed or den and bath built off of the rear bedroom - for a total of 3 beds and 2.75 baths. In addition, there is an outdoor yard. Lower unit is currently leased for approx. \$2500 per month on a month to month lease. 2 car garage plus storage room attached.				
MLS#13-709099 Eric Lavey 310-908-6800 TELES PROPERTIES, IN				
None				


## 20 Hollywood

Condo / Co-op

<b>936 N HUDSON AVE, UNIT 202</b>	Refresh.	11-2	593E6	<b>NEW</b>
<b>\$529,000</b>	3+2	CONTEMPORARY		
				
<b>HOLLYWOOD CONTEMPORARY 3 BEDROOM!</b> 2008 Rare Hollywood 3 bedroom! Contemporary with h/w, stainless steel kitchen, granite, large master bath, FP, 2parking + Guest! Great Value!				
Wesley Earley 310 922 6691 JOHN AAROE GROUP				
h/w, w/d, ss, fp, granite, tub/shower				

## 21 Silver Lake - Echo Park

Single Family

<b>2407 TESLA TER</b>	Open	11-2		<b>NEW</b>
<b>\$1,050,000</b>	3+3	SPANISH		
				
<b>SILVER LAKE SPANISH CIRCA 1929</b> Silver Lake Spanish circa 1929 Great location 3 bedrooms 3 baths +den in Ivanhoe school district. Beautiful hardwood floors, barrel ceilings in living room , courtyard entry, flat back yard.				
Jeffrey young 213 819.9630 SOTHEY'S SUNSET				

<b>1726 MALTMAN AVE</b>	Refresh.	11-2	594C5	<b>rev</b>
<b>\$1,100,000</b>	3+2.5	2sty-TRADITIONAL		
				
<b>SILVER LAKE TRADITIONAL GOES BOHEMIAN-MODERN</b> Design Vidal Bohemian Modern re-envisioned 1940's Traditional offers a casual yet sophisticated home.Open concept kitchen-dining room is truly the heart of the home to gather with friends and family. A custom banquette can seat 10.The living room features freshened wood paneled walls and wood-burning fireplace and leads to a den/media space. Two bedrooms share a hall bath.Master features a walk-in closet and bath with dual sink vanity.Grassy yard. Great indoor/outdoor flow.Sunset Junction close.				
MLS#13-710499 Karen Lower 323 804 8043 COLDWELL BANKER-BH N				
Blt-Ins,Dshwshr,Dryer,Wshr				

## 21 Silver Lake - Echo Park

Condo / Co-op

<b>1878 N ALVARADO ST</b>	Lunch	11-2	594 E6	<b>NEW</b>
<b>\$525,000</b>	3+2.5	3sty-ARCHITECTURAL		
				
<b>STYLISH ECHO PARK CONDO-NEWLY RENOVATED W/PANORAMIC VIEWS</b> This stylish quality renovation fulfills the desires of the most discerning Buyer. Refined & spacious interiors are complemented with commanding panoramic Downtown LA views from most windows. This 3+2.5 unit features an open floorplan of 1692 SF with engineered HW floors throughout, renovated bthns and kitch, vu balc in all bdrms, new HVAC , pvt 2-car gar, & abundant storage. Renovated kitch is superlative with custom cab, quartz cntrtops, new stnlss steel appl, a lrg pantry, & a flat screen TV.				
Grace Gaerlan 3232102404 COLDWELL BANKER - LF				
New stnlss steel appl, flat scrn tv, HVAC				

Questions? Need Assistance?  
Contact our Help Desk Department!

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

help!!!



21 Silver Lake - Echo Park Income

2467 KENILWORTH AVE  
Refresh. 11-2 594D3  
\$1,399,000




MLS#13-710683  
Steve Clark 818.519.9363  
DEASY PENNER & PARTN

BEAUTIFUL 1920'S DUPLEX IN PRIME SILVER LAKE  
Beautiful, exquisitely remodeled duplex with views of the San Gabriel Mountains and beyond. All of the 1920s details and character are intact, yet each unit has been meticulously and tastefully modernized. Each unit is a large 2/1, measuring 1250 square feet. Private back deck and large back yard. A mere stroll to the reservoir, Trader Joe's, Ginger Grass, Broom Street, and some of Silverlake's best restaurants. This is quintessential Silver Lake at its finest.

