AREA 3

SUNSET STRIP – HOLLYWOOD HILLS WEST

Welcome to the View

8647 Edwin Drive, West Hollywood Hills

4 Bedroom, 4.5 Baths, Approx 4,162 sqft

TUESDAY, OCTOBER 18TH FROM 11:AM TO 2PM
SUNDAY, OCTOBER 23RD FROM 2PM TO 5PM

The moment you enter this newly and exquisitely renovated contemporary, you will be mesmerized by the incredible unobstructed views of the City and Mountains... breathtaking both day and night! A private retreat (attention celebrities) and entertainer's delight from the dramatic Euro-Chic open living space with gallery walls and vaulted ceilings to the sublime serenity of the vast terrace housing an outdoor dining pavilion, built-in grill encompassed in a firepit wall, as well as a salt water pool with jacuzzi and waterfall, all facing the irreplaceable view. All of the many improvements have been done with great attention to detail and finest of materials. Other wonderful features:Venetian plaster walls,bedrooms en suite and the Master with private patio/ spa facing both the mountains and downtown LA view, fenced orchard with 25 fruit trees, gourmet kitchen, both the LR and MBR have gas fireplaces..
Come see it for yourself! Easy to show.

Hildi Smith
310-999-1942

BRE #01507033

Offered at: $4,950,000

NELSON SHELTON REAL ESTATE ERA

Nelson Shelton Real Estate. Same boutique feel with a new global reach.

COLDWELL BANKER PREVIEWS INTERNATIONAL

Exquisite Sunset Strip Mediterranean With City Views

Open House Tuesday 11-2pm

1426 Queens Road, Sunset Strip | $3,450,000

1426Queens.com

5 bed, 4 bath, 3,798 sf: Authentic restoration of a beautiful Spanish home with no expense spared. Circular entryway. Walnut flooring throughout, detailed wrought iron, extensive use of crown moldings and deep rich wood doors & windows. Gorgeous barrel vaulted living room with European hand carved limestone fireplace. Large family room with over-sized French doors. Gourmet kitchen with top of the line appliances, custom cabinetry and center island with Carrera marble. Open dining room perfect for entertaining. Stunning master suite with fireplace, beautiful tiled bath, sitting room and outdoor veranda. There are 4 additional bedrooms, secondary media/family room. Magical and romantic outdoors with imported limestone flooring, outdoor kitchen, fireplace, mature olive trees, and oversized spa with Spanish tile. Pergola-covered dining and several lounge areas, one with stone bowl fire pit. The perfect indoor outdoor living experience. 3-car parking. Gated. An oasis in the city!

KEITH SCADUTO
(310) 850-7992
Keith@KeithScaduto.com

STEVE FRANKEL
DISTINCTIVE HOMES
(310) 281-3981
SteveFrankel.com

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COLDWELL BANKER RESIDENTIAL BROKERAGE

AREA 4

BEL AIR – HOLMBY HILLS

EXPLOSIVE STONE CANYON RESERVOIR AND DOWNTOWN VIEWS

BY APPOINTMENT ONLY - SELLER READY TO SELL - JUST REDUCED $500,000

2192 Stradella Road, Bel Air

Stunning gated contemporary with **head-on downtown views & captivating views of the Stone Canyon Reservoir** from almost every public room & bedroom in the house. **5 Bedrooms, 5.5 bathrooms.** Fabulous curb appeal with beautiful architectural details & design, high ceilings, fabulous open custom kitchen with all Miele appliances, living room & 1 suite on main level, master suite upstairs with deck and second suite up, lower level also with full views, home theater, family room & additional guest suite, deck, wine cellar, gym area, sauna & lower putting green. **Approx. 5,235 sq.ft. on 9,362 sq.ft. lot.** Zero edge-infinity pool with spa & large deck for entertaining with outdoor barbecue and multiple seating areas. 26 foot automated sliding glass doors opening the main living area to the endless & explosive views for an unmatched entertaining experience. Sonos music system, Nest thermostats, Lutron lighting and Hikvision security cameras. A visual experience from every corner & angle of the house designed for living in the ultimate multi-level view location.

~~$8,495,000~~ Reduced to $7,995,000

www.2192stradellaroad.com

Ginger Glass

Broker • Agent • Attorney

CalBRE #01478465

310.927.9307

ginger@gingerglass.com

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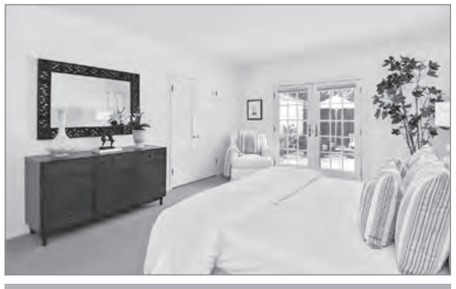
NEW LISTING! 2 STORY TRADITIONAL, 4+3+DEN! GREAT LOCATION!



OPEN TUESDAY 11-2 & SUNDAY 2-5

$1,699,000

MARK & LYNN MIRISCH ROGO

310-777-6213

mark@markrogo.com lynn@markrogo.com

www.2251Parnell.com

2251 PARNELL AVENUE

NEW LISTING! 4+3+DEN & 2,625 sq.ft. Original charm & drenched in natural light. Liv rm w/hdwd flrs, crown moldings, recessed lites & window seat. Fplc flanked by period style built-ins. Adjacent dining rm. Kitchen w/access to den. Master ste w/huge walk-in closet & French drs that lead to raised deck, flagstone patio & bkyd. Mstr bath w/double sinks, tub & separate shower. 3 add'l bdrms. Laundry in closet, 2 car garage w/large driveway that annexes the private bkyd. Westwood Charter Elementary.

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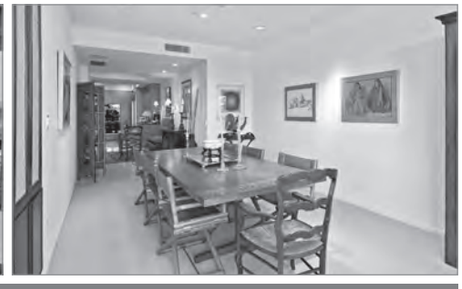
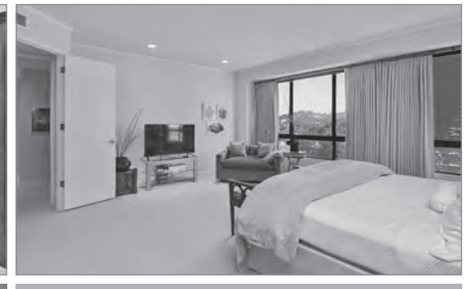
COLDWELL BANKER PREVIEWS INTERNATIONAL

AREA 5

WESTWOOD – CENTURY CITY

HUGE PRICE REDUCTION! REAR FACING W/NORTH EAST EXPOSURE!





OPEN TUESDAY 11-2 & SUNDAY 2-5

$1,695,000

MARK & LYNN MIRISCH ROGO

310-777-6213
mark@markrogo.com
lynn@markrogo.com
www.10551Wilshireunit1402.com

10551 WILSHIRE BLVD #1402

HUGE PRICE REDUCTION! Unobstructed views of Little Holmby, Bel Air at almost 2,400 sf. Ctr hall plan, powder rm & storage. Marble flrs & fplc in liv rm,sliding drs to balcony & picture wndws. Den w/stellar views & blt-in bar. Remodeled kitchen w/bkfst area & travertine flrs. Dining rm w/ample storage. Master w/2 walk-in closets & storage closet. Master bath w/window, dual sinks & vanity station. Plantation shutters & electric shades. Full service bldg. Pool, gym, rec rm, 24hr security & valet.

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COLDWELL BANKER PREVIEWS INTERNATIONAL

Fabulous Spanish Remodel with Guest Studio in Prime West Hollywood
OPEN TUESDAY 11-2

9039 Ashcroft Ave, West Hollywood

Fabulous remodeled Spanish in prime West Hollywood location walking distance to shops, restaurants and markets. **3 bedrooms and 2 baths with approximately 1,850 sq ft home and 3,830 sq ft lot.** Enter thru a private gated courtyard entry with full hedging into a bright and inviting home with wonderful open living room and 2 bedrooms on the first floor. Master on the 2nd floor with vaulted ceilings with steam shower and its own huge balcony with views of the Hollywood hills. Great cook's kitchen looking out to the backyard with full resort style cabana with grill and refrigerator, pool and spa along with great entertaining with additional rooftop deck over the garage. 2 car garage converted to a guest studio with its own bath and kitchen. Wood floors and wonderful details throughout.

Offered at $2,299,000

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

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AREA 14

SANTA MONICA

Anne Austin
213.718-1527
aaustin@coldwellbanker.com
CalBRE#0087756

SANTA MONICA | $1,850,000

101 California Ave #602, Open Tuesday 11-2

A rare opportunity to own a front corner unit in one of the most prestigious Ocean/Coastline/ Mountain and City view buildings in the heart of Santa Monica The Beach is right outside your front door, down the recently re-built California Incline. Location, Location, Location!! Two blocks from 3rd Street Promenade, best restaurants, trendy shops and bars. Close to Santa Monica Pier, Palisades Park, Santa Monica Mall, Fairmont Hotel and Montana Ave. Full service concierge building with 24 hour doorman. Stunning views from every window and balcony, some of the most amazing unobstructed panoramic views of Malibu Coastline, City and Mountain views. H.O.A. includes electric, water, gas, cable and laundry on each floor. Updated kitchen and bathrooms, includes gleaming dark hardwood floors throughout, granite counters, ceramic kitchen floors and brand new HVAC system.

COLDWELL BANKER
RESIDENTIAL BROKERAGE

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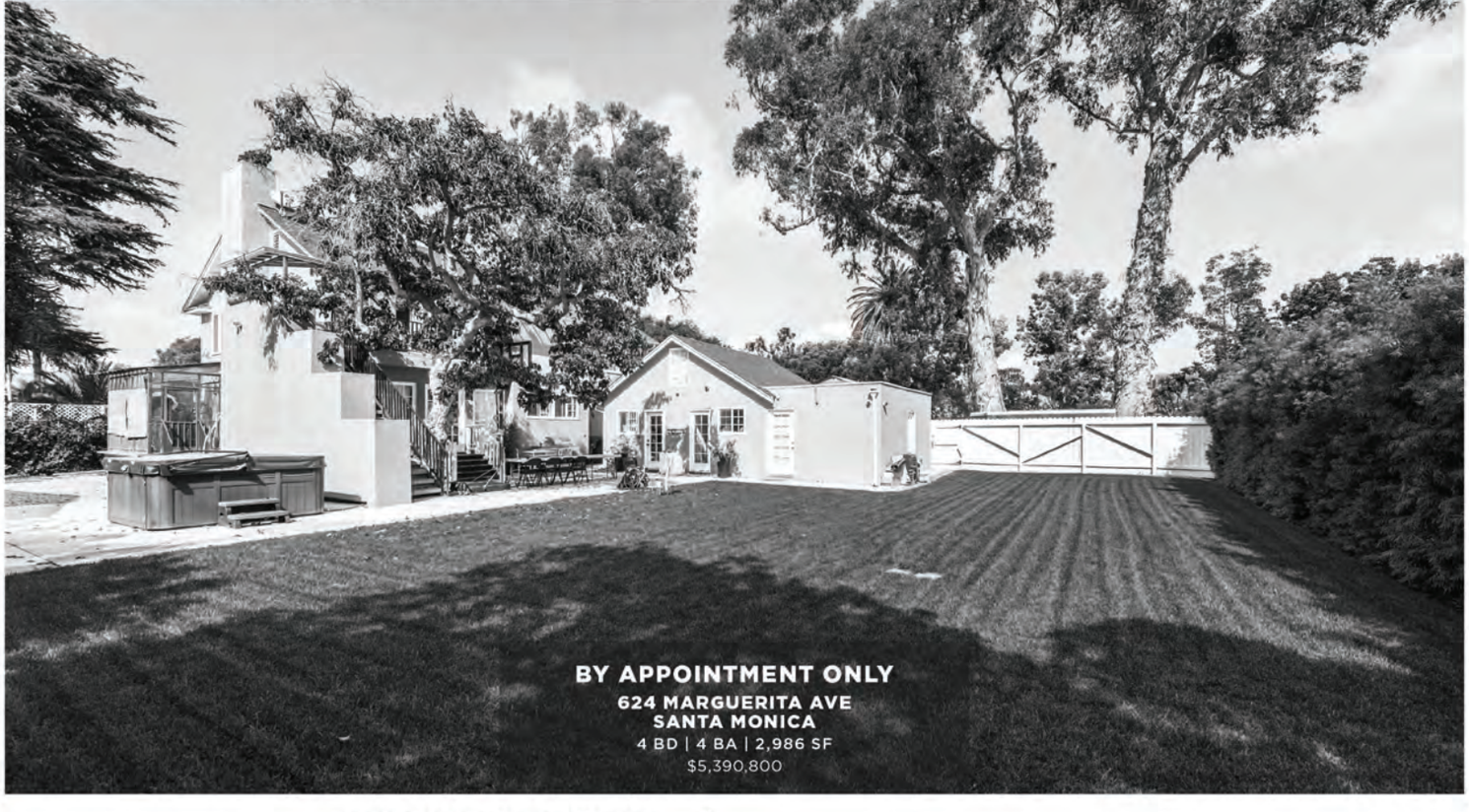

DAVID KRAMER
310.69.2400
Davidkramergroup.com

HILTON & HYLAND

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LISA MANSFIELD PRESENTS

1508 12TH Street Unit #4 - Santa Monica

Open Tuesday 11 - 2

1 BED + 1 BATH | SPACIOUS, OPEN FLOOR PLAN

SMListing.com | Offered for $595,000

Chic unit in Santa Monica, blocks from Metro Rail and the beach features an open floor plan with spacious living and dining areas, as well as a nook for an office. The updated kitchen includes granite countertops, a full backsplash, and plenty of cabinets and countertop space. The full bathroom has been updated, and the large bedroom features a walk-in closet. Additional amenities include plantation shutters, crown moldings, a spacious balcony, a linen closet, plenty of storage, washer/dryer combo, and an alarm. Gated garage parking space with over-head storage is also included. A great unit in a small building with Earthquake Insurance! Santa Monica living - close to shops, restaurants and the ocean.

LISA MANSFIELD
Realtor®, NRT's Top 1,000 Sales Associates
310.481.4313 | lisa.mansfield@sothebyshomes.com
www.lisamansfield.com | CalBRE#: 01105508

Sotheby's
INTERNATIONAL REALTY

SOTHEBY'S INTERNATIONAL REALTY BRENTWOOD BROKERAGE
11911 San Vicente Boulevard, Suite 200, Los Angeles, CA 90049 | sothebyshomes.com

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AREA 14

SANTA MONICA

Gibson INTERNATIONAL

3007 3rd Street, Santa Monica

OPEN TUESDAY 11-2PM | Offered at $1,200,000 | 2 BR/2 BA | www.3007ThirdStreet.com

Truly Spectacular and Charming, Ocean Park Craftsman Gem in the location of your dreams, just 3 blocks to the Beach! This precious home has been lovingly updated for modern living, yet maintains the original integrity and impeccable details of a bygone era. 2 Bedrooms, 2 Bathrooms with beautiful Hardwood Floors, sensational French Windows and Doors, Formal Dining Room, Laundry Room, an enormous, highly usable Basement the size of a living room and a lovely, spacious front Patio! This is a TIC (Tenants in Common) and one of Four, Freestanding Cottages on the property. Just moments to Main Street, Rose Avenue, Abbot Kinney and of course the Ocean! Financing is now available for the first time with select lender.

NILI HUDSON
310.622.7422
nilihudson.com
LosAngelesEcoBroker.com

Nili HUDSON
living well is everything

Gibson International does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property, the buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. CalBRE 00910893

AREA 15

PACIFIC PALISADES

Visit me online at **marcorufo.com**

BERKSHIRE HATHAWAY | California Properties
HomeServices

OPEN TUESDAY, OCTOBER 18TH FROM 11-2 PM

$3,750,000... Spectacular home in the much desired El Medio Bluffs neighborhood of Pacific Palisades. 5 BD, 4.5 BA, this beautiful California Craftsman with modern features, charm and a sense of sophistication. Very open floor plan; an elegant formal dining room, amazing open gourmet kitchen which connect to the very large family room and bedroom/office with full bath. Kitchen materials are Calcutta Gold, Walker Zanger tile accented with Viking appliances, a large designer pantry, very large island and an elegant breakfast area with a picturesque view of the backyard and mountains. Upstairs, three large bedrooms and a master retreat that includes a beautiful fireplace, master closet and a spa like bathroom. The unique private backyard provides an incredible indoor/outdoor entertainment area. Over-sized garage for lots of storage! Everything you can wish for and just minutes away from the Bluffs, Palisades Village, parks, farmers market, fine dining, hiking, beach and great schools.

711MuskingumEstate.com

MARCO RUFO
Bringing Integrity To Your Front Door...

310.488.6914
info@marcorufo.com | marcorufo.com

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AREA 15

PACIFIC PALISADES

Gibson INTERNATIONAL

16621 Linda Terrace, Pacific Palisades

OPEN TUESDAY 11-2PM AND TWILIGHT 6-7:30PM

This thoughtfully designed four bedroom, three-and-a-half bath extensively remodeled and expanded single level home, offering dramatic ocean and coastline views, sits artistically perched at the end of a quiet cul-de-sac on a ±12,000 sqft lot. The craftsmanship in this impressive property offers an upscale, custom state-of-the-art kitchen and breakfast room expanding into a lofty great room with soaring vaulted ceilings, French doors and large windows, creating a seamless transition between indoor and outdoor living. The dining room, living room with fireplace and elegant master suite feature picturesque windows and French doors opening to a huge deck overlooking spectacular sunsets and the sparkling Pacific below. Enjoy the secluded and sprawling outdoor spaces, with saltwater pool and spa, grassy yard, fruit trees, built-in BBQ, children's play area with trampoline and inviting outdoor living room. Additional features include walnut floors, speakers throughout, numerous skylights, security system and built-in office nook. This exceptional property offers the best of Palisades living!

Offered at $3,949,000 | www.16621LindaTerrace.com

PROPERTIES BY GOLD

Beverly Gold
beverly@propertiesbygold.com

Kimberly Gold
kimberly@propertiesbygold.com

www.propertiesbygold.com
310.496.5995

Gibson International does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property, the buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. CalBRE 0096308/01197340

AREA 19

BEVERLY CENTER – MIRACLE MILE

PRIME MIRACLE MILE DEVELOP OR OWNER USER

$1,795,000

840 S ORANGE GROVE AVE

Located in one of the hottest neighborhoods in Los Angeles, Museum Row. Walk to LACMA minutes from the Grove, Cedars. Xlint for developer or owner-user. LAR3 /6634 sq. ft. Collect rents while in the entitlement stage. Neighboring property (Adjacent) off market may be available for sale. Walk to the new purple line. The units are slightly remodeled. Additional remodel and capture significantly higher rents, trending at $3.75-$4.00 per sq ft.

Drive by only. Current tenant mo to mo. One vacant unit.

STEVEN D. ITO/ ASSOCIATE BROKER

310-890-2586

sito@coldwellbanker.com/ BRE:01064125

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COLDWELL BANKER PREVIEWS INTERNATIONAL

Culver City SFR Lease

4172 BALDWIN AVE

Newly built two story SFR adjacent to the Carlson Park in Culver City walking distance from downtown and Sony Studios. Fine finishes and quality features throughout. High ceilings and great natural light are lent warmth by hickory hardwood floors. Three bedrooms and two full bathrooms on the second floor with views South to Blair and Baldwin hills. A unique Culver City offering.

