


## 01 Beverly Hills

Single Family

<b>1806 LOMA VISTA DR</b>	Open	12-2	<b>NEW</b>
<b>\$9,500,000</b>	5+7	TRADITIONAL	




**TROPHY TROUSDALE ESTATE WITH VIEWS**

Situated at the top of Beverly Hills, sits an architect-to-the-stars John Elgin Woolf's "Hollywood Regency" style home. Enter through the gates of one of this magnificently designed private estates, home to the late Patrick Doheny, to find this 5 bedroom 7 bath jewel box. This prolific Woolf design features a spectacular wood-paneled study, soaring ceiling height throughout, marble fireplaces, and pool with mature landscaping.

MLS#17-237626  
Rochelle Maize 3109688828  
NOURMAND & ASSOCIATE

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

<b>805 N LINDEN DR</b>	Open	11-2	<b>rev</b>
<b>\$13,999,000</b>	5+5	SPANISH	




**STUNNING CALIFORNIA SPANISH**

This picture-perfect Spanish style home perfectly captures the charm and elegance of Beverly Hills. This Rosemary DeCamp masterpiece, impeccably designed by Wallace Neff, features a stunning living room with hand painted cathedral ceilings overlooking beautiful gardens and landscaped patios. Immerse yourself in the updated kitchen with recessed lighting and top of the line stainless steel appliances, as well as a grand foyer with a graceful staircase and exquisite marble floors.

MLS#17-249136  
Aaron Kirman  
JOHN AAROE GROUP

BBQ,Blt-Ins,Dshwshr,Frzr,Micro,Other

<b>570 CHALETTE DR</b>	Open	11-2	<b>rev</b>
<b>\$6,999,500</b>	5+6	CONTEMPORARY	



**TROUSDALE ESTATE**

Contemporary, single-story home in desirable Trousdale. This home includes high ceilings, marble finishes, and hand-painted finishes throughout. Remodeled chef's kitchen with highest quality appliances, center island with breakfast bar. Master suite has a remodeled bath and sitting area. All the guest rooms and master lead out to a sumptuous backyard with a pool, spa fire pit, fountain, and views spanning from the city to the ocean. All chandeliers and sconces are excluded.

MLS#17-267294  
Doris Safizadeh 3107171956  
NOURMAND & ASSOCIATE

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

## 01 Beverly Hills

Condo / Co-op

<b>460 N PALM DR #305</b>	Open	11-2	<b>red</b>
<b>\$4,295,000</b>	3+4	CONTEMPORARY	



**\*460 N PALM\* BEVERLY HILLS 3600 SF LUXURY CONDO (2015)**

Unprecedented luxury residence in prime Beverly Hills' newest (2015) "5-star" concierge doorman condominium building, "460 Palm." Rare ultra spacious 3600 SF, 3BD/4BA, is the largest floor plan available. An entertainer's dream with amazing city views, sliding Fleetwood windows, seamless indoor/outdoor floor plan, modern gourmet Chef's kitchen, private home theater, & outdoor terraces.

MLS#17-242076  
ST.JAMES+CANTER 310.704.4248  
BERKSHIRE HATHAWAY

www.460Palm305.com

## 01 Beverly Hills

Lease

<b>1119 SCHUYLER RD</b>	Open	11-2	<b>rev</b>
<b>\$13,500</b>	4+4	1sty-TRADITIONAL	



**WONDERFUL 1 STORY IN SPECTACULAR SETTING!**

Beautiful single story home on lower Schuyler on large 30,262 sq. ft. lot w/private park-like setting & endless mature trees. Sitting directly across the street from one of Beverly Hills largest & most iconic properties. Wonderful move-in condition w/open, spacious living room opening to the pool & majestic grounds & setting. Wonderful kitchen w/breakfast room, formal dining, terrific master w/doors opening to the pool area & beautiful kids bedrooms. Beverly Hills School District.

MLS#17-274602  
Ginger Glass 310-927-9307  
COLDWELL BANKER BHN

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

## 02 Beverly Hills Post Office

Single Family

<b>2915 DEEP CANYON DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,189,000</b>	5+4.5	TRADITIONAL	




**SUPERLATIVE PRIVATE ESTATE IN DEEP CANYON WITH POOL/SPA**

Superlative estate in Deep Canyon offers resort atmosphere, center island kitchen generous master suite w/ jetted tub, multiple walk-in closets & ample guest or kid's suites. Splash in the luxurious pool or create culinary feasts at the double BBQs. 3 bedroom suites conveniently located on the 2nd floor. Breakfast area & office nook adjacent to TV lounge create a magnificent great room. Formal dining & living Rms afford additional spaces for festive parties. Smart home utilizes Crestron.

Chris Pickett/ Ernie C. 310.800.7103  
TELES PROPERTIES.COM

www.2915deepcanyondr.com

<b>13431 JAVA DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,950,000</b>	0+0		




**SPECTACULAR VIEW PROPERTY**

Spectacular view property down a very private country lane on a cul-de-sac. The property is situated on a promontory, overlooking stunning city views. The property has an open floor plan with great scale and proportions. The 1st floor consists of 2 bedroom suites, great room, kitchen breakfast room, office, & formal dining room. The 2nd floor consists of 4 bedrooms 4 bath of which 2 of them are master suites, and an office. The pool looks out onto jetliner views of city lights and lush greenery.

J.Babajan/M.Rabbani 310.623.800  
RODEO REALTY

www.13431javadrive.com

<b>1400 DAWN RIDGE DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,475,000</b>	4+4.5		



**DUQUETTE'S MID-CENTURY MASTERPIECE**

Beverly Hills 4bd/4.5ba home, fully furnished (lease only) by Tony Duquette. A nature filled refuge of trees, plants & foliage w/ pool. Enter Duquette's magic of whimsical interiors & design. FLR w/ wood flrs & FP. Open layout w/ glass drs that open from almost every rm. Lavish FDR w/ sitting area & bar. Chef's kit w/sitting rm & breakfast area. Master suite w/ soaring ceilings, FP & lux ba. 2addtl guest ensuite bds down+1 addtl suite upstairs w/ sitting area. Experience this Duquette hideaway!

Linda May 310.492.0735  
HILTON & HYLAND

Available for lease \$16,500/mo Furnished



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<b>12417 MULHOLLAND DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,295,000</b>	3+3.5	1sty-RANCH	




**TWILIGHT OPEN HOUSE - TUESDAY 7PM-9PM!**

Tastefully upgraded for modern day living, boasting an expansive living room w/cathedral-beamed ceilings & stacked stone fireplace which opens to a picturesque family room w/walls of glass. Chefs kitchen showcases a state-of-art appliances & custom cabinetry. Master suite provides a stone fireplace & perfectly appointed en-suite bathroom. Lushly landscaped outdoor living space boasts multiple dining patios, w/gas fire feature, BBQ area, grassy side yard & private gardens. Dramatic views!

Ron Losch 310-701-4111  
RE/MAX WEST LA

www.RESULTSRealEstateGroup.com

<b>9730 ELDERIDGE DR</b>	Open	11-2	<b>red</b>
<b>\$2,575,000</b>	3+3	CONTEMPORARY	




**MOTIVATED SELLER! LUXURY BHPO LIVING AT ITS FINEST**

Ultra private contemporary Regency style home, located in the coveted lower San Ysidro area on quiet cul de sac street. Open living room with 11 ft ceilings & original wood burning / gas fireplace. Entertainers paradise with french doors opening to uber private yard with dining area, custom built in BBQ and fire pit. Top of the line kitchen appliances & marble counter-tops. Master suite with beautiful hotel-like spa bathroom and dream closet! 2 additional bd w/ guest bath. Gorgeous BHPO retreat

MLS#17-261548  
Layne Joy Herrmann 310-991-7173  
LAYNE JOY HERRMANN,

WWW.9730ELDERIDGE.COM

<b>9572 STUART LN</b>	Open	11-2	<b>NEW</b>
<b>\$2,300,000</b>	3+4	CONTEMP MED	



**MLS#17-278242**

Bolour/ Sheikh  
SOTHEBY'S /KW

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

<b>12071 CREST CT</b>	Open	11-2	<b>rev</b>
<b>\$12,750,000</b>	5+7	MODERN	



**STUNNING MODERN JEWEL IN GATED COMMUNITY**

Perfectly situated at the end of a cul-de-sac in the prestigious gated Summit community, w/spacious motor court, this modern estate was extensively remodeled in 2017. The 5 bed, 7 bath home boasts jetliner views, well as new appliances, walnut hardwood floors, Crestron Smart Home System, salt water infinity edge pool, limestone deck & steps, sports court, & custom stone slab work in all bathrooms. Lavish master suite has separate luxurious dual baths and closets, and a spacious balcony and deck

MLS#17-273040  
Victoria Risko/Marc Noah 310-968-9212  
SOTHEBY'S

12071CRESTCT.COM

**03 Sunset Strip - Hollywood Hills West**

Single Family

<b>9807 PORTOLA DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,250,000</b>	3+3	3sty-CONTEMPORARY	




**NEWLY REMODELED BENEDICT CANYON HIDEAWAY**

Tri-level floorplan. Main living level is completely open with vaulted ceilings, wood burning fireplace, French doors to patio with canyon vistas, and dining area. Freshly updated kitchen has brand new countertops, cabinets and Stainless Steel appliances. Top level w/ 2 bedrooms, Jack & Jill fantastic bathroom. Spiral staircase from main level takes you down to the generous sized master bedroom with spectacular en-suite bathroom and dual vanity. Master has tons of storage & large walk in closet.

MLS#17-277548  
Jory Burton 3108604515  
SOTHEBYS INTL REALTY

www.9807Portola.com

<b>1677 N DOHENY DR</b>	Open	11-2	<b>NEW</b>
<b>\$44,000,000</b>	5+8	CONTEMPORARY	



**OPEN TUESDAY 11AM-2PM TWILIGHT 5PM-7PM**

Perched on a promontory above Hollywood's famed Bird Streets, a model of sophistication, it showcases unprecedented European craftsmanship and bespoke details which elevate the property to a true work of art. A masterful achievement of concept and design, this singular residence presents a harmonious confluence of pristine, natural elements, unbridled craftsmanship, and European sensibility, offering an elevated and artful lifestyle experience.

MLS#17-242162  
Branden & Rayni Williams 310.691.5935  
HILTON & HYLAND

WILLIAMS & WILLIAMS

<b>1608 SAN YSIDRO DR</b>	Open	11-2	<b>NEW</b>
<b>\$29,500</b>	0+0	CAPE COD	




**EXCEPTIONAL NEW CONSTRUCTION**

Exceptional new construction:soaring ceilings, hardwood floors, designer finishes. Master bdr with a spacious balcony, fireplace, his & her walk-in closets, spa-like bathroom with tub, dual sinks,a rainfall shower. Kitchen w/ designer cabinets, marble countertops, and comes complete with Wolf appliances. Swimmer's pool, outdoor bar and kitchen, and sitting areas with firepit and fireplace. This fully furnished Traditional home has every luxury amenity just minutes from The Beverly Hills Hotel.

Aaron Kirman, Neyshia Go 310-882-8357  
JOHN AAROE GROUP

<b>1677 N DOHENY DR</b>	Open	11-2	<b>NEW</b>
<b>\$36,985,000</b>	5+8	3sty-CONTEMPORARY	




**THE GENESIS OF AN EXQUISITE ARCHITECTURAL COMPOUND**

Perched on a promontory above Hollywood's famed Bird Streets in the prestigious Sunset Strip enclave known as the Doheny Estates, sits this exquisitely designed architectural, custom home. It showcases unprecedented European craftsmanship and bespoke details which elevate the property to a true work of art. Just completed with discriminating vision by the European owner, the residence sits on just under an acre of land and claims one of the most spectacular homesites in the city.

P. Lester | B. Williams 310.488.5962  
AGENCY | HILTON HYLD

Also Open Twilight from 5pm-7pm

<b>1347 BRAERIDGE DR</b>	Refresh.	11-2	<b>red</b>
<b>\$2,633,500</b>	2688500	4+4	



**LIGHT-FILLED ARCHITECTURAL IN LOWER BHPO**

Minutes to the heart of Beverly Hills. Private retreat tucked into a quiet cul-de-sac w/high ceilings, custom doors & windows providing a clean, sleek look w/natural light & airy spaces. A modern, open layout w/great flow & lush surroundings. Enjoy breakfast on the picturesque balconies overlooking lush canyon views, or cocktails & hors d'oeuvres at twilight on the gated front succulent-filled courtyard. A truly serene & tranquil setting that will inspire anyone's inner artistry.

MLS#17-244114  
Zach Goldsmith 310.908.6860  
HILTON & HYLAND

HiltonHyland.com

<b>2000 LA BREA TER</b>	Open	12-3	<b>NEW</b>
<b>\$15,000,000</b>	5+7		



**ICONIC 40'S MODERNE ON 1.8 ACRES. RSVP REQUIRED 12-3**

C. Raimond Johnson AIA. Don't miss this incredible one of a kind Hollywood Hills Mansion built in 1941 with a vision of design rarely seen today. Gated community affords seclusion, yet moments from major destinations of the city. Large motor court, 2 story entry with unique curved wood and glass staircase. Walls of glass looking out to city views and lush landscaped grounds with resort sized pool. A true one of a kind opportunity not to be missed! RSVP and Agents only.

Brett Lawyer 310.858.5402  
HILTON & HYLAND

MUST RSVP TO Shawn@BrettLawyer.com



<b>9369 FLICKER WAY</b>	Refresh.	11-2	592G5	<b>NEW</b>
<b>\$12,500,000</b>	5+6	MODERN		



**HUGE PRICE CHANGE TO \$12,500,000. VALET + REFRESHMENTS**

The absolute #1 best, truly epic, front-row 300' City Views in LA! Majestically sited on an incredible promontory, with jetliner views spanning from DTLA to the Ocean, & supremely located in the closest BirdStreet enclave above LA's Sunset Strip, just seconds from the center-of-the-city, this iconic modern captivates you at first sight with its impressive street presence & warm sensual ambiance that captures the essence of the LA lifestyle. Appx. 5200sqft. HUGE PRICE REDUCTION!

Tania Ferris  
COLDWELL BANKER 310-713-8234

IconicLAViewModern.com

<b>8069 WOODLAND LN</b>	Open	11-2	<b>NEW</b>
<b>\$1,299,000</b>	3+2	CAPE COD	



**MAGICAL PRIVATE HOME IN AN AMAZINGLY ACCESSIBLE LOCATION.**

Just down Laurel Canyon, from all the deliciousness that is Pace restaurant, is this gorgeous gated, meticulously designed home. 2 Beds 1 Bath, plus a private-access guest suite with additional bathroom, all surrounded by exquisitely landscaped outdoor gardens. Beautiful details throughout - Cape Cod-inspired beadboard ceilings, rich warm wood floors, carefully selected tile, designer colors, intricate brickwork, skylights, pergola, hot tub, outdoor fountain, & terraced decking w/ canyon views.

Heather & Larka  
TELES PORPERTIES 424.202.3208

www.8069woodland.com

<b>8960 ST IVES DR</b>	Open	11-2	592H5	<b>NEW</b>
<b>\$4,995,000</b>	3+5	VILLA		



**THE ULTIMATE PIED-À-TERRER**

Completely redone, this secluded & private Villa is located in one of the most sought-after areas in the city. Features a dramatic living room w/14 ft ceilings overlooking beautiful city views. The formal dining room has arched & coffered ceilings with French doors leading to the dining terrace overlooking the pool, garden & city. Updated & remodeled kitchen, sitting room with views of the romantic pool & grounds, & a beautiful master suite with its own private terrace. Walled, gated & timeless.

MLS#17-278900

Kurt Rappaport  
WEA 310-860-8889

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

<b>3460 NORTH OAK GLEN DRIVE, HHW</b>	Open	1-2	<b>NEW</b>
<b>\$1,265,000</b>	3+3	2sty-ARCHITECTURAL	



**1936 ART DECO STREAMLINED MODERNE ON APRX.14K LOT WITH VIEWS**


Rare Art Deco Streamlined Modern in the Style of William Kesling. Gated & Walled. Panoramic Views of Universal Entertainment Complex. 3 Bdrms + 3 Ba. Fam. Rm. Gourmet Kitchen. For. Din. Area. Open Patio Terrace. Almost 14,000 square foot lot with flat yard. Original Steel Casement Windows, Original 3/4 Sawn Oak Floors, Art Deco/ Spanish Tiles, MB with Steam Shower, Ba with Sunken Tub, Art Deco Glass Block, Skylights, Deck. Spa Tub & Outdoor Bar. Possible Detached Guest Unit or Office.