Dshwshr,Rng/Ovn

22 Los Feliz Single Family

1946 N HOBART BLV  
Open 11-2 593  
\$1,999,000 3+2.5 MEDITERRANEAN



MLS#13-683757  
Rosemary Low 323.660.5885  
SOTHEBY'S LOS FELIZ

EXCEPTIONAL 1921 MEDITERRANEAN "GREEN" GATED ESTATE  
Rare 1921 Mediterranean "Green" gated estate in a convenient area close to Griffith Park. Sited on large lot & renovated w/ style. New open cook's kitchen provides an ideal flow for entertaining. 3 beds, 2.5 baths, den area and a sunroom off master. The LR has 3 French doors that open to a covered patio, leading to a lush & tranquil native landscaped yard w/ naturally-designed pool, spa and complimenting stone water feature. The detached garage has been converted into a flexible living space.

Corey Nelson 310.927.0095  
SOTHEBY'S SUNSET

5264 LOS ADORNOS WAY  
Lunch 11-2  
\$1,950,000 3+2.75 1sty-MID-CENTURY




MLS#13-682437  
M. Rutstein | G. Holcomb 310-500-3921  
PARTNERS TRUST BH

EXQUISITE MID-CENTURY MODERN HOME IN LOS FELIZ ESTATES  
This incredible home offers lush landscaping and architectural distinction at every turn. Expansive walls of glass, vaulted ceilings and travertine floors highlight the grand living area. The seamless transition between the interiors and the private yard and swimming pool are further complimented by a southern position, maximizing the sunlight. The free flowing floor plan epitomizes the modern California Lifestyle.

T.J. Paradise 310-279-8303  
SOTHEBY'S - SUNSET

Pool, Spa, Surround Sound

4058 WOKING WAY  
Open 11-2 594B2  
\$1,799,000 3+3 SPANISH



MLS#13-710783  
Carter + Orland Estates  
KELLER WILLIAMS RLTY

IMPECCABLE LOS FELIZ SPANISH WITH CITY VIEWS  
The quintessential Los Feliz Spanish w/impeccable curb appeal. Two story entry to huge living room w/hardwood floors & vaulted beam ceiling. Formal dining room w/ lots of light opening to lush backyard. All new kitchen includes breakfast room. Extra office/bedroom + bath. Large upstairs master w/balcony + big views to city. 2 additional large bedrooms, plus vintage tile baths. Garden level bonus room, could be media or screening room. Sunny grassy yard w/shade trees and room for pool.

www.carterorlandestates.com

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3934 DE LONGPRE AVENUE AVE  
Open 11-2 594C5  
\$1,250,000 3+2.5 ARCHITECTURAL



MLS#13-710037  
Marcy Braiker 310-383-2382  
SOTHEBY'S BH

RARE ARCHITECTURAL MODERN HOME IN FRANKLIN HILLS  
This newer contemporary home was built in 2006. Its grand entry leads to informal den area. The home features large windows, ultra high ceilings, bamboo floors, gourmet kitchen with Italian cabinets and Caesar Stone counter tops. The living room with designer fireplace opens to balcony with canyon and city lights views which is perfect for entertaining. There are gardens in front and back yards. It is close to shops, restaurants and downtown.

Blt-Ins

1961 DE MILLE DR  
Open 11-2 593J3  
\$2,998,000 5+4.5 ARCHITECTURAL



MLS#13-683757  
Rosemary Low 323.660.5885  
SOTHEBY'S LOS FELIZ

TIME FOR A CHANGE.. SELLER'S CHANGE IS YOUR OPPORTUNITY  
Designed by the well known architect and developer, Tony Ngai, this superbly designed home is located in the much sought after gated community of Laughlin Park. Nestled on the hillside, this 5 bedroom, 4.5 bath has soaring ceilings w/ bridge across not only the entry overlooking the pool, but also over entire entry floor level. Dramatic & exciting this 5100 + sq ft home offers a media room, an office/library, a formal dining room, a step down lvg rm with fpl.. From \$3,498,000 to \$2,998,000