Offered At $5,895

Donald Van Cleve
310-490-4493

AREA 33

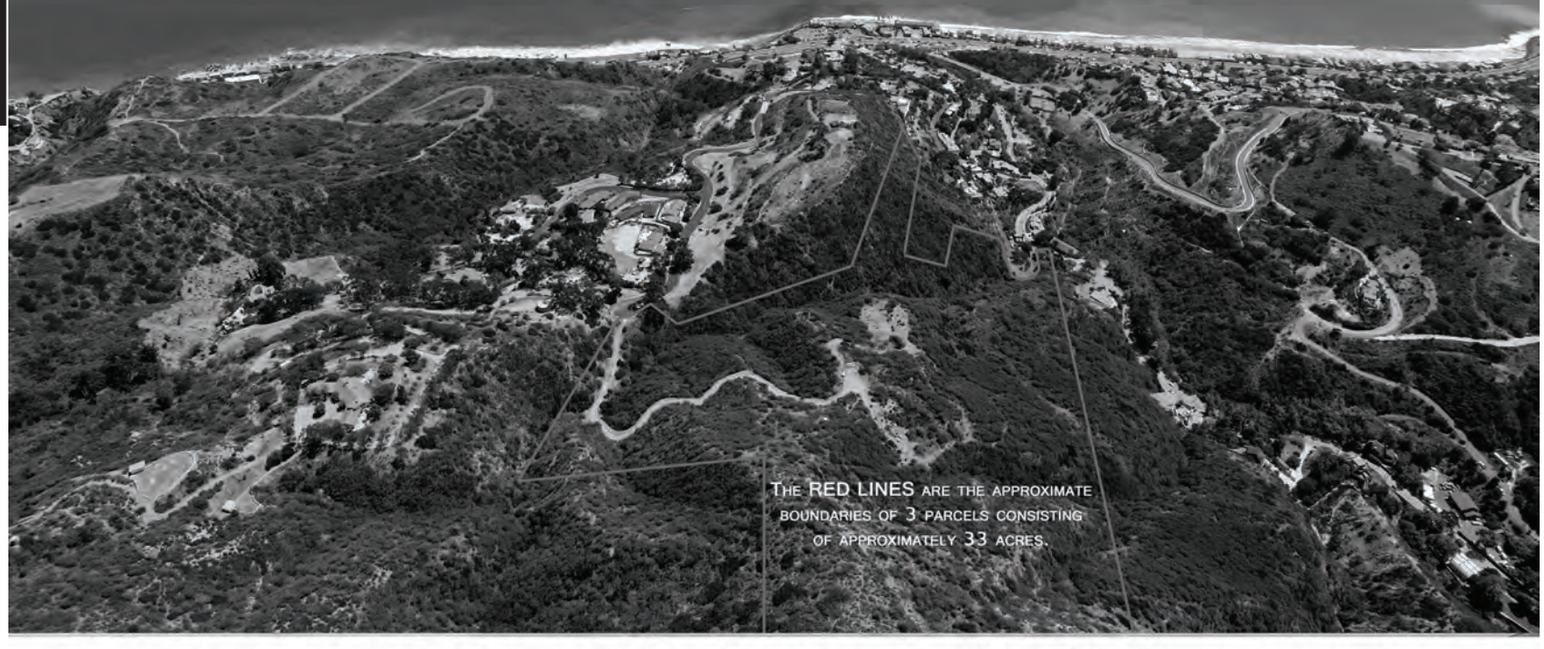
MALIBU

Visit me online at **marcorufo.com**

BERKSHIRE HATHAWAY | California Properties HomeServices

33+ Acre Parcel in Prime Central Malibu Location

20715 Las Flores Mesa Drive, Malibu
www.20715LasFlores.com



Open Thursday October 20th from 9:30 - 2 PM

$6,950,000... Ideally nestled in the central hills of Malibu, this expansive 33 acres lot offers a stunning 360-degree unobstructed view of canyon, mountains and ocean. This inventive parcel contains several separate, graded lots with road access and head-on views of the Pacific. Depending on your lifestyle preference, the land can be subdivided into multiple lots or used for one exclusive, multi-faceted estate. Located less than half a mile up Las Flores Canyon, the location is easily accessible to 405 Fwy, PCH and Santa Monica. Yet it's removed enough from the city bustle to provide the kind of remote serenity and privacy expected from a prime Malibu address. Architectural plans have been drawn for an alluring 10,000+ sq. ft. estate with a large swimming pool and cabana. The City of Malibu has started the approval process technical reports (Geology, Biology, Archeology, Soils, Landscaping and Water Seepage Pits) covering the property. Red Lines on first photo show only approximate boundary of property.

Less than One Mile from PCH | Central Malibu

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Bringing Integrity To Your Front Door...

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NEW LISTING OPEN TUESDAY & FRIDAY FROM 11AM - 2PM

4311 Noeline Avenue, Encino | Offered at $1,700,000

1960 MID-CENTURY ARCHITECTURAL

This single-story, South of the Boulevard Mid-Century architectural home in Encino was designed by Cliff Burlew and built in 1960 for Dr. Irving and Mari Lipton and their family. The Liptons were America's premier collectors of wood art. This is the first time this very special home has been on the market since its creation.

Sited on a 13,773 square foot lot with stunning bones that are ready for restoration and renewal. At 3,807 square feet, with five beds, four baths and a wonderful flow, the residence features high ceilings, walls of glass, clerestory windows, and an open floor plan bathed in natural light.

A recently re-done pool and lovely yard make this home a must see for fans of modern architecture and quality design. Easy access to the Westside.

Visit **4311noeline.aaroe.site**
Text **Irving2** to 85377

Susan Irving
Realtor®
310.429.2390 call or text
susan@susanirving.com
susanirving.com

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AREA 62

ENCINO

TODDMARKS
310.383.5354
ToddMarksEstates@gmail.com
CaliforniaLuxuryEstateHomes.com

OPEN TUESDAY 11-2

JUST COMPLETED

17953 Duncan Street | Encino **Offered at** $865,000

One of Encino's coolest, sexiest, hip remodeled homes in a nice tree lined pocket of Encino. This Architectural / Nobu inspired home, features 3 bedroom, 3 bath, new floors, windows, doors, plumbing, electric, stainless appliances, corner lot, flat grassy yard, Valentino quartz counter tops with waterfall edge, custom Italian designed cabinets, large outdoor dining patio, great location, great master suite with spa-style bath & walk-in closet. Separate dining area & breakfast bar. Custom landscape. Dog park close. This is a beauty not to be missed.

BERKSHIRE HATHAWAY | California Properties
HomeServices

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LEARN FROM THE AUTHOR

REALTOR® BRANDING:

Marketing Yourself for REAL ESTATE SUCCESS

October 24, 2016
9:00 AM - 4:00 PM

In the real estate industry, everyone has a unique personality with a different educational background and professional experience. Agents are primarily taught sales skills, which are based on a numbers game, but very few marketing skills, which are based on strategic approach. The challenge is how can you sell if you're unable to continually generate quality, targeted leads? Therefore, **the Realtor's business isn't only about sales but even more so about MARKETING YOURSELF and YOUR BRAND.**

The course content is designed in recognition of the ever-growing need for marketing oneself and the unique challenges faced by Realtors in differentiating themselves and their brands in today's fast-paced, technology-driven, competitive environment.

This workshop is geared toward providing specific marketing knowledge and skills needed to LAUNCH, MANAGE or REPOSITION your Realtor's brand and business on a fast, direct track for success by saving you costly, time-consuming trial and error. Therefore, marketing becomes your **TRUE INVESTMENT rather than EXPENSE.**

It is an excellent guide for:

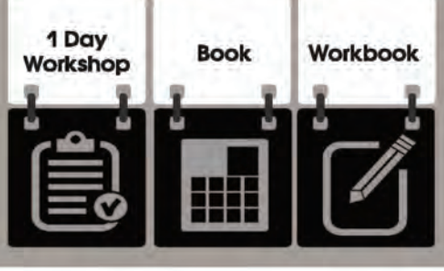
- new agents who are just starting their careers,
- agents who have tried several things and got lost,
- seasoned agents who have been doing business successfully and looking for a more structured and consolidated approach to their marketing and branding, and
- agents who have established unpreferred images in the market and would like to rebrand and reposition themselves.

The content is well structured and details the **7 Ps PERSONAL BRANDING MODEL.** The 7 Ps Personal Branding Model not only gives you a systematic approach but also opens up all key components and their relationship at every developmental stage of building your real estate brand.

INSTRUCTOR: IRINA KIM SANG

An Author of the recently published book "REALTOR® BRANDING: Marketing Yourself For REAL ESTATE SUCCESS", practicing luxury Broker associate (Coldwell Banker Miami Beach), Trainer (Innovation in Education Award 2015 by Miami Association of Realtors), with prior 15 years of experience as university marketing instructor and marketer for major corporate brands.

THE COURSE PACKAGE OF $120 INCLUDES:



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A TRUE AND DIRECT INVESTMENT IN YOU AND YOUR BUSINESS SUCCESS

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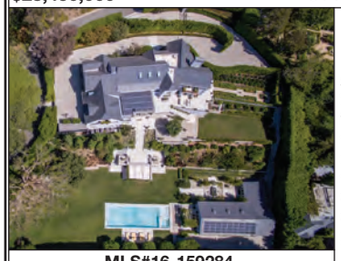
CALL THE MLS™ TODAY! 310.358.1833

TUESDAY

01 Beverly Hills — Single Family

1140 TOWER RD — Open 11-2 — NEW
$28,450,000 | 8+16 | TRADITIONAL



MLS#16-159284

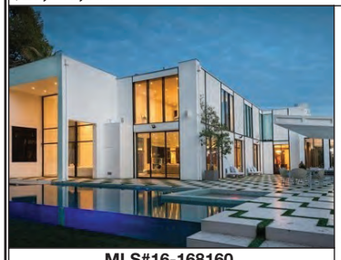
OVER 1.4 ACRES 2 HOMES ON THE PROPERTY

A unique opportunity to acquire a Beverly Hills North of Sunset Boulevard traditional estate. 1000 feet of prime frontage on famed Tower Road is framed by its tall hedges and a double gated private driveway.The property is comprised of two stand alone homes sited on almost 1.4 acres of land.The main house is approached by motor court with a commanding entryway.Large inviting public rooms with city and treetop views open to patios and a manicured garden. The best value compound !

Michael Eisenberg 310-748-5410
KW BEVERLY HILLS

OVER 1.4 ACRES 2 HOMES ON THE PROPERTY

1024 SUMMIT DR — Open 11-2 — NEW
$27,950,000 | 7+7 | MODERN



MLS#16-168160

GATED ESTATE, BEVERLY HILLS NORTH OF SUNSET

Spectacular modern estate designed by noted Mid-Century architect William Beckett. High ceilings, open floor plan perfect for large scale entertaining. Walls of glass look out to exquisite landscaping. Just completed, featuring an incredible 2-story living room, gorgeous library/den, a state of the art media/screening room, incredible master suite, spacious gourmet kitchen, breakfast room, wine cellar, & much more. All rooms open to a beautiful outdoor pavilion, gardens, bar, & swimmer's pool.

Kurt Rappaport 310-860-8889
WEA

BBQ,Blt-Ins,Clng Fan,Dshwshr,Dryer,Other

614 N CAMDEN DR — Open 11-2 — NEW
$14,950,000 | 5+5 | 2sty-FRENCH

STUNNING FRENCH CONTEMPORARY NEW BUILD IN THE HEART OF BH

Enter through the private gate of your brand new private French contemporary estate set back from the street on an oversized lot in the heart of Beverly Hills. A grand foyer and whimsical staircase lead up to the spacious master suite and additional guest suites each complete with en suite baths. Light hardwood floors flow throughout this warm and sophisticated gem. An open floor plan and seamless indoor/outdoor living create the perfect environment for an ideal Southern California lifestyle.

Branden & Rayni Williams 310.691.5935
HILTON & HYLAND

co-listed w/Jeff Hyland

467 S PECK DR — Open 11-2 — NEW
$2,850,000 | 3+3 | 1sty-SPANISH

STYLISH DESIGNER DONE SPANISH REVIVAL

This beautifully renovated open floor plan home is perfect for entertaining & features 3 bedrooms & 3 bathrooms, an office, plus an additional separate 1 bedroom + 1 bathroom bonus suite. Highlights include a spacious wood beamed living room with a Walker Zanger tiled fireplace hearth; a large dining room with french doors that open to a private outdoor dining area & a dream kitchen with top-of-the-line appliances.All new electrical, plumbing, chimney & HVAC makes this home truly move-in ready.

Bronson & Swanson 310-285-7579
COLDWELL BANKER BH

washer,dryer,stove,fridge,dishwasher

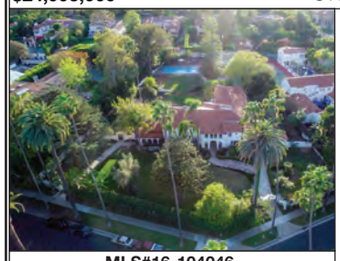
1835 LOMA VISTA DR — Refresh. 11-2 — NEW
$17,000 | 4+5 | 1sty-MID-CENTURY

SEXY TROUSDALE ESTATES LEASE

Rare upper Trousdale Estates Lease opportunity. Beautiful outdoor space w/Pool and views of the canyon/city. A great entertainer's home that has been recently updated with newer kitchen, spa-like baths, formal dining room, huge den with large bedrooms and a Master Suite with tons of closet space, its own fireplace and sliding glass doors to the pool. This home won't last, show cold!!!

Gregg Silver 310-770-0777
KELLER WILLIAMS BH

913 N BEDFORD DR — Open 11-2 — rev
$24,995,000 | 8+7 | VILLA



MLS#16-104046

LEGENDARY ELSIE DE WOLF DESIGNED HOME

The rare & legendary Countess Di Frasso's Beverly Hills Estate. Built for hosting glamorous Hollywood parties and later sold to renown classical pianist Jose Iturbi, Elsie De Wolf designs still well preserved, rooms w/ great scale & volume, and home is well positioned on lot. A wonderful restoration project or development opportunity on approx 1.12 acres of mature park-like grounds.

Dimitri Velis 310.850.3900
HILTON & HYLAND

913NorthBedford.com

520 STONEWOOD DR — Open 11-2 — rev
$13,900,000 | 4+7 | VILLA

MLS#16-155732

EXTRAORDINARY REGENCY VILLA - PRIME BEVERLY HILLS CUL DE SAC

Premier BH location, north of Sunset. Exquisitely renovated. Private, with head-on city views. Breathtaking kitchen, generous master with his/her baths (with heated floors), steam showers, and large walk-in closets. Two additional family BR's, plus maid's room, large home office (possible additional BR). Hidden safe room. Sparkling pool, gardens and city views. 2 courtyards, 4 fountains. Peace, tranquility and privacy in prime Beverly Hills.

Ron de Salvo 310-777-6233
COLDWELL BANKER RESI

610 TRENTON DR — Open 11-2 — rev
$6,950,000 | 4+5 | TRADITIONAL

MLS#16-130492

SOUGHT-AFTER WEST END OF THE BEVERLY HILLS FLATS

Stately traditional set on approximately 18,000 sqft. of park-like grounds in the highly sought-after West End of the Beverly Hills Flats. With character and street presence, this two-story home features three bedrooms plus a maid's room, five baths, an elegant living room, library/den, breakfast room, and dining room. The stunningly expansive yard features large grassy areas, a pool and pool house with dual bathrooms and closets as well as tremendous entertaining spaces.

David Konheim 310.803.9999
HILTON & HYLAND

610Trenton.com

01 Beverly Hills — Condo / Co-op

214 N CRESCENT DR #2 — Refresh. 11-2 — rev
$2,299,000 | 3+4 | TRADITIONAL

MLS#16-153908

ALMOST 3,600SF ON ONE LEVEL

Located steps from the heart of the shopping and dining of Beverly Hills. A single level condo with almost 3,600sf resides in a small intimate 3 resident building with direct private access to your own floor. The home features 3 beds, 4 baths, a generous den, a formal dining room, huge formal living room and a bonus room/office. The property is ready for its next owner to add their own touches to become one of the single best residential properties in the city.

Dafna Milstein 310.867.5598
KELLER WILLIAMS BH

214Crescent2.com

homesnap PRO
The Power of The MLS™ Right in Your Hands
Now Available! A New Way to Run Your Business Away from Your Desk!
Stay Connected with Your Colleagues and Clients While You're on the Go!

TUESDAY

01 Beverly Hills — Lease

9955 DURANT DR #PH — Open 11-2 — NEW
$13,500 | 3+3 | CONTEMPORARY

EXCLUSIVE LUXURY PENTHOUSE LEASE IN THE HEART OF BH

3 Bedroom 3 Bathroom with bright open floor plan with Gorgeous Hardwood floors. Sleek kitchens with state of the art stainless steel appliances, including washer dryer and wine cooler. Over sized Master with big walk in closets and separate tub and shower. Near to Rodeo shops and restaurants. In the Beverly Hills school district. Short or long term lease availabe. Email agent for showings.

MLS#16-170572
Nicole Contreras 310.614.4952
NOURMAND&ASSOCIATES
Blt-Ins

131 S MAPLE DR #404 — Open 11-2 — NEW
$4,950 | 2+2

WELCOME TO BEVERLY HILLS LUXURY LIVING AT ITS BEST!

Luxury High End 2 bedroom and 2 bathroom unit. Top of the line finishes, hardwood floors, high ceilings and stainless steel appliances. Close to Rodeo shops, restaurants and Beverly Hills schools. We can do flexible lease terms and furnished for additional fee.Please Email agent for all showings.

MLS#16-168748
Nicole Contreras 310.614.4952
NOURMAND&ASSOCIATES
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro

1013 LAUREL WAY — Open 12-2 — rev
$12,500 | 3+4 | TRADITIONAL

1013 LAUREL WAY

This storybook one story traditional home is North of Sunset near the Beverly Hills Hotel redesigned and staged. The living room "guest" room has a fireplace and is open to the dining room seating and family room. Glass doors open to the huge backyard with waterfall pool, fire pit, large grassy yard and outdoor dining. The gourmet kitchen is remodeled with a breakfast area. There are three bedrooms all en suite. The master has an additional sitting area- nook space.

MLS#16-156520
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI
Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

8601 WILSHIRE #1003 — Open 11-2 632J2 — rev
$4,195 | 1+2 | MODERN

LUXURY LIVING IN THE HEART OF BEVERLY HILLS!

Designer leases with high ceilings, floor to ceiling windows, incredible views, hardwood floors, modern kitchens with stainless steel appliances. Available short term, long term and furnished. Building has 24 hour valet parking, concierge, service staff. Fitness Center, Media Room, Business Center, Rooftop water deck with views of the city. Available for short term lease from as little as 4 weeks for additional fee. Other leases in the building are available too.

MLS#16-978769
Nicole Contreras 310-614-4952
NOURMAND&ASSOCIATES
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro

02 Beverly Hills Post Office — Single Family

2601 SUMMITRIDGE DR — Open 11-2 — NEW
$25,000,000 | 2+2 | RANCH

AMAZING DEVELOPMENT OPPORTUNITY

Spectacular pastoral views of the canyon and city this amazing development opportunity. This listing includes the following 6 parcels: APN 4386-012-012, APN 4386-012-007, APN 4386-012-019, APN 4386-012-020, APN 4385-015-010, and APN 4385-015-009. *** Can also be sold with following 5 Parcels for $10,000,000: APN 4386-012-007, APN 4386-012-919, APN 4386-012-020, APN 4385-015-010 and APN 4385-015-009. Or, can be sold as a single Parcel for $15,000,000: APN 4386-012-012. ****

MLS#16-124320
Joseph Babajian/Roy Hare 310-623-8800
RODEO REALTY - BH
www.2601summitridge.com

9621 HEATHER RD — Open 11-2 — NEW
$5,795,000 | 6+6.5

METICULOUSLY RENOVATED HEATHER ROAD TRADITIONAL

Meticulous blend of Traditional architecture with high-end, modern upgrades. Functional floor plan maximizes space, with sliders opening to outdoor patio, pool & spa area perfect for entertaining. Gracious master suite w/vaulted ceilings, his & hers closets and terrace w/canyon views. Generously appointed junior master and guest house. Chef's kitchen w/ Smeg & Viking appliances, marble countertops. Features oak floors, designer light fixtures and European cabinetry. 6 bed, 6.5 bath.

Susan Perryman 310.261.1960
HILTON & HYLAND
HiltonHyland.com

13377 JAVA DR — Refresh. 11-2 — red
$6,750,000 ~~7995000~~ | 5+6 | 2sty-CONTEMP MED

BEST VALUE! GATED PANORAMIC VU ESTATE ON DOUBLE LOT!