MLS#17-272674

Rick Chimienti  
BERKSHIRE HATHAWAY 310-985-3420

Rng/Ovn, Wshr

<b>2505 CARMAN CREST DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,895,000</b>	3+2	POST & BEAM	



**ONCE IN A LIFETIME OPPORTUNITY!**


The most beautifully sited property in the Outpost Estates. FIRST TIME ON THE MARKET! Original Post and beam circa 1955. The potential is HUGE. A lrg fit lot, mtr court, wrap-around city view and a gorgeous kidney shaped pl. Restore and remodel or live large and build a DREAM home. The nite-time lights are sheer drama. We could go on and on about the Natural light and natural elements that surround the property. The hm incorporates all the components that make the neighborhood so sought after.

MLS#17-272946

Neal Baddin  
COLDWELL BANKER RESI 323-793-7405

Blt-Ins

<b>3695 FREDONIA DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,200,000</b>	2+2	ARCHITECTURAL	



**MID-CENTURY MODERN TIME CAPSULE**

The Rubin House, 1962, by Richard E. Nevara, A.I.A. First time ever on the market. Elegant now as then; in pristine original condition. 2 bedrooms; 2 baths; open-plan living-dining area; long galley kitchen; open beams; walls of glass; treetop and city views; deck; trellised patio; large, deep, gently-sloping lot. Double garage with 2-car driveway parking. Short hop to studios, shopping and dining.

MLS#17-273996

Richard Stanley  
COLDWELL BANKER - LF 213 300-4567

www.3695fredonia.com

<b>2152 ROCKLEDGE RD</b>	Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	4+4	MEDITERRANEAN	



**STUNNING VINTAGE HOLLYWOOD HILLS**


Create your Hollywood Hills showplace. Stunning vintage 1925 Hollywood Hills home with panoramic views to the ocean. This 4 Bedroom/3.5 bath (one bath is mid-remodel, and a second bath is unusable) including a separate guest suite. 3,148 sq. ft. of living space (per R.E.S.T.). Peaceful beautifully landscaped flat lot behind the house. Overall lot size 8,206 sq. ft.(AS) offering spacious entertaining areas, room for a pool. Central location.

MLS#17-278332

Todd Henricks  
BERKSHIRE HATHAWAY 310-913-3470

Valet parking at 2178 High Tower Drive.

<b>2059 LAUREL CANYON BLV</b>	Open	11-2	<b>NEW</b>
<b>\$789,000</b>	2+2	1sty-COTTAGE	




**CUTE COTTAGE - LAUREL CANYON**

A Storybook cottage in famous Lower Laurel Canyon is available for the perfect buyer as alternative to a condo. This quintessential 1920's cottage features a sunken living room with volume ceilings & extra-large windows. The cute kitchen is perfect for this style, w/ stainless steel refrigerator & stove. Main bedroom has a wall of closets & ensuite bathroom with period coin tile floors & tub/shower combo. The second bedroom is accessible through the master or from one of the two private ent.

Michele Hall  
COLDWELL BANKER - BW 310-850-1357

<b>3324 ADINA DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,349,000</b>	4+2	TRADITIONAL	



**CHARMING FAMILY HOME ON HUGE LOT!**

This impeccably maintained home, located on a quiet tree lined street, offers convenient access to studios, Downtown LA, Westside and the Valley. The flat 8,858 sf yard features lush landscaping and patios ideal for alfresco dining. There is plenty of room for a pool! A beautiful chef's kitchen, gracious living and family rooms as well as two bedrooms and a bath are located downstairs. This is a truly rare opportunity to own a 'storybook' home, in a great neighborhood at an affordable price.

MLS#17-279310

Eric Lowry  
COLDWELL BANKER RESI 2135070950

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

<b>3027 VALEVISTA TRL</b>	Open	11-2	<b>NEW</b>
<b>\$785,000</b>	1+1	1sty-MID-CENTURY	



**BUILDERS, INVESTORS, & BUYERS WITH CONTRACTORS/ ARCHITECTS!**

Rare opportunity to have 2 permitted structures on 1 parcel, or expand the existing main residence. Quintessential hills retreat with updated interior space, a fireplace, skylights, and lots of glass showcasing views down the canyon. Gourmet kitchen, open entertaining rooms, and spacious bedroom opening out to the yard. Approval letter from LADBS Grading Department to permit the 2ND STRUCTURE structure as a rec room - perfect for use as a home office, screening room, art/music studio, gym, etc.!

MLS#17-279272

Dave & Jeff Kaptain  
KW BEVERLY HILLS 310-432-6500

Detached Guest Unit, Views, Location!




<b>8527 NASH DR</b>	Open	11-2	593 A3	<b>NEW</b>
<b>\$769,000</b>	1+1	1sty-COTTAGE		

Sweet hideaway in the hills with hardwood floors, balcony off the living room, patio in garden setting & viewing deck of the city lights & canyon. Be in woodsy seclusion yet minutes from Sunset Blvd.

MLS#17-279472	Dryer,Grbg Disp,Rng/Ovn,Fridg,Wshr		
Lori Matson	310-994-5894	KELLER WILLIAMS HOLL	

<b>2260 MARAVILLA DR</b>	Open	11-2	<b>red</b>
<b>\$4,995,000</b>	4+4	CONTEMPORARY	



**STUNNING OUTPOST ESTATES CONTEMPORARY WITH INCREDIBLE VIEWS!**

Stunning Outpost Estates Contemporary. Completely renovated, 4,000 sqft feat. 4Bd/4Ba, wood flrs, vaulted & beamed ceilings. Enter through gated/private courtyard to main flr. feat. Chef's kitchen w/large island/bfast bar, DR, LR & family rm separated by see-through marble wrapped FP all situated to explosive DTLA/City views. 2nd flr feat. master retreat w/dual vanities, walk-in closet & patio & 2 gst rms. Lower entertainment level w/Fleetwood pocket drs opening up to infinity pool/spa & terrace

MLS#17-218710	
Josh & Matthew Altman	3108193250
DOUGLAS ELLIMAN	

TheAltmanBrothers.com 2260Maravilla.com

<b>1814 N DOHENY DR</b>	Open	11-2	<b>rev</b>
<b>\$21,995,000</b>	5+7	CONTEMPORARY	




Glass Water and Light...A Tour de Force, completed in 2016 and designed by Paul McClean. A Magnificent blend of indoor and outdoor spaces, tied together by a dynamic use of glass, water and light. Dramatic 12 ft ceilings with walls of glass showcasing jetliner city views to the Pacific Ocean. Newly custom built with hand selected book matched slab marble walls and super tassos floors. The best of what the Bird streets offer. Shown only to pre-qualified Buyers.

MLS#17-221016	
Michael Eisenberg	310-748-5410
KELLER WILLIAMS BH	

Dshwshr,Frzzr,Grbg Disp,Hood Fan,Intrcm,

<b>8516 HEDGES PL</b>	Open	11-2	<b>rev</b>
<b>\$16,900,000</b>	5+6	CONTEMPORARY	



**BIGGEST VIEWS**

New Construction Rising up from one of the last great promontory view sites along Sunset Strip is a One of a kind contemporary design by world renowned Belzberg Architects. Explosive views spanning Downtown Los Angeles all the way west to Century City & the Ocean beyond. A minimalist but warm material palette is displayed throughout the interiors. Features including 5 bedrooms, zero-edge infinity pool, Gym, & Theater Fully Furnished & Turnkey. Location, Architecture & Views - Live above it all.

MLS#17-236630	
T. McKillen P. Fogarty	310.779.2415
HILTON & HYLAND	

HedgesPlace.com

<b>9305 NIGHTINGALE DR</b>	Open	11-2	<b>rev</b>
<b>\$12,000,000</b>	3+4	MODERN	



**MAJOR REDUCTION! LEGAL STEAL AT \$12,000,000**

Perched atop the Sunset Strip's most coveted Bird Street, this magnificent modern has voluminous rooms, custom woods and fire & water elements creating a warmth rarely seen in modern architecture. Hi-ceilings w/full-story windows bring the outside in, providing panoramic views of the city. Chef's kitchen opens to massive family room w/wet bar. Infinity edged pool and fire pit for entertaining. Private master bedroom and bath have awe-inspiring city lights views. Also available for lease.

MLS#17-263824	
Gary Gold	310.741.0505
HILTON & HYLAND	

Co-Listed w/Danny Preston | Kelton Group

<b>1427 QUEENS RD</b>	Open	11-2	<b>rev</b>
<b>\$3,835,000</b>	4+4	3sty-MEDITERRANEAN	




**ENTERTAINER'S MEDITERRANEAN VILLA**

Tasteful, designer done home in absolute move-in condition. 1 block North of Sunset puts you close to SkyBar, Chateau Marmont, Equinox and Sunset Plaza shops and restaurants but once you enter the gates of this property you'll feel like you're a world away. Chefs kitchen. Screening room. Hardwood floors and integrated sound system throughout. Master bedroom suite w/ custom walk-in closet, steam shower and views. Multiple private patios, sunny pool, entire property hedged and gated for privacy.

MLS#17-257714	
Jim Noonan	310-801-8182
COLDWELL BANKER BHN	

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

<b>1664 SUNSET PLAZA DR</b>	Open	11-2	<b>rev</b>
<b>\$3,699,000</b>	5+6	CONTEMPORARY	



**VIEW, VIEW, VIEW!**

Remodeled to perfection! Took over \$750,000 and more than 8 months to create this beauty. Over 4500 Sq. Ft. of modern home with open & airy floor plan. Huge mahogany pivot entry door leads you into a stunning wood & glass foyer. 4 en-suite BRs with private BAs. Powder room. Master BR with dual walk-in closets. Breathtaking views, from PDC to the ocean! Large balconies on each level. Brand new ROOF.

MLS#17-248850	
Steven B. Mesbah	310.897.0044
RODEO REALTY - BH	

Top-Of-The-Line Appliances

<b>7306 PYRAMID DR</b>	Open	11-2	<b>rev</b>
<b>\$1,699,000</b>	3+2.5	2sty-SPANISH	



**SUN DAPPLED SPANISH RETREAT**  
**WWW.7306PYRAMID.COM**

Intimate Old World Andalusian Spanish Home located in the verdant Hollywood Hills. CA lifestyle property featuring tiered gardens w/ koi pond, sun dappled lanai. Formal, yet contemporary floor plan offers a dining area, family room & kitchen that caters to culinary delights. 3 private bedroom suites. Spa style master bath w/ soaking tub & bespoke materials & surfaces. Incredible storage in provided by a large basement. Off street parking includes 2 car garage PLUS 2 two car pad parking.

MLS#17-279186	
Omega Group-Scott Wall	310-780-8001
KELLER WILLIAMS HH	

www.OmegaGroup.LA

**03 Sunset Strip - Hollywood Hills West** *Income*

<b>6864 ALTA LOMA TER</b>	Open	11-2	<b>rev</b>
<b>\$1,295,000</b>	Duplex		



**HOLLYWOOD HILLS DUPLEX W/ VIEWS**

Own a piece of Hollywood history. 1925 duplex located on the historic walk streets of Hollywood Heights, includes membership in the coveted elevator association (via the historic elevator tower at 2178 High Tower Dr.), plus two single car garages. Stunning views from this 4Bdrm/3Bath duplex, 2,366 Sq. Ft. per R.E.S.T. Great owner occupy situation. Original detail. Fantastic central location. Access property at 2178 High Tower Dr, valet parking available.

MLS#17-265246	
Todd Henricks	310-913-3470
BERKSHIRE HATHAWAY	

Romantic Hollywood Hills Walk Streets



## 03 Sunset Strip - Hollywood Hills West

Lease

<b>9023 HOPEN PL</b>	Open	11-2	<b>NEW</b>
<b>\$25,000</b>	3+4	MID-CENTURY	



**STUNNING FURNISHED BIRD STREETS MID-CENTURY LEASE**

Extraordinary mid-century modern w/ city views, perched above the Sunset Strip in the coveted "Bird Streets". Turnkey, fully furnished short term rental w/ maid service. Substantial public spaces merge seamlessly with the outdoors, with walls of glass that open out to the backyard. Opulent master suite with walk in closet, gourmet kitchen & swimmer's pool, 2 add'l beds and baths, wood floors, gated entry & off street pkg for 4 cars all at the end of a private cul-de-sac. Three month minimum.

**MLS#17-279298**  
Hendrick/Farahan **323-251-7883**  
KW HH

Cbl,Dshwshr,W/D,Grbg Disp,Hood Fan

## 04 Bel Air - Holmby Hills

Single Family

<b>1381 MORAGA DR</b>	Open	11-2	<b>NEW</b>
<b>\$11,950,000</b>	6+7	TRADITIONAL	



**"TROPHY COMPOUND" IN GUARD GATED MORAGA ESTATES.**

East Coast Traditional over 10,500sqft including full guest house, 1,000sqft gym and championship size tennis court. One of kind family home with 6 bedrooms / 7 baths. State of the Art Crestron System. Sweeping 2 story entry, large living room, wood paneled office, immense sunroom opens to exquisite grounds. Pool with waterfall and hillside dotted with rare specimen trees. Spectacular Screening Room. A world apart in a most prestigious Bel Air location. Shown to pre-qualified Buyers.

**MLS#17-254898**  
Drew Fenton Gary Gold **310.741.0505**  
HILTON & HYLAND

1381Moraga.com

<b>1208 LINDA FLORA DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$6,995,000</b>	5+5	ARCHITECTURAL	



**STRIKING NEW BEL AIR MODERN CONTEMPORARY W/ MASSIVE VIEWS**

This one-of-a-kind 5 BD, 5 BA Bel Air home is ideal for luxury living within the architectural balance of tranquility and modern living. Driveway leads to exhibition style garage. Entertainer's kitchen offers top of the line everything, including appliances and millwork. Custom designed pool with art piece, Chef's BBQ patio. Top floor Master Suite awaits with serene views from private rooftop patio and balcony.

**MLS#17-278614**  
Josh & Matthew Altman **3108193250**  
DOUGLAS ELLIMAN

TheAltmanBrothers.com 1208LindaFlora.com

<b>425 PARKWOOD DR</b>	Open	11-2	<b>red</b>
<b>\$12,950,000</b>	5+7	TRADITIONAL	

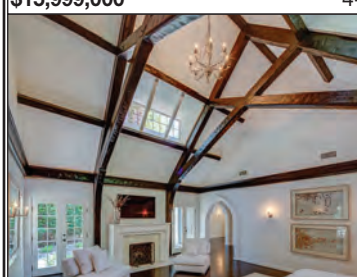


**AMAZING VALUE IN HOLMBY HILLS - EXQUISITE PAUL WILLIAMS!**

Just Reduced. Incredible can't miss opportunity! Exquisite 2-story Paul Williams Traditional Estate on a huge flat nearly 40,000 SF lot. Private gated long driveway leads to home featuring ~6,898 SF, 4 beds plus guest suite & office, and 6 baths. Formal living & dining room, chef's kitchen & media room spare no expense. Luxurious master suite w/ separate his & hers private baths. Huge parklike private yard w/ mature trees, manicured lawn, heated pool & spa, & tons of areas for entertaining.

**MLS#17-243356**  
SallyF.Jones/Rick Chanin **310-691-7888**  
JAG/GIBSON INTL.

<b>1524 STONE CANYON RD</b>	Open	11-2	<b>rev</b>
<b>\$15,999,000</b>	4+5	2sty-COUNTRY ENGLISH	



**GERARD COLCORD DESIGNED COMPOUND W/ GUEST HOME**

For sale & lease this estate featured in Architectural Digest-encompasses nearly 8,772 square feet of livable space including the guest home. Oak plank floors lead to an impressive great room featuring soaring pitched ceiling & brick fireplace. Dotted with Oak and Sycamores, the property features views of Bel Air's rich canyonside. With park-like grounds, full outdoor BBQ & pool/spa leisure area, this sheltered estate commands a tranquil existence year-round, beckoning entertaining & respite.