Dshwshr,Grbg Disp,Intrcm,Micro,Fridg

2459 PARK OAK DR  
Open 11-2 593H2  
\$3,790,000 5+6 3sty-SPANISH




MLS#13-682437  
M. Rutstein | G. Holcomb 310-500-3921  
PARTNERS TRUST BH

IMPECCABLE & RARE SPANISH + ART DECO FUSION  
This classic example of LA Spanish architecture features layers of exquisite Art Deco detail that sets this home apart, sweeping you into a glamorous golden era. The property also features hardwood floors, custom hardware, a steam room, gym, French doors opening on to sun-drenched balconies, and an exquisite Deco movie theater worthy of a Hollywood premiere. Lovingly restored & upgraded, the lush canyon views & private yard w/ pool, spa & full kitchen, round out this beautiful & rare offering.

www.2459ParkOakDr.com

4811 BONVUE AVE  
Refresh. 11-2 594A2  
\$3,495,000 3+3.5 3sty-ARCHITECTURAL



MLS#13-707695  
Jeff Yarbrough 310-734-2100  
KW / L.A. LUXE GROUP

REMASTERED LOS FELIZ SPANISH RESIDENCE. TWILIGHT 5-7P, TOO!  
Original Spanish details combined with the best of contemporary design. Features include: A large versatile room (currently set as a den/screening room) with separate entrance. Large living room with skyline views. Chef's kitchen with stainless appliances, marble counters, and two pantries. Family room with built-ins and outdoor access. Master suite with private skyline viewing deck and over-sized walk-in closet. Two guest suites + bonus sun room. Heated pool/spa. PRESS BROTHERS JUICE SERVED!

4811Bonvue.com JeffYarbrough.com

22 Los Feliz Condo / Co-op

3315 GRIFFITH PARK #207  
Refresh. 11-2 594C2  
\$449,000 2+2 1sty-CONTEMPORARY



MLS#13-710513  
Hattie Ramirez 323-376-5368  
COLDWELL BANKER - LF

SPACIOUS CONDO LOOKS & FEELS LIKE A HOME  
And it has one of the largest & best floor plans in the area. This light-filled, quiet & rear unit has wonderful Silver Lake hills views; hardwood floors; high ceilings; newer double pane windows with plantation shutters; a large eat-in kitchen; inside, side-by-side laundry; abundant closets; & oversize master suite with walk-in closet. And it's close to Griffith Park, Gelson's & Trader Joe's. Needs TLC, but could be fabulous!!

Blt-Ins,W & D

TUESDAY



## 24 Northern Single Family

**1754 PHILLIPS WAY** Lunch 11-2 595B1  
**\$599,000** 3+2 1sty-CRAFTSMAN **NEW**

**~ LOVELY UPDATED CRAFTSMAN ~ NOYO HIGHLAND PARK**

Beautiful Craftsman style home, located North of York on a corner lot. Renovated in 2010, updated features include: Plumbing, electrical, foundation, roof, bathrooms & kitchen. There is a finished bonus room attached to a large 2 car garage (perfect for an office or studio) as well as full sized basement. There is plenty of outdoor space for landscaping, gardening, play, and entertaining.

Gina Isaac (323)829-8009  
**NOURMAND & ASSOCIATE** Stove, Refrigerator, Washer & Dryer

**507 LEWIS ST** Open 11-2 595E1  
**\$629,000** 3+3 2sty-CALIFORNIA BUNGALOW **rev**

**GARVANZA HILLTOP OFFERS 1700 SQ FT OF RE-IMAGINED BUNGALOW**

w/all the warmth & charm of an original wrapped around new foundation, roof, plumbing, electrical, windows & just about everything else! A character kitch w/warm colors & vintage vibe is ready for modern world right down to the wine fridge. Open L.R./D.R., w/wonderful finishes & light, a convertible den, 2nd master suite & guest ba. The entire upstairs is one big master suite & amazing master bath w/details to die for. Star gazing front porch, BBQ patio, vegetable raised bed & a grassy area.