SECLUDED COMPOUND W/BREATHTAKING PANORAMIC CITY/CYN/MOUNTAIN/PARTIAL OCEAN VUS! NEWER & GRAND 2STY HOME. HI CLNGS/BEAMS/WD FLRS/ FRENCH DRS. DRAMATIC 2STY ENTRY HALL W/SWEEPING STAIRCASE. SEP PANELED LIBRARY. 4 BD SUITES UP. HUGE MSTR W/OFFICE/LUXE BA/WALK-IN/LG BALCONY W/SPA & VUS. SUPERB CNTR-ISLE KITCH/BRKFST/FAM RM OPEN TO ENDLESS REAR GROUNDS W/LAWN/GARDENS/ WATERFALL PL/PATIOS/FIREPIT/OUTDOOR STUDIO/ BONUS RM & UNOBSTRUCTED VUS! 3 CAR DIRECT-ENTRY GARAGE. HIGHLY DESIROUS CUL-DE-SAC ROAD.

MLS#16-143680
MICHAEL J. LIBOW 310-285-7509
CBRB - BH S
WWW.13377JAVA.COM

12038 CREST CT — Open 1-2 — rev
$9,450,000 | 5+6 | MODERN

Modern home in the guard gated Summit w/ canyon & city views. Extensive remodel w/ a open floor plan perfect for entertaining. 5 bed, 5 baths, approx. 7,000 sq ft, approx 15,000 sq ft lot. MUST SEE!!!

MLS#16-164480
Sara Afghani | 818-577-8227 | NELSON SHELTON REAL

3085 FRANKLIN CANYON DRIVE — Refresh. 11-2 — rev
$8,995,000 | 5+7 | CAPE COD

HAPPILY EVER AFTER HOME

Cape Cod infused with California glamour, this brand new private gated estate combines old-world grandeur and elegance, with luxurious modern amenities. Designed for entertaining, this timeless home is a standout combination of the classic and the contemporary, achieving the balance of tradition with modern impact. Marvel at the seamless merging of indoors and outdoors, along luxurious sun-filled main living area, leads to a stunning outdoor space, with gleaming pool and breathtaking views.

MLS#16-166102
Tatiana Derovanessian 310-432-6507
KELLER WILLIAMS BEVE
BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other

Questions? Need Assistance?
Contact our Help Desk Department!

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

TUESDAY

1154 HILARY LN Open 11-2 — rev
$4,995,000 4+8 MODERN

MLS#16-135780

B.Tenenbaum E. Hassan 310.720.7270
HILTON & HYLAND

NEW PRICE! GORGEOUS CONTEMPORARY MEDITERRANEAN

BEVERLY HILLS SCHOOLS, Gorgeous contemporary Mediterranean seconds North of the Beverly Hills Hotel w/4 bedrooms & 8 bathrooms situated in over 5,000 sq ft of living space. Master retreat on 2nd floor w/his & her bathrooms, gym area, office, & closets. Chef's kitchen that opens to the family room & pool area. Amazing great room w/high ceilings that opens to the large lagoon style pool w/waterfalls & outdoor entertaining area including outdoor kitchen and BBQ. Perfect home for entertaining!

HiltonHyland.com

9713 OAK PASS RD Open 11-2 — rev
$3,495,000 4+4 CONTEMPORARY

MLS#16-165778

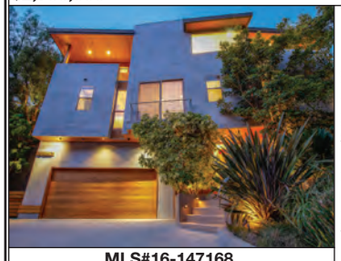
Jeff Hyland 310.278.3311
HILTON & HYLAND

CONTEMPORARY HOME BEHIND THE PRIVATE GATES OF OAK PASS ROAD

Enjoy stunning sunsets and views from most of the rooms. Large living and dining room share a central fireplace. Up to date kitchen, stainless steel appliances. TV/ Media room with French doors opening to balcony. Large master suite with walk in closet. Hardwood floors and high ceilings. Large back yard, artificial lawn play area and room to build a pool.

HiltonHyland.com

2520 BENEDICT CANYON DR Open 11-2 — rev
$2,750,000 4+5 MODERN



MLS#16-147168

Joseph Babajian 310-623-8800
RODEO REALTY - BH

MODERN RETREAT

Situated in lush, beautiful, Benedict Canyon, this property sits high among the tree tops. The lower level features a generous guest suite with private entrance and a wine cellar. An elevator provides easy access to all 3 floors. The mid level houses double suites each with a walk in closet and outdoor spaces. A large kitchen, bar, and seating area allows plenty of room for
guests. The outdoor loft offers a jacuzzi with a waterfall into the pool providing a therapeutic living space.

www.2520benedictcanyon.com

03 Sunset Strip - Hollywood Hills West *Single Family*

9212 NIGHTINGALE DR Open 11-2 — NEW
$17,995,000 7+11 MODERN

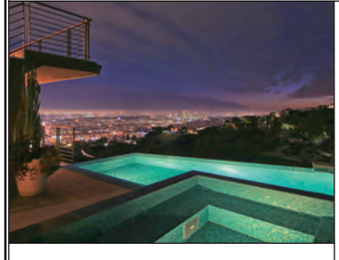
Rosenfeld/Giese/Optican 310-595-5915
MERCER VINE

GORGEOUS MODERN MASTERPIECE OPPORTUNITY IN THE BIRD STREETS

Brand new Modern Masterpiece by acclaimed architect Paul McClean. Plans for approximately 15,000 square feet of modern living boasting 7 bedrooms, 11 baths, infinity edge pool, spa and wellness center, gym, theater and numerous water features.

Incredible Views of the City & Ocean

1571 HASLAM TER Lunch 11-2 — NEW
$6,500,000 4+4 ARCHITECTURAL



S Postlewaite/M Rogliano 323-919-6815
SOTHEBY'S SUNSET

NEW LISTING! DRAMATIC & PRIVATE HILLSIDE HOME

Incredible, panoramic, city to ocean views. Indoor/ outdoor living at its finest, featuring an open floor plan that seamlessly connects the spaces both inside/out. Larger than life floor to ceiling moving walls of glass. Intimate area include the fireplace and elevated seating area. The luxurious infinity pool and spa is both visual and healing. Lounge in the cinema room and turn on your favorite movie. Pristine in design, flawless in execution--every room has a purpose. This home is a must see.

1506 N DOHENY DR Open 11-2 — NEW
$4,995,000 5+7 CONTEMPORARY

MLS#16-171170

J. Altman & J. Greene 3108193250
DOUGLAS ELLIMAN

STUNNING CONTEMPORARY CAPE COD ESTATE

Stunning Contemporary Cape Cod Estate in coveted Bird Streets. Perched above Sunset Strip, Designer done 5BD/7BA masterpiece w/ 5k SQFT, 5 car parking. Private w/ pool, built in BBQ and grassy yard. Wide plank White Oak flooring throughout, gourmet kitchen, informal family area and patio. 2nd floor w/ master suite, marble baths, walk-in closets w/ cabinetry, fireplace, and hilltop and city views. 2 bedrooms off of the grand center hall feature in-suite marble baths w/ private tree-top views.

www.TheAltmanBrothers.com

1277 SUNSET PLAZA DR Open 11-2 — NEW
$3,995,000 4+5 2sty-TRADITIONAL

MLS#16-167690

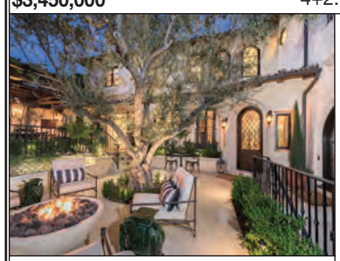
Brent Watson 310.600.9119
COMPASS

REIMAGINED EAST COAST TRADITIONAL.

Gated and private this property is turnkey. Chefs kitchen opens into the family room and out to the gorgeous rear yard with pool and spa. Formal dining and living rooms with great art walls to highlight your collection along with a wet bar and convertible guest suite or den/library. Maids and laundry room also at the ground level with 2 master suites up - the main being expansive and fully ensuite with built-ins, floating tub, spa shower and walk-in closet, plus an attached office and sun deck.

A Must See!

1426 QUEENS RD Open 11-2 — NEW
$3,450,000 4+2.75 2sty-CONTEMPORARY



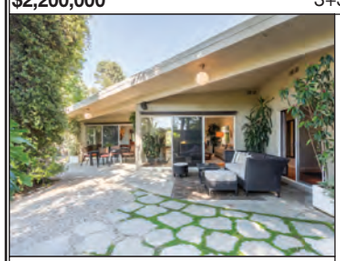
Frankel & Scaduto 310 850 7992
COLDWELL BANKER BHN

EXQUISITE SUNSET STRIP MEDITERRANEAN WITH CITY VIEWS

5bed, 4bath, 3,798sf: Authentic restoration of a beautiful Spanish home with no expense spared. Circular entryway. Walnut flooring throughout, detailed wrought iron, extensive use of crown moldings & deep rich wood doors & windows. Gorgeous barrel vaulted living room. Large family room with over-sized French doors. Gourmet kitchen with top of the line appliances. Stunning master suite with fireplace, beautiful tiled bath. 4 additional bedrooms, secondary media/family room. An oasis in the city!

www.1426queens.com

2551 ASTRAL DR Open 11-2 — NEW
$2,200,000 3+3 MID-CENTURY



MLS#16-136370

P. Maurice T. Rustad 310-623-8819
RODEO REALTY - BH

NICHOLS CANYON MID-CENTURY COMPOUND

Secluded & secured Nichols Canyon Mid-Century compound. This impeccably appointed, 'Palm Springs Modern' home offers one-story living: 3 Bedroom, 2.5 Bath main residence featuring warm wood finishes, stone accents, and abundant daylight. A perfect retreat in the hills, yet just minutes from the Sunset Strip or Studio City. All rooms open to numerous outdoor sitting areas, lush garden patios and private salt water pool. Other features include a gourmet, open concept kitchen and family room...

2551AstralDr.com

2222 SUNSET CREST DR Open 11-2 — NEW
$1,395,000 2+3 1sty-CONTEMPORARY

MLS#16-170542

Peter Whyte 310-650-8480
COLDWELL BANKER

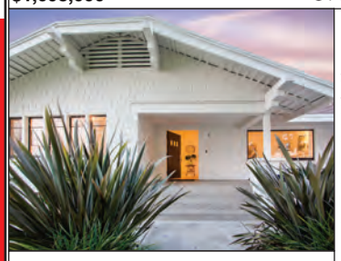
CONTEMP. SET ON PRIVATE PROMONTORY

2 Bedroom, 3 Bath + Den. Gated entry leads to hedged brick courtyard. Beams, hardwood floors & brick FP in LR. Country kitchen w/terra cotta tile floors. Spacious master BR has French doors opening to covered patio. Secluded pool and spa. Ample areas for sun bathing and quiet meditation.

TUESDAY

1535 N GARDNER ST — Open 11-2 — NEW

$1,095,000 | 3+1 | CALIFORNIA BUNGALOW



VINTAGE CHIC BUNGALOW NEAR RUNYON CYN W/ LARGE FLAT YARD

Vintage chic 1913 Bungalow, located mid block & set near the base of the best hiking trails in LA; Runyon Canyon. 3BR/1BA cottage sited on an enormous flat 7K sq ft lot surrounded by palms & glimpses of the H.H. Hills. Period hardware & oak floors have been restored. BRs offer enchanting views of private & lush yard. Detached garage; perfect home office. Just around the block from Sunset Strip destinations.

Chris Pickett 424.202.3230
TELES PROPERTIES

www.1535NorthGardnerSt.com

1968 HILLCREST RD — Open 11-2 — rev

$3,550,000 | 3+3 | TRADITIONAL

MINI HOLLYWOOD COMPOUND

This Modern Farm House has been remodeled into a modern farmhouse for the lifestyles of today. Main level is a 2 bedroom 2 bath home with open kitchen family room. French doors lead to patio decks for entertaining, pool, spa & garden pathways. Below is a separate guest suite w/ its own kitchen,living room & separate entry. 2 more 1 bedroom guest units each w/own kitchens that can be rented out or kept as 1 whole compound.Close to the heart of Hollywood & walking distance to the Hollywood Bowl.

MLS#16-159492
Susan Smith 310.415.5175
HILTON & HYLAND

1968HillCrestLA.com

2519 CARMAN CREST DR — Open 11-2 — red

$5,395,000 ~~5795000~~ | 4+4 | CONTEMPORARY

$400,000 PRICE REDUCTION!

Gated, flawlessly updated 4+4, 2 story Mid-Century view home, situated on a large flat pad in celebrity neighborhood. 10' ceilings, finest upgrades, open floor plan. Wine room encased in glass. Beautiful Master Suite with fireplace encompasses the entire upper level. Generous backyard with pool and lounging areas, boasting stunning views from Downtown to the ocean.

MLS#16-137468
Galina Blackman 310.850.2540
COLDWELL BANKER RESI

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

1590 SUNSET PLAZA DR — Open 11-2 — rev

$2,395,000 | 4+3 | MODERN

SUNSET PLAZA MODERN MASTERPIECE

Sunset Plaza modern masterpiece featuring jetliner city views. Completely remodeled, upgrades include state-of-the-art Elevator with glass walls; heated floors in the Kitchen and Bathrooms; new hardwood floors; completely remodeled bathrooms; and a new roof. Top floor boasts an open floor plan with wall-to-wall glass sliders. En suite Master Bathroom features a Jacuzzi tub equipped with over 30 massage jets. The second level offers a private entrance enabling tremendous versatility and utility.

MLS#16-147000
J. Altman & K. Litinsky 310-819-3250
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

8555 RIDPATH DR — Refresh. 11-2 — red

$3,295,000 | 5+5 | ARCHITECTURAL

BE A PART OF HISTORY!

$455k Price Reduction! With over 4260 sf of new construction and 4 car parking built into the mountainside this is a must see. Inspired by the natural beauty of Laurel Canyon, this home boasts 4 bedrooms and 4 bathrooms in the main home and a guest quarters doubles as a 1 bedroom/1 bathroom apartment or a perfect music studio/home office. With views of the city below, minutes to the Sunset Strip, and access to the coveted Wonderland school district this home has it all!

MLS#16-150242
William Passavia 310-752-3023
COMPASS

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

3291 BENNETT DR — Open 11-2 — rev

$1,093,000 | 4+3 | MID-CENTURY

HOLLYWOOD HILLS CLASSIC

Mid Century Dream Home located in the Verdant Hollywood Hills. Contemporary Floor Plan with Gracious Living Spaces. One Story, Four Bedrooms, Three Baths, Study, Open Concept Kitchen and Family Room. Hardwood Floors, Tea Tray Ceilings, Cook's Kitchen with Stainless Steel Appliances and Incredible Outdoor Decks. Ample Storage in the California Basement offering Direct Access to a Two Car Garage. Clean Simple Lines with many original Details, this Residence awaits your Client's Personal Touch.

MLS#16-153356
Scottman Wall 310-780-8001
KELLER WILLIAMS HOLL

Blt-Ins,Dshwshr

2673 ZORADA DR — Open 12-2 — rev

$3,695,000 | 5+7 | CONTEMPORARY

2673 ZORADA DR

A light-filled, 2 story foyer with soaring ceilings welcomes you to this beautifully remodeled contemporary jewel in the Hollywood Hills with beautiful views! Abundant natural light floors the home through oversized windows, while the open-concept great room on the main level flows to spacious terraces, outdoor barbecue and pool capturing sweeping canyon views. A chef's kitchen opens to a full bar, living room with fireplace, den and outdoor dining pavilion, a true entertainers paradise.

MLS#16-162564
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

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

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

9255 DOHENY RD #902 & 904 — Open 11-2 — 592G6 — red

$5,700,000 | 4+5 | HIGH TECH

AMAZING PRICE REDUCTION

City and Ocean Views. Rare double unit in internationally acclaimed Sierra Towers. Original 3BD & 1BD. Create your dream home in the best building in LA. Spacious units with walls of glass, beautiful terrace, amazingly attentive staff, fabulous full service, valet parking, 24hr switchboard, salt water pool, new fitness center & so much more... great space, great building. The quintessential LA residence. Live the ultimate lifestyle in the heart of it all. There's only one Sierra Towers.

MLS#16-117280
Su-Z Schneider 310-779-3795
GIBSON INTERNATIONAL

Ocean and City View

7832 GRANITO DR — Refresh. 11-2 — rev

$3,695,000 | 4+7 | 3sty-MEDITERRANEAN

ENTERTAINER'S RETREAT + POOL + JETLINER VIEWS

Come enjoy a coffee from our barista! Spectacular villa in private hillside enclave. Jetliner views, drama, scale and custom features are just a few of the amenities in this 4 bedrooms, 7 baths home. European kitchen and Great room, Home theater, terraces for dining, outdoor kitchen, 40 ft. pool, spa and 2 direct entry garages totaling 4 spaces. Amazing finishes, high ceilings, Travertine floors and dramatic archways throughout. Near Runyon Canyon and iconic Hollywood nightlife.

MLS#16-168680
Jodi Rubin 310-254-7123
SOTHEBY'S

7832Granito.com

ATTENTION

The following changes to The MLS Broker Caravan™ Terms & Conditions are effective January 2012:

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

TUESDAY

03 Sunset Strip - Hollywood Hills West *Land*

1471 FOREST KNOLL DR Open 11-2
$18,750,000 Land

NEW

DEVELOPMENT OPPORTUNITY, READY TO BUILD

Breaking the Mold for LA Architecture, Sunset Plaza's Modern Barn 1 Acre Over 12,000SF (apx)

Tyrone McKillen 949.212.8721
HILTON & HYLAND

Adam Rosenfeld Kyle Giese | Mecer & Vine

9230 ROBIN DR Open 11-2
$12,995,000 Land

NEW

DEVELOPMENT OPPORTUNITY, READY TO BUILD

Private Architectural Triumph with Jetliner Views, 1 Acre and Over 14,000SF (apx)

Tyrone McKillen 949.212.8721
HILTON & HYLAND

Adam Rosenfeld Kyle Giese | Mecer & Vine

03 Sunset Strip - Hollywood Hills West *Lease*

1549 RISING GLEN RD Open 11-2
$12,000 4+4 MID-CENTURY

NEW

BEAUTIFUL MID CENTURY!

Beautiful Mid-Century with gorgeous architectural lines off the Sunset Strip. This Post & Beam offers privacy, comfort and style. Boasting 4 bedrooms, one converted to an office, 4 bathrooms, garden side Master suite with an attached den and fireplace. Updated kitchen with breakfast nook, hardwood, Terrzzo & mixed floors. Walls of glass leading to outdoor patios, saltwater pool and spa.

MLS#16-170778
Benjamin Bacal 213-200-3659
RODEO REALTY - BEVER

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

04 Bel Air - Holmby Hills *Single Family*

525 BELLAGIO TER Open 11-2:30
$11,495,000 5+6.5 2sty-MODERN

NEW

CAPTIVATING OCEAN VIEW MODERN. INCREDIBLE QUALITY & DESIGN

BEST HOME TO BE BUILT THIS YEAR IN LOWER BEL AIR. 3 years in the making. Head-on City to Ocean vus. Warm & inviting Modern. Masterfully crafted w/ only Hi-end Materials. Onyx & Quartz counter tops, Hickory Hardwd & Lime Stone Flrs, Hi-Ceils, Fleetwood glass sliding doors, Seamless in/outdoor flow around 3 garden atriums - one having tall blue quartz waterfall, Theater rm, Office, Ocn Vu Kitchen, Lavish Catalina Island vu Mstr Ste, 600 bottle wine cellar, Resort style pool/spa area w/ Pizza oven.

Paul Czako 310.995.1963
GUSSMAN CZAKO ESTATE

SEE 2 PG AD. SHOW COLD-BRING YOUR BUYERS

THE MLS™ .COM
The Source Of Real Time Real Estate™

810 SARBONNE RD Open 11-2
$9,995,000 5+8 MODERN

NEW

DEVELOPMENT OPPORTUNITY IN BEAUTIFUL BEL-AIR LOCATION

Prime lower Bel-Air development opportunity with ALMOST READY TO ISSUE PERMITS. Modern masterpiece by SAOTA Architects situated on over 1/2 acre in prime lower Bel-Air location. Plans to build approximately 10,000 sqft including 5 bedrooms with 8 baths, office, theater and infinity pool over looking the unobstructed city to ocean views below.