**MLS#17-247866**  
Segal & Ojeda **310-902-7676**  
PARTNERS TRUST BW

Tim Mullin

<b>1262 MORAGA DR</b>	Open	11-2	<b>rev</b>
<b>\$12,895,000</b>	5+7	2sty-TRADITIONAL	



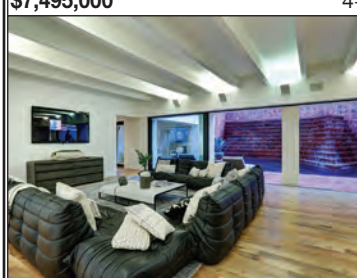
**QUALITY ESTATE WITH PARK-LIKE FLAT YARD**

One of the most significant estates in guard-gated community of Moraga Estates situated on a pvt parklike 2+ acre parcel. Recently rebuilt w/ exquisite style & perfect for entertaining. Formal living & dining rms open to patio w/ frplce. Chefs ktchn w/ island flows to family rm w/ vaulted ceilings. Dwnstrs are 2 offices, game room, gym & guest suite. Upstairs is the master suite w/ 2 walk-in closets & 3 add'l bedrms. Resort-style pool & huge grass area. 3 car garage, wine cellar & dog run.

**MLS#17-271474**  
Steven Moritz **310.871.3636**  
SOTHEBY'S INT'L RLTY

www.1262moraga.com

<b>1150 BROOKLAWN DR</b>	Open	11-2	<b>rev</b>
<b>\$7,495,000</b>	4+6	MODERN	



**CHIC MODERN IN HOLMBY HILLS**

Rare opportunity to own a piece of LA Modernist history! Ground-up remodel by award-winning architect designer, Tim Campbell. Stunning ultra-high end finishes throughout. Great volume with walls perfect for art. Expansive use of glass & sliding doors opening up on to famed Luis Barragan pool & fountain - The Campbell Divertimento Fountain. Beautiful living in Holmby Hills/Bel Air, LA's most exclusive neighborhood.

**MLS#17-249530**  
Steven Frankel **3102813981**  
COLDWELL BANKER

www.stevefrankel.com

<b>1610 LINDAMERE PL</b>	Refresh.	11-2	<b>rev</b>
<b>\$3,500,000</b>	5+5	CONTEMPORARY	




**FOR SALE/LEASE LOVELY CLASSIC CONTEMPORARY**

Dramatic vaulted post/beam ceilings, French door surround, decadent master suite, quiet and private on cul-de-sac off upper Stone Cyn. 5 beds, one set up as office w private patio & separate entry. 4.5 baths. Large kitchen w heated floors & high-end appliances. Expansive Living-Dining-Family rooms w FP & organic indoor/outdoor vibe for entertaining. Room for pool. Reservoir and canyon views. Parking for 4, tons of storage. So much space and style at a great price! Also for rent \$10,900

**MLS#17-256712**  
Denise Rosner **310-508-9482**  
KELLER WILLIAMS BH

Blt-Ins,WD,DW,Grbg Disp,Hood Fan,Other

<b>14342 MULHOLLAND DR</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,499,000</b>	4+5	TRADITIONAL	



**VIEWS! VIEWS! VIEWS!**

This tranquil retreat off Mulholland in upper Bel Air has spectacular city lights, valley, and ocean views. The property sits on > 1/2 acre of land with pool and large yard perfect for entertaining. It has an open floor plan, vaulted beamed ceilings, wood floors and views from every rm. Main floor: 3 bedrooms (1 converted office) & master/family room out to the pool with view. Upstairs: large master w/ balcony. 2 car garage & large parking area. Easy Valley/Westside access. Amazing potential.

**MLS#17-270828**  
Annalee Chandler **310-387-5008**  
FERRARO & ASSOC.

Blt-Ins,W/D,Dshwshr,Grbg Disp,A/C,Other


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**MLS.com**

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POWERED BY THE MLS



<b>1304 N BEVERLY GLEN</b>	Open	11-2
<b>\$950,000</b>	1+1	ARCHITECTURAL



**RARE DOUBLE LOT**

Country setting in the Big City. Contemporary hide away with privacy. Light bright residence highlighted with architectural features. High ceiling with specifically set windows to capture views of the canyon. Grand room setting with open kitchen that includes granite counters, stainless steel appliances, ample cabinetry & large bar area. Cozy bedroom with updated bath. Rare adjacent large decked lot included for celebrating southern California lifestyle. Plans are available for a 3,000 sf home.


**MLS#17-267426**  
David / Anna Solomon 424.400.5905  
**THE AGENCY**

www.1304BeverlyGlen.com

rev

**04 Bel Air - Holmby Hills** Land

<b>800 STRADELLA RD</b>	Open	11-2
<b>\$45,000,000</b>	Land	



**LOWER BEL-AIR PROMONTORY SITE WITH FULLY APPROVED PLANS**

With breathtaking vistas spanning downtown to the Pacific, 800 Stradella Road is an unparalleled promontory site overlooking the city's endless landscapes. Fully approved plans for an approx. 30,000SF residence make this site the ideal location for a contemporary home that channels classic Californian inside-yet-outside elements. On nearly 2 acres of graded, flat land in the prestigious East Gate of lower Bel-Air & views of the entire LA skyline easily make 800 Stradella the most coveted site

**MLS#17-254530**  
A. Rosenfeld & K. Giese 310-595-5915  
**MERCER VINE**

Architectural Plans By MK27 Studio

NEW

**04 Bel Air - Holmby Hills** Lease

<b>1610 LINDAMERE PL</b>	Refresh.	11-2
<b>\$10,900</b>	5+5	CONTEMPORARY



**FOR LEASE/SALE LOVELY CLASSIC CONTEMPORARY**

Dramatic vaulted post/beam ceilings, French door surround, decadent master suite, quiet and private on cul-de-sac off upper Stone Cyn. 5 beds, one set up as office w private patio & separate entry. 4.5 baths. Large kitchen w heated floors & high-end appliances. Expansive Living-Dining-Family rooms w FP & organic indoor/outdoor vibe for entertaining. Room for pool. Reservoir and canyon views. Parking for 4, tons of storage. So much space and style at a great price! Also for Sale \$3,500,000

**MLS#17-278122**  
Denise Rosner 310-508-9482  
**KELLER WILLIAMS BH**

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

NEW

<b>1601 STRADELLA RD</b>	Open	11-2
<b>\$8,995</b>	5+4	CONTEMPORARY



**REMODELED IN BEL AIR**

Beautifully remodeled home Bel Air. Kitchen is finished with beautiful cabinetry, stone surfaces and a large center island and includes high end stainless steel appliances including a 48" Wolf range and a large built in refrigerator/freezer. Living areas have soaring ceilings and gorgeous hardwood floors and get lots of natural light. Large bedrooms with an abundance of closet space and high ceilings. Swimmers pool gets plenty of afternoon sun and is adjacent to large outdoor entertaining areas.

**MLS#17-277032**  
Lee Ziff 310-991-3977  
**KELLER WILLIAMS BH**

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

NEW

**05 Westwood - Century City** Single Family

<b>1558 ENSLEY AVE</b>	Open	11-2
<b>\$4,198,000</b>	5+6	2sty-TRADITIONAL



**TANTALIZING TRADITIONAL LOCATED IN COVETED COMSTOCK HILLS**

We are a stones throw from some of the best dining & shopping that the Westside has to offer: close to Clementine & the beautifully updated Westfield Century City mall. The fl plan has a well-appointed kitch, which leads you to the family rm. Just beyond, lies an open patio amidst a pool & yard. The 2nd fl has a master bed w/dual walk-in closets, a spa ba & an outdoor sitting area. Designed w/a perfect combo of transitional tranquility & modern detail: this 5bd, 5.5ba is designed to bring you hm

**MLS#17-277458**  
Smith & Berg 310.500.3931  
**PARTNERS TRUST BH**

1558ensley.com

NEW

<b>10562 OHIO AVE</b>	Lunch	11-2
<b>\$3,395,000</b>	5+6	2sty-TRADITIONAL



**FRESH CONTEMPORARY FARM HOUSE**

This Westwood hm comes brimming w/generously-appointed living spaces that exude a sophisticated allure. Radiating off the home's main corridor are the informal & formal living areas. A wine cellar is poised between the dining rm & kitch, which features stainless steel appliances, center island & breakfast nook. Accordion drs bring the outdoors in while showcasing the terrace leading to the yard, pool & spa. The gorgeous bath further impresses w/a freestanding tub & glass-enclosed shower.

**MLS#17-277458**  
Smith & Berg 310.500.3931  
**PARTNERS TRUST BH**

10562ohio.com

NEW

<b>435 DALEHURST AVE</b>	Lunch	11-2
<b>\$2,299,000</b>	3+3	CONTEMPORARY



**PRIME LITTLE HOLMBY CONTEMPORARY**


Prime Little Holmby stylish 2 bedroom, convertible den, 2½ bath Contemporary w/ casual floorplan perfect for today's way of living. Tastefully remodeled & bathed in natural light w/ wood & limestone floors. Every room is graced w/ custom built-ins; cabinetry, shelves & ledges. Living area centers on a clean-lined fireplace flows into the "great room-style" family area. Cook's kitchen. Peaceful master suite w/ spa-like bath. 2nd bedroom en suite. Brick patio. Security sys. Warner Ave School.

**MLS#17-279100**  
Larry Young 3107772879  
**BERKSHIRE HATHAWAY**

larryyoungwestside.com

NEW

<b>10520 ROCHESTER AVENUE</b>	Lunch	10-2
<b>\$2,250,000</b>	3+3	1sty-RANCH



**GORGEOUS UPDATED ONE STORY HOME IN THE HEART OF WESTWOOD!**

3 BR, 2 3/4 BA\*Completely renovated in 2014 w/high end designer finishes & impeccable taste\*Beautiful living & dining rooms w/custom moldings\*Marble fireplace in living room\*Wainscoting in dining room\*Large chef's kitchen w/ Wolf Range, SubZero Fridge, Miele dishwasher, Carrara Marble counters, custom cabinetry\*Master suite w/walk in closet\*Master bath w/dual basins, soaking tub, Carrara marble\*Hardwood floors\*Detached office/gym/playroom (converted garage) w/French doors\*Grassy backyard w/patio

**MLS#OC17233487MR**  
Shelley Armstrong 714-423-8983  
**COLDWELL BANKER - IR**

Dshwshr,Grbg Disp,Sub Zero, Wolf Range

NEW

<b>1409 CLUB VIEW DR</b>	Open	11-2
<b>\$2,995,000</b>	4+4	2sty-TRADITIONAL



**JUST REDUCED IN COMSTOCK HILLS' ON CLUB VIEW DRIVE**

Private & gated two-story Traditional in the sought-after Comstock Hills neighborhood. Original period details intact. Formal entry w/ sweeping staircase. Vast formal living room w/ focal fireplace. Large formal dining room. Newer cook's kitchen with big center island & adjacent family room. Cozy library/den w/ Fireplace. Sunny master suite w/ Carrara marble bath. Media room. Direct access to garage. Wonderful French windows & doors. Wood floors. Grassy yard. Fairburn Elementary School.

**MLS#17-268448**  
Larry Young 310-777-2879  
**BERKSHIRE HATHAWAY**

1409ClubView.com

red

THE **MLS.com**

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TUESDAY



## 05 Westwood - Century City

Condo / Co-op

1 W CENTURY DR #22A

Open 11-2

\$6,995,000

2+4 MODERN



**THE GEM OF THE CENTURY EXQUISITE & NEWLY RENOVATED RESIDENCE**

The black and white modern aesthetic allows the impressive \$2 Million in renovations by renown designer Gina Assouad to shine through with unobstructed city and ocean views as your backdrop. The expansive living room features a dramatic black Marquina Marble fireplace, hardwood floors with floor to ceiling windows, and opens to the TV room and balcony overlooking the Los Angeles skyline.

MLS#17-279860

David Kramer 310.691.2400

HILTON & HYLAND

HiltonHyland.com

NEW

10668 EASTBORNE AVE #101

Open 11-2

\$750,000

2+2 CONTEMPORARY



**2 + 2 FRONT FACING CORNER UNIT, WON'T LAST!!!**

Front facing 2 bd/2 bath corner unit located in courtyard building with zen like fountain & greenery. Super Westwood location & great layout! Generous living room with fireplace, balcony & adjacent dining area with wet bar. Eat-in kitchen with gas cook top. Master suite with huge walk-in closet & secondary closet. Spacious master bath with separate tub & shower. Lots of closet & cabinet storage throughout. Good sized 2nd berm & full bath. Secure, gated garage with large store room. Close to all!

MLS#17-274440

Mark and Lynn Rogo 310-777-6213

CB BHN

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

rev

## 05 Westwood - Century City

Lease

10100 EMPYREAN WAY #101

Open 12-2

\$7,995

2+3 FRENCH



**REDUCED! REMODELED LE PARC LEASE**

Wonderful hard to find remodeled lease at Le Parc. 2 bed, 2.5 bath PLUS formal Dining Rm or Den. Highly desired first floor interior location w/Huge private patio for entertaining. Formal entry leads to large living rm w/high ceilings, wood floors crown molding opens to patio. Remodeled kitchen & Baths. Large master suite w/ walk in closet opens to patio. 2nd bdrm suite opens onto patio. Kitchen w/top appliances & breakfast area opens to 2nd patio. 24 hour Guard gated, security, pool, spa, gym

MLS#17-256264

Lori Hashman Berris 310-880-3061

SOTHEY'S INT REALTY

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

red

10551 WILSHIRE #702/703

Open 12-2

\$5,200,000

3+5 CONTEMPORARY



**10551 WILSHIRE #702/703**

This is the most stunning modern condominium available today. Two units are combined to offer approximately 4400 square feet of luxury living. Completely rebuilt and reimagined the massive open living room, dining room, family room and kitchen are enveloped by a long huge wall of windows overlooking Holmby Hills. This is the modern of today.

MLS#17-274778

Valerie Fitzgerald 310-285-7515

COLDWELL BANKER RESI

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

rev

10104 EMPYREAN WAY #301

Open 11-2

\$2,300,000

2+3 FRENCH



**COVETED LE PARC PENTHOUSE FOR SALE**

Rare penthouse at Century City's Le Parc overlooks meandering waterways, picturesque landscaping. Formal entry. Dramatic LR - coffered 12' ceilings. FDR could be used as a den. French doors open to balconies thruout. Master suite:bay window, balcony. Mstr bath:luxurious soaking tub, stall shower, 2 marble vanities. 2nd bedroom:ensuite bath, balcony. Kitchen:breakfast area, bar, granite, pantry. Pwdr room, closets & storage galore. 24 HR guard-gated security,s/s parking, pools, spas, gym, tennis.

MLS#17-213276

Magda Rodriguez 310-866-5535

PARTNERS TRUST SM

Other

rev

1300 MIDVALE AVE #308

Refresh. 11-2

\$798,000

2+3 CONTEMPORARY



**GORGEOUS IN THE HEART OF WESTWOOD**

This gorgeous 2 bedroom, 2.5 bathroom condominium features an open and airy floorplan that is filled with natural light. The dining area perfect for entertaining! The spacious living room sprawls out into a covered patio, the ideal spot to soak up some sun and get fresh air. The Master bedroom is extremely large and features its own bathroom, walk-in closet, and a covered balcony. The complex features a gated pool and spa, community sun deck, a laundry room on each floor, as well as a gym.

MLS#17-275154

Camyar/Cathy 310-430-5346

KELLER WILLIAMS BH

Dshwshr,Frzr,Rng/Ovn,Fridg

rev

## 06 Brentwood

Single Family

345 N ROCKINGHAM AVE

Open 11-2

\$16,500,000

6+6 1sty-RANCH



**1+ACRE VIEW ESTATE DEVELOPMENT OPPORTUNITY**

Set upon a highly coveted 50,000+ S.F. lot on North Rockingham in Brentwood Park, this one-story ranch home embodies the era of great Hollywood movie moguls and Los Angeles' social leadership. Once home to Stanley and Betty Warner Sheinbaum, this sought-after property is set behind gates on a one-acre flat lot with nearly 200 feet of frontage, offering one of the largest and most prestigious locales to maximize building while offering canyon and mountain views within a private, natural setting.

MLS#17-279908

RICHARD STEARNS MICHAEL HIATT

PT/SIR

www.northrockingham.com

NEW

227 S WOODBURN DR

Open 11-2

\$6,295,000

5+8



**NEW INCREDIBLE VALUE IN HIGHLY COVETED BRENTWOOD**

Modern Farmhouse located at the end of a private cul-de-sac has been rebuilt from the ground up. No expense spared in creating this home w/sleekly designed rooms & walls of glass that open to yard, pool & separate pool house. Master suite has exposed beamed ceilings, wide-plank oak floors & balcony providing serene views. Enjoy entertaining in the cook's kitchen w/top-of-the-line appliances, marble countertops & center island. This spectacular home will make a lasting impression.