MLS#13-710359  
 Liz Johnson 323-397-6041  
**TELES PROPERTIES** Cing Fan, Dshwshr, Hood Fan

## 28 Culver City Single Family

**4018 SAWTELLE BLVD.** Open 11-2  
**\$771,000** 3+2 TRADITIONAL **rev**

Charming Culver City Traditional. All remodeled thru-out w/great taste & design. Upgraded w/top line appliances, new hrdwd flrs, fresh paint, new w'nds & doors. 3 lg bdrms, 2 full bths, lg fr-media rm

MLS#SR13199568CN Culver City Traditional - Remodeled  
 Teri Young 818-929-8838 COLDWELL BANKER

## 28 Culver City Condo / Co-op

**11260 OVERLAND AVE, UNIT 23B** Open 11-2 6725H  
**\$595,000** 3+2.5 TRADITIONAL **NEW**

**BEVERLYWOOD WEST TOWNHOME**

First floor is split level with dining room overlooking living room. Brick patio, remodeled kitchen, inside laundry, 3 bedrooms, 2.5 baths. Direct access two car garage. Over 1600 square feet. Great location in the complex away from street noise.

Dannie Cavanaugh 310-837-7161  
**CAVANAUGH REALTORS**

## 30 Hollywood Hills East Single Family

**2850 WESTSHIRE DR** Open 11-2 593G1  
**\$1,795,000** 3+3.5 SPANISH **NEW**

**PRIVATE AND GATED IN BEACHWOOD VILLAGE**

Situated behind lush landscaping and a private gate, this newer construction Spanish takes its position on the pedigree Westshire Drive in the heart of Beachwood Canyon. Showcasing tremendous volume throughout, the spacious floor plan weaves indoor and outdoor spaces together seamlessly and is well thought-out. The Living Spaces are all generously scaled and draw much of the natural light that is cast on the property. Great outdoor Spaces, which feature a black-bottom lap pool and spa.

MLS#13-708233  
 Eric Lavey 310-908-6800  
**TELES PROPERTIES, IN** Dshwshr, Dryer, Elvtr, Rng/Ovn, Fridg, Other

**2633 CANYON DR** Refresh. 11-2 593G2  
**\$1,249,000** 4+3 CONTEMPORARY **NEW**

**NEWER 4 BEDROOM 3 BATH WITH YARD**

Contemporary home features grand, open spaces in a parklike setting. Huge liv rm w/ granite FP, hwd flr & wall of glass open to a lg grass yd. Din area has sky lit cathedral ceil. Custom kitch w/ granite counters has stainless appliances, lg, walk in pantry, plus light filled bkfst area. 1 bdrm & granite ba is on 1st level. Mstr suite w/ cathedral ceiling, FP, & huge, walk in closet, opens to mezzanine off/den. Mstr ba detailed w/ custom counters & sinks. 2 additional bdrms & ba on 2nd level.

MLS#13-710939  
 Raymond Schuldenfrei (323) 646-0350  
**KELLER WILLIAMS HOLL** Blt-Ins, Cbl, Dshwshr, Grbg Disp, Hood Fan

**5746 CAZAUX DR** Lunch 11-2 593G2  
**\$897,000** 2+2 2sty-COTTAGE **NEW**

**BRONSON CANYON STORYBOOK!**

Once upon a time in Canyon View Park there sat the perfect English storybook house. Have you heard of Canyon View Park? Back in the 20's this was one of the original developments in Bronson Canyon, happening at the same time as Hollywoodland of the famed Hollywood sign icon. You can have this two bedroom, two bath home with all its old-world charm updated with today's modern amenities. Come visit before this storybook home becomes someone else's story!

MLS#13-710051  
 Holly Purcell 310-890-4023  
**BERKSHIRE HATHAWAY** www.5746Cazaux.com

**6407 LA PUNTA DR** Open 11-2 593F2  
**\$1,680,000** 4+3.5 CONTEMPORARY **red**

**ENTERTAINER/EXECUTIVE'S PARADISE**

Modern architectural beauty sits behind a gated cul-de-sac street in the Hollywood Hills. Low key exterior conceals dramatic interior. Spacious flr plan, chef's gourmet modern kitchen and breathtaking canyon views. Open indr/outdr flr plan is perfect for entertaining. Master suite on first level w/walk-in closet, 3 bdrms, 2 bathrms down. Huge office with flr to ceiling bookshelves. Vaulted ceilings, media rm w wet bar, pool table, and gym. 3-car garage. Also for lease \$9,250. Must come inside to see.