Giese/Rosenfeld/Hotchkis 310-975-5838
MERCER VINE

Unobstructed Views Of The City & Ocean

2167 SHERINGHAM LN Open 11-2
$7,750,000 6+9 MEDITERRANEAN

NEW

RARE AND SPECIAL ITALIANATE VILLA IN BEL-AIR CREST

One of the few houses in Bel-Air Crest with an amazing floor plan and sophisticated architecture. This 6 bedroom 9 bath home sits behind gates with views from most rooms of the Santa Monica Mountains. Cook's kitchen with top of the line appliances and breakfast area. Enjoy this large private backyard which includes an exquisite mosaic pool and spa and heated outdoor living room with TV and wood-burning fireplace and outdoor custom kitchen. Private elevator. Great home for entertaining.

MLS#16-169468
Susan Smith Drew Fenton 310.415.5175
HILTON & HYLAND

2167Sheringham.com

11365 THURSTON PL Open 11-2
$2,799,000 4+4 1sty-TRADITIONAL

NEW

TOTALLY REMODELED SINGLE-STORY TRADITIONAL ON GRASSY LOT

Centrally located area of prestigious Bel Air. Ideal indoor & outdoor floorplan living w/ outdoor patio & lush gardens. Newer kitchen w/ top of the line appliances & Carrera marble counters. Master suite w/ large closet built-ins & all new Carrera marble bathroom. Fully integrated: New UV coating windows, speakers w/ Sonos, new sewer line, fully secured alarm motion detection system w/ cameras on the exterior of the house to monitor the street & front gates to the house. Also available for lease

MLS#16-171038
Robert Radcliffe 3102555454
SOTHEBY'S

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

660 CLUB VIEW DR Open 11-2
$23,900,000 ~~27500000~~ 5+6 VILLA

red

$3.6M REDUCTION! HOLMBY HILLS MAJESTIC FRENCH REGENCY ESTATE

Situated At The End Of Holmby Park On 1.2 Acres Of Lush Green Gardens This Estate Features Picturesque Views Of The Los Angeles Country Club And The Century City Skyline. The 9,200 Square Foot Main Residence Includes Five Spacious Bedrooms And Five & A Half Bathrooms. Amenities Include: Outdoor Oasis With Spacious Pool Deck And Patio, Expansive Pool, Cabana, Two-story Guest House, Four Car Garage & Motor Court. This Is A Gorgeous Estate In An Unrivaled Setting And A Once In A Lifetime Offering.

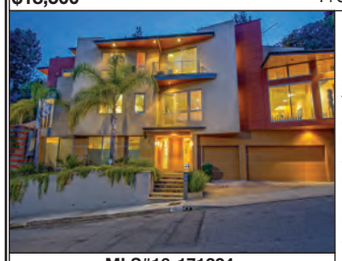
MLS#16-161482
Linda May 310.492.0735
HILTON & HYLAND

ClubViewEstate.com

04 Bel Air - Holmby Hills *Lease*

1653 STONE CANYON RD Open 11-2
$18,500 4+5 CONTEMPORARY

NEW



ARCHITECTURAL MASTERPIECE

Situated in the prestigious Bel Air Area, minutes away from The Bel Air Hotel. This home features great volume and open floor plan offering great entertainment opportunities both inside and out. The approx 5000 sf house includes an elevator for easy access to all levels. Light and bright with natural light everywhere in the home. The serene backyard includes an outdoor built in BBQ, perfect for dining alfresco. Features a swimmers pool, jacuzzi with complete privacy and pasteroural views.

MLS#16-171224
J.Babajian/K.Ellis 310-623-8800
RODEO REALTY - BH

www.1653StoneCanyon.com

TUESDAY

05 Westwood - Century City — Single Family

2251 PARNELL AVE — Open 11-2 — NEW
$1,699,000 — 4+3 — 2sty-TRADITIONAL

NEW LISTING! 2 STORY TRADITIONAL, 4+3+DEN! GREAT LOCATION!

NEW LISTING! 4+3+den, 2,625 sq. ft. Original charm & drenched in natural light. Liv rm w/hdwd floors, crown moldings, recessed lites & window seat. Fplc flanked by period style built-ins. Adjacent dining rm. Kitchen w/access to den. Master ste w/huge walk-in closet & French doors that lead to raised deck, flagstone patio & bkyd. Mstr bath w/ double sinks, tub & separate shower. 3 add'l bdrms. Laundry in closet, 2 car garage w/large driveway that annexes the pvt bkyd. Westwood Charter Elementary.

MLS#16-170594
Mark & Lynn Mirisch Rogo 310-777-6213
CBBHN
Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn,

10436 ILONA AVE — Open 11-2 — NEW
$1,429,000 — 3+2 — SPANISH

BEAUTIFUL UPDATED WITH INCREDIBLE CHARACTER & CHARM.

Incredible unspoiled character & charm. Enter covered porch w/ archways to LR w/ 2 skylights & detail molded ceiling. Elegant formal DR w/ decorative niches overlooking front yard greenery opens to remodeled kitchen w/ black corian countertops, subway tile backsplash, stainless steel appliances, walk-in pantry & sunny breakfast nook w/ sideyd access. Spacious master suite w/ walk-in closet, tiled fireplace & sitting area w/ slider door to inviting private back deck & yard with gated driveway.

MLS#16-170234
Chad Lund 424-202-3295
TELES PROPERTIES
www.10436IlonaAve.com

05 Westwood - Century City — Condo / Co-op

337 CONWAY AVE — Lunch 11-2 — NEW
$6,250,000 — 5+4.5 — MEDITERRANEAN

A MEDITERRANEAN JEWEL IN PRIME LITTLE HOLMBY

Towering palms greet you when entering the grand foyer of this stunning Mediterranean home. With high ceilings, hardwood floors & large gracious rooms, this classic floor plan is perfect for elegant entertaining & everyday living. The picturesque dining and living rooms open through French doors to a lanai, yard & pool. A large, Provencal kitchen boasts a stone hearth & Butler's pantry. A sun filled master suite w/ sitting room, patio, luxurious bath walk-ins & a 2nd master are featured.

S. Dishell / L. Young 310.415.3400
BERKSHIRE HATHAWAY
www.337conway.com

10551 WILSHIRE BLVD #1402 — Open 1-2 — NEW
$1,695,000 — 2+3 — 1sty-CONTEMPORARY

HUGE PRICE REDUCTION! REAR FACING 2+2.5 W/NORTHEAST EXPOSURE

HUGE PRICE REDUCTION! Unobstructed views of Little Holmby, Bel Air at almost 2,400 sf. Ctr hall plan, powder rm & storage. Marble flrs & fplc in liv rm,sliding drs to balcony & picture wndws. Den w/stellar views & blt-in bar. Remodeled kitchen w/bkfst area & travertine flrs. Dining rm w/ample storage. Master w/2 walk-in closets & storage closet. Master bath w/window, dual sinks & vanity station. Plantation shutters & electric shades. Full service bldg. Pool, gym, rec rm, 24hr security & valet.

MLS#16-136478
Mark & Lynn Mirisch Rogo 310-777-6213
CBBHN
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

10727 WILSHIRE #305 — Refresh. 11-2 — NEW
$1,575,000 — 1+2 — CONTEMPORARY

AVAILABLE FOR SALE AND FOR LEASE

Rare, Spacious and elegant 2 bedroom converted into a 1 bedroom corner condominium in the prestigious full service Remington. Private elevator access leads directly into the formal entry. Kitchen & breakfast area opens to the large inviting dining and living room & den area, ideal for entertaining w/large windows and natural light. The kitchen features classic granite counter tops and modern wood built-ins throughout. Master suit feature large custom walk-in closet & large luxurious master bath.

MLS#16-169632
Bahare Rabadi 310.281.3619
COLDWELL BANKER RESI
BBQ,Blt-Ins,Dshwshr,Dryer,Elvtr,Other

1911 MALCOLM AVE, UNIT 101 — Refresh. 11-2 FORSALE — NEW
$699,000 — 2+2 — CONTEMPORARY

LOVELY 2 BED, 2 BATH + DEN CONTEMPORARY UNIT IN WESTWOOD

GORGEOUS SPLIT LEVEL CONDO IN THE HEART OF WESTWOOD, IN EXCELLENT CONDITION. UNIT FEATURES BALCONY IN FRONT AND SMALL PRIVATE PATIO IN BACK. HARDWOOD AND TILE FLOORS THROUGHOUT THE UNIT. THIS UNIT HAS A LOT OF DAY LIGHT AND IT IS BRIGHT. VERY QUIET BLDG WITH ONLY TWO UNITS ON EACH FLOOR. CLOSE TO RESTAURANTS, SHOPPING, NIGHTLIFE AND UCLA.

SHIVA MEHRDAD 310-505-9560
NELSON SHELTON
STOVE, REFRIGERATOR, WASHER & DRYER, MIC

865 COMSTOCK AVE, UNIT 16C — Open 11-2 632 — rev
$949,000 — 1+2 — 1sty-CONTEMPORARY

Totally remodeled 1 bedroom, 2 baths, unobstructed views, hardwood floors, kitchen with granite counter tops and all new stainless steel appliances, full service building, pool, 24 hour concierge.

refrigerator, A/C, dishwasher
Faye Sarafian-Erdman 310-386-2497 NELSON SHELTON

05 Westwood - Century City — Lease

10601 WILSHIRE #901 — Open 1-2 — rev
$13,500 — 3+4 — CONTEMPORARY

WILSHIRE HOUSE 3BED./3.5 BTH WITH COVETED MOUNTAIN VIEWS!

A rare & sophisticated NY-style 3bed/3.5bth designer perfect residence in the fabulous Wilshire House, LA's most exclusive Hi-rise with full amenities. Formal entry hallway, Grand Living & Dining rooms with unobstructed mountain views, gourmet kitchen with top-of-the-line stainless steel appliances, Spacious Master Suite with huge built-in walk-in closet and a sensational bathroom with window overlooking panoramic views, two separate additional en-suite bedrooms& sep. powder room.Elect. shades

MLS#16-158782
Mazda Hoghoughi 310-271-4040
ELITE PROPERTIES REA
Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

2131 CENTURY PARK LN #206 — Open 11-2 — rev
$4,300 — 2+2 — CONTEMP MED

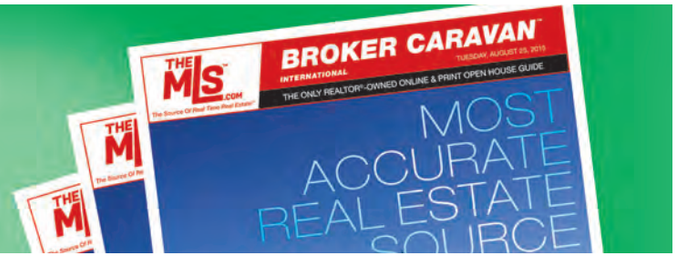
CONTEMPORARY MEDITERRANEAN

EXQUISITE UNIT, TOTALLY REMODELED, INCLUDING PLUMBING & ELECTRICAL, 2 BDRM & 2 BATH SUITES SEPARATED BY LIV RM & DINING AREA, EAT IN KITCHEN OVERLOOKING COURTYARD & FOUNTAIN, GENEROUS WALK-IN CLOSETS, PATIO WITH TREE-TOP VIEW. BEAUTIFULLY APPOINTED W/PLANTATION SHUTTERS, GRANITE, ETC. FULL AMENITIES INCLUDES 24-GUARD GATED COMMUNITY W/ POOLS, TENNIS, GYM, SPA & GUEST PARKING. Tandem parking. Resort living. 24-HR NOTICE TO SHOW. Available 8/25/16. move in date 10/1/16

MLS#16-153704
Inga Cohen 310-657-1714
RODEO REALTY - BEVER
Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other

Why Advertise? Large Distribution Area

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



06 Brentwood — Single Family

178 S ROCKINGHAM AVE — Open 11-2 — NEW
$8,999,000 | 6+8 | 3sty-CAPE COD

MLS#16-171030

RECENTLY REDONE & NEWLY STAGED BY MERIDITH BAER

Located in coveted "Brentwood Park." 3-story Cape Cod-style home is gated w/ circular drive & approx. 8,600 sq. ft. of luxurious living, built in 2007 has every attention to detail & quality. 6 beds, 7.5 baths & 3-car garage w/ pool, spa, built-in BBQ & patio area for entertaining. Enormous family room w/ fireplace & access through French doors to the backyard. Chef's dream kitchen fully equipped w/ top-of-the-line Viking appliances, incl. 2 dishwashers, large center-island, & breakfast area.

Robert Radcliffe 310-255-5454
SOTHEBY'S

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

3114 ELVIDO DR — Open 11-2 — NEW
$6,875,000 | 5+7 | 1sty-CONTEMPORARY

NEW CONSTRUCTION CONTEMPORARY

Located in the Upper Brentwood Mulholland view corridor and perfectly sited behind a gate and down a long driveway, this modernistic new construction architectural is one of a short list of properties that enjoy both unobstructed panoramic views and privacy. This beautifully constructed single story home has no detail overlooked.

The house offers a unique personalized living experience as there are dual master bedrooms at either end of the home.

LesterComoraPerezSoloway 310.4885962
THE AGENCY

New Construction | Infinity Pool | Views

215 N SALTAIR AVE — Open 11-2 — NEW
$5,295,000 | 5+5 | 2sty-MID-CENTURY

COVETED SALTAIR RIM! COME FOR LUNCH!

Mid-century by architect Jon Jerde. Serene & private 20000 + sf lot (per assessor) Dramatic floor plan with ground floor master suite, adjoining office, big family room, generous pool. Lovely grounds with mountain vistas. Feels like country only minutes from Brentwood shops & cafes.

Joan Sather 310.740.0302
SOTHEBY'S INTERNATIO

301 S KENTER AVE — Open 11-2 — NEW
$3,295,000 | 5+6 | 2sty-MEDITERRANEAN

NEWER 5 BEDROOM - GATED DRIVEWAY SET WAY BACK FROM STREET

Tasteful Newer home with gated driveway set way back from the street. You do not hear the street. Grand scale in a very quiet and private setting with mature landscaping. Ideal floor plan for indoor-outdoor entertaining and casual living with large open concept kitchen and family room. Huge grassy yard and charming outdoor dining area under arbour with heat lamps. 5 bedroom suites upstairs. Chefs Kitchen with Viking appliances and spacious Island.

Daniel Brown 310.901.7405
THE AGENCY

Large yard, Outdoor dining, AC,

665 WALTHER WAY — Open 11-2 — NEW
$3,000,000 | 2+2 | 1sty-CALIFORNIA BUNGALOW

MLS#16-170324

VIEW PROPERTY IN BRENTWOOD

Located on one of the best kept secret cul- de- sac locations in Brentwood. Romantic and serene canyon view property with an original California Ranch House built in 1950. The house is situated to take advantage of north west facing views of the canyon towards the ocean for enjoying spectacular sunsets. The large grassy yard is magical and private. .2bd,2 baths Perfect for creating you own dream estate or renovation. Property is being sold in its present "as is condition."

Marlene Okulick 310-890-4498
SOTHEBY'S INTERNATIO

Blt-Ins,Dshwshr,Dryer

130 S KENTER AVE — Open 11-2 — NEW
$2,595,000 | 4+4 | 1sty-CONTEMPORARY

TURN-KEY ONE-STORY IN BRENTWOOD

Turn-key ONE-STORY transitional contemporary in the Brentwood flats. Recent top-to-bottom remodel/addition w/ new systems & roof. Hedged/gated to create a secluded oasis. 4 beds/4 baths; expansive kitchen/family room opening to the yard; Kitchen w/ new custom cabinetry, Carrera marble counters, Viking & Thermador appliances. Master suite w/ expansive bathroom; walk-in closet & French doors opening to the yard. Steps to the Brentwood village, schools, hiking, bike paths, restaurants & shopping.

David Kelmenson 310-863-3030
THE AGENCY

www.TheAgencyRE.com

2222 THE TER — Open 11-2 — NEW
$1,175,000 | 1+2 | 2sty-CONTEMPORARY

EXCITING NEW LISTING AT THE TERRACE IN MOUNTAINGATE!

Wonderful light, bright & sophisticated unit in Mountaingate! The den has a closet area & bar that can potentially be used as a second bedroom. The sexy master has a sitting room, lots of closets & French doors leading to a lovely garden. Large formal living room with high ceilings, fireplace, French doors leading to a balcony & stairs to the garden. Large dining room, big kitchen with lots of storage & newer appliances and a breakfast area. Wonderful views from the house.

Carole Schiffer 310-442-1384
COLDWELL BANKER -BW

Refrigerator, Freezer, Dishwasher, Other

3289 MANDEVILLE CANYON RD — Open 11-2 — red
$3,425,000 ~~3695000~~ | 5+3.5 | 2sty-RANCH

MLS#16-152832

NEW PRICE! HOUSE HOPPING CARAVAN - WIN LUNCH AT THE TAVERN!

Polished 2 story ranch home designed by John Payne, features 5 bedrooms, 3.5 baths on a picturesque ±17k sq. ft. lot- the backdrop to a sprawling mini- estate within a park- like setting w/ pool and spa. The true center hall plan features a dramatic entry, gracious living room, elegant formal dining, comfortable family room w/ fpl, remodeled gourmet center island kitchen, & maid's. Upstairs includes master suite, 3 bed, 2 bath, library, & media. Privacy Plus Great Value

Joan Caplis/Susan Stark 3107482208
CB BW / GIBSON

MandevilleCanyonHomes.com

517 N GREENCRAIG RD — Refresh. 11-2 — red
$2,795,000 ~~3195000~~ | 4+3 | MID-CENTURY

MLS#16-149462

REDUCED AND SELLER IS READY TO SELL!

This restored Mid-Century modern Hawaiian view home has 4 beds & 3 baths and a 2 car garage (1 up/3 down). The living room is an entertainer's delight w/ a concrete floating fireplace w/ natural wood beamed ceilings. This indoor/outdoor living space opens w/ glass doors to Brazilian wood deck w/ serene canyon & tree top views & fountain. Light & bright eat-in kitchen has European cabinetry. Also, for lease $8,900.

Gwen Fritzinger 310 749 8821
GIBSON INTERNATIONAL

Remodeled VIEW Home!

2686 CORDELIA RD — Open 11-2 — red
$2,245,000 ~~2295000~~ | 4+4 | 2sty-CONTEMPORARY

MLS#16-133206

SPACIOUS CONTEMPORARY IN MANDEVILLE CYN HILLS

6 minutes 28 seconds from Sunset! Spacious, beautifully renovated 4 + 3.5 contemporary home in Mandeville Canyon hills. Family room has brick fireplace & opens to large kitchen w/stainless steel appliances, modern built-ins & island w/ breakfast bar. Master suite has walk-in closet & bathroom w/ dual vanity & separate tub/shower. Balcony off master suite overlooks the private woods-like backyard w/mature trees, in-ground spa, vegetable garden & brick patio. Three car garage w/laundry inside.

Clifford Rowe 424-203-1890
TELES PROPERTIES

Blt-Ins,Cent Vac,Dshwshr,Dryer,Grbg Disp

TUESDAY

TUESDAY

717 N TIGERTAIL RD Open 11-2 — **rev**
$12,950,000 6+11 ARCHITECTURAL

MLS#16-164600

2 ACRE OCEAN & CITY VIEW PRIME BRENTWOOD DEVELOPMENT

A once-in-a-lifetime incredible and unique development opportunity to build your dream home on a two- acre ocean and city view parcel on prestigious Tigertail Road. Bring your builder, architect and designer to build the most impressive compound on the Westside imaginable. You will not find another parcel as special as this on the Westside.

Tyrone McKillen 949.212.8721
HILTON & HYLAND

Co Listed w/ Santiago Arna

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418 S GRETNA GREEN WAY Open 11-2 — **rev**
$4,595,000 5+7 2sty-TRADITIONAL

MLS#16-158672

NEW CONSTRUCTION TRADITIONAL IN THE TRANSITIONAL STYLE

Handsome finishes & detail, shiplap paneling, Marvin windows & designer fixtures. Bright rms w/French oak hrdwd flrs. Liv rm w/FP & spac din rm w/butler's ptry opens to a grmt chefs kit w/Thermador appl, center isl, brkfst rm & off area. Grt rm w/accordion drs opens to covered pat, built-in BBQ, yrd w/rm for pool & outdoor casita w/FP & 1/2 ba. Addtl 5th bd w/enste ba, off & pwdr rm. Spac mstr ste upstairs w/high ceil, deck, 2 walkin closets & elegant ba plus 3 bd w/enste ba, fam rm & laun rm.