MLS#17-279742

Sally Forster Jones 310.691.7888

JOHN AAROE GROUP

227woodburn.com

NEW

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<b>973 S GRETN GREEN WAY</b>	Open	11-2	<b>NEW</b>
<b>\$4,690,000</b>	5+5.5	2sty-TRADITIONAL	



**NEW TRADITIONAL ON A HIGHLY DESIRABLE AREA OF BRENTWOOD**

Space, volume and amenities are evident as you enter this home. The living room opens to an office overlooking the front yard. A formal dining room is flanked by French doors that open to a water element on one side and a floor-to-ceiling glass wine cellar on the other. The kitchen/family room is oversized, flooded with light and appointed with a large center island, farm sink, full-size sub zero refrigerator + freezer, 8 burner wolf range, walk in pantry and butlers pantry.

Gary Gold  
HILTON & HYLAND 310.858.5411

SoldByGold.net

<b>210 N ROCKINGHAM AVE</b>	Open	11-2	<b>rev</b>
<b>\$19,250,000</b>	7+9	MEDITERRANEAN	



**BRENTWOOD PARK CUSTOM BUILT MEDITERRANEAN ESTATE**

Set on a coveted lot on one of the most desirable streets in Brentwood Park, this magnificently custom built Mediterranean estate showcases grand living spaces. Gourmet kitch, grand formal DR, butler pantry, home office/lib w/ fp, 2 guest suites, and enormous LR w/ high ceilings. 4 add'l fam suites, home theater w/ stadium seating. State-of-the-art home automation, 4-car auto gallery off circ. drive, bbq area, fountain, pool w/ pool house add to luxury lifestyle.

MLS#17-266592  
J.Babajian/Z.Pak 310-724-7100  
RODEO REALTY - BH

www.210rockingham.com

<b>11411 AYRSHIRE RD</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,429,000</b>	3+4	TRADITIONAL	



**STEP INTO ELEGANCE OF THIS LOVELY RANCH HOME**

Step into elegance as you walk through the formal foyer of this lovely ranch home. Each room's seamless layout flows from one open space to another while capturing the lushness of the rear courtyard that features a large grassy area and patio for relaxing or entertaining. The modern eat in kitchen is perfect for casual dinners and will delight the most discerning chef with stainless steel appliances. The more formal living room opens into the family room, which features a cozy fireplace.

MLS#17-268136  
Nancy Osborne 310-795-6600  
HALTON PARDEE

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

<b>499 HALVERN DR</b>	Open	11-2	<b>rev</b>
<b>\$9,995,000</b>	9+15	3sty-TRADITIONAL	




**BRENTWOOD COMPOUND**

Bring tremendous upside to this prime Brentwood estate. This gated compound is comprised of five structures on nearly one-acre of expansive grounds. The main house contains a master suite, five additional bedroom suites, large-scale formal living and family room, enormous downstairs playroom, a massive dining room and chef's kitchen. Also featured is a spectacular pool and spa, a guest house, gym, studio, and office. Undoubtedly a retreat within the city's busy confines.

MLS#17-273936  
Tracy Maltas 310-595-3889  
DOUGLAS ELLIMAN

<b>12303 RIDGE CIR</b>	Open	11-2	<b>NEW</b>
<b>\$1,729,000</b>	3+4	2sty-CONTEMPORARY	



**LIVE IN SPLENDOR AT MOUNTAINGATE**

Impeccable home located at The Ridge at Mountaingate. Gorgeous move-in condition with great outdoor areas and voluminous, light filled rooms. Downstairs you have an enormous living room, elegant dining room and updated kitchen. French doors open to a private landscaped courtyard. One bedroom with private bath plus a powder room is also on first floor. Sumptuous master suite with gorgeous views of the mountains. Open loft area makes an ideal office. Enjoy vacation living every day!

Carla Winnie 310 344-4740  
GIBSON INTERNATIONAL

12303ridge.com

<b>12730 W SUNSET BLVD</b>	Open	11-2	<b>rev</b>
<b>\$7,195,000</b>	5+5	2sty-SPANISH	




**BRENTWOOD PARK - ALMOST 1 ACRE LOT WITH 1928 SPANISH**

DON'T LET SUNSET BLVD. FOOL YOU, THIS IS A MUST-SEE! Gracious 1928 classic Spanish in Brentwood Park set on almost 1 acre of completely secluded park-like grounds with over 120 feet of frontage. Teeming with historical details yet modern day amenities, this 5,540-SF, 5-bedroom, 5-bathroom-home is set away from the street and offers gated privacy. Backyard includes a paddle tennis court, vast lawn, mature trees and outdoor seating. One of the most coveted areas of Brentwood.

MLS#17-271434  
David Kelmenson 310-863-3030  
THE AGENCY

Updated Classic Spanish

<b>1508 OLD OAK RD</b>	Lunch	11-2	<b>red</b>
<b>\$12,950,000</b>	+3759000 5+5.5	RANCH	



**ESTATE FOR SALE EQUESTRIAN / TENNIS / POOL & SPA**

BROKERS OPEN W/ LUNCH - Gated, stone-walled, equestrian/tennis court estate, secluded on almost 2/3 acre park-like setting in coveted Sullivan Canyon. Unique rustic enclave with horse corrals, riding rings, and trails tucked away in Brentwood foothills of Santa Monica Mountains. Country living within close proximity to ocean and city life. (Private Tours Available)

MLS#17-249944  
Adam Hausman 310-571-5080  
HAUSMAN GROUP

1508oldoak.com (VIEW COMPS)

<b>2100 WESTRIDGE RD</b>	Open	11-2	<b>rev</b>
<b>\$2,699,000</b>	4+3	RANCH	



**LARGE CORNER LOT IN PRIME BRENTWOOD**

Boasting a great layout, open kitchen w/ built-in breakfast nook, gorgeous wood floors & abundant natural light, this home will meet all of your needs. The heated patio, generous yard space & swimmer's pool are great for entertaining. You will find a seamless indoor-outdoor experience w/ large glass sliders in the den & master which lead to the patio. The 4th bdrm, 3rd bthrm & laundry area are well positioned to serve as a guest quarters. This is an incredible opportunity and not one to miss!

MLS#17-276580  
Andrew Buss David Kramer 310.691.2400  
HILTON & HYLAND

www.DavidKramerGroup.com

**06 Brentwood**

Condo / Co-op

<b>12357 RIDGE CIR</b>	3+4	Open	11-2	<b>red</b>
<b>\$2,190,000</b>	2350000			




**TREAT YOUR EYES!**

HUGE REDUCTION! Amazing quality, elegance & detail in this fabulous townhouse in The Ridge in Mountaingate. Open space, high ceilings, large bright rooms. Great closets, master bedroom with view of north golf course. Great space for entertaining in kitchen, dining area, den. Third floor area opened up with a very large office with tons of storage. Outdoor kitchen with BBQ on patio. Venetian plaster on some walls. 24 hour guard gate, community pool.

MLS#17-271320  
Carole Schiffer 310-442-1384  
COLDWELL BANKER RESI

Fan,BBQ,Blt-Ins,Cbl,Dshwshr etc.

<b>11715 CHENAULT ST, UNIT 104</b>	Open	11-2	<b>NEW</b>
<b>\$1,650,000</b>	3+3.5	SPANISH	



**RARE SINGLE LEVEL**

This 3 bdrm/3.5 bath, 2,100+ sq.ft single level offers room for entertaining, large mstr suite w/ bath/shower, walk-in closet + 2 en-suite bdrms. U-shaped Chef's kitchen w/ Caesar stone counters, farm style sink & ss Viking appliances. Large wrap around Patio provides an intimate area off the Mstr as well as an expansive rear portion that flows into the main living area through a double set of French doors allowing for the breezy indoor/outdoor relaxed living, a True California lifestyle.

Lorae Tayler 3108646910  
SOTHEBY'S INTL RLTY



<b>11863 DARLINGTON AVE, UNIT 204</b> Lunch 11-2		<b>NEW</b>
<b>\$1,295,000</b>	2+2.5 CONTEMPORARY	




**CORNER UNIT IN ELEGANT COURTYARD BUILDING**

South/west corner unit situated in an elegant courtyard building. Formal entry leads to a large dining area & spacious living room with hardwood floor, crown molding, fireplace and balcony. Kitchen with granite counters and stainless steel appliances. Office/den with hardwood floors. Large master suite with walk-in closet. Master bathroom has marble floor, shower and bath tub. Plus extra bedroom suite. Both bedrooms have carpet floor. 2 separate parking spaces. Close to dining and shopping.

Jaleh Azarmi 310.573.7452  
COLDWELL BANKER-PAC.

<b>11740 W SUNSET #22</b> Open 11-2		<b>NEW</b>
<b>\$1,066,000</b>	2+3 CONTEMP MED	




**BEAUTIFUL SPACIOUS UNIT IN THE HEART OF BRENTWOOD**

Feels like Home Beautiful, spacious Brentwood condo. 2 bedrooms, 2 1/2 baths with a bonus room that can be used as an office or a third bedroom. Gleaming hardwood floors throughout. Quaint balcony off of the large living room featuring a gas fireplace. Over-sized master suite with dual walk in closets and beautiful master bathroom. Second bedroom is spacious with an en suite bathroom. This place has been lovingly cared for and is ready to move in. Walk to Brentwood Village.

MLS#17-279778  
Don Greene 310-403-0634  
SOTHEY'S INTERNATIO

Antna,Dshwshr,Dryer,Grbg Disp,Micro

<b>622 S BARRINGTON AVE, UNIT 408</b> Lunch 11-2		<b>NEW</b>
<b>\$715,000</b>	2+2 5sty-TRADITIONAL	



**BRENTWOOD CONDO WITH TREE TOP VIEWS**

Immaculate & quiet 2bd/2ba back unit in the heart of Brentwood overlooking tree top views. Solid wood double doors open to spacious light & bright liv & dining room. Relax & enjoy the view from the extensive balcony accessed from the living room & master suite. Updated kitchen & bathrooms. Generous master w/ en suite bath & full size closet. Plenty of storage. Amenities: pool, spa & exercise room. EQ Insurance. 2 blocks N of San Vincente shops, restaurants & Whole Foods.

Sewit Eshetu 3109623069  
PARTNERS TRUST B.H

Built-in

<b>11970 MONTANA AVE #308</b> Open 11-2		<b>NEW</b>
<b>\$629,000</b>	1+1 CONTEMPORARY	



**BRENTWOOD PENTHOUSE CONDO**

A Penthouse in the heart of Brentwood Village. Very spacious 1 bed/1 bath single level penthouse unit in Villa Montana. Light and bright in move-in condition, soaring 11ft high ceilings with large private terrace,skylights, bamboo floors throughout ,beautiful marble faced wood burning fireplace, generous living room,a separate dining area, remodeled bathroom features dual sinks.Walking distance to the heart of San Vicente shops and restaurants,grocery stores, library and many Village amenities.

MLS#17-277934  
Yufei Glick, Daniel Fan 310-860-0168  
SOTHEY'S INTERNATIO

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

<b>11500 SAN VICENTE #221</b> Open 11-2		<b>rev</b>
<b>\$1,750,000</b>	2+3 2sty-CONTEMPORARY	




**THE BEST OF BRENTWOOD!!!**

2 bed, 3 bath condo, approx 2650sf – feels like a home! High-end finishes throughout. Over sized eat in kitchen w/ walk in pantry. Generously sized LR w/ high ceilings, tall windows & French doors. Master suite w/ 3 closets, separate patio & oversized mstr bath w/ dbl sinks & spa tub. Bonus area is ideal spot for out of the way home office. Amenities include Valet parking, 24 hour doorman, gym, rooftop pool & spa! All within walking distance to Brentwood's finest shops & restaurants.

MLS#17-273360  
Howie Nicoll 310-927-2038  
KELLER WILLIAMS BH

www.TheBrentwood221.com

<b>809 S BUNDY DR #113</b> Open 11-2		<b>rev</b>
<b>\$849,000</b>	2+2 MID-CENTURY	



**BRILLIANT BRENTWOOD CONDO**

This magnificently updated, single-level mid-century residence features two bedrooms, two bathrooms, and a den/office - all in a recently renovated building in the heart of Brentwood. The stately entry hallway leads to an ideal layout with bedrooms on opposite sides for more privacy. The living room features a gas fireplace, mounted flat screen TV, separate den/office space with wet bar and walk-in closet, and a private balcony. HOA dues include EQ Ins, Water, Gas, Trash and Cable TV.

MLS#17-277060  
Jai Winding 310.429.5065  
THE AGENCY

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

## 07 West L.A. Single Family

<b>2770 STONER AVE</b> Open 11-2		<b>NEW</b>
<b>\$1,649,900</b>	3+3	



**COUNTRY MODERN HOME WITH GUEST HOUSE**

Newly renovated designer home on an oversized corner lot. This home was taken down to the studs and completely rebuilt. No expense spared. Step inside this Country Modern home and be welcomed by wood flooring leading to an open concept chef's kitchen with beautiful cabinets and stainless steel appliances. This light and bright, spacious 3 bedroom/3 bathroom home features a beautifully manicured yard, and a legally permitted guest house with full bathroom, kitchen and separate entrance.

MLS#17-279102  
Ron Wynn 310-591-9172  
COLDWELL BANKER RESI

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

<b>2643 STONER AVE</b> Refresh. 11-2		<b>NEW</b>
<b>\$1,095,000</b>	2+1.5 1sty-TRADITIONAL	



**INVITING NORTH WESTDALE HOME ON A LARGE CORNER/PENINSULA LOT**

Warm, inviting home on large corner/peninsula lot. 2 bds, 1.5 ba + den/FR. Hardwood floors/many period details. Roomy updated kitchen w/adj. laundry area. French doors from den open to large covered rear porch. Good indoor/outdoor flow. Completely fenced, the house is surrounded by gardens w/ edibles. Detached garage. Live in it as is, or personalize. Much remodeling & building in this well located WLA neighborhood. Just a few blocks to Whole Foods, Starbucks, restaurants, transportation & more!

Pat Cornog 310-463-3733  
POWER BROKERS INT'L

Great indoor/outdoor living! Fruit Trees

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

<b>1262 S BARRINGTON AVE #303</b> Open 11-2		<b>NEW</b>
<b>\$775,000</b>	2+2 CONTEMPORARY	



**GORGEOUS TOP FLOOR TURNKEY CONDO**

Real hardwood floors, skylights in the kitchen and both baths, beautiful crown molding throughout including the bathrooms, stainless steel appliances, instant kitchen hot water dispenser, brand new air conditioning unit, Nest thermostat that can be controlled by a cell phone, recessed LED lighting, double panned windows, walk-in master closet, solid wood interior doors, and a spacious tiled balcony. Building amenities include a pool, sauna, and gym. HOA dues includes earthquake insurance,

MLS#17-267326  
Laura Ortman 310-477-0606  
SPOTLIGHT PROPERTIES

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

**VESTA PLUS™**  
POWERED BY THE MLS™



08

Cheviot Hills - Rancho Park

Single Family

2713 MCCONNELL DR

Open


11-2

\$3,995,000

4+4.5

2sty-SPANISH

NEW



CHARMING UPDATED SPANISH IN PRIME OLD CHEVIOT!

This charming updated Spanish is in prime old Cheviot Hills on rare, oversized, west-facing lot. Bright traditional-designed home with three ensuite bedrooms upstairs and one ensuite bedroom downstairs. The gigantic family room features built-ins and a proper bar with French doors that open to a spacious entertaining patio with a pergola and an additional outdoor dining area.

Danny Brown

310.901.7405

THE AGENCY

10642 ESTHER AVE

Open

11-2

\$2,179,000

4+3

SPANISH

NEW



BEAUTIFULLY REMODELED 4 BED/3 BATH SANTA BARBARA SPANISH

The perfect blend of authentic character & updates throughout on oversized 9,350sf lot. Formal entry leads to living room w/ barrel ceiling, blt-in shelf, large picture window & french doors to front paver-tiled pathway. Formal dining room w/ coved ceiling, art niches & charming window bench seat flows perfectly to remodeled kitchen w/ island, granite countertops, stainless steel appliances inclg double ovens, skylight & full laundry room w/ storage & sideyard access.

MLS#17-279112

Chad Lund

310.801.2641

TELES PROPERTIES

www.10642EstherAvenue.com

09

Beverlywood Vicinity

Single Family

9161 HILLSBORO DR

Refresh.