MLS#13-704571  
 Terresa Gerger 323-466-3875  
**KELLER WILLIAMS LARC** Gated street, views, vaulted ceilings

## 31 Playa Del Rey Single Family

**8229 ZITOLA TER** Open 11-2 702-B3  
**\$1,295,000** 5+3 2sty-TRADITIONAL **NEW**

**LARGE LOT WITH VIEWS! UPDATE & CREATE YOUR DREAM HOME**

First time on the market in 49 yrs! A wonderful two story home w/5+3 on appx 8,190 SF lot w/views of city lights & a peek of the ocean. Opportunity knocks on one of the most desirable streets to update & make this your dream home. 1st flr features a lge living rm w/fpl, open dining area, eat-in Kitchen, laundry rm, 3 bds & 2 bas. Downstairs has 2 bds & 1 ba plus a spac family rm w/fpl which opens to the patio & pool; ideal for entertaining. Close to beach & restaurants. 2-car garage. Trust sale.

MLS#13-710511  
 MB Woods/ R. Mayhew 310-571-1358  
**COLDWELL BANKER** www.8229zitola.com



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Available for iOS & Android.  
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51 West HillsSingle Family

530 BRYANT DR


Refresh. 11-2 499D5

\$1,260,000

3+3

2sty-ARCHITECTURAL

NEW



"THE CASTLE" TUCKED AWAY IN BOX CANYON!

Dramatically surrounded by natural rocks and nestled in the hills on six acres sits this celebrity owned 4000+sf 3BR/3B one-of-a kind home. Featuring large living area w/ Australian walnut floors, Arizona river rock, wood beam ceilings, 3 frpls, gourmet kitchen and French doors opening to a covered patio w/deck , pool and spa. Perfect for entertaining. Enjoy the privacy & tranquility of this truly magical setting.

MLS#13-710653

Jane Kellard

310-989-1200

WEA

Fruit Trees - - Turret-

72 Sherman OaksSingle Family

4251 MURIETTA AVE

Open 11-2 562B5

\$899,000

2+2

TRADITIONAL

NEW



UPDATED STORYBOOK HOME IN SHERMAN OAKS

Your search for that completely updated storybook home ends right here at 4251 Murietta Ave. Bright and spacious, this 3 bed/2 bath home has a large grassy front yard with white picket fence, formal living room, dining room with built-ins, a large galley kitchen with breakfast area, family room with vaulted ceilings, spacious master suite & 2nd bedroom with hand-painted floor. Private backyard with room for a pool and bonus room behind the garage. Located in the Dixie Canyon school district.

MLS#13-703401

Brian Ades

310-503-8080

SOTHEYB'S SUNSET STR

Cing Fan,Dshwshr,Micro,Rng/Ovn

53 Woodland HillsSingle Family

19960 SANTA RITA ST


Open 11-2 560E2

\$1,950,000

6+6

CONTEMP MED

NEW



GORGEOUS HOME SOUTH OF VENTURA BOULEVARD IN WOODLAND HILLS.

Great newer home south of Ventura Boulevard in Woodland Hills. Views of the Valley From the Master Bedroom, 10 foot vaulted ceilings with beams, custom built office. Large 3 car garage. Baths have Kohler faucets and sinks. Designer Italian travertine tile work, granite and limestone in bathrooms. Large master bathroom with walk in closet and marble throughout. Beautiful fire place in master bedroom.

MLS#13-708435

Magnus Hellberg

310-500-1357

PARTNERS TRUST B.H

73 Studio CitySingle Family

4248 AGNES AVE

Refresh. 11-2

\$1,450,000

4+3

2sty-CAPE COD

NEW



CAPE COD TRADITIONAL IN THE GROVE

Here's your opportunity to live on one of the most sought after streets in Studio City. The picket fence, the stone pathway, the rose gardens, and the inviting front porch add to the character of this warm, 4 bedroom, 3 bath, "storybook" home located in Studio City. Features include a living room w/ a fireplace, built-in book cases, and detailed crown molding. The den/office has a gas fireplace, french doors that lead to the charming porch & private grassy backyard with heated swimming pool.

Bryan Abrams

818-266-4300

JOHN AAROE GROUP

CARPENTER COMMUNITY CHARTER DISTRICT

55 Canoga ParkSingle Family

8455 ETON AVE


Open 11-2 530B2

\$610,000

5+2

RANCH

NEW



RANCH IN CANOGA PARK. DOUBLE ENTRY WOODEN GATE FOR PRIVACY.