Mary Beth Woods 310-463-1599
COLDWELL BANKER

www.418gretnagreenway.com

07 West L.A. — *Single Family*

1652 S CARMELINA AVE Refresh. 11-2 — **NEW**
$2,338,000 4+3 2sty-ARCHITECTURAL

MLS#16-170220

STUNNING PROTO HOMES ARCHITECTURAL

Welcome to the future of home building! Proto Homes presents an exquisite Architectural with over 3,400sqft of living space spread throughout this 4bd 3bath home. Control 4 smart home technology, designer chef's kitchen w/center island, Pental Quartz countertops, striking Windows w/an abundance of natural light. Enjoy this generous 6,200sqft lot w/garden perfect for al-fresco dining. Walking distance to shops, entertainment & dining, brilliantly located near everything Westside.

Tami Pardee 310-907-6517
HALTON PARDEE

Blt-Ins,Rng/Ovn,Fridg

2701 STONER AVE Open 11-2 672-B1 — **bom**
$1,100,000 2+2 TRADITIONAL

MLS#16-162420

HIP 2BEDROOM/2BATH+DEN TRADITIONAL WITH CONTEMPORARY FLAIR.

Well-situated on corner lot with terrific curb appeal, this is where classic charm meets modern style. Bright & breezy living room with bay window & fireplace. Inviting dining room. Redone kitchen with stainless steel appliances. Bathrooms renovated with designer details. Enclosed den is perfect office or 3rd bedroom. Hardwood floors & warm color palette throughout. New paint, dual-pane windows. Private yard with patio & turf area. Close to Whole Foods & Starbucks, parks, freeways, & Expo Line.

Pete Castro 310-482-2100
KELLER WILLIAMS

www.2701stoner.com

07 West L.A. — *Condo / Co-op*

1540 ARMACOST AVE, UNIT 106 Open 11-2 631/J6 — **NEW**
$688,000 2+2.5 2sty-TRADITIONAL

GREAT OPPORTUNITY IN WEST LA - OPEN TUES 11-2

This well maintained town house style end unit features a large living room with a fireplace & plantation shutters. The kitchen/ dining room opens through French doors to a private balcony. The second floor has two bedrooms and a loft - perfect for an at home office, or exercise area. The second floor was recently painted, and the flooring in the downstairs, loft, and bathrooms was replaced. There is side by side parking. All appliances included. Low HOA includes Earthquake insurance.

Melissa Alt 424-202-3232
TELES PROPERTIES

Refrigerator, Stove, Washer/Dryer

08 Cheviot Hills - Rancho Park — *Single Family*

10367 CHEVIOT DR Open 11-2 — **NEW**
$2,095,000 6+7 SPANISH

GREAT SQUARE FOOTAGE / GREAT LOCATION

Spanish style home with circular driveway. Spacious and airy, this property also features an enormous family room with a extra tall open beam ceiling and gorgeous stone fireplace. Additional lower level bedrooms, 2nd kitchen, and separate entry. Located in award winning Overland Avenue school district. This home is a MUST see!!

Ben Lee 310 858 5489
COLDWELL BANKER RESI

Dishwasher, Hood Fan, W/D, Other

08 Cheviot Hills - Rancho Park — *Lease*

10457 TROON AVE Open 11-2 632E6 — **NEW**
$14,500 4+4 TRADITIONAL

MLS#16-149112

DESIGNER DONE TRADITIONAL ON A QUIET STREET IN CHEVIOT HILLS

Designer done traditional home just one block from Rancho Park on a quiet street in Cheviot Hills. Chic décor, updated crown molding and rich hardwood floors throughout. Spacious first story features stylish living room with a fireplace, formal dining room, gourmet chef's kitchen, large multi-media room and office/guest bedroom. Upstairs has 3 bedrooms including a luxurious master suite with a fireplace, study and large dual vanity bathroom; backyard includes al fresco dining area, pool and spa.

Branden & Rayni Williams 310.691.5935
HILTON & HYLAND

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

09 Beverlywood Vicinity — *Single Family*

2332 CASTLE HEIGHTS AVE Refresh. 11-2 — **red**
$2,095,000 ~~2195000~~ 4+3 2sty-TRADITIONAL

MLS#16-147268

NEW PRICE! REMODELED 4BD HOME IN BEVERLYWOOD!

Elevated above street, you are welcomed into this bright tastefully remodeled 4BD home in Beverlywood. +/-2,813 sqft (per public records), Open living areas w/ high ceilings, spacious master suite w/ 2 walk-in closets & en-suite bath, designer kitchen w/ custom cabinets & professional appliances, 2-zone HVAC, home entertainment system w/ Control 4 & private backyard. Centrally located south of Beverly Hills! Award Winning Castle Heights School District! Very desirable turn-key home! Easy To Show

Joel+Dorit Cooper 310-968-2401
BERKSHIRE HATHAWAY

24 HOUR PATROL SERVICE FROM ACS SECURITY

REMINDER

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

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

TUESDAY

09 Beverlywood Vicinity — *Condo / Co-op*

811 S BEDFORD ST, UNIT 204 Refresh. 11-2
$695,000 2+2 CONTEMPORARY — NEW

MODERN DESIGN IN BEVERLYWOOD!

Fabulous contemporary unit ready for move in. Spectacular condo with open layout, hardwood floors with a dash of flair. Open kitchen with beautiful glass-tiled backsplash & stainless steel appliances meets dining & first balcony perfect for coffee outdoors. Spacious first bedroom gets great lighting, with beautifully designed bathroom off the hall way. Master bedroom has large walk-in closet, lovely modern bathroom & large private patio. Unit is equipped with washer, dryer and wet bar.

Ivan Estrada 323) 574-2317
DOUGLAS ELLIMAN

mcrw, frdg, oven, stve, wsh, dry, dshw

3756 BAGLEY AVE #107 Open 11-2
$349,000 1+1 CONTEMPORARY — NEW

MLS#16-167026

CHARMING & BEAUTIFULLY UPDATED PALMS CONDO

Charmingly redone 1 bedroom and 1 bathroom unit in great Palms location blocks from Downtown Culver City! Updated kitchen with granite countertops, redone cabinetry & stainless steel appliances. Large living & dining area w/ laminate flooring, fireplace, huge storage closet & large balcony. Large bedroom w/ huge wall closet & updated bathroom. Gated/secured building, 1 car parking & community laundry. Close to the Palms station for the Expo Line that goes from Santa Monica to Downtown LA.

Walker Spanier Group 310-893-0101
KELLER WILLIAMS-SM

Neil Spanier / Scott Walker

10 West Hollywood Vicinity — *Single Family*

721 N SPAULDING AVE Open 11-2
$2,995,000 4+5 2sty-MODERN — NEW

MLS#16-169452

PRIVATE GATED MODERN MASTERPIECE IN MELROSE VILLAGE!

New Construction. Mid-Century Modern striking the perfect balance between architecturally dramatic features, a brilliant open floor plan, and warm livability. Features include a 3-story steel and glass staircase, voluminous ceilings, large open kitchen with Viking appliances, and a 2000 sq. ft. rooftop deck. Steps away from Starbucks, cool restaurants, and great shopping.

Gary Gold 310.858.5411
HILTON & HYLAND

721NSpaulding.com

721 N VISTA ST Open 11-2
$2,775,000 4+5 MODERN — NEW

MLS#16-156368

STYLISH MODERN ARCHITECTURAL

Private & Stylish Modern Architectural Smart Home welcomes you to indulge in all its opulence. Frosted glass front door, high ceilings, tall doorways, floating stairs to the second level, Herringbone wooden floors & Fleetwood pocket doors lead to private backyard pool/hot tub. Gourmet kitchen with marble counters, island, Miele & Thermador appliances. Spacious master suite with fireplace, large balcony, & floor-to-ceiling windows. En-suite baths in all bedrooms for privacy throughout the home.

Rosalie Klein 310-261-8878
ENGEL & VOLKERS

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

NEW! The MLS Stats

Get Statistics for ANY Listing Search.

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

9039 ASHCROFT AVE Open 11-2
$2,299,000 3+2 2sty-SPANISH — NEW

MLS#16-170330

BEAUTIFUL SPANISH HOME IN WEST HOLLYWOOD

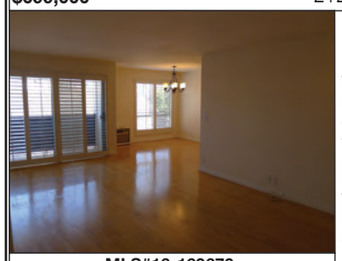
Fabulous remodeled Spanish in prime West Hollywood location walking distance to shops, restaurants & markets. Enter thru a private gated courtyard entry w/full hedging into a bright & inviting home w/wonderful open living room & 2 bedrooms on the first floor. Master on the 2nd floor w/ vaulted ceilings w/steam shower and its own huge balcony w/views of the Hollywood Hills. Great cook's kitchen looking out to the backyard w/full resort style cabana with grill and refrigerator, pool and spa.

Ginger Glass 310-927-9307
COLDWELL BANKER BHN

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

10 West Hollywood Vicinity — *Condo / Co-op*

117 S DOHENY DR #416 Open 11-2
$699,000 2+2 4sty-CONTEMPORARY — NEW



MLS#16-169670

Wonderful 2 bed, 2 bath in Somerset Condos. Top flr, bright unit with lot of natural light in all rooms. Balcony is located on side of the bldg, away from noise of Doheny and with views of the hills. Harwood floors throughout, smooth ceiling, plantation shutters in every room. Remodel bathrooms and kitchen. Carrera tiles in master bathroom and walk-in closet. Washer and dryer in the unit. A lot of built-in closets in both bedrooms. Two covered parking spaces. Close to Cedar Sinai, BEverly Center

Christophe Collet 310-739-2466
COLDWELL BANKER RESI

Fan,Dshwshr,Grbg Disp,Hood Fan,Intrcm

1345 N HAYWORTH AVE, UNIT 6 Refresh. 11-2
$599,000 2+1 SPANISH — NEW

RENOVATED UNIT AT THE FAMED HAYWORTH GARDENS IN PRIME WEHO

Rare gem at the famed Hayworth Gardens: West Hollywood's premier vintage building circa 1929. Original Spanish architecture in a lush courtyard setting. This bright, rear-facing unit features 9ft coved ceilings throughout, original French windows, espresso hardwood floors throughout, a beautifully remodeled kitchen w/ stainless steel appliances & subway tile backsplash, a charming dining area, dramatic foyer, a remodeled bathroom, recessed lighting throughout, HOA includes utilities.

Martinez & Ritt 323-377-0548
NOURMAND & PT BH

www.1345hayworth6.com

1131 ALTA LOMA RD #216 Open 11-2
$675,000 ~~688000~~ 1+2 CONTEMPORARY — red

MLS#16-157414

PRICE JUST REDUCED ON THIS AMAZING LARGE 1 BEDROOM CONDO!

Stunning corner unit in one of the best full service buildings one block to sunset plaza. Rare large one bedroom, originally two bedrooms, huge spa bathroom and walk in closest. Beautifully renovated with the highest quality hardwood in grey oak from France. The building is the ultimate in luxury with tennis court, pool with cabanas, and lots of visitor parking. Top notch security with 24 hour concierge/doorman.

CRISTIE ST. JAMES 310.291.1029
BERKSHIRE HATHAWAY

WWW.STJAMESCANTER.COM

1248 N LAUREL AVE #302 Open 11-2
$1,499,000 3+3 CONTEMPORARY — rev

MLS#16-163798

HUGE 3+3 DESIGNER DONE UNIT W/ SPECTACULAR VIEWS 2 TERRACES

Spectacular views from this enormous contemp. 1,942 s.f., 3+3 Condo in the heart of Weho & the S.S. Strip. Views of the HLWD Hills, Griffith Park Observatory, Western Sunsets, Downtown City skyline & Century City. This special unit has views w/ 3 exposures N,W & S. 2 terraces, (w/ 485 s.f. add'l exterior space) one Lg. w/ Palm Tree, privacy & room to entertain, the other intimate w/ unlimited vistas overlooking all LA. Designer stainless kitch opens to great room dining area & liv rm w/ FP.

Ron Holliman 310-777-6216
COLDWELL BANKER BH

N. of Santa Monica, E. of Crescent Hts.

TUESDAY

1155 N LA CIENEGA #808 Open 11-2
$849,000 2+2 2sty-CONTEMPORARY
rev

MLS#16-164780

VIEWS VIEWS VIEWS . CORNER UNIT 2 &2

Wow, hot corner unit with awesome views! Seldom on the market this south easterly facing view unit opens to a formal entry with hardwood floors, tremendous natural light, and a wonderful flow. Bring your imagination! This full service iconic building also offers pool, spa, sauna, dog run and exercise facility. Steps to the famous Sunset Strip both day and night life. Do not miss. EZ to show with short notice.

Ron Thomas 3106507115
SOTHEBY'S INT'L

Dshwshr,Frzr,Grbg Disp,Hood Fan,Rng/Oven

10 West Hollywood Vicinity *Lease*

359 HUNTLEY DR Open 11-2
$4,995 2+2 1sty-CONTEMPORARY
NEW

MLS#16-170078

APPEALING GROUND LEVEL DUPLEX UNIT

2 bedrm, 2 bathrm, ground fl duplex unit located on a dead end street within walking distance to Cedars-Sinai Medical Center, Pacific Design Center & W. Hollywood restaurants & shops. Unit features a lg living rm w/ fpl, & bar, utilitarian kitchen equipped w/ stainless steel refrig, oven/range, dishwasher & garbage disposer, cozy private patio area, lg mstr bedrm w/ walk-in closet, remodeled bathrooms & inside laundry rm w/ washer & dryer. 2 covered side/side parking spaces + extra storage bins.

Debbi & Gary 310-562-5253
RODEO REALTY - BH

Refrig,Rng/Oven,Washer,Dryer

11 Venice *Single Family*

308 GRAND BLVD Refresh. 11-2
$3,487,000 4+3.5 ARCHITECTURAL
NEW

MLS#16-170278

SCANDINAVIAN-INSPIRED NEW ARCHITECTURAL

Surround yourself in warmth of contemporary Scandinavia while being blocks from Venice Beach in this tri-level New Construction designed by Robert Thibodeau of DU Architects! Soaring pine ceilings and large picture windows create a spacious aura complete with built-in custom white oak cabinets and bench seating. The gourmet kitchen is a chef's dream with Thermador appliances and a full pantry with wine fridge, while the oversized 6" oak butcher-block countertop creates a perfect breakfast bar.

Tamra (Tami) Pardee 310-907-6517
HALTON PARDEE

www.HaltonPardee.com

833 OXFORD AVE Open 11-2
$2,675,000 3+3 CONTEMPORARY
rev

A perfect blend of the highest quality brand new construction, "green technology" and Southern California indoor/outdoor living. Leed Platinum certification (pending), solar. Roofdeck, finished garage

MLS#16-167022 | Clng Fans,Dshwshr,Dryer,Frzr,Rng/Ovn
Tony Myers | 310-985-1872 | BERKSHIRE HATHAWAY

2512 WILSON AVE Refresh. 11-2
$1,689,000 2+3 3sty-ARCHITECTURAL
rev

MLS#16-145344

ARCHITECTURAL MASTERPIECE MEETS MODERN SOPHISTICATION

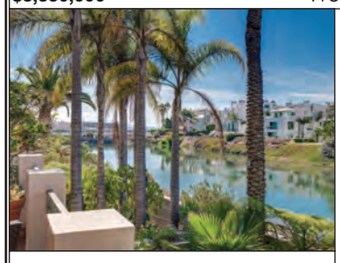
Newly constructed Architectural home in the Silver Triangle designed by acclaimed William Adams Architects. 2 bedrooms, 2.5 bath, polished concrete, white oak flooring & natural light flowing in every room. Enjoy dual sinks & Carrara marble in the master bath. Upstairs, the kitchen & dining area opens up to private patio space through the floor-to-ceiling disappearing patio door. Perfect for entertaining, the kitchens come equipped with Viking appliances & a striking butcher-block breakfast bar.

Tami Pardee 310-907-6517
HALTON PARDEE

Blt-Ins,Rng/Ovn,Fridg

12 Marina Del Rey *Single Family*

5313 VIA DONTE Open 11-2
$3,350,000 4+3.5 VILLA
NEW



GORGEOUS CANAL-FRONT HOME IN THE SILVER STRAND

Gorgeous Canal-Front Home in the coveted Silver Strand beach community with beautiful ocean & channel views. Designed for entertaining with dynamic open floor plan, spacious rooms, high ceilings, & large decks on every level perfect for enjoying the spectacular vistas. Main level dining, living, & family rms, & large gourmet kitchen. Upper level 2 bdrms & fabulous master suite. Lower level guest suite & large recreation room. Lovely backyard garden. Close to main channel, beach, & Abbot Kinney.

Jade Mills 310-285-7508
COLDWELL BANKER

Dishwasher, Range/Oven, Refrigerator

745 OXFORD AVE Refresh. 11-2
$1,792,500 5+4 2sty-SPANISH
NEW

MLS#16-170876

OXFORD TRIANGLE SPANISH COLONIAL

Encompassing over 3000 sq ft, this 5 bed/4 bath dwelling swims in natural light. Front courtyard has blossoming citrus trees. Large windows dressed by plantation shutters add a rustic touch. Recessed lighting throughout. The kitchen flips the traditional with black cabinetry, faucet, and tiling accented by white countertops. Upper level rec room features a stone fireplace, bamboo bar, access to terrace. Private dressing area in the master suite. Complete with a garage and room for a home gym!

Tami Pardee 310-907-6517
HALTON PARDEE

Blt-Ins,Rng/Ovn

13 Palms - Mar Vista *Single Family*

3181 FEDERAL AVE Open 11-2
$1,589,000 4+3
NEW

MAR VISTA CHARMER

This pristine home offers 4 spacious Bedrooms (2 en-suite) open living space w/ hardwood floors, skylights, recessed lighting, paned windows allowing tons of natural light. Great room concept w/ living room & dining room opening to Family room thru a wall of glass retractable windows opening to spacious kitchen with granite counter tops, tremendous storage, eating area and inside laundry. Secluded backyard offers great privacy w/ fruit trees, patio & grass areas & bonus room off the garage

Lisa Kirshner Elkin 310-500-1360
PARTNERS TRUST BW

4329 CHASE AVE Lunch 1-2
$1,195,000 4+4 2sty-CONTEMPORARY
NEW

CUSTOM DEL REY FAMILY HOME

Stunning custom home with permitted rec room in Del Rey/ Mar Vista. Gorgeous 4 bed/4 bath home features open concept floor plan. White oak hardwood floors throughout. Large gourmet kitchen features Thermador appliances, custom cabinetry, marble counters, and built-in coffee machine. Generous outdoor spaces with landscaping, and high end finishes and fixtures complete the package.

Tiffany Rochelle 310-210-2213
HALTON PARDEE + PART

Refrigerator, Stove, Dishwasher

TUESDAY

4127 SUNNYSIDE AVE — Open 11-2 — NEW
$979,000 | 2+1 | TRADITIONAL

MLS#16-169946

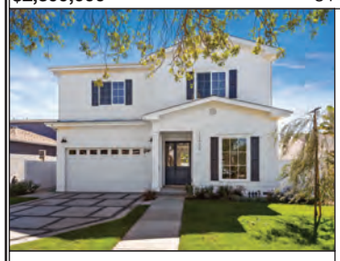
REPRICED! RELISTED!

Classic gem on a quiet neighborhood street! Numerous upgrades include new hardwood floors, kitchen cabinets, copper plumbing, electrical, backyard pavers and a koi pond. Great flow, lots of natural light & proximity to marina shopping.