11-2

\$3,395,000

5+7

3sty-TRADITIONAL

NEW



BEVERLYWOOD TRADITIONAL WITH A FARMHOUSE FLAIR

Fall in love the this warm and welcoming 5 br/7 ba newly built three story traditional home. The stunning great room has French oak floors and 2 sets of French doors that open to the built in barbecue area. Dream kitchen has double sinks, refrigerators, and ovens. Romantic master suite has views of downtown and the Hollywood Hills. The bottom floor has a fabulous family room that opens to the grassy yard. Situated on a large corner lot, this home offers everything your heart could desire!

Carla Winnie/Ron Wynn

310 344-4740

GIBSON/CB

www.9161hillsborodrive.com

2426 CASTLE HEIGHTS AVE

Open

11-2

\$3,995,000

6+7

TRADITIONAL

red



INCREDIBLE VALUE - NEWLY COMPLETED TRADITIONAL!

HUGE REDUCTION, one of the lowest price per SF for newly completed home in Beverlywood! Rebuilt from the ground up, fall in love w/ high ceilings & large windows. Open floor plan features kitchen w/white cabinetry, center island, & SS appliances. Kitchen opens to living room w/fireplace & glass doors opening to back yard & pool/spa. The master suite has balcony, fireplace & lux master bath w/soaker tub & dual sink. Offered w/the highest quality materials & composed w/a designer's touch.

MLS#17-267828

Sally Forster Jones

310.691.7888

JOHN AAROE GROUP

2426castleheights.com

9615 BOLTON RD

Open

11-2

\$5,995,000

6+8

3sty-TRADITIONAL

rev



CROWN JEWEL IN THE HEART OF THE BEVERLYWOOD HOA

Exquisite new construction 7,500 sf smart house w/ highest quality. 6BR+8BA, stunning 2-sty liv rm, formal din & butler's pantry; fabulous kosher kitchen w/ top of line appliances, xtra lg island, breakfast nook & desk area. Open flow to wonderful family room w/ fp & gorgeous yard w/ pool & spa, cabana w/ fp & bbq area. Upstairs has 3 en suite BRs & sumptuous spa-like bath w/ spa-like BA w/ dual shower, tub, walk-in closet & balcony. Lower level w/ fam rm, theatre, gym, wine cellar & guest apt.

MLS#17-273974

Judy Ross-Bunnage

310-285-7504

COLDWELL BANKER RES

www.9615BoltonRoad.com

09

Beverlywood Vicinity

Condo / Co-op

1167 ROXBURY DR #203


Open

11-2

\$888,000

2+3

NEW



THE ONE YOUR CLIENTS HAVE BEEN WAITING FOR

Light, airy corner unit with only one common wall. Over 1800 sq. feet and feels larger. Currently two bedrooms and a den: easily convertible into three bedrooms (buyer to confirm with HOA). Walk-in master closet, 2 1/2 baths, laundry room, balcony, and access to the pool. Side x side parking! Views of greenery and high rises in the distance. Sought after building: a half block from Beverly Hills. Near family-friendly Roxbury Park, stores, museum, etc.

MLS#17-273826

Diane Sharp

310 740-0414

KELLER WILLIAMS BEVE

EXCELLENT SUNNY EXPOSURE

10

West Hollywood Vicinity

Single Family

7569 WARING AVE

Open


11-2

\$4,295,000

5+5.5

2sty-CAPE COD

NEW



STUNNING NEW CAPE COD

WWW.804CURSON.COM

New home w/ intimate & grand living spaces, custom woodwork & exquisite designer finishes. Grey toned hardwood oak flooring, glassed-in wine room, amazing LIBRARY & Control 4 home automation. 5 BDR's, 5 1/2 Bths, PLUS upstairs loft media area. Boxed wood ceilings & decorative wainscoting. Chef's kitchen, butler's pantry, 8 burner Wolf range, Subzero, 2nd prep sink. Covered lanai, swimmer's pool, spa. Master suite w/dual walk-ins, spa style bath, sitting area & private covered patio. A must see!

Omega Group-Todd Michaud

310.429.8191

KELLER WILLIAMS HH

www.OmegaGroup.LA

658 N LAUREL AVE

Refresh.

11-2

\$2,100,000

4+4

SPANISH

NEW



STUNNING SPANISH HACIENDA IN PRIME BEVERLY GROVE

Stunning Spanish hacienda in prime Beverly Grove. Exquisitely remodeled w/ impeccable finishes incl. beamed ceiling LR w/ FP, cook's kitchen w/ high-end appliances & eat-in breakfast area, dining rm, hw floors, sound system, 3 beds & 2 remodeled baths. Private outdoor spaces, w/ gated grassy front yard, heated pool & spa. Newly constructed two-story detached guest quarters/poolhouse has 1.5 baths, versatile 2nd level living space, balcony w/ views. Many system upgrades. Detached 2 car garage.

The Kostrey Collection

3237857545

NOURMAND & ASSOC-HW

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<b>742 N LAS PALMAS AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,999,000</b>	3+2	1sty-SPANISH	




Your slice of Angeleno heaven awaits at 742 N Las Palmas Ave. Boasting all of the quintessential LA must-haves, this spectacular Spanish pool home with an income generating guest house affords the staycation lifestyle we all crave. Recently remodeled & features 3 bedrooms/2 bathrooms. Indoor/outdoor space, pool, spa, outdoor shower, fire pit, built-in BBQ & outdoor kitchen area. The detached guest house has a kitchenette, laundry facilities & full bathroom.

The Sunset Team **310.274.3900**  
KW DTLA

www.742LasPalmas.com

<b>7924 ROMAINE ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,040,000</b>	2+1	1sty-SPANISH	



**LOCATION LOCATION LOCATION**

Gorgeous home inside & out designed by Hollywood set designer to maximize it's charm and character. The Kitchen was remodeled in 2016 with new appliances and white quartz counter tops. The living room has a large Renaissance gas/wood fireplace, the dining room has a beautiful hammered copper ceiling. The bathroom has a castle like character but with a modern amenities including a spa tub, rain fall shower & skylight.

MLS#17-275508  
Michael Dronge **310.621.8489**  
KW HOLLYWOOD HILLS

W&D,Grbg Disp,Hood Fan,Micro,Rng/Ovn

<b>1014 HILLDALE AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,699,000</b>	2+2.5	CONTEMPORARY	



**LIGHT AND BRIGHT 2BR+DEN / 2.5BA FREESTANDING TOWNHOUSE**

Light & bright 2,500 sq.ft. freestanding townhome with a private attached 2-car garage & expansive city views from your private rooftop deck. This 2BR+DEN/2.5BA multi-level townhouse is comparable to owning a private home, there are no common walls-in arguably the most dynamic location in WeHo. With 1BR downstairs, a wide stairway leads to an open kitchen, large dining area, & living room, along w/ several balconies. Another flight of stairs ushers you to the 2 additional bedroom suites.

MLS#17-259762  
Natalie Cadoch/Eli Karon **310-854-9974**  
TELES PROPERTIES

www.1014Hilldale.com

**10 West Hollywood Vicinity**

Condo / Co-op

<b>1155 N LA CIENEGA BLV, UNIT 602</b>	Open	11-2	<b>NEW</b>
<b>\$1,599,000</b>	2+3	1sty-ARCHITECTURAL	



**HOTEL SUITE-INSPIRED, DESIGNER-DONE CONDO WITH AMAZING VIEWS**

Full-service, luxury building w/ 24/7 valet & doorman, private dog park, gym & pool/hot tub w/ city views. Converted 3BD to 2BD/3BA allowing for more entertaining & public space inside unit. Raised doorways & ceilings w/ raw concrete finishes, custom designed granite wall encasing TV & fireplace. Fleetwood pocket doors open to expansive balcony from living room & master. Unobstructed city/downtown views, hardwood floors throughout, stainless steel appliances & luxury/smart home upgrades.

Chris Jacobs **310-904-3568**  
KELLER WILLIAMS BH

For more info: www.WestviewTowers602.com

<b>912 N SAN VICENTE BLVD #5</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,549,000</b>	3+3	CONTEMPORARY	



**BREATHTAKING TOWNHOUSE IN THE HEART OF WEST HOLLYWOOD!**

This designer finished unit offers the ultimate in luxury & lifestyle with an open floor plan, three bedrooms plus loft, living room with 20" ceilings, large walk-in closets in the master, contemporary kitchen with Viking appliances and breakfast bar, hardwood floors throughout, five generous terraces and stunning roof deck with a hot tub. Awe-inspiring nearly 360-degree panoramic views from this south-east facing private end unit, capturing the DTLA skyline, Hollywood Hills, and Century City.

MLS#17-279738  
Ladd Jackson **3103461744**  
HILTON & HYLAND

HiltonHyland.com

<b>1420 N LAUREL AVE, UNIT 104</b>	Open	11-2	<b>NEW</b>
<b>\$899,000</b>	2+2	1sty-MODERN	



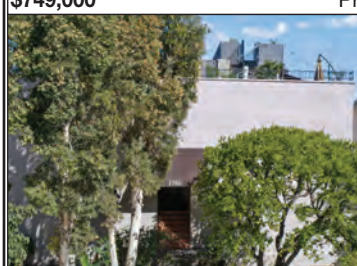
**\*OFF SUNSET WEST HOLLYWOOD CONDO\***

Beautiful 2BD/2BA ground floor, easy access from both elevator & front entry single-story unit built in 2004 near Sunset & Crescent Heights shopping, dining, fitness, night-life, etc. Unit has full-size stacked laundry(WA/DR included), all appliances included, and individual water heater. Outdoor patio space. Low HOA dues of \$321 p/mo. Each unit individually metered for Water, Gas & Electric. Gated, subterranean, tandem parking.

Daniel Signani **310-435-2659**  
TELES PROPERTIES

WA/DR, Frdige, DW, Gas Range, H2O Htr

<b>1260 N KINGS RD, UNIT 3</b>	Refresh.	11-2	<b>NEW</b>
<b>\$749,000</b>	Prjct	3sty-MEDITERRANEAN	



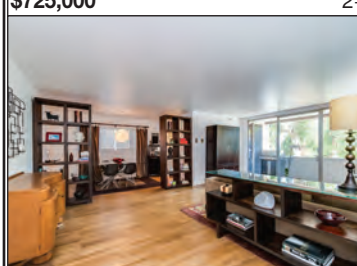
**WEST HOLLYWOOD TOWNHOUSE**

This hard to find 3 bedroom townhouse with 2 baths has endless possibilities. The living room is open and bright with wood floors, high ceilings and with a rare wood-burning/gas fireplace. 2 of the bedrooms plus a full bath with a spa like soaking tub and beautiful tile work are on a lower level for quiet and privacy. The convertible den and third bedroom opens to a large deck, with room for expansion. There is a roof deck with City Views, a pool and extra storage in the garage.

Sheila Rose **310-890-1521**  
BERKSHIRE HATHAWAY

Built-ins,AC

<b>7949 SELMA AVE #1</b>	Open	11-2	<b>NEW</b>
<b>\$725,000</b>	2+2	CONTEMPORARY	



**RETRO-COOL FRONT UNIT!**

Retro-cool collides with updated aesthetics in this 2 bedroom, 2 bath Mid-Century Modern condo nestled just behind prime Sunset Strip. This spacious front unit with floor-to-ceiling windows is bathed in California sunshine, featuring gleaming, refinished hardwood floors, laundry hookups inside the unit, and side-by-side parking spaces. Steps away from the best this bustling neighborhood has to offer - from The Griddle Café, Crunch Fitness, Bristol Farms, and the Laugh Factory.

MLS#17-278602  
The Sunset Team **310.274.3900**  
KW DTLA

www.7949SelmaUnit1.com

<b>1015 N KINGS RD #309</b>	Open	11-2	<b>NEW</b>
<b>\$549,000</b>	1+2	CONTEMPORARY	




**HUGE 1 + 2 CONDO W/INSIDE LAUNDRY IN PRIME WEHO LOCATION**

Clean 3rd floor unit at popular building Kingswood South. Quiet north-facing unit with nice reflective light, only one common wall. Open living space with no one above. Hardwood floors in living room and hallway, large eat-in kitchen, with inside stack laundry. Large master bedroom with ample storage space. Full bath and powder room both have skylights. Building has gorgeous courtyard pool. A+ West Hollywood location. Convenient to shopping, eating, and nightlife.

MLS#17-278270  
Allie Riley/MCollins **310-467-4567**  
TELES PROPERTIES ICB

RileyandCollins.com

<b>660 N SWEETZER AVE #207</b>	Open	11-2	<b>red</b>
<b>\$759,000</b>	785000	2+2	



**UPDATED 2 BEDROOM CORNER UNIT**

Motivated Seller! Terrific 2 bed 2 bath corner unit - at back of building w/Privacy & partial Views of the Hills and City. Laundry inside unit. Formal entry & living room w/hardwood floors, recessed lighting, fireplace. Great entertainment flow with high ceilings throughout. Split Bedrm floorplan each w/ balconies have generous walk-in closets & newly remodeled bathrooms with custom finishes. HOA dues include EQ insurance, water, trash, sewer, maintenance.

MLS#17-272580  
David Yocum **310.560.6164**  
HILTON & HYLAND

HiltonHyland.com



<b>851 N KINGS RD #PH304</b>	Open	11-2
<b>\$1,785,000</b>	3+3	CONTEMPORARY



**FOR EVERYTHING YOU WOULD WANT IN A PENTHOUSE**

The best of the best penthouses in the most coveted building! This is the crown jewel penthouse with modern taste. Step into the 1,950 square foot unit and you will see the vaulted ceiling and updated amenities. After passing the generous sized bedrooms, in unit laundry, and the first balcony, walk upstairs to an additional bedroom/loft with bathroom.

**MLS#17-271032**  
Paul Wylie 323-515-9585  
LAMERICA REAL ESTATE

Dshwshr,Rng/Ovn,Fridg

<b>932 N ALFRED ST #PH1</b>	Refresh.	11-2
<b>\$1,325,000</b>	3+2	MODERN



**NEW CONSTRUCTION PENTHOUSE WITH VIEWS AND PRIVATE GARAGE**

Enjoy captivating sunsets and gorgeous views of the Hollywood Hills from this exquisite 3BD 2BA penthouse unit at the top of an intimate recently built 8 unit complex, enviously located on a quiet sought-after street in West Hollywood. This bright and private front end penthouse unit also boasts a very rare street-level private garage with dedicated driveway plus an additional subterranean parking space making it possible to park up to 5 cars. A true gem that will go fast!

**MLS#17-275994**  
Jay Martinez/Gil Dirige 323-377-8332  
JOHN AAROE GROUP

www.932AlfredPenthouse.com

**11 Venice** *Single Family*

<b>2313 MCKINLEY AVE</b>	Open	11-2
<b>\$1,649,000</b>	3+2	



**VINTAGE BEACH COTTAGE**

It has hardwood floors, a fireplace in the living room, and a center hall plan. There are several original details that have been preserved to make this a great opportunity. The en-suite master bedroom leads to a deck and parking area. The other two bedrooms are generous in size and share a full bathroom. The kitchen, large dining room, and living room boast a warm feeling for any gathering or occasion. This home is the one anyone wanting to live in Venice has been waiting for.

**MLS#17-279352**  
Ellen Conrad 424.202.3288  
TELES PROPERTIES

2313McKinleyAvenue.com

<b>734 PALMS BLVD</b>	Open	11-2
<b>\$4,845,000</b>	3+2.5	2sty-ARCHITECTURAL



**STUNNING VENICE ARCHITECTURAL RESIDENCE**

A true masterpiece balancing simplicity, luxury & a modern lifestyle that embraces the outdoors. Designed by architects Marmol Radziner, this visionary 2-story, 3BR/2.5BA (plus office) architectural home uniquely blends spectacular indoor/outdoor spaces with the best contemporary finishes & features including open plan living/dining room, exceptional double height cook's kitchen, 700 SF covered outdoor living space with fireplace & cozy ceiling heaters & private backyard with room for a pool.