Rustic Ranch home in Canoga Park. Has its own barns and chicken coop with an area to plant your Victory Garden. Over 15,000 square foot lot. 5 bedrooms with 2 of the bedrooms that can be converted into extra large family rooms (each room is 30 x 20 plus feet) or used as two master bedrooms. Living space has been increased to 3,500 sq. ft. plus as per the owner (addition is not permitted).Zoned Residential Agricultural.

MLS#13-706415

Amy Chang

310-702-8398

COLDWELL BANKER -SM

Cing Fan,Grbg Disp,Hood Fan,Rng/Ovn

4428 CAMELLIA AVE


Open 11-2 562/H4

\$1,200,000

0+0

1sty-SPANISH

NEW



GORGEOUS STUDIO CITY MEDITERRANEAN

GORGEOUS STUDIO CITY MEDITERRANEAN. Who could resist this stunning, completely renovated, designer home with all the charm of a Spanish or Italian villa. Enter this home through a bougainvillea-draped entrance into an enchanting, enclosed courtyard. Once inside you will see the . This 4 bedroom, 3.5 bath home is an entertainer's dream. With , air conditioning and heating, upgraded wiring, newer tile roof, new kitchen, Walker Zanger tile house in a well-regarded neighborhood, a true gem

62 EncinoSingle Family

4151 VALLEY MEADOW RD


Open 11-2 561F5

\$2,600,000

4+4

TUDOR

NEW



STUNNING TUDOR INSPIRED HOME IN THE ROYAL OAKS

Beautifully Upgraded Majestic Tudor Inspired home is situated atop a serene bluff in the heart of the Royal Oaks area of Encino. This magnificent 4 bedroom and 4 bathroom estate has over 4,500 square feet including a formal living room, formal dining room and a grand family room with a built in bar that opens to this home's tranquil backyard.

MLS#13-709343

Litta Glinert

213-595-2455

COLDWELL BANKER-BH N

3153 COLDWATER CANYON AVE

Open 11-2 562

\$995,000

2+2

1sty-MID-CENTURY

NEW



MID-CENTURY MODERN POST & BEAM WITH INCREDIBLE VIEWS

Dramatic lines and panoramic city light and mountain views combine to define this classic Mid-Century Modern post & beam home. Spacious living room, with fireplace, clerestory windows and tongue & groove ceiling, flows seamlessly to the outdoor entertaining area, featuring a large swimming pool. Cook's kitchen opens to a light-infused dining area perfect for intimate engagements or large-scale parties. Within walking distance of some of L.A.'s best parks and hiking trails.

Christopher Miller

(310) 351-5743

THE AGENCY

Swimming pool & outdoor fireplace

69 Panorama CitySingle Family

14037 PARTHENIA ST

Open 11-2 532B1

\$299,000

2+1

NEW

STANDARD SALE. 2b/1b, attached 2 car garage, & bonus attached enclosed porch Large lot w/ mature fruit trees. Updated, complete copper plumbing, original wood flrs and tiled kitchen. This won't last!

MLS#13-710765

Rebecca Sekulich

310-709-1701

Cbl,Cing Fan,Dshwshr,Rng/Ovn

KELLER WILLIAMS RLTY

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!



TUESDAY

WEDNESDAY, THURSDAY, FRIDAY AND BY APPOINTMENT

<b>3826 ALTA MESA DR</b>	Refresh.	11-2	562E6	<b>NEW</b>
<b>\$699,000</b>	2+2	POST & BEAM		



**STUDIO CITY 60S POST & BEAM VIEW CONTEMPORARY "TREE HOUSE"!**

Amazing 60s Post&Beam View Contemporary "Tree House"! Great "condo alternative". 20ft Foyer, Hardwood, Amazing Views of SFV, balcony, updated master bath, 2 car garage, quiet Studio City neighborhood!

Wesley Earley 310 922 6691  
JOHN AAROE GROUP

H/W, Central Air, SS, w/d,views

### 73 Studio City Condo / Co-op

<b>4424 WHITSETT AVE #314</b>	Open	11-2	562F4	<b>NEW</b>
<b>\$629,000</b>	2+2	3sty-CONTEMPORARY		



**CORNER PENTHOUSE IN GREAT BUILDING**

Lumiere building built just 4 years ago in prime Studio City location. Private unit with spacious open floorplan, tons of natural light, hardwood floors, stone fireplace, and Cat 6 prewired surround sound. The gourmet kitchen w/ skylight includes granite counter tops, spacious island and top of the line stainless steel appliances. Dining room w/ plenty of room for large dinner parties. Master suite includes his and her closets.