Winston Cenac 310-963-9300
BULLDOG REALTORS

Blt-Ins

12600 BROOKLAKE ST — Lunch 11-2 — NEW
$2,399,000 | 5+4 | CAPE COD



GORGEOUS CAPE COD INSPIRED NEW CONSTRUCTION IN MAR VISTA

Fall in love with this gorgeous Cape Cod inspired home in trendy Mar Vista! This 5bd + 4ba home is newly completed & has an open floor plan perfect for family & friends. This 2-story masterpiece combines stunning architectural features & a spacious living/ family room that flows beautifully to the kitchen & dining area. W/ the highest quality materials throughout, this new construction has everything! Located in one of the hippest neighborhoods, don't miss out on this incredible opportunity!

Sally Forster Jones 310.691.7888
JOHN AAROE GROUP

12600BrooklakeStreet.com

13 Palms - Mar Vista *Condo / Co-op*

12735 CASWELL AVE, UNIT 4 — Open 11-2 — NEW
$449,000 | 1+2 | 1sty-CONTEMPORARY

MASSIVE ONE BEDROOM & OFFICE IN FANTASTIC MAR VISTA LOCATION

HUGE 1 bdrm + office & 2 bath condo on a quiet street in the heart of Mar Vista! Spacious kitchen w/ stainless steel appliances, granite counters & separate dining area. Sizable master bdrm w/ on suite bath. Features: 1 car gated parking, additional storage unit, lots of closet space, gated/ secured building. Great location close to all the great shops & restaurants that Mar Vista & Downtown Mar Vista have to offer. Near the Expo Light Rail Line that goes from Santa Monica to Downtown LA.

WALKER SPANIER GROUP 310-430-1513
KW-SANTA MONICA

Scott Walker/Neil Spanier

3014 DELAWARE AVE — Refresh. 11-2 — NEW
$1,695,000 | 3+3 | TRADITIONAL

MLS#16-163930

COFFEE BARISTA - BEST PRICED MOVE-IN 3BD + GUEST IN SM

Location! Location! Updated traditional 3bd/2ba home with detached bonus guest quarters, located on idyllic tree lined street within a short distance to coveted schools, Santa Monica's new Expo Light Rail Line, Stewart Park & upcoming Buffer Park. Remodeled chef's kitchen & spa inspired bathrooms, beautiful hardwood floors with entertainer's backyard, complete with built-in barbecue, bar with ice maker, fire pit & cabana with television. Detached garage with additional off-alley parking spot.

Damon Skelton 310 567-0024
COLDWELL BANKER RESI

BBQ,Ice Maker,Wshr/Dryer,Rng/Ovn,Dshwshr

14 Santa Monica *Single Family*

614 CALIFORNIA AVE — Open 11-2 — NEW
$3,695,000 | 4+4.5 | ARCHITECTURAL

SOPHISTICATED HIGH STYLE ARCHITECTURAL

"Live the life" in this stunning "High Style" architectural in the heart of Santa Monica! Designed by award-winning firm MAKE Architecture- completed in 2012 w/the best fixtures & finishes & a modern Boffi Kitchen. Floor-to-ceiling Fleetwood doors open the living & dining spaces to the generous deck & outdoor spaces creating seamless indoor/outdoor living at its finest. This home lives large & includes a wonderfully flexible upstairs space w/its own private entrance & off street parking.

Leslie McCauley 310-458-4024
PARTNERS TRUST SM

Built-ins

3007 3RD ST — Open 11-2 — NEW
$1,200,000 | 2+2 | 1sty-CRAFTSMAN

MLS#16-170830

CRAFTSMAN CHARMER NOT TO BE MISSED!

Truly Spectacular & Charming, Ocean Park Craftsman Gem in the location of your dreams, just 3 blocks to the Beach! This precious home has been lovingly updated for modern living, yet maintains the original integrity & impeccable details of a bygone era. 2 Bed/2Ba with beautiful HW Floors, sensational French Windows & Doors, Formal Dining, Laundry, an enormous Basement & a lovely, spacious front Patio! This is a TIC (Tenants in Common) and one of Four, Freestanding Cottages on the property.

Nili Hudson 310.622.7422
GIBSON INTERNATIONAL

www.3007ThirdStreet.com

319 11TH ST — Open 11-2 — NEW
$2,950,000 | 2+2 | 1sty-TRADITIONAL

JUST LISTED N OF MONTANA

Trust /Estate sale. Smaller 2 and 2 traditional style home --perfect for expanding ,renovating, building ,etc ----in a great location near Georgina Ave.

C Scott Price 310-873-4100
RODEO REALTY BRENTWD

2265 CLOVERFIELD BLV — Open 12-2 — NEW
$5,500 | 3+2 | CALIFORNIA BUNGALOW

HOME WITH GUEST HOUSE FOR LEASE IN SANTA MONICA

Great 3+2 with garage, guesthouse with bath and yard! Separate dining room, den and living room. Nice light. Comfortable yard with guesthouse with full bath and shower. Garage has builtins. Close to Pico and New Whole Foods.

Dan and Charlee Nessel 310-365-0195
BERKSHIRE HATHAWAY

Fridge, oven, dishwasher

792 SAN LORENZO ST — Open 11-2 — red
$10,450,000 | 6+6.5 | 2sty-VILLA

MLS#16-139622

HUGE $1.3M REDUCTION! LAND, PRIVACY & VIEWS IN PRIME SM CYN

Extensively remod Rustic Modern Estate perched above historic Riviera Golf Course in most scenic corner of SM Canyon. Set off st, behind tall gates, at end of extremely qt cul de sac on 2/3 of an acre (per assr) of lush, pvt grounds, this pristine, sun-filled home offers clean, contemp lines, beau finishes, perfect flr plan & an ideal indr/outdr lifestyle. Situated close to beach, additional amenities inc gym, outdr FP, 3- car garage, generous motor court & shared use of a tennis crt.

David Offer 310-820-9341
BERKSHIRE HATHAWAY

www.792sanlorenzo.com

Questions? Need Assistance?
Contact our Help Desk Department!

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

TUESDAY

400 ENTRADA DRIVE — Refresh. 11-2 — red

$1,995,000 — 4+4 — SPANISH

MAJOR PRICE REDUCTION: SANTA MONICA CANYON 20'S HOME

Reduced to Sell, Opportunity knocks.Spanish Colonial Style, original 1920s gem feat. 4 beds/ 3.5 baths w/ 2,693 sq ft of living space on three levels.Old world charm & canyon/ ocean views,kitchen w/vintage stove,dining rm, living rm w/fireplace. 4 beds, 1 w/ en suite ½ bath. Master adjoins solarium that can be used as office, exercise,sitting room.3rd bedroom features door leading to small private patio and access to yard. 2 1car garages as well as additional parking for two or more vehicles.

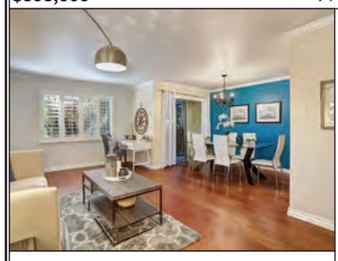
MLS#16-137570

Douglas Stoddard 3109138444
BULLDOG REALTORS INC

Clng Fan,Dshwshr,Dryer,Grbg Disp,Fridge

1508 12TH ST, UNIT 4 — Open 11-2 — NEW

$595,000 — 1+1 — 1sty-CONTEMPORARY



CHIC, UPDATED UNIT IN SM, BLOCKS FROM METRO RAIL & BEACH!

Open floor plan has spacious living & dining areas plus nook for office. Updated kitchen w/Granite counters, full backsplash & plenty of cabinets & countertop space. Updated full bathroom & large bedroom w/walk-in closet. Unit also has Plantation Shutters, Crown Moldings, spacious balcony, linen closet, plenty of storage, washer/dryer combo & alarm. Gated garage parking space w/storage. Great unit, in small building w/ EQ Insurance! Santa Monica living - close to shops, restaurants & the Ocean!

Lisa Mansfield 310.481.4313
SOTHEBY'S BRENTWOOD

EQ Ins + Washer/Dryer + Walk-in closet

14 Santa Monica — *Condo / Co-op*

101 OCEAN AVE, UNIT B300 — Open 11-2 — NEW

$3,999,000 — 3+4 — ARCHITECTURAL

RARE 2900SF OCEAN AVE 3BR WITH EXTRAORDINARY OCEAN VIEWS!

Extraordinarily rare 2900sf single level 3BR condominium in one of the finest buildings on Santa Monica's prestigious Ocean Avenue. Decorator designed with stunning ocean views towards Malibu from all of the main rooms including the living, dining, master and kitchen. Direct unit entry by private glassed elevator with ocean views provides for a spectacular entrance to an exceptional and elegant beachside home. Splendid grounds include pool, spa, areas for entertaining, sunbathing and BBQ.

Simon Salloom 310-749-8686
COLDWELL BANKER RESI

123 GEORGINA AVE #5 — Lunch 11-2 — red

$2,195,000 — 3+3 — COUNTRY ENGLISH

SANTA MONICA'S MOST COVETED LOCATION - 2,671 SF TOWNHOUSE

HUGE REDUCTION! RARE OFFERING! SM's Premier location! Charming English garden townhouse complex located 1/2 block from Ocean Ave. and 1 blk. S.of San Vicente. Huge tri-level townhome, 2,671 SF per tax assessor. with hardwood floors, 2 fireplaces, crown moldings. 2 bdrms, (Could be 3 or 4 beds- see pvt. remarks*) 2 ba+ office area up, living rm, dining rm, kitchen, lg. bkfst rm & half ba. on main level. Huge, multi-purpose space on lower level. Truly a lifestyle location not to be duplicated!

MLS#16-157808

Joan Lurie Farb 3109684900
JOAN LURIE REALTY

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

101 CALIFORNIA AVE #602 — Open 11-2 — 671D2 — NEW

$1,850,000 — 2+2 — CONTEMPORARY

A RARE OPPORTUNITY TO OWN A FRONT CORNER UNIT

One of the most prestigious Ocean/Coastline/ Mountain and City view buildings in the heart of Santa Monica The Beach is right outside your front door, down the recently re-built California Incline. Location, Location, Location!! Two blocks from 3rd Street Promenade, best restaurants, trendy shops & bars. Close to Santa Monica Pier, Palisades Park, Santa Monica Mall, Fairmont Hotel and Montana Ave. Full service concierge building w/ 24 hour doorman. Stunning views from every window and balcony.

MLS#16-170564

Anne Austin (213) 718-1527
COLDWELL BANKER HPS

Blt-Ins,Cbl,Dshwshr,Elvtr

1144 10TH ST #10 — Open 11-2 — red

$599,000 — 1+1 — CONTEMPORARY

REDUCED $599,000 DESIGNER DONE CONDO NORTH OF WILSHIRE!

Top floor condominium with effectively no common walls and a contemporary stylish aesthetic. Designer finishes and attention to detail throughout, a truly "done" home. Stone counters, warm wood cabinetry, tumbled stone, stainless fixtures and high quality appliances. Laundry inside, air conditioning and private outdoor balcony. HOA allows hardwood floors and pets. Exceptional redone complex in prime North of Wilshire location near popular dining, shopping, Montana Ave, Promenade and Ocean.

MLS#16-169610

Simon Salloom 310-749-8686
COLDWELL BANKER RESI

901 5TH ST, UNIT J — Open 11-2 — NEW

$1,388,000 — 2+2 — 1sty-CONTEMPORARY

SINGLE LEVEL PENTHOUSE W/HIGH CEILING 2+2

Updated penthouse unit, 5 blocks from the beach. Open floor plan with patio facing Idaho -- panoramic mountain views. Fireplace, wood floor and recessed lights throughout. In-unit laundry, central air and heat. Very well maintained building, open court yard with underground, secured two car side by side parking. HOA has earthquake insurance.

Clara Yang 3102591525
SOTHEBY'S INT'L

502 SAN VICENTE #205 — Open 11-2 — rev

$1,150,000 — 2+2 — MEDITERRANEAN

SERENE, SPACIOUS, REMODELED

Single level condo, in a charming Mediterranean style complex. Large sunny south facing patio. 2 bedrooms/2 baths. Mostly wood floors, plantation shutters, crown moldings. recessed lights. Living room, dining area, with fireplace opening to patio. Eat-in kitchen with stainless steel appliances, black granite countertops. Master suite features remodeled en-suite bathroom w/dual vanities, spacious walk-in closet. Side-by-side parking, gated garage with extra storage. Building has pool and spa.

MLS#16-162354

Vicki Jean Driscoll (310)622-7420
GIBSON INTERNATIONAL

Cbl,Dshwshr,Grbg Disp,Micro,Fridg

1436 20TH ST #13 — Open 11-2 — NEW

$899,000 — 2+2.5 — 2sty-CONTEMPORARY

IMMACULATE SANTA MONICA TOWNHOUSE

Wonderful townhouse in great Santa Monica location. Tile entry. Granite counters in the kitchen & space for a breakfast area. Dining area. Fireplace in the spacious living room that opens to a private patio. High ceilings, plus skylights in the stairway and in the master bath. Master bedroom has French doors opening to a small balcony. Gated front and back entrance to the complex. The courtyard gardens are very well maintained. Two side-by-side parking spaces. Plus a storage area in the garage.

MLS#16-171120

Saenz/Convey 310.612.3292
COLDWELL BANKER-PAC.

www.CondoOn20th.com

14 Santa Monica — *Lease*

801 OCEAN AVE #502 — Lunch 11-2 — 671/C1 — NEW

$10,000 — 2+2 — 1sty-CONTEMPORARY

SPECTACULAR OCEAN VIEWS!

Enjoy the ultimate luxurious beach lifestyle.Beautifully remodeled 5th floor fully furnished 2 BD/ 2 BA in approx.1,621 SF. Ocean views from the front facing balcony are gorgeous. Open floor plan features an elegant master suite w/sitting area & direct ocean views.Open remodeled kitchen w/top of the line appliances incl.laundry.Living & dining areas are filled w/natural light & refreshing ocean breezes.Amenity rich bldg. includes: pool,BBQ,fitness room, secured access, on-site mgmt. & 1 pkg space.

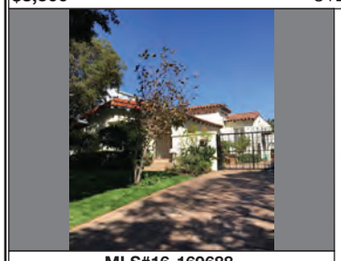
MLS#16-170244

Julie Lovett 3108993514
COLDWELL BANKER RESI

Washer/Dryer,Range/Oven,D/W,Elevator

843 PRINCETON ST — Open 11-2 — NEW

$8,500 | 3+2 | 1sty-SPANISH



SPANISH BEAUTY WITH LAP POOL, GATED

ORIGINAL SPANISH WITH HARDWOOD FLOORING & TILE KITCHEN & BATHS, LARGE LIVING ROOM WITH FIREPLACE. FORMAL DINING ROOM.SEPARATE BREAKFAST ROOM. LAUNDRY ROOM WITH WASHER & DRYER. FENCED YARD WITH PARKING IN THE DRIVEWAY, ONE CAR GARAGE SUITABLE FOR STORAGE. LOVELY BACKYARD WITH A SPA & LONG LAP POOL. NICE PATIO AREA. RENTAL PRICE INCLUDES ALL UTILITIES. WATER, GAS & LIGHTS, GARDENER & POOL SERVICE.

MLS#16-169688

Tina Eavers 310-266-0947
ENGEL & VOLKERS BEVE

Dishwasher, washer & dryer, stove, Refri

15951 ALCIMA AVE — Open 11-1 — NEW

$8,199,000 | 4+4 | 2sty-SPANISH

SPRAWLING SPANISH ESTATE

Amazing almost 67,000 sq. ft. (approx ½ flat) estate sized property. Enter through the gated tree lined driveway to a 3,248 sq. ft. Spanish home w/ 4 bed 3 ½ baths. Kitchen has stainless steel appliances, Living room, brick fireplace, Dining Room, Family Room and 3 beds all on main level. Master suite is upstairs with den, wet bar, brick fireplace a deck. Step outside to the Don Burgess pool and sprawling lot with California palm trees. A great opportunity to remodel or build your dream estate.

Anthony Marguleas 310.663.4606
AMALFI ESTATES

Range Oven, Dishwasher

15 Pacific Palisades — *Single Family*

1669 SAN ONOFRE DR — Open 11-2 — NEW

$25,995,000 | 7+10 | OTHER

ITALIANATE VILLA WITH A LEGENDARY HISTORY

Behind antique iron gates at the end of a long private driveway. Unobstructed head-on views from downtown to Catalina. New construction w/old-world craftsmanship, modern tech & sophisticated design. The latest offering from ultra-exclusive designer/developer, Jaman Properties. Grand 2-story entry, pro screening room, chef's kitchen/family rm, formal dining, paneled library, saltwater pool with invisible spa, world-class master suite, 5 add'l en suite bedrooms, a sep. guesthouse/gym & more.

MLS#16-159874

Kurt Rappaport 310-860-8889
WEA

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

901 MUSKINGUM AVE — Refresh. 11-2 — NEW

$5,995,000 | 6+7 | 2sty-CAPE COD

STUNNING BRAND NEW ESTATE

This stunning gated estate offers 6 beds + office & 6.5 baths in 6,700 sq ft on a large 16,149 corner sq ft lot.Featuring wine cellar, custom cabinetry, French oak floors & custom moldings, formal living & dining room, kitchen offers Sub-Zero & Wolf appliances, walk-in pantry, butler's pantry & breakfast nook. Master features sitting room, walk-in closet & dual fireplace & bath.3-car garage & driveway w/hookup for electric car .Backyard has outdoor kitchen,fireplace,pool,spa & expansive lawn.

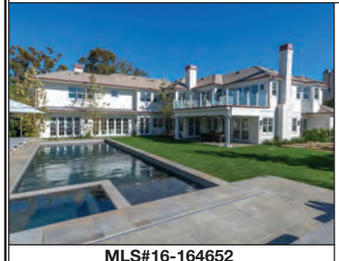
MLS#16-168898

Anthony Marguleas 3106631446
AMALFI ESTATES

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

687 AMALFI DR — Lunch 11-2 — NEW

$15,995,000 | 7+10 | 2sty-CAPE COD



NEW CONSTRUCTION - LUXURIOUS EAST COAST TRADITIONAL.

Luxurious East Coast traditional melds seamlessly into modernized farmhouse vernacular, inviting casual informal living. The interior exemplifies a bright airy open floor plan with walls of doors opening to multiple outdoor spaces including alfresco dining, BBQ and pool areas. The kitchen has triple islands which flow together for convivial mingling and meal making. Extraordinary amenities include gym, home theater, wine room, sports bar and pool room. Main rooms orient to the rim views.

MLS#16-164652

James Respondek 310-255-5411
SOTHEBY'S INTERNATIO

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

1125 NAPOLI DR — Open 11-2 — NEW

$5,995,000 | 5+5 | 1sty-ARCHITECTURAL

RARE SINGLE STORY "COASTAL MODERN" DESIGNED BY TIM CLARKE

Interiors include Balinese ceilings, flr to ceiling windows/drs & seamless indoor/outdoor flow. High ceilings for art lovers & bckyd oasis is an entertainers dream. Oversized mstr ste w/ sitting area, dual closets, mstr ba w/ steam shower & outdoor shower, all over looking a bamboo garden. Gourmet kit w/ adjacent family rm, 5 bedrms, den & gym complete this very special home. Lush landscaping is a fitting backdrop to the resort-like zen oasis with outdoor living rm w/ TV, pool & spa.

MLS#16-170438

Nancy Ross/ Laura Barton 310-500-3983
PT BEVERLY HILLS

www.1125NAPOLI.COM

16242 SHADOW MOUNTAIN DR — Open 11-2 — NEW

$10,980,000 | 8+9 | MEDITERRANEAN

VIEWS...LAND...GATED SECURITY... PALISADES

Custom built to recreate a comfortable & lovely chateau from the S. of France. Set on 1+ acre, in a 24 hour live-gated community, w/ stunning ocean, hillside & vineyard views. Huge flat yard,custom paved pool & a great sports court. Beautiful & timeless antique tile, stone & finishes imported from France throughout house. The house has high ceilings, oversized doorframes, walls of French doors. Chef's kitchen w/ Viking appliances & 2 lrg farm sinks.3 car garage & electric charge station.