**MLS#17-270078**  
Jennifer Hughes 310-383-7299  
BULLDOG REALTORS

www.734Palms.com

<b>2328 OCEAN AVE</b>	Refresh.	11-2
<b>\$2,598,000</b>	3+4	CRAFTSMAN



**WELCOME TO THE HAMPTONS IN VENICE !**

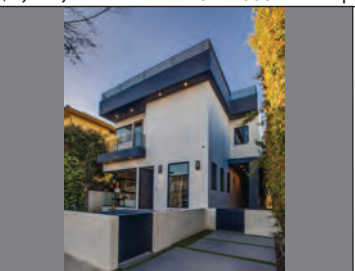
Welcome to he Hamptons in Venice - moments from the Venice Canals & the boutiques & restaurants of Abbot Kinney. Dramatic sun-drenched 2-story living area w/ hi ceilings, skylights & fireplace. Gourmet kitchen w/French farmhouse-style cabinetry opens to a dining room that flows outdoors to a garden patio, perfect for entertaining. Airy Master Retreat w/cathedral ceilings, fireplace, balcony & luxurious bath.Large Den(or 3rd Master) opens to a roof deck to enjoy the sunsets & cool ocean breezes.

**MLS#17-255600**  
Jerry Jaffe/Alison Betts 424-202-3202  
TELES PROPERTIES

Central Air, Thermador Professional Oven

**11 Venice** *Income*

<b>627 INDIANA AVE</b>	Open	11-2
<b>\$3,400,000</b>	3744000 Duplex	2sty-CONTEMPORARY



**VENICE DUPLEX - SELLER MOTIVATED**

Perfect opportunity for investment. Based on current market rents each unit could rent out for almost \$9,000.00 per month. This 4,010 sq. ft. ultra modern duplex walking distance to Abbot Kinney and Rose Avenue. Each unit features 3 bedrooms & 3 baths with private roof top decks. Each is unit is approximately 2,000 sq. ft. Both units come with Thermador appliances. This was a major remodel and was designed by The Code Solution Architect.

**MLS#17-222690**  
F. Courtney Norman 310-463-1585  
EXCLUSIVE REALTY INC

**12 Marina Del Rey** *Condo / Co-op*

<b>20 KETCH ST #2</b>	Open	11-2
<b>\$1,849,000</b>	3+3	TRADITIONAL



**ENTERTAINERS DREAM BEACH PENTHOUSE**


On the Marina Peninsula with Ocean Views ! This 3BD/3BA plus loft penthouse is located just yards from the beach. Feels like a single family home with a large private roof top deck. Great open floor plan with cathedral ceilings, gorgeous hardwood floors, new carpet , and a spacious master bed including a second fireplace and spa tub. French doors lead to balconies from the master bedroom and living room, a large formal dining room, and a private garage with 3 car parking and extra storage.

**MLS#17-278976**  
Ryan Sokolowski 310.344.0898  
BERKSHIRE HATHAWAY

coastalluxeliving.com

**13 Palms - Mar Vista** *Single Family*

<b>3959 COOLIDGE AVE</b>	Open	11-2
<b>\$1,799,000</b>	4+3	2sty-CAPE COD



**NEW CONSTRUCTION IN MAR VISTA**

Stunning, newly-constructed masterpiece in thriving Mar Vista with a traditional Cape Cod exterior and a warm transitional-style interior. Functional open floor plan includes a chef's kitchen that opens to the dining and family areas – the true heart of the home – and large backyard. Sumptuous master suite with a spectacular spa-like bathroom. Two additional bedrooms plus a family room/loft complete the upstairs. Enjoy the best of luxury living combined with an urban lifestyle in the Westside.

**Sorensen/Sandorf 310.980.9838**  
THE AGENCY - BW

D/W. Refrig

<b>12867 ADMIRAL AVE</b>	Open	11-2
<b>\$1,169,000</b>	3+2	TRADITIONAL



**CHARMING HOME IN MAR VISTA**

This storybook home, located 1 1/2 blocks from Alla Park & a few more blocks to Marina restaurants & shopping, is a great opportunity for an owner/user or investor. Beautifully landscaped w/a white picket fence, this 3 + 2 offers a charming interior w/spacious rooms & light streaming into almost every room. Master suite has French doors opening to both a wood deck & private grassy backyard. Laundry room allows for a side by side W&D & there is a detached 2 car garage. Move in, update or add on.

**MLS#17-277586**  
Stacy Blair Young (310) 367-7654  
TELES PROPERTIES

12867AdmiralAvenue.com

**OPEN HOUSE STATUS**

Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW\*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market



<b>3488 ASHWOOD AVE</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,493,000</b>	4+3	2sty-MODERN	



**COVETED WOOD STREET MODERN HOME**

With the setting sun shimmering through the glorious Chinese Elm tree, you settle in your lounge chair on your oversized master balcony reflecting on how much you love this completely renovated Mar Vista modern! The formal entry hall greets you as you walk into the bright and airy open first floor covered with wide-plank European oak flooring. With a backyard fire pit and BBQ and part of the coveted Wood Streets, this is a must see!

**MLS#17-276816**  
Kerry Ann Sullivan 310-907-6517  
HALTON PARDEE

www.HaltonPardee.com

<b>2827 S BARRINGTON AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,295,000</b>	5+4	CONTEMPORARY	



**SPOIL YOURSELF**

Masterful design and modern luxury are embodied in this newly constructed 5 bedroom, 4 bath farmhouse. French oak floors extend into the formal living room w/high ceilings and an elaborate fireplace. The kitchen is adorned w/crisp white cabinetry, Caesar stone counter tops, stainless steel appliances, a walk-in pantry & two large sliding glass doors that open into the backyard. This home is top of the line, move-in ready & just a short stroll to Starbucks, Wholefoods & the Mar Vista Park.


**MLS#17-265116**  
Joe Noel 310-994-8721  
KELLER WILLIAMS-SANT

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

## 13 Palms - Mar Vista

Income

<b>12757 MATTESON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,800,000</b>	Units	MID-CENTURY	



**5 UNIT INCOME PROPERTY**

Close to Venice, "Silicon" Beach and Playa Vista. Perfect for an owner-user or investor, with over 32% upside in rents. In front is a 4-bed/2-bath house with tandem parking for 2 cars. The rear building features four 2-bed/1-bath units and four parking spaces, accessed from the alley. Two units in the rear building will be delivered vacant at the close of escrow, one of which has been immaculately remodeled. The property is zoned R3, so possibly a 2nd story can be added to the front house.

**MLS#17-266874**  
Oron Maher 310-989-4698  
BRC ADVISORS

Rng/Ovn,Fridg

## 14 Santa Monica

Single Family

<b>617 GEORGINA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$12,495,000</b>	5+10	ARCHITECTURAL	



**ARCHITECTURAL GEM SITUATED NEAR THE OCEAN**

The prominent and extraordinarily stylish façade instantly mesmerizes guests upon entering the home. Inside, the interiors are replete with sumptuous floor-to-ceiling windows, a seamless open floor plan, and the finest details to create a superb flow for entertaining. The property also includes a large game room, state-of-the-art movie theater, and guest quarters with utility kitchen. The exterior is complete with a pool and spa, BBQ and fire-pit, while the rooftop offers impeccable ocean views.

**MLS#17-278148**  
Bjorn Farrugia D. Kramer 424.253.5489  
HILTON & HYLAND

617GeorginaAve.com

## Why Advertise in The MLS Broker Caravan™?

- ✓ Delivered to 4.5k+ Real Estate Professionals in SoCal
- ✓ Free Listing Ad on Guests.TheMLS.com
- ✓ 1 Million Monthly Views on Guests.TheMLS.com

<b>235 19TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$8,699,000</b>	6+9	TRADITIONAL	



**LUXURY LIVING A STEP ABOVE ANY OTHERS**

Live and entertain in grand style in this 6 bedroom, 8,299 sqft new construction North of Montana. Captivating 20 foot entrance hall leads to an office, living room & formal dining room. The ultimate entertainer's kitchen with Wolf, Miele & Avanti appliances. Open floor plan with center island flows out to yard with lap-pool & BBQ patio. Basement with glass-enclosed wine cellar/lounge, gym and kids play area, 20 person in-home movie theatre and elevator. A step above any home you have seen.

**MLS#17-264102**  
Flora Aston  
COLDWELL BANKER WSA

BBQ,Blt-Ins,Dshwshr,Dryer,Eltvr,Other

<b>100 LARKIN PL</b>	Open	11-2	<b>NEW</b>
<b>\$4,600,000</b>	4+4.5	TRADITIONAL	



**GORGEOUS VIEWS, UNIQUE OPPORTUNITY IN PRIME LOCATION!**

North of San Vicente 10,864 sqft lot, perfectly situated to enjoy ocean, canyon, mountain and tree-top views! Lots of space in current house- over 5200 sqft! Filled with natural light- 4 bedrooms, 4.5 baths, hardwood floors, high ceilings, tons of storage and large rooms. Den with spiral staircase. Two-story library wall complete with rolling ladder! Master suite is filled with ocean views. Full of nooks and surprises! Ready for remodeling or build new!

**Charles Pence 310-500-1288**  
PARTNERS TRUST SM

Other

<b>816 WILSON PL</b>	Open	11-2	<b>NEW</b>
<b>\$1,759,000</b>	3+2	TRADITIONAL	



**BEACH LIFE AT ITS BEST!**

This two story traditional home is minutes from the beach & near Whole Foods, the Rose Corridor, Main Street and all its trendy shops & restaurants. This 3 bedrm, 2 bath home has a large deck w/a hot tub & a backyard. The kitchen has high end appliances, a wine fridge, breakfast bar & a fireplace. The garage is being used as an artist studio & can be viewed by appointment only. If you've been looking for a spacious & stylish beach house, you found it! Call today for your private showing.

**MLS#17-279090**  
Sherri Noel 310-994-8721  
KELLER WILLIAMS-SANT

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

<b>3035 PAULA DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,695,000</b>	3+2	1sty-TRADITIONAL	



**GREAT VALUE IN SUNSET PARK**

One-story Traditional with enchanting original details including wood burning fireplace, pocket doors, restored wood floors, Dutch door & porch swing. Kitchen upgrades include granite countertops, wall mounted oven, Viking range / oven & stainless steel sinks. Garage is converted to studio perfect for guest or office. The home opens to the rear yard great for entertaining. Close to Marine Park, Whole Foods & Rose Corridor while enjoying the services, schools & prestige of Santa Monica.

**MLS#17-273814**  
Steven Moritz 310.871.3636  
SOTHEY'S INT'L RLTY

www.3035paula.com

<b>621 21ST PL</b>	Open	11-2	<b>red</b>
<b>\$4,349,000</b>	4+4.5	TRADITIONAL	



**WELCOME HOME! NORTH OF MONTANA TRADITIONAL**

This traditional style home features the ideal floor plan! 4 bdrms upstairs, 4.5 baths in the main house. Open floorplan with high ceilings & generously sized rooms. Updated kitchen features breakfast area & opens to family room with sitting area & large entertaining bar. All 4 bedrooms are en-suite. French doors lead out to a secluded garden with a vine covered arbor, BBQ area, patio & lawn. 2-car garage with attic & attached guest room with half bath. Franklin school district.


**MLS#17-258506**  
John Hathorn 310-500-1288  
PARTNERS TRUST SM

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



14 Santa Monica Condo / Co-op

1159 STANFORD ST #2  
\$1,295,000  
3+3  
Open 11-2  
CONTEMPORARY



MLS#17-279424  
Regina Vannicola 3106252061  
KELLER WILLIAMS-SM

NEW

WWW.1159STANFORD2.COM

Stand-alone 3BR/2.5BA townhouse plus attached 2-car garage, one of three units in complex, separated by private patios/courtyards. New wide-plank oak flooring throughout lower levels. Step-down formal living room with sliding glass doors to patio, fireplace and high ceilings with exposed beams. Updated kitchen with granite counters and stainless steel appliances. New carpet upstairs in 3 large bedrooms. High ceilings, lofted windows, master with private bath. Separate laundry room, low dues.

Dryer,Rng/Ovn,Fridg,Wshr

X 101 OCEAN AVE #B300  
\$3,699,000  
3+3  
Lunch 11-2  
ARCHITECTURAL



MLS#17-277582  
Simon Salloom 310-749-8686  
COLDWELL BANKER RESI

rev

FREE LUNCH — BAY CITIES SANDWICHES & ASTOUNDING OCEAN VIEWS!

Very rare, approximately 3000sf 3BR on Ocean Avenue North of Montana with expansive ocean views. Modern open layout with stylish finishes and high end appliances. Grand master bedroom suite with his & hers walk-in closets, sitting area, balcony and elegant bath. Splendid manicured grounds with entertaining areas, heated pool, spa and outdoor BBQ. Premier security services and front desk 24/7. Private landing with glass elevator provides spectacular entrance ensconced in incredible views.

www.pcsre.com

14 Santa Monica Income

710 OCEAN PARK  
\$2,975,000  
Refresh. 11-2  
2sty-SPANISH



MLS#17-273870  
Jonathan Pearson 310-907-6517  
HALTON PARDEE

NEW

BEAUTIFUL SPANISH STYLE TRIPLEX IN OCEAN PARK

This stunning property offers 2 x 2 bedroom/ bath townhouse-style loft units with an open living/ kitchen floor plan along with soaring vaulted ceilings, open fireplaces, hardwood floors, roof decks, and patios. There is also a two-story 1-bedroom/ 1.5 bath unit with a balcony, wood beamed ceilings, hardwood floors, and fireplace. The property also features a common patio area with outdoor grill and water fountain, along with ample parking available with 6 side-by-side covered spaces.

BBQ,Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Other

14 Santa Monica Lease

421 18TH ST  
\$17,000  
5+5  
Open 11-2  
631E6  
CONTEMP MED



MLS#17-263148  
Edward Tinney 310-888-3330  
NOURMAND & ASSOCIATE

NEW

SANTA MONICA UNFURNISHED LEASE

Custom unfurnished, 5bed/5bath Mediterranean ready for you to make yours before the holidays! Four of the five beds are upstairs including the Master. First floor includes formal LR and DR, along with Office/Library with built in cabinets. FR and eat-in Kitchen open out to lovely yard and outdoor dining, w/ a putting green. Located in the coveted flats, close to Montana and all that the neighborhood has to offer. Currently occupied, please allow 24 hours to show. Truly one of a kind.

BBQ,Dshwshr,Dryer,Grbg Disp,Hood Fan

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

NEW

New, automatic status

NEW\*

New, not yet listed

RED

Reduced

REV

Review, automatic status

BOM

Back on Market

842 11TH ST #5  
\$10,995  
5+6  
Open 11-2  
CONTEMPORARY



MLS#17-266924  
Austin Brunkhorst 310-254-7989  
COLDWELL BANKER RESI

rev


CUSTOM DESIGNED 3,500 SQ FT UNIT STEPS FROM MONTANA AVE!

This stunning and completely remodeled, 3,500+ sq ft unit is one of the largest/highest quality apartment offerings to hit the market in this A+ location. Located steps from Montana Ave, this Single Family home alternative has been re-imagined with the finest detailing/finishes. The unit occupies a full floor of the building, creating the feeling of living in a home. This 5 bed/6 bath layout includes kitchen w/ Sub Zero Fridge, Wolfe Range+Hood, dining area and living room with huge balcony!

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

15 Pacific Palisades Single Family

14300 W SUNSET BLV  
\$20,000,000  
10+11  
Open 11-2  
TRADITIONAL



Aaron Kirman 4242497162  
JOHN AAROE GROUP


NEW

MODERN EUROPEAN FARM HOUSE

This Modern European Farmhouse has been impeccably designed by Eliana and David Rokach. The home perfectly captures the elegance and beauty of the Pacific Palisades, located steps from Will Rogers State Park and Temescal Canyon, as well as only two miles from the beach. Enter the home through steel frame Belgian doors and immerse yourself in an abundance of natural light that radiates from the nearly 11ft windows with 14ft ceilings.

BBQ,Blt-Ins,Dshwshr,Frzr,Micro,Other

1545 AMALFI DR  
\$11,995,000  
6+8  
Open 11-2  
CONTEMPORARY



MLS#17-275112  
Adam & Ally Jaret 310-562-4073  
TELES PROPERTIES

NEW

NANTUCKET MODERN ESTATE

MC Builders delivers a chic oasis in the prominent Riviera neighborhood of the Pacific Palisades. This grand Nantucket modern estate while enclaved by the Santa Monica Mountains hosts a sun filled ocean breeze. European oak floors promenade through the great room, chef's kitchen & oversized waterfall suede island. Slide open the La Cantina pocket doors & escape to the raw bluestone & Zero-Edge Pool. 6 bedrooms, 8 baths & 6-car collector's garage, acoustic theater, entertainment bar & wine room.

1466 SAN REMO DR  
\$6,995,000  
4+5  
Open 11-2  
631D4  
2sty-SPANISH



MLS#17-279952  
Desiree Zuckerman 818-929-5789  
RODEO REALTY INC.