MLS#13-708833  
Kathryn Landrum 3106010868  
KT PARTNERS

Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other

### 95 Mount Washington Single Family

<b>422 JAMES ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$439,000</b>	2+2	SPANISH	



**STYLISH SPANISH - EXCELLENT CONDITION & MOVE-IN READY!**

Gorgeous Spanish in hip location! 2 bedrooms, 2 full baths. Large open kitchen with stainless appliances and custom cabinets, marble counters, skylights. Master suite with walk-in closet and full bath. Dark wood floors, recess lighting, central AC. Multi-level yard with large back patio and mature designer landscaping, beautiful city views. Quiet, central location just minutes to cool restaurants and downtown, close to freeways. Two garages and 3rd garage used as laundry and storage room.

Sabine Pleissner 310-745-1055  
KELLER WILLIAMS

**TheMLS.com**  
THE MLS OF CHOICE™

## THURSDAY OPEN HOUSES

### 21 Silver Lake - Echo Park Income

<b>817 LUCILE AVE</b>	Refresh.	11-2	594B6	<b>NEW</b>
<b>\$1,084,000</b>	Units	CRAFTSMAN		



**GREAT INCOME PROPERTY! ONE UNIT IS VACANT AND ABLE TO SHOW!**

Amazing opportunity to acquire a charming craftsman 4plex in the heart of Silver Lake! Huge lot with 7 parking spaces and city views from the rear of the building. Across the street from Bellevue Rec Center, moments from Silver Lake Reservoir, and steps to Sunset Junction's trendy shops and restaurants. Great turnkey investment grossing \$74,500/year. The unit mix is three 1bd/1ba with W/D hook ups and one 2bd/2ba w/ stackable W/D. Foundation and roof have been upgraded. ONE UNIT WILL BE SHOWN.

MLS#13-694539  
Shawn S. Kormondy 323-638-7567  
KELLER WILLIAMS HOLL

Dryer,Rng/Ovn,Fridg,Wshr

### 22 Los Feliz Income

<b>2419 HYPERION AVE</b>	Open	12-3	594C4	<b>NEW</b>
<b>\$899,000</b>				



**GREAT TRI-PLEX PLUS COMMERCIAL LOT**

An amazing opportunity awaits for a savvy investor/builder. Very seldom does a C1 lot on Hyperion become available and this one includes a beautiful mid century tri-plex. The two original units from Tracy Terrace and there is 2/1 (permitted) under the 1960 dwelling currently bringing in \$1400 a month. If you are looking to own property and build a business this is your chance.

MLS#13-710805  
Stephen Clark 818-519-9363  
DEASY PENNER & PARTN

Rng/Ovn,Fridg

## BY APPOINTMENT OPEN HOUSES

### 73 Studio City Single Family

<b>11488 DONA DOROTEA DR</b>	592H1	<b>NEW</b>
<b>\$2,150,000</b>	5+4.5 2sty-SOUTHERN COLONIAL	



**PEACEFUL. BEAUTIFUL. FUNCTIONAL- YOU'RE HOME.**

Beautifully renovated 2-story traditional Southern Colonial for a sophisticated buyer. This private, serene home features bright 2-story entryway with great floor plan for family and easy entertaining. Spacious rooms with its own bathrooms, hardwood floors, double pane windows, dual zone central AC/heat & much more. Beautifully landscaped backyard w saline water pool/Jacuzzi, built-in BBQ. Best schools: Carpenter, Campbell Hall, Harvard Westlake. 5 Min to shops, markets & restaurants.

MLS#13-706485  
Kimmy Kim 213-700-5752  
KELLER WILLIAMS HH

BBQ,Blt-Ins,Cbl,Clng Fan,Cent Vac,Other

## ATTENTION

The following changes to The MLS Open House Guide™ Broker Edition Terms & Conditions are effective January 2012:

- 1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.
- 2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.
- 3) No refunds will be given for any ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at TheMLS.com™).