MLS#16-157766

Richard Stearns 310.850.9284
PARTNERS TRUST BW

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

730 RADCLIFFE AVE — Open 11-2 — NEW

$4,695,000 | 4+5 | 2sty-MEDITERRANEAN

PALISADES VILLAGE MEDITERRANEAN

Gorgeous Mediterranean filled w/ sunlight & charm. Private & gated. Open flr plan combines entry w/ living & dining rms. XL kitchen opens to b'fast nook & family rm w/ french drs to huge back yrd. 3 beds up & 1 bed down. Upstairs XL master incl fireplace, walk-in closet & terrace. Add'l beds also ensuite. Amazing views of SM mtns fr/ alcove & add'l beds. Cozy up to living & family rm fireplaces. Close to the Bluffs & Village, but just far enough from the traffic and noise. LV: 3,574' LOT: 7,500'

MLS#16-170590

Graham J. Larson 310-303-9397
SOTHEBY'S INT'L RLTY

W/D,Fridge,Dshwshr,Grbg Disp,Rng/Ovn

16300 SHADOW MOUNTAIN DR — Open 11-2 — NEW

$10,850,000 | 5+7 | MEDITERRANEAN

This romantic Modern Mediterranean villa is located in the gated Ridgeview Country Estates and enjoys sweeping unobstructed ocean and vineyard views reminiscent of Tuscany. Built by prominent architect Dan Lang, the interior has a spacious open concept design. Upon entering the villa, you're met with soaring 31' ceilings, a grand entry with spiral staircase, and expansive living space that flow effortlessly into the outdoor living area and infinity pool.

MLS#16-170042

Aaron Kirman 424-249-7162
JOHN AAROE GROUP

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

761 SWARTHMORE AVE — Open 11-2 — NEW

$4,499,000 | 6+5.5 | 3sty-CAPE COD

STUNNING CAPE COD TWO BLOCKS FROM VILLAGE

In Via Bluffs sits this Clark Remington Cape Cod 5,250 sqft 6 bed + study, 5 ½ bath, w/ living room, & HW flooring throughout, guest suite, dining room, family room w/ FP & kitchen w/ Viking & Subzero appliances, marble counters, island, butler's pantry & breakfast nook. Master suite w/ high ceilings, walk-in-closet, FP, & freestanding tub. 2 beds up, laundry room, & roof deck. Elevator to lower level w/ 2 beds, bath & family theater room. Backyard w/ Basketball court, lawn, FP, and built-in BBQ

MLS#16-168266

Anthony Marguleas 3106638127
AMALFI ESTATES

BBQ,Cbl,Dshwshr,Dryer,Elvtr,Other

TUESDAY

16621 LINDA TER — Open 11-2 — NEW

$3,949,000 | 4+3.5 | 1sty-CAPE COD

MLS#16-170982

Beverly & Kimberly Gold 310.496.5995
GIBSON INTERNATIONAL

WWW.16621LINDATERRACE.COM

Extensively remodeled & expanded single level home, offering dramatic ocean & coastline views, sits at the end of a quiet cul-de-sac on a 12,000sq.ft. lot. State-of-the-art kitchen & breakfast room expands into a lofty great room w/ soaring vaulted ceilings & French doors. The dining room, living room w/ f/p & Master feature French doors opening to a huge deck overlooking the Pacific. Secluded & sprawling outdoor spaces w/ saltwater pool & spa, grassy yard, built-in BBQ & outdoor living room.

www.PropertiesByGold.com

16326 AKRON ST — Open 11-2 — NEW

$1,849,000 | 3+2.5 | MID-CENTURY

Ellen McCormick 3102303707
BERKSHIRE HATHAWAY

LARGE LOT IN A SYLVAN SETTING

This home of a loving family is on the market for the first time in over 50 years. Resting on a large lot, its mid century sensibility is complemented by a sylvan setting, evocative of a private retreat. Seize the opportunity to restore this wood and glass classic, or start all over with your own expression of a new aesthetic. Graced by the solitude of its canyon setting, this home is only minutes away from the beach, hiking trails, and the vibrancy of the evolving Village Center.

17795 CALLE DE PALERMO — Open 11-2 — NEW

$3,895,000 | 5+5.5 | 2sty-TRADITIONAL

Susan Newirth 310-600-5096
PARTNERS TRUST

BEAUTIFUL CONTEMPORARY TRADITIONAL

Beautifully updated Contemporary Traditional located in the exclusive guard-gated Palisades Country Estates neighborhood. This great family home, at the end of the cul-de-sac, offers 5 spacious bedrooms, 5.5 baths, bright sophisticated cook's kitchen with center island, breakfast area, and walk-in pantry. The entertainer's backyard is highlighted by an outdoor BBQ area, covered patio and fantastic pool and spa with integrated water slide.

www.17795CalledePalermo.com

1495 CAPRI DR — Open 11-2 — red

$10,989,000 | 6+9 | 3sty-CAPE COD

MLS#16-169412

Anthony Margueleas 3106638127
AMALFI ESTATES

BRAND NEW CAPE COD ESTATE

Brand new Cont. Cape Cod Estate in Riviera by Huntington Estate Homes w/6 beds, 9 baths,+ "secret door" office, 9,800 sq ft, 18,260 sq ft lot w. views of D'Este. High ceilings, glass wine cellar, formal living & dining rooms. Gourmet kitchen, fam. room, & patio w/Fleetwood doors. FP in living, family & master, wood paneling & coffered ceilings. Master opens to patio w/ocean view. Lower level theater w/130" screen, gym, guest room, patio & elevator. Outdoor BBQ, seating, & saltwater pool/spa

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

467 SURFVIEW DR — Open 11-2 — NEW

$3,849,000 | 4+3 | TRADITIONAL

Isabelle Mizrahi 310-230-3720
BERKSHIRE HATHAWAY

HUGE OCEAN VIEWS

Atop Pacific View Estates this home was recently redone. Amazing ocean views. Wide plank oiled French oak floors add warmth & elegance to the open lvg areas & bdrms. Gourmet kit w/Belgian limestone counters, hand glazed back splash tiles & state-of-the-art appliances. Mst bth w/ Calcutta marble. Lux laundry rm. Expansive yard w/ various sitting areas & privacy . Experience crystal clear blue skies on the nearby hiking trails. Permitted plans (including coastal) to build a gst hse w/bath.

649 RESOLANO DR — Open 11-2 630G5 — red

$4,950,000 | 6+9 | MEDITERRANEAN

MLS#16-162464

Tom Hackett 310 400 4140
SOTHEBY'S INTERNATIO

Custom built Mediterranean home with spectacular vistas of the ocean, coastline, city and mountains. This beautiful home features approx. 6400 sq. feet and offers 6+ bedrooms, 7 full baths and 2 powder rooms all with flexibility and options. formal dining room, gorgeous hardwood & tile floors, two romantic master suites upstairs and downstairs family rooms, and a self contained guest suite . elevator and 4 car garage. Great for entertaining with lots of patios and incredible views!

Blt-Ins,Cent Vac,Dshwshr,Elvtr,Frzr,

1032 KAGAWA ST — Open 11-2 — NEW

$2,995,000 | 4+2.5 | 2sty-SPANISH

MLS#16-170148

Pekar/Ellis Real Estate 310-496-5955
GIBSON INTERNATIONAL

GORGEOUS 1930'S SPANISH IN HEART OF PALISADES VILLAGE!

Nestled on a large lot near the heart of the Palisades Village & highly anticipated Caruso Development, this gorgeous 1930's Spanish-style home boasts 4bds/ 2.5ba. An inviting courtyard entrance welcomes you inside where you will find an abundance of stunning, authentic details throughout, from hardwood flooring & arched doorways to beautifully stenciled wood beams & wrought iron hand railing. Entertainer's backyard w/spacious patio & fireplace, sparking pool, spa & drought friendly landscaping.

WWW.1032KAGAWA.COM

757 HARTZELL ST — Open 11-2 — rev

$3,395,000 | 5+4.5 | 2sty-CAPE COD

MLS#16-162472

Laura Pardini 888-931-3337
COMPASS

NEW PRICE FOR THIS CAPE COD STUNNER

Spacious 5 bedroom 4.5-bathroom home features high ceilings & fine finishes throughout. Step into the inviting living room complete with fireplace. The adjacent formal dining room boasts high coffered ceilings. The open concept kitchen & den provides for the perfect entertaining area with direct access to the patio and grassy backyard. The master suite features vaulted ceilings, fireplace & a patio along with walk-in closets. The spacious rooftop deck highlights the lovely vistas. New Price!

Check out: 757Hartzell.com

15 Pacific Palisades — *Condo / Co-op*

18425 COASTLINE DR — Refresh. 11-2 — NEW

$2,375,000 | 4+3 | CAPE COD

MLS#16-169244

Simon Beardmore
SOTHEBY'S INT. RLTY.

WORLD FAMOUS BARISTA SERVING COFFEE!

Super chic beach house. 4 bedrooms plus an office & an additional separate cabana/family room create a floor plan that is both flexible & functional, ocean view master suite, 3 additional bedrooms, full bathroom, powder & private office complete the home. New roof, flooring, pool filter and heater, double paned doors, windows & drought tolerant landscaping are just some of the many upgrades this home has to offer all in a great location just minutes to the beach,Palisades Village & Santa Monica.

Dshwshr,Dryer,Fridg,Wshr

1840 PALISADES DR — Open 11-2 — NEW

$1,250,000 | 2+2.5 | 2sty-MEDITERRANEAN

MLS#16-162186

Sharon & John 310.573.7737
COLDWELL BANKER-PAC.

"TENNIS VILLA" W/ VIEWS

End-unit townhouse "on the rim" with Mtn./Cyn. & Ocean VIEWS! Living Rm has high ceilings, FP & opens to front patio. Re-done kitchen features granite counters. Master Suite has VIEWS, vaulted ceilings, walk-in closet, FP, balcony & bath with duel sinks and separate tub & shower. Additional bedrm w/ en-suite bath. Smooth ceilings, wood flrs, central skylight, A/C, plantation shutters & direct access 2-car garage w/ laundry. The group of 28 "Tennis Villas" feature tennis court, pool, spa & gym.

www.1840Palisades.com

TUESDAY

17350 W SUNSET #201 Open 11-2
$1,250,000 3+3 1sty-CONTEMPORARY
NEW

EDGEWATER TOWERS BEAUTIFUL 3 BR, 3 BA CONDO FULLY REMODELED

Gorgeous Fully remodeled 3 BR,3 BA Condo at prestigious Edgewater Towers. Features beautiful ocean views,a great open flr plan, newly renovated baths, expanded kitchen,hdwd flrs thru out. It is in immac condition and move-in ready. Edgewater Towers is Loc accross Gladstones,offers its residents a wide range of amenities on 9 acres.The community enjoys 24 HR security,a hiking trail,2 salt-water pools & hot tubs,a fitness center,tennis court,gazeebo & ocean front BBQ area,plenty of visitor parking

MLS#16-168996
Michael Mikail 310-617-6272
RODEO REALTY - BEVER
Dshwshr,Dryer,Elvtr,Grbg Disp,Micro

1029 VIA DE LA PAZ, UNIT 129 Open 11-2
$699,000 2+2 CONTEMPORARY
NEW

TWO-BEDROOM CONDO STEPS FROM PALISADES VILLAGE

Amazing value in the heart of Palisades Village. This quaint two-bedroom unit backs up to multi-million dollar single family residential homes. Updated bathrooms and generous sized bedrooms. Master features large walk-in closet plus additional closet and storage. Nice size patio for relaxing. In unit laundry, two parking spaces, and large storage. Great complex with beautiful pool, spa, gym, and onsite maintenance staff. Steps from the soon to be completed Caruso Palisades Village development.

David / Anna Solomon 424.400.5905
THE AGENCY
www.1029ViadelaPaz129.com

15 Pacific Palisades *Lease*

18319 CLIFFTOP WAY Lunch 11-2
$15,000 3+4 2sty-CONTEMPORARY
NEW

SUNSET MESA CONTEMPORARY WITH MOUNTAIN & OCEAN VIEWS

Superb entertainer's open plan layout joins -via disappearing walls of glass- the interior living room fireplace, dining area, exterior split level entertainment deck, with a waterfall feature, outdoor fire-pit, infinity pool, mountain/canyon views. 3 bedrooms with en suite bath. Master Suite has Queen's Necklace to Palos Verdes ocean views, & a portico between bedroom and bath. Artistic touches, creative flair, and carefully chosen finishes throughout create a tranquil haven of modernity.

Sewit Eshetu (310) 962-3069
RODEO REALTY BRNTWD
Stainless steel appliances: Sub-Zero

16 Mid Los Angeles *Single Family*

1627 S RIDGELEY DR Open 11-2
$579,000 2+1 1sty-TRADITIONAL
NEW

MIDCITY FIXER!!!!

OFFERS DEADLINE: WEDNESDAY 10/19
GREAT MID-CITY FIXER!!! AMAZING INVESTMENT/ DEVELOPMENT OPPORTUNITY! OVER 5,000 SQFT LOT. THIS GEM IS LOCATED IN THE SOUGHT-AFTER MID-CITY, NEAR COFFEE SHOPS, RESTAURANTS, AND EASY ACCESS TO FREEWAYS!
NO SHOWINGS UNTIL 1ST OPEN HOUSE SUNDAY 10/16 AND TUESDAY 10/18.
PROPERTY TO BE SOLD AS IS!
PLEASE EMAIL ALL OFFERS TO CAMERONFEDDERMAN@GMAIL.COM

MLS#16-170988
William Cerqueira (310) 498-1843
KW H.HILLS
None

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*

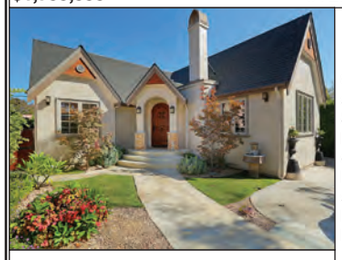
639 N JUNE ST Refresh. 11-2
$2,999,000 5+5 TRADITIONAL
NEW

COFFEE & BAGELS BY WEXLER'S DELI

Located in prestigious Hancock Park, this five-bedroom, five-bathroom traditional on a rare double-lot just completed an extensive restoration for today's modern lifestyle. Public rooms lend generous space for intimate living/ grand entertaining with effortless indoor/outdoor flow. The residence's almost 13,000 SF grounds include resort-style pool, sprawling grass-covered yard areas and a porte-cochere leading to the large garage. Just blocks to chic Larchmont Village eateries and boutiques.

Eric Lavey 310-908-6800
THE AGENCY
Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan,

338 S ORANGE DR Lunch 11-2
$1,799,999 3+2.5 2sty-COUNTRY ENGLISH
NEW



STRIKING LIGHT FILLED HOME IN A FABULOUS, CENTRAL LOCATION

Country English remodeled in 2014. A formal entry leads to an open LR, DR & kitchen area w/ vaulted, timber ceilings & built in speakers. Teak hardwood floors have a radiant heating system option. Gourmet kitchen boasts a granite center island & counter tops & Viking appliances. Master bedrm has a walk in closet, bathroom w/ double sinks, steam sauna system & spa tub. 2 more bedrms, 1.5 bas. Newer HVAC, sewer, bolting, landscaping, fruit trees & exterior lighting. Gated. 3rd Street Elem

Loveland Carr Properties (323) 460-7606
COLDWELL BANKER HPN
www.338SouthOrange.com

421 N VAN NESS AVE Refresh. 11-2
$1,550,000 3+3 MODERN
NEW

4 STUNNING NEW HOMES IN A SMALL LOT SUBDIVISION

A truly remarkable offering in Hancock Park's fastest developing areas. New construction with stunning architectural flare, this is one of four single family homes in a small lot sub-division. The homes are hip, sexy and ultra-creative with stunning tile work and beautiful walnut floors. The homes feature 3 bedrooms and 2.5 baths in almost 2,300sf with a large open great room with kitchen, dining area and a cozy sitting area plus a loft. Truly a must see!

MLS#16-171094
Milstein/Silver 310.867.5598
KELLER WILLIAMS BH

719 S HIGHLAND AVE Open 11-2
$1,250,000 3+2 SPANISH
NEW

BEST PRICE IN THE NEIGHBORHOOD!

Charming Spanish Home set behind large green hedges,perfect amount of privacy. Sunlit lvng rm w/ elegant arched windows. Chocolate brown floors, living rm w/fireplace & spacious dining rm. Kitchen w/carrerra marble counter tops, brkfast nook, ss applncs, lrg farm sink, dble paned wndws, central AC, mstr suite w/elegant arched wndws, spacious bdrms, 2 newly renovated bathrooms. This property comes complete w/outdoor shaded deck and a HUGE private backyard. Detached 2 car garage, long driveway.

MLS#16-169424
Gerardo Reyes 310-871-6421
LA GROUP REALTY

121 N JUNE ST Open 11-2
$5,375,000 ~~5625000~~ 5+6.5 2sty-SPANISH
red

250K REDUCTION

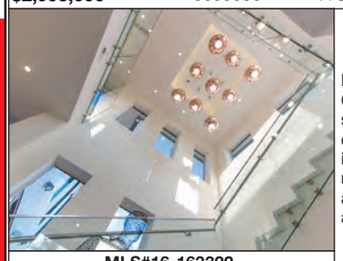
Spectacular Spanish Showcase home. An entertainer's delight with rooms of exceptional scale and intimate spaces. Attention paid to every detail. Numerous outdoor gathering areas in a magical setting. Luxurious pool area with loggia, steam shower and BBQ. 3 car garage with ample guest parking. Move-in ready.

MLS#16-160026
Meg Ostrow 310-497-7199
COLDWELL BANKER -BH
www.121NJUNE.com

TUESDAY

310 N LUCERNE BLVD
Open 11-2 | $2,995,000 | ~~3099000~~ | 4+5 | 2sty-CONTEMPORARY

red



REDUCED! ONE BLOCK FROM THE HEART OF LARCHMONT VILLAGE!

Reduced to Sell! New Construction. Very stylish Architectural Contemporary that is 3 notches above the competition in style, fixtures, and finishes. Open floor plan, voluminous ceilings, chef's kitchen with Thermador appliances flowing into outdoor dining area with pool and water wall. Generous master suite with walk-in closet. Fully story glass doors and skylights let in lots of natural light. Close to restaurants and shops.

MLS#16-163322

Gary Gold 310.858.5411
HILTON & HYLAND

310LucerneBlvd.com

270 S WINDSOR
Open 11-2 | $3,375,000 | 5+3.5 | 2sty-MEDITERRANEAN

rev

STATELY MEDITERRANEAN ON SOUGHT AFTER STREET.

Stately Mediterranean on sought after street. Tremendous detail throughout: Herringbone patterned wood floors, elegant ceiling moldings, amazing tiled floor in sunroom. 4 bedrooms/2 baths up; maids+bath and powder down. Pool and guest house potential.

MLS#16-169070

Lisa Hutchins 323-460-7626
COLDWELL BANKER RES.

Grbg Disp,Rng/Ovn,Trsh Cmpctr

541 N CAHUENGA BLVD
Open 11-2 | $2,650,000 | 4+5 | 2sty-SPANISH

rev

GREAT NEW PRICE! GORGEOUS SPANISH!

Nestled between the LA Tennis & Wilshire Country Clubs in Hancock Park proper, this 4 bed / 4.5 bath Spanish (2 bed / 2.5 baths down & 2 bed+ office/2 baths up) was gutted w/ new 2nd story expansion + garage. Intimate courtyard w/ fountain off dramatic barrel ceilinged living room; luxurious master suite; Formal dining, gourmet kitchen, custom maple cabinets, stainless appliances. 180 ft deep yard with 44 ft long, 9 ft deep black bottom salt water pool+ spa & fire pit. Move right in.

MLS#16-135146

Lisa Hutchins 323-460-7626
COLDWELL BANKER RES.

Dshwshr, Rng/Oven, Washer, Dryer, Refrig

19 Beverly Center-Miracle Mile — *Single Family*

469 S SHERBOURNE DR
Lunch 11-2 | $3,148,000 | 5+6 | SPANISH

NEW

JOIN US FOR TACO TUESDAY!