NEW

RIVIERA PALISADES VIEW HOME

Completely renovated in 2001, this prime Riviera Palisades estate overlooks the Riviera Country Club's 10th hole, California Spanish is designed & built by Peter LoPresti

Dshwshr,Grbg Disp,Micro,Rng/Ovn

16860 CALLE BELLEVISTA  
\$4,399,000  
6+6  
Open 11-2  
CONTEMP MED



MLS#17-276488  
Tiffany Yi Hu 310.849.9547  
HILTON & HYLAND

NEW

THE ENCLAVE PACIFIC PALISADES

Located on a private cul-de-sac in an exclusive guard-gated community (The Enclave) in the Pacific Palisades Highlands, this magnificent Mediterranean villa is situated on an expansive lot with breathtaking ocean, mountain, and city views. This home's luxurious outdoors and grounds boast resort-style entertaining spaces with an infinity pool and spa, large covered patio, and custom fire pit. Plus the gated Highlands park with children's play ground and "off leash" dog hours.

HiltonHyland.com

TUESDAY



<b>18420 WAKECREST DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,395,000</b>	3+1.75	1sty-CONTEMPORARY	



**QUEEN'S NECKLACE, SANTA MONICA BAY, WHITEWATER VIEW BEAUTY**

Unique opportunity to purchase a wonderful one level mid century home with major ocean views from living , family, dining rooms, and master suite. Ready for your enjoyment, or tailor to your taste and create a view showpiece to call home. Updated baths, new ocean view deck. Desirable location minutes to the beach, world class restaurants, Palisades, Santa Monica, Malibu centers.

Marta Samulon 3104965996  
GIBSON INTERNATIONAL

Built-ins, garbage disposal

<b>15306 EARLHAM ST</b>	Open	11-2	<b>NEW</b>
<b>\$2,195,000</b>	2+2	1sty-RANCH	




**BEST VALUE IN THE PALISADES**

One of the best values in the Palisades. Build your dream home on this 5800+ sqft lot. Or update the existing 2+2 home and make it your own. This is an incredible opportunity.

Anthony Marguleas 3106631446  
AMALFI ESTATES

www.AmalfiEstates.com

<b>1466 BIENVENEDA AVE</b>	Open	11-2	<b>rev</b>
<b>\$9,985,000</b>	6+7	MEDITERRANEAN	



**MAGNIFICENT WILLIAM HEFFNER DESIGNED MEDITERRANEAN ESTATE**

Extensively rebuilt in 2005 with architectural design by William Hefner and interiors by Kazuko Hoshino, this Mediterranean home in guard-gated Ridgeview Country Estates boasts 10,632 square feet home with high-end finishes that include handmade and custom designed ironwork, mosaic tile, imported stone and rich wood floors. The great room features coffered ceilings and a beautiful antique fireplace. Other amenities include a spectacular gourmet kitchen.

MLS#17-246110  
B. Boyle and D. Findley (310) 345-6911  
THE AGENCY

Plz Present Buisness Card to Guard Gate

## 15 Pacific Palisades *Condo / Co-op*

<b>1553 MICHAEL LN</b>	Open	11-2	<b>NEW</b>
<b>\$1,520,000</b>	3+3	2sty-CONTEMP MED	




**MICHAEL LANE VILLAS**

New remodeled kitchen w/stainless steel appliances, mood lighting, custom built-out storage systems & new built-in microwave. New Hunter Houglas window coverings, new custom closets, new bamboo wood flooring, new wal- in closet, new glass and wood stairway, new volcanic rock fireplace, new tankless water heater, new epoxy floor in garage, and new storage cabinets in laundry area. New light fixtures. Recessed lighting and high ceilings. Security system w/ camera. Freshly painted w/ VOC paint.

Leslie Woodward 310.387.8020  
COLDWELL BANKER-PAC.

<b>17156 PALISADES CIR</b>	Open	11-2	<b>NEW</b>
<b>\$895,000</b>	2+3	2sty-CONTEMP MED	



**TREETOP & MOUNTAIN VIEWS**

Quiet south facing townhouse with enclosed patio off living room. Treetop and mountain views. Family room/den open to kitchen. Small balcony off master bedroom. Laundry facilities on second floor close to bedrooms. Four guest parking spaces close to unit.

Dori Ollestad 310.230.2425  
COLDWELL BANKER-PAC.

<b>17098 PALISADES CIR</b>	Open	11-2	<b>rev</b>
<b>\$1,099,000</b>	3+2.5	3sty-TRADITIONAL	



**RARE 3 BEDROOM HIGHLANDS CONDO!**

Take in tranquil mountain views from this 3 bedroom, 2.5 bath condominium in the Palisades Highlands which is conveniently located 3 units in from the street. The living room, featuring high ceilings & a fireplace, opens to the patio while the eat-in kitchen boasts SS appliances. All bedroom are located on the 2nd floor. Other highlights include a dining room, master w/its own balcony & a separate laundry room. Enjoy an array of association amenities that include a pool, spa, gym and sauna.

MLS#17-275102  
Pekar/Ellis Real Estate 310-496-5942  
GIBSON INTERNATIONAL

## 15 Pacific Palisades *Lease*

<b>523 CHAPALA DR</b>	Open	11-2	<b>NEW</b>
<b>\$16,000</b>	4+5	TRADITIONAL	



**HUNTINGTON TRADITIONAL AVAILABLE FOR LEASE!**

Move right in to this inviting Huntington traditional home, conveniently close to the village, schools and rec. center. Living room w/FP, FDR, family room w/FP and French doors to deck/spacious yard. Updated kitch w/bkfst area w/French doors to garden. Master suite is upstairs w/duel bathrooms. Downstairs, two spacious bdrms share the updated bath. The 4th BD/BA is off the kitchen, ideal for guests/home office. Garage converted to a play room w/French doors opening to the deck and garden.

MLS#17-259386  
Ellen McCormick 3102303707  
BERKSHIRE HATHAWAY H

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

## 16 Mid Los Angeles *Single Family*

<b>1818 S VICTORIA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,899,000</b>	5+5	CRAFTSMAN	



**GRAND ORIGINAL ESTATE ON 22,000+ SQ.FT. LOT**

John P. Kennedy residence is one of the larger lots in the square. Original 1914 estate w/ 3 floors of architectural detailing. Elegant entry w/ a grand staircase, living rm w/ fireplace & detailed ceilings. Library w/ built-ins. Formal DR w/ original built-ins, original stained glass window & elaborate ceiling. Orig kitchen, butler's pantry, breakfast rm, maid's rm & bath. 2nd floor 4 bdrms & 2 bas. 3rd floor huge playroom, bed & bath. Garage w/ a guest house, garden planting shed & pergola.

MLS#17-279434  
Rick Llanos 323 810-0828  
COLDWELL BANKER HP

La Fayette Square Estate

## 16 Mid Los Angeles *Income*

<b>1642 S CURSON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,029,000</b>	Duplex	2sty-SPANISH	



**SPANISH-STYLE DUPLEX BOTH UNITS VACANT AT COE**

Stunning 2-Sty Duplex with views, desirable "Picfair Village" location! Each spacious unit displays charming details with Huge LR, Frml DR, Bkft Rm, Updated Kit, Inside Laundry Rm. Picturesque fenced rear yard w/patios. Excellent owner/user or investor opportunity. Conveniently located just minutes to LAX, popular restaurant row, trendy shopping areas, the beach, downtown L.A. and more. OMC 2nd TD. Both units delivered vacant at COE.

MLS#17-278202  
Deborah Justice 310-901-6062  
JUSTICE RAY REALTY

2 Car Gar, Long Driveway

## OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV


**NEW** New, automatic status  
**NEW\*** New, not yet listed  
**RED** Reduced  
**REV** Review, automatic status  
**BOM** Back on Market



18 Hancock Park-Wilshire

Single Family

611 N CHEROKEE AVE	Open	11-2
\$3,450,000	4+4.5	SPANISH



MLS#17-279854

Brett Silver  
PARTNERS TRUST SM

310-500-1288

Other

NEW

NOTHING LIKE THIS ON THE MARKET!


Custom re-built Spanish home on a quiet tree lined street. No expense was spared to restore this stunning property. High-end finishes throughout including beautiful refinished hardwood floors, stone counter tops, and a marble fireplace. 3 bdms up and 1 bdrm down. Gourmet eat-in kitchen with top of the line appliances. Private yard with pool, spa, built-in BBQ, outdoor shower and space for al fresco dining. In addition, a separate 2 bdrm guest house with a permitted gym above.

269 S LUCERNE BLV

Open

1-2

\$2,399,000	4+3	2sty-TUDOR
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MLS#17-279036

Cloutier/Quaid  
RODEO/PT

310-717-1054

Other

NEW

STUNNING CONTEMPORARY TUDOR NEAR LARCHMONT


Chic and stylish Tudor home located just a few blocks from the heart of Larchmont Village. This early 1920s home retains it's original charm and grace, yet has been re-imagined with impeccable taste and exquisite designer finishes. The home has tremendous scale and a free flowing floor plan that begins with a formal entry, melds the living and dining rooms, and incorporates a spacious family room that opens to the backyard. This modernized classic will not last long!

107 N WILTON PL

Lunch

11-2

\$1,249,000	2+2	MID-CENTURY
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MLS#17-279036

Katie Crain  
NOURMAND & ASSOCIATES

310.502.2312

Lunch Will Be Served

NEW

PRIVATE MID-CENTURY HANCOCK PARK HOME


Enchanting Mid-Century gem lovingly restored in 2013. Set back from the street, this home feels like a private retreat in the heart of the city. Original features include cork floors, clerestory windows, a double brick wood-burning fireplace, exposed wood ceilings + more. Kitchen with slate countertops, Walnut cabinets + high-end appliances. The home's seamless flow lends itself to easy living + entertaining, offering 3 magical outdoor spaces designed by Terremoto Landscape. A true sanctuary!

541 N LUCERNE

Open

11-2

\$1,985,000	2+50000	4+3	MODERN
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MLS#17-271386

Yongho Rho  
RE/MAX MEGA GROUP

Dshwshr,Rng/Ovn,Fridg

red

Beautifully renovated home with a modern charm in Larchmont Village. Surrounded by trees & newly redone front & back landscaping. Great contemporary open floor plan with newly redone hardwood floors & all new appliances put into the kitchen. 3 spacious bedrooms, spacious living room in front & an additional large 4th bedroom that can be used as a family room or entertainment room. Formal dining room with a charming side terrace, cozy backyard, & 2 cars attached garage.

212 N ARDEN

Open

11-2

\$1,999,000	4+4	MODERN
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MLS#17-277532

John Duerler  
HANCOCK HOMES REALTY

2139242208

Dshwshr,Dryer,Rng/Ovn,Wshr

rev

4401 SQFT UNDER 2M IN 3RD ST ELEMENTARY!

PRICED TO SELL TODAY at \$454 PPSF! HUGE 2-story home w/ pool & studio guest-house in the heart of the Larchmont / Windsor Square. Spacious 4bd/4ba home. Open floor plan, huge kitchen, floor to ceiling windows/skylight. Downstairs bd/ba opens to pool/patio. 2nd floor features unobstructed views of the Hollywood sign & Griffith Observatory. Master Bedroom w/ balcony. 2 additional upstairs bdms, study/office space & sunroom. Lowest PPSF for a home located in 3rd Street Elementary School District.

18 Hancock Park-Wilshire

Condo / Co-op

531 N ROSSMORE AVE #302	Open	11-2
\$799,000	2+2	POST MODERN



MLS#17-279036

Jason Reitz  
ROCK REALTY GROUP

323-656-1800

www.531Rossmore.com

NEW

SOPHISTICATED HANCOCK CONDO BLOCKS TO LARCHMONT VILLAGE

This Iconic Hancock Park Address Boasts An Incredible 1960's Postmodern Architectural Achievement: The Majorca. Elegance, Sophistication & Class Surrounds You In This Designer Remodeled 3rd Story Condo. Formal Foyer Entry Greets You w Rich Cherry Hardwds & Opens Up To Your Living Rm w Balcony. Cook's Kit w Brkfst Bar & SS Appliances. Master Ste w Closets Galore, Remodeled Bath & Vanity Area, & A Guest Bed & Bath Complete the Separate Living Quarters. Tons of Natural Light & Old Hollywood Charm!

19 Beverly Center-Miracle Mile

Single Family

1131 S RIDGELEY DR	Open	11-2
\$2,380,000	5+4	2sty-MODERN



MLS#17-279036

The Sunset Team  
KW DTLA

310.274.3900

www.1131RidgeleyDr.com

NEW

LUXURIOUS RETREAT!

Welcome home to this exceptional contemporary compound featuring 5 bedrooms and 4 bathrooms. Open floor plan with 10 foot ceilings allow the home's architectural details to really flourish. Let your inner chef shine in the gourmet Italian kitchen outfitted with top-of-the line appliances and walk-in pantry. Enjoy an excess of storage in the sizable 2-story, 2-car garage. Live. Better. Here.

6141 LINDENHURST AVE

Open

11-2

\$2,295,000	3+2.5	SPANISH
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MLS#17-279036

Jackie Smith

213.494.7736

Other

NEW

SOPHISTICATED SPANISH MODERN IN BEVERLY GROVE

Sophisticated and designer-done Spanish Modern in Beverly Grove neighborhood featuring high ceilings, hardwood floors and great indoor-outdoor flow, perfect for entertaining. The gourmet kitchen has a large center island and top-of-the-line appliances. The master bedroom has a gracious walk in closet with built-ins and a master bath with a walk in shower and double vanities. The backyard comes equipped with a pool, spa, water feature and cabana. The garage can double as an artist studio or gym.

100 S CRESCENT HEIGHTS

Open

11-2

\$1,495,000	3+2	SPANISH
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MLS#17-279142

Allison Schwarz  
COMPASS

310-433-0056

WWW.ALSESTATES.COM

NEW

CLASSIC SPANISH FIXER ON LARGE CORNER LOT

This 2,032 square foot, 3 bedroom, 2 bathroom Spanish hacienda is located on a 6,559 square foot corner lot. The property features an excellent floor plan with central courtyard with an outdoor fireplace, a grand living room with wood beamed ceiling and fireplace, formal dining room, and large kitchen with separate breakfast room and laundry room. This is an excellent remodel or development opportunity offering enormous potential in the highly sought after Beverly Grove neighborhood.

THE MLS.com

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VESTAPLUS™ Features Now Available on The MLS™

TUESDAY



TUESDAY

6207 W 5TH ST

Open 11-2

\$3,100,000

4+5

SPANISH

rev



NEW ENTERTAINER'S BACKYARD

Beautiful and tasteful new elegant construction at its very finest! Incredible California indoor/outdoor lifestyle situated in the Beverly Grove area. This gorgeous custom home features high ceilings, natural light, open floor concept, 4 ensuite bedrooms of which the master bedroom boasts a fireplace, large dressing room with custom cabinetry and beautiful master bath with custom vanity, free-standing tub and spacious shower with frame-less door.

MLS#17-268274

Paul Wylie 323-515-9585

LAMERICA REAL ESTATE

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

1119 S SYCAMORE AVE

Refresh. 11-2

\$1,099,000

3+1.75

TRADITIONAL

rev



ABSOLUTELY CHARMING HOME PERCHED ON A KNOLL IN MIRACLE MILE!

A MUST SEE! Tastefully Remodeled 3 Bedroom home with garage, & storybook curb appeal! Located in the highly-coveted Miracle Mile neighborhood. Just minutes from popular Wilshire/La Brea area! Interior features hardwood floors + classic picture windows + recessed lighting + formal dining room + dual-glazed windows + indoor laundry room. GRASSY FRONT & BACK YARDS! KITCHENS AND BATHS RECENTLY REMODELED! A TRUE TURNKEY HOME THAT IS PRICED RIGHT & READY TO ENJOY!

MLS#17-272782

Jerry & Rachel Hsieh (424) 242-8856

KW - LOS FELIZ

www.jerryandrachel.com

20 Hollywood

Single Family

6683 W DAYCHAR DR


Refresh. 11-2

\$1,159,000

2+4

ARCHITECTURAL

NEW



GORGEOUS ARCHITECTURE AT SUNSET AND LAS PALMAS!

Introducing The Las Palmas Four- a modern community featuring 4 architectural residences by the award-winning Telemachus Studio. Just south of Sunset Blvd. and boasting an incredible 96/100 Walk Score, residents enjoy close proximity to the best that Hollywood offers- restaurants, cafes, bars, the Metro, Arc Light and more! Each residence features 2 beds w/en suite bathrooms + ground level flex space w/half bath. Roof top deck boasts sweeping views of Hollywood and the Griffith Observatory.

MLS#17-279866

Bryant | Reichling 323.395.9084

COMPASS

www.laspalmas4.com

1341 N FULLER AVE

Open 11-2

\$1,550,000

2+3.5

ARCHITECTURAL

red



A NEW STANDARD OF ARCHITECTURAL EXCELLENCE


Introducing The Fuller Four, a ground-breaking project designed by award-winning Telemachus Studio. Enjoy incredible views from the private roof top, and large-scale entertaining in the double-height dining and living room. Occupying the top floor is a Master bedroom suite, and 2nd bed. The open loft area is perfect for a media or office space. On the ground floor, an open office and front-facing patio makes for a compelling entrance. Wide-open views of the Hollywood Hills and DTLA.

MLS#17-273920

Bryant | Reichling 323.395.9084

COMPASS

www.fuller4.com



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21 Silver Lake - Echo Park

Single Family

2600 LAKE VIEW AVE

Open 11-2

\$2,160,000

5+6

MODERN

NEW



IN THE HEART OF SILVER LAKE

Designed around the art of entertaining, in the heart of Silver Lake, stands this completely redesigned in 2006 modern, sexy, dream home. Loaded with state of the art amenities, Cat five, security cameras, integrated sound system and top of the line finishes, just to name a few. Enjoy the private gated backyard w/room for a pool/ Zen garden. Close to all the shops & restaurants makes this truly a dream home.

MLS#17-278664

A. Lascano B. Farrugia 323.447.3211

HILTON & HYLAND

HiltonHyland.com

22 Los Feliz

Single Family

2630 N VERMONT AVE

Open 11-2

\$8,900,000

6+4

MEDITERRANEAN

NEW



HISTORIC LOS FELIZ ESTATE

The historic Van Griffith Estate is a unique compound for those who desire privacy within the heart of the city. A long driveway leads up to this Mediterranean compound. The main residence consists of a spacious living room, dining room, library/family room, large eat-in kitchen, speakeasy & rooftop deck. 4 bedrooms & 3.25 baths complete the main house. The home boasts spectacular views of downtown, the Observatory, & Griffith Park. A Montecito-style guest house includes 2 bedrooms & 2.5 baths.

H. Lorey,RSR Real Estate 323.251.4553

NOORMAND & ASSOCIATES

3842 CARNAVON WAY

Open 11-2

\$5,299,000

4+6

3sty-MEDITERRANEAN

NEW



STUNNING PVT DONE GRAND COURTYARD SPANISH W/ HUGE POOL+VIEWS

1920's gated Courtyard Spanish with City Lights and Mountain views and saline Pool. Incomparable! 2+ year no expense spared remodel/restoration. New hardwood floors, all new plumbing, electrical, Crestron smart home system, Gourmet great room. Miele marble kitchen, all new windows, new roof, new HVAC, new landscaping. Full attached guest unit with separate entry. Master suite with dual baths, closets and sitting room. Gentleman's club room bar. Terraces and grassy flat yard. Spectacular!

Ron Holliman 310-270-6682

COLDWELL BANKER BH

Griffith Park N to Amesbury to Carnavon

28 Culver City

Single Family

10756 STEPHON TER


Open 11-2

\$1,300,000

4+2.5

2sty-TRADITIONAL

NEW



CHARMING HOME ON A QUIET CUL-DE-SAC

Located in sought after Culver Crest neighborhood. Living room with picture windows and fireplace open onto dining area. Galley kitchen with adjoining pantry/service porch with laundry head out to private backyard with patio, garden and grassy area. 3 bedrooms, 1.5 bathrooms downstairs. Expansive master bedroom suite with sweeping views upstairs.

Heather Coombs Perez 3102597419

COMPASS

Washer/Dryer/Fridge/Stove/Oven

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

NEW

NEW\*

RED

REV

BOM

New, automatic status

New, not yet listed

Reduced

Review, automatic status

Back on Market



4176 HIGUERA ST

Open 11-2

\$1,069,000

3+3

TRADITIONAL



WWW.4176HIGUERA.COM

Incredible location in Downtown Culver City! This stunning 3-bd & 3-ba has large, open living room with crown molding, recessed lights, stone-tiled fireplace, and bamboo floors. Remodeled kitchen with stainless-steel appliances and quartz countertops. Updated bathrooms with marble and Grohe fixtures. All 3 bedrooms are upstairs, including large master suite with views of Culver City hills. Located in small, private, gated community with pool & garden.

MLS#17-279238

Todd Miller

KELLER WILLIAMS-SM

Open House Sun 2-5pm & Tues 11-2pm

NEW

3366 CHARLESTON WAY

Refresh. 11-2

\$1,289,000

4+3

2sty-MEDITERRANEAN



REMODELED MEDITERRANEAN WITH LUSCIOUS CANYON VIEWS

Remodeled home with the perfect floor plan, grand spaces and beautiful details throughout such as vaulted ceilings, hardwood floors, custom ironwork and a mesmerizing fireplace. Open area with elegant living, dining and family room with natural light and canyon views. Chef's kitchen with granite counter tops and SS appliances. Master suite overflows to luxurious master bathroom, a walk in closet, and balcony. Second master suite with a massive walk in shower room. Quiet and serene outdoor deck.

MLS#17-278596

Katia Miramontes

310-310-0324

KELLER WILLIAMS BH

www.3366Charleston.com

Porto's Served

NEW

29 Westchester

Single Family


8036 EL MANOR AVE

Refresh. 11:30-2

\$1,695,000

4+3

TRADITIONAL



\$100K REDUCTION.

PRICE REDUCTION: \$100,000! This renovated 4 bedroom Kentwood home melds modern detailing with the comforts of traditional design. The gorgeous open-concept layout welcomes you the moment you step inside the formal living room, with its distinctive brick fireplace, and pristine hardwood floors. Entertain guests in the kitchen, artfully accented with double ovens, stainless appliances, custom quartzite counters, and a professional grade range. Outside, a covered patio creates an idyllic retreat.

MLS#17-270534

Stephanie Younger

310.499.2020

COMPASS

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

NEW


3481 LA SOMBRA DR

Open 11-2

\$1,725,000

4+4

CONTEMPORARY



PRIME LAKE HOLLYWOOD CONTEMPORARY W/ CITY VIEWS!

Prime Lake Hollywood! Dazzling City Views! 4 beds, 4 baths, updated eat-in kitchen, hardwood floors, living room opens to large deck for alfresco dining & views, huge dining room/ sitting room, large master suite w/ incredible closet space & spa-like bathroom, upstairs bedrooms have incredible views, separate guest unit w/ full bathroom, huge deck w/ plenty of outdoor party space, front courtyard w/ fountain, 2-car garage, solar panels on roof, newer HVAC, 3 fireplaces. Gated & private.

MLS#17-277344

Jimmy Martinez

323-377-0548

PT BEVERLY HILLS

www.3481Lasombra.com

rev

6430 W 87TH ST

Open 11-2

\$925,000

3+2

TRADITIONAL



CHARMING TRADITIONAL IN POPULAR WESTCHESTER!

Welcome to this wonderful opportunity to own this charming traditional in popular Westchester! Located on a quiet street, this 3 bedroom and 2 bathroom home offers wood floors, plantation shutters with a pleasant and shady porch for relaxation and enjoyment. Included in the bedroom count is a large master bedroom with high ceilings, decorative fireplace and access to the backyard. With a little TLC you can create your vision for your ideal home!

MLS#17-278186

Melanie Rudee

310-502-4855

TELES PROPERTIES

www.6430west87thstreet.com

NEW

31 Playa Del Rey

Condo / Co-op

6400 PACIFIC AVE #309

Open 11-2

\$1,119,000

2+2

3sty-CONTEMPORARY



Spacious, sunny & serene loft townhome w/views of Marina, Ballona lagoon & Playa bluffs. Desirable top-floor penthouse a block to the sand with fabulous open plan, hardwood floors!

MLS#17-263940

Alice Plato

310-704-4188

Hi Ceilings, Water Vu, Granite counters

COLDWELL BANKER RESI

NEW

30 Hollywood Hills East

Single Family

2110 ALCYONA DR

Lunch 2-5

\$2,540,000

5+5

2sty-SPANISH



GRAND SPANISH ESTATE, FLOATING ABOVE CAPITAL RECORDS. LUNCH!

Grand and elegant two story classic Spanish home, on quiet cul de sac, floating above downtown Hollywood skyline. Dreamy master, guest apt with kitchen, great indoor outdoor flow, 2 car garage + motorcourt. Elegant and classic!

Chris Laib & Bryce Hayes

3238541820

KELLER WILLIAMS LF

NEW

62 Encino

Single Family

4727 BALBOA AVE

Refresh. 11-2

\$3,200,000

6+6.5

CAPE COD



TIMELESS GATED TENNIS ESTATE

With grace and grandeur, this timeless gated traditional estate offers a tranquil resort-like setting, yet it's prime Encino location is minutes from the amenities of Ventura Blvd with easy Westside access. A lovely double height center hall with it's sweeping staircase is perfect for entertaining. Not To Be Missed!!!

Raphael Barragán

310.663.3676

ENGEL & VÖLKERS LA

Richard Cassese

NEW

72 Sherman Oaks

Single Family

15448 VISTA HAVEN PL

Lunch 11-2

\$1,599,000

4+4

2sty-VILLA



VILLA ON VISTA HAVEN

Montecito style home on a 1/3 ac knoll on a cul-de-sac st. just below Mulholland. The pvt. entertainers yard features a saline pool & tranquil hillside views. The center island kitchen overlooks the pool & features a fpl, S/S appliances, granite counters & custom cabinetry. A secluded upstairs Master boasts dual balconies & a sitting area. All 4 bedrooms are ensuite. Attached permitted bonus room. Add'l amenities incl. a leased solar system, 2 water heaters & HVAC zones. Roscomare El.(967 API).

MLS#17-279314

Michael Tunick

323-646-3893

BHHS CA PROPERTIES

SEE FULL PG B&W AD 15448VistaHavenPl.com

NEW

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TUESDAY



<b>15658 CASTLEWOODS DR</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,480,000</b>	5+6	2sty-CONTEMP MED	



**FABULOUS ESTATE, TOP LOCATION AND SPECTACULAR VIEWS!**

Fabulous estate with spectacular city views in the ideal location: with convenient access to the Westside, Bel Air, Brentwood. Master with gorgeous fireplace has a huge walk-in closet and a sumptuous bathroom. Wet bar, pool, Spa and cabana. This 2 story home boasts breathtaking views in every room and is perfect for entertaining. In addition to the 2 car garage, there are 4 secure parking spots on premises, and 6 additional guest spots behind gates. Welcome!

**MLS#17-225490**  
Katherine Aronsson 310-990-6090  
KATHERINE ARONSSON

Open Sunday 2 P.M - 5 P.M

## 72 Sherman Oaks *Condo / Co-op*

<b>14144 DICKENS #111</b>	Open	11-2	<b>rev</b>
<b>\$599,000</b>	2+2	CONTEMPORARY	



**PRIME SOUTH OF THE BLVD - 2 BEDROOM, 2 BATH**

Beautiful and spacious 2 bedroom, 2baths with lovely tree top views from every window. Features include high ceilings, open floor plan, large Master with walk in closet, bonus room provides extra space for office, den or playroom. Very quite location in meticulously maintained building. Located on a lush, tree-lined street and walking distance to Ventura Boulevards shops, cafes and restaurants.

**MLS#17-277638**  
Fred Holley 310-285-7591  
COLDWELL BANKER

Dshwshr, Elvtr, Grbg Disp, Fridg

## 73 Studio City *Single Family*

<b>4142 VANETTA DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,895,000</b>	4+4	2sty-CONTEMPORARY	



**STUNNING CONTEMPORARY VIEW HOME**

Exceptional residence w/panoramic views on private, gated rd w/ parking for up to 9 cars. Open floor plan is flooded with light, scenic vistas and flows beautifully for sophisticated, easy living and entertaining. Dewitt eat-in kitchen, dining rm, living rm w/ fp; and a rec room with home theater could also be 4th BR. Huge master suite w/ private balcony, fp, plus 2 additional en-suite bedrooms. Fitness pool, grassy yd. Re-imagined by architect Charles A. Samson. Two minutes to Ventura Blvd.

**MLS#17-273864**  
Jane Gavens/Angelo Solis 310-497-5166  
JAG/RODEO

www.vanettaviewhome.com

<b>4369 TROOST AVE</b>	Open	1-2	<b>NEW</b>
<b>\$939,900</b>	2+2	3sty-TRADITIONAL	



**UNIQUE DETACHED TOWNHOME\*PRIVATE YARD+ROOFDECK\*GATED ENCLAVE**

Welcome to a unique gated enclave of 4 detached homes located in the coveted Colfax Meadows neighborhood of Studio City. Beautiful architecture, natural light and intimate spaces showcase 2 bedrooms, 2 baths and loft may be a 3rd bed/office/den. Soaring 15 foot ceilings and custom fireplace bring drama and warmth to the living room. Stunning contemporary kitchen; custom cabinetry, Viking commercial appliances, polished Quartzite counters with waterfall edge, island with wine fridge seats 5.

**MLS#17-272586**  
Jodi Rubin 310-254-7123  
SOTHEBY'S SUNSET

One-Of-A-Kind Townhome

## 73 Studio City *Condo / Co-op*

<b>4311 COLFAX AVE #217</b>	Refresh.	11-2	<b>NEW</b>
<b>\$675,000</b>	2+2	2sty-CONTEMPORARY	



**CONTEMPORARY CONDO W/ LOFT-STYLE VIBE**

Ultra-chic, split-level unit w/ the feel of an urban loft. Custom poured concrete floors, suspended cable lighting, 2-story fireplace & shoji pocket doors create a sleek and serene feel. Open layout provides great flow for cooking, dining & entertaining. Updated chef's kitchen features stainless steel countertops, plenty of cabinetry and high-end appliances. Proximity to Ventura Blvd. shops, dining & farmer's market make this stylish property a unique opportunity in an amazing location.

**MLS#17-279716**  
Ellen Philips 323-559-3048  
SOTHEBY'S LOS FELIZ

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

## 74 Toluca Lake *Single Family*

<b>4416 ARCOLA AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,950,000</b>	3+4	1sty-SPANISH	



**SINGLE STORY GATED SPANISH IN TOLUCA LAKE**


Single story Gated Spanish with guest house on oversized lot with pool in coveted Toluca Lake location. Spacious living room with custom built-in cabinets, formal dining room, charming den, hardwood floors, granite eat-in kitchen with Sub Zero, Viking range/stove and Miele dishwasher, two fireplaces, large master with en suite bathroom, wall of closets and french doors to lushly landscaped patio. This special property has a feeling of a private oasis in the heart of Toluca Lake.

**MLS#17-249784**  
Dorothy Sall 818-535-2842  
CLASSIC PROPERTIES

Blt-Ins, Clng Fan, Dshwshr, Fridg

## 75 Valley Village *Single Family*

<b>12420 ALBERS ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$998,000</b>	4+3	MODERN	



**THE COMPLETE PACKAGE! 4 BDRM+OFFICE+3 BATH+2 CAR GARAGE!**

4 Bedrooms \*plus\* office in a Stunning Designer home! Spectacular kitchen with brand new stainless steel appliances, oversized master, and tons of natural light. Master suite is complete with en-suite luxurious bath, walk in closet, & spectacular wood-beamed ceiling! Lots of entertaining space, private front & back yards & 2-car garage. Full electrical, plumbing, new roof, & more.

**MLS#17-278714**  
Jennifer Okhovat (310) 435-7399  
JOHN AAROE GROUP

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

## 1025 Atwater *Single Family*

<b>2914 GLENHURST AVE</b>	Open	11-2	<b>rev</b>
<b>\$999,000</b>	3+4	MODERN	



Beautiful, brand new designer homes at Rivers Edge, 6 single-family homes in Atwater Village & revitalized LA River! Entertainer's layout w/dramatic scale, high ceilings, large windows w/abundant light & views, wood floors, living room flows seamlessly to dining room. Multiple patio spaces w/ huge private roof deck w/incredible 360 views from Griffith Park to San Gabriel Mountains w/ wet bar, planters for your own garden & BBQ ready. 2 car garage w/direct entry & 3 zoned central AC/Heat. Steps from Salazar.

**MLS#17-272586**  
Grant Linscott 323-300-1111  
KELLER WILLIAMS REAL

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

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