Recently built 5 bed, 5 bath Contemporary Spanish home in a fantastic Beverly Hills Adjacent location - close to Ceders Sinai, and world class dining and shopping. This home exudes style and class with stunning detail throughout. The open floor plan creates a warm and spacious feel. The large living room with fireplace is perfect for entertaining and comes equipped with folding doors that create a beautiful indoor/outdoor living space.

MLS#16-154948

Smith & Berg 310.500.3931
PARTNERS TRUST BH

469sherbourne.com

428 N EDINBURGH AVE
Open 11-2 | $1,595,000 | 3+2 | 1sty-SPANISH

red

AMAZING REDUCTION - SHOW AND SELL!

Crtyd entry leads to LR w/ barrel ceiling, fp & arched window overlooking lush yard. Formal DR w/ views of the patio leads to Gourmet Kit w/ granite counters, ss top of the line appliances, wine refrig, walk in pantry brkfst rm. Center Hall leads directly to rear yd & 3 bdrms & 2 baths. Mstr suite has a lg walk in closet & a remodeled bath w/ luxurious tub & shower. Gst bath has separate stall shower & Tub. The rear yd is private & has a tiled patio/sitting area, perfect for entertaining

MLS#16-148932

James Hancock 3107776351
COLDWELL BANKER RESI

Reduced to sell!

147 N VISTA ST
Open 11-2 | $1,789,000 | 3+3 | SPANISH

rev

IMMACULATE SPANISH NEAR THE GROVE

Immaculate Spanish w/3BD + 2.5BA by the Grove. Home has been completely updated & features a Mahogany beamed ceiling in the living room w/new hardwood floors, leaded glass windows, recessed lighting, completely rebuilt fireplace using Batchelder & period tiles, & large formal dining room. The cook's kitchen includes custom cabinets, Sub Zero fridge, Wolf range & eat-in nook. Nest system, master bath w/dual head shower & separate soaking tub + Lutron smart system throughout. Multi-zoned AC/Heat.

MLS#16-138520

Grant Linscott 323-300-1174
KELLER WILLIAMS REAL

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

19 Beverly Center-Miracle Mile — *Condo / Co-op*

8611 BURTON WAY, UNIT 18
Refresh. 11-2 | $1,099,000 | 2+2.5 | 3sty-CONTEMPORARY

NEW

LUXURIOUS BURTON WAY TOWNHOUSE

Stunning and luxurious townhouse with attached two-car garage and downstairs bonus room. Airy open floor plan ideal for entertaining enhanced by gorgeous hardwood floors throughout. Unit has been renovated extensively with stunning décor and is turn-key for the most discerning Buyer.

Jen Winston 3109441167
THE AGENCY

5764 SAN VICENTE BLVD #304
Open 11-2 | $669,000 | 2+2 | CONTEMPORARY

NEW

LIGHT & BRIGHT WEST FACING REAR CORNER 2BD+2BA W/ CITY VIEWS

Light & bright West-facing rear corner unit in newer (built in 2002) contemporary "San Vicente Regency" building. This 2BD+2BA feat. a bright open floor plan connected to a balcony w/ gorgeous city views. Updated gourmet kitchen offers granite countertops, newer appliances, abundant cabinet space & breakfast bar opening to dining room w/ views. Master suite feat. walk-in closet & bathroom w/ dual sinks. Bright 2nd guest bedroom looks out to city view. Laundry in-unit & 2 secured parking spaces.

MLS#16-148222

ST. JAMES + CANTER 310-291-1029
BERKSHIRE HATHAWAY

WWW.5764SANVICENTE304.COM

20 Hollywood — *Condo / Co-op*

1351 N ORANGE DR #109
Open 11-2 593D5 | $329,000 | 1+1 | 1sty-TRADITIONAL

NEW

THE UNIT YOUR BUYERS HAVE BEEN WAITING FOR!

Your buyers are going to love this one! Beautifully remodeled kitchen, new flooring & recessed lighting throughout, and just painted. Move right in! Wonderful quiet rear location in the building. Sliding glass doors from the living room take you to a lovely private balcony with tree views. Extra large bedroom with new shutters, crown molding and a huge walk in closet. A fabulous unit!

MLS#16-166930

Robin Fox 310 490-6540
RE/MAX ESTATE PROPER

Dshwshr,Hood Fan,Micro,Rng/Ovn

Questions? Need Assistance?
Contact our Help Desk Department!

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

TUESDAY

21 Silver Lake - Echo Park — *Single Family*

870 HYPERION AVE — Lunch 11-2 — NEW
$1,285,000 — 3+3 — 2sty-CALIFORNIA BUNGALOW

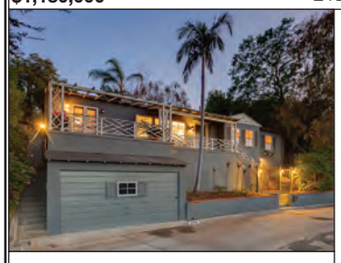
SPECTACULAR, SECLUDED WITH PANORAMIC VIEWS OF THE CITY

Hollywood sign, Santa Monica Mountains, Bay and beyond. This stylish and exceptional California Bungalow home boasts an open floor plan with high ceilings and exposed beams, an expansive private terrace surrounded by citrus trees and succulents, perfect for entertaining. A spiral staircase leads you to a separate suite with office. Home has newer roof and updated bathrooms. Great location, walk to trendy Sunset Junction for local dining and shopping.

MLS#16-170334

PETRA VON OELFFEN 213-713-0284
JOHN AAROE GROUP

2316 PANORAMA TER — Open 11-2 — NEW
$1,180,000 — 2+2 — 1sty-TRADITIONAL



STUNNING SILVER LAKE TRADITIONAL

Stunning Silver Lake traditional circa 1940 full of character, warmth and style. With views, great outdoor space, and easy walkability in one of the most desirable neighborhoods in town, this move-in ready 2BR/2BA is the Silver Lake home you have been waiting for. Additional features include original hardwood floors, steam shower and spa tub, skylights, bonus room with laundry and additional storage/ work space, central HVAC, and a large 2-car garage. A great opportunity that is not to be missed!

Rob Kallick
SOTHEBY'S LOS FELIZ

Ivanhoe School District

855 SAYRE LN — Open 11-2 — PRIVACY! — rev
$999,000 — 3+1 — 1sty-SPANISH

3BR/1BA SPANISH CHARMER + 1BR/1BA GUEST UNIT + ST.-2-ST. LOT

Options abound for buyers inside and outside of this 1,220 sq.ft. 3BR/1BA Silver Lake Spanish bungalow and bonus 480 sq.ft 1BR/1BA guest space. Start with an R2 street-to-street lot—largest on Sayre—with a separate address (856 Robinson). As it stands, the gorgeously-landscaped lot bears fruit, provides flat terraced lawns and patios. Inside the main house are period details (Batchelder tile, original oak floors) mixed with modern amenities (kitchen, bath reno). And a 457 sq.ft. basement, too!

MLS#16-168918

JEFF YARBROUGH 323.854.4300
L.A. LUXE GROUP | KW

www.855Sayre.com

22 Los Feliz — *Single Family*

5771 VALLEY OAK DR — Lunch 11-2 — NEW
$9,995,000 — 8+7 — CRAFTSMAN

IT STARTED AS ONE OF THE BEST ARTS&CRAFTS HOUSES EVER BUILT

Then it was treated to an award-winning restoration. Now, it boasts a new swimming pool & spa. And gorgeous remodeled bathrooms. And a fresh new look with gilded ceilings and lighter colors. Plus, all-new furnishings. Frankly, it's sensational! Adjacent Parcel Also Available for Sale. OPEN TUESDAY: A chef will be preparing pasta dishes made to order & famed jazz performer, Lou Forestieri, will be performing live in the ballroom. Valet parking adjacent to 2150 Canyon Drive.

Sally Forster Jones 310.691.7888
JOHN AAROE GROUP

Artemesia.us

Why Advertise? Large Distribution Area

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

2166 W LIVE OAK DR — Lunch 11-2 — NEW
$3,350,000 — 5+6.5 — MEDITERRANEAN

JUST LISTED IN THE LOS FELIZ OAKS! JOIN US FOR LUNCH

Perched on top of the 'Los Feliz Oaks' in a celebrity enclave sits this grand 1924 Mediterranean. Most rooms have views of Griffith Observatory, city lights & ocean. Tall arched ceilings in common rooms, huge kit w/large center island. Luxe master suite w/roof top deck. Guest wing below w/ den, bd/ ba, office. A separate studio apartment. Incredible sky high swimmer's pool/spa w/ stunning views. Gated driveway w/ 2 car garage & direct elevator allows for easy access to main levels.

MLS#16-170898

Bryant, Sloane, Silver 323-854-1780
SOTHEBY'S

www.2166LiveOak.com

2110 E LIVE OAK DR — Open 11-2 — NEW
$2,495,000 — 5+4 — 3sty-MEDITERRANEAN

MAGNIFICENT MEDITERRANEAN READY TO BE RESTORED

HOUSE FACES ON FERN DELL PL! Fabulous Mediterranean in The Oaks section of Los Feliz. Consists of two parcels totaling over 18,000 sq.ft. sold together. Property spans street to street from Fern Dell Pl. up to Live Oak Dr. This home could be restored to it's former glory with Hollywood style glitz and glamour. Peek a boo views of downtown could be enhanced to amaze. The home has been in family for over 50 yrs. Don't miss this one!

MLS#16-170168

S.Stewart,M.Shore 310-701-0712
COLDWELL BANKER RES

5216 LOS ADORNOS WAY — Open 11-2 — NEW
$2,298,000 — 3+3 — 1sty-CONTEMPORARY

FUTURE LIVING AT IT'S FINEST!

This 3+3, & den/4th bdrm, offers dramatic walls of glass & high ceilings all on 1 floor. Designed by Lynn Miyake, the lvg rm is spacious w/its' hi-ceilings & wall of Fleetwood glass drs to the grassy yd & sitting area. Kit & dining area is huge w/ hi-ceilings, Thermador appliances. Master bath has a 'his & hers' in sinks, toilets & glass enclosed shower access. With your Smart Home connections; control the surround system, lighting & internet w/wi-fi thru-out each rm & outdoor areas.

MLS#16-169100

Rosemary Low 323-660-5885
SOTHEBY'S LOS FELIZ

Blt-Ins,Dshwshr,Dryer,Hood Fan,Micro

3587 GRIFFITH PARK BLV — Refresh. 11-2 — NEW
$1,850,000 — 2sty-SPANISH

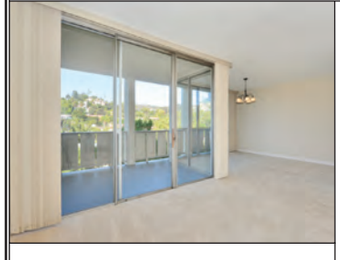
BEAUTIFUL 1935 SPANISH VILLA WITH DETACHED GUEST HOUSE

This home exudes character and charm and offers 4 bedrooms/ 3.5 baths in the main house and an additional 1 bed/bath in the guest house. All public rooms open to an amazing courtyard. The LR is charming with exposed beam ceilings and FP. There is also a quaint library with FP and built-ins. The formal DR is spacious and the kitchen is period, but with all the modern conveniences. Great for both investor/developer or Owner user.

Robert Grandinetti 310-497-6365
RODEO REALTY, INC.

22 Los Feliz — *Condo / Co-op*

4455 LOS FELIZ BLV, UNIT 506 — Open 11-2 — NEW
$598,000 — 1+1 — 5sty-MID-CENTURY



LOVELY SETTING WITH STUNNING VIEWS OF THE LOS FELIZ HILLS

Los Feliz Towers condo in the coveted "Los Feliz" neighborhood of Los Angeles, is available for viewing. Very large living room, dining and adjoining kitchen makes this condo the ideal "Home" to entertain guests! Nine foot walls of glass, and a spacious balcony that's accessed from both the living and dining rooms, hosts a lovely setting with stunning views of the Los Feliz Hills vistas. Centrally located and a pedestrian friendly.

Rafik Ghazarian 323-371-1511
BERKSHIRE HATHAWAY

Cbl,Dshwshr,Grbg Disp,Micro,Rng/Ovn,frig

TUESDAY

28 Culver City — Single Family

10678 DRAKEWOOD AVE — Open 11-2 — NEW
$1,795,000 | 4+4 | TRADITIONAL

MLS#16-170920

CULVER CREST HOME ON CORNER LOT WITH PANORAMIC VIEWS

Designed to take advantage of views and enjoy a great deal of privacy. Features include step down living room, formal dining room, eating area in kitchen and large pantry. Service porch with washer/dryer hook-ups, work area, and 1/2 bath. Rear facing family room with vaulted ceiling and fireplace. 4 bdrms, 2 full baths on main floor. Downstairs is a 475 sq.ft. office/media room, 3/4 bath & direct access to garage. Patio, pool, and spa in terraced back yard. Well kept, needs some updating.

Dannie Cavanaugh 310-837-7161
CAVANAUGH REALTORS

Clng Fan,Dshwshr,Rng/Ovn

4325 NEOSHO AVE — Refresh. 11-2 — NEW
$1,395,000 | 3+2 | TRADITIONAL

MLS#16-171046

UPDATED PEACEFUL RETREAT IN CULVER CITY SCHOOL DISTRICT

Located in the Culver City school district, this updated contemporary 3 bedroom/2 bath peaceful retreat unfolds to reveal a thoughtful balance between indoor and outdoor living. Start inside with an open concept kitchen overlooking the living room with white Carrera marble counters, premium stainless steel appliances, recessed lights, and travertine tile and hardwood floors. Throw open the French Doors in the adjacent living room to enjoy the generous backyard or to let in cool coastal breezes.

Tamra (Tami) Pardee 310-907-6517
HALTON PARDEE

www.HaltonPardee.com

11275 MCDONALD ST — Refresh. 11-2 — NEW
$1,125,000 | 3+2 | 1sty-TRADITIONAL

MLS#16-171240

EL MARINO PARK REMODEL

Wonderful renovated beauty near El Marino Elementary. Move right in and enjoy this special remodeled 3 bedroom, 2 baths & family room. Large back yard and 2 car garage. Smooth ceilings, crown molding, new windows, wood flooring, tankless water heater, central heating, new kitchen & bathrooms. Gourmet kitchen with granite counters, lovely cabinets, desk, and tile floor. Large family room leading to backyard patio and large grassy area. Master suite with walk-in closet / new bath. Location!!

Karen Dolce 310-795-6565
DOLCE & ASSOCIATES

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

28 Culver City — Condo / Co-op

9900 CULVER BLV, UNIT 2D — Open 11-2 — NEW
$1,250,000 | 2+2 | 1sty-CONTEMPORARY

SOPHISTICATED AND CHIC LOFT STYLE CONDO

Contemporary, light filled open floor plan, w/ private patio & views. Gourmet kitchen w/ top of the line stainless steel Bosch appliances, Caesar-stone countertops, center island w/ breakfast bar. Master w/ walk-in closet, en-suite master bath, double vanities, separate shower & tub, 2nd bed, w/ large walk-in closet. Laundry room, hardwood firs, & Fleetwood doors. Located in downtown Culver City close to shops, restaurants, & nightlife. Amenities: gym, yoga studio, rooftop deck w/ flat screen.

Lana Fullmer Cindy Festa 310-200-4890
GIBSON INTERNATIONAL

www.9900culver.com

4190 DUQUESNE AVE #3 — Open 11-2 — NEW
$625,000 | 2+2 | OTHER

MLS#16-170450

OPEN TUESDAY 11-2PM!

Ground floor, rear unit with 2BD + 2BA located in a pet-friendly 6 unit building, appx. 1,237 sq.ft. Master has walk-in closet, dual sinks and a new frameless shower. Newly painted & dual-pane windows, laundry inside unit, newer water heater. Large open living space with fireplace. Kitchen has Caesarstone counter tops with stainless steel appliances. Tandem parking for two cars. Close to Culver City downtown/School district & new Expo Station. Low HOA dues.

Anisa Abji 310-709-6655
COLDWELL BANKER - BW

Clng Fan,D-wshr,Grbg Disp,Hd Fan,Rng/Ovn

30 Hollywood Hills East — Single Family

3161 ARROWHEAD DR — Lunch 11-2:30 — NEW
$1,995,000 | 3+4 | MEDITERRANEAN

MLS#16-171110

HOT DOGS AND FUN , LAKE VIEW

Elegantly remodeled two-story home with stunning views over Lake Hollywood to the Hollywood sign and the mountains. Large yard with sparkling pool. Beautifully-proportioned design features center hall, high ceilings, hardwood floors and entertaining rooms opening to the outdoors. Spacious master suite with seating area opens to a deck overlooking the lake. 2nd master suite opens to a wrap-around deck. Lot is over 20,000 sq ft, with plenty of space to add an office or studio.

Thomas O'Rourke 310.770.0221
BERKSHIRE HATHAWAY

Cbl,Cent Vac,Dshwshr,Grbg Disp,

2597 DEARBORN DR — Open 11-2 — NEW
$1,375,000 | 4+3.5 | 2sty-CALIFORNIA BUNGALOW

INCREDIBLY CHARMING 1920'S BUNGALOW WITH VIEWS

1920's Beachwood Cnyn bungalow - lovingly restored and updated. Capturing dramatic views of the Downtown LA, canyon vistas and the Hollywood sign, this incredibly charming home provides an open floor plan.Living & dining areas open to a large porch, patios, fruit trees, and garden–a perfect flow for indoor/outdoor entertaining.A beautifully landscaped walk to the home enhances sweet features to come.3 bedrooms & 2.5 baths in the main hse & sep GH..2 Car garage.Gated @street.A special offering

D Lam/A Comora/P Lester 213-926-3375
THE AGENCY

Built ins & more

6470 DEEP DELL PL — Open 11-2 — red
$1,049,000 ~~1125000~~ | 3+2 | MID-CENTURY

MLS#16-164656

CANYON RETREAT IN HOLLYWOOD DELL!

An incredibly charming canyon retreat in Hollywood Dell on a street-to-street corner lot allowing for maximum privacy. This 3 bedroom, 2 bathroom home harmoniously blends the lush natural surroundings with a warm, inviting interior. Enjoy the living area with vaulted beamed ceilings and large picture windows which let in great natural light. Kitchen with eat-in bar is perfect for entertaining guests. Upper master and two lower bedrooms all capture the beautiful natural surroundings.

Tom Scrocco/Randy Isaacs 310-890-2220
COLDWELL BANKER BHS

www.TomAndRandyProperties.com

REMINDER

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

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

TUESDAY

34 Los Angeles Southwest — Single Family

1259 W 36TH PL — Refresh. 11-2
$619,000 — 4+2 — 2sty-CRAFTSMAN

NEW

LOCATED IN A PRIME USC HOUSING AREA

A welcoming Craftsman home, 2 blocks to campus presently within the USC Dept. of Public Safety Campus Patrol & Response zone. Spacious, light filled, 2-story craftsman with 4 bedrooms, 2 bathrooms, on a large lot. Many original details with a professionally landscaped backyard filled with limes, lavender and banana trees. With high ceilings, an open floor plan and spacious rooms; this accommodates many stages of life or an opportunity to remodel into a multi unit rental with an ideal location.

MLS#16-171028
Loveland Carr Properties (323) 460-7606
COLDWELL BANKER HPN
www.125936thPlace.com

39 Playa Vista — Condo / Co-op

12776 W AURORA PL #2 — Refresh. 5-7
$1,869,000 — 3+3 — MODERN

rev

THE CLEO AT PLAYA VISTA TWILIGHT VIEWING 5PM - 7PM

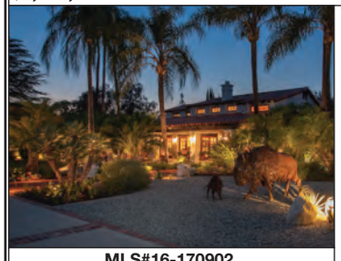
Use This GPS Address 5830 Mcconnell Ave Playa Vista, Ca 90094 This welcoming single level floorplan features abundant natural light, expansive wide open living spaces and generous 10 foot ceilings. Entertainers will embrace the impressive gourmet kitchen, complete with a Wolf Appliance package & Sub Zero refrigerator and wine storage. Private 2 car garage and only three homes per building make this a truly unique opportunity in the heart of vibrant Playa Vista. Walking distance to The Resort.

MLS#16-167126
J. Huchel K. Zacuto 310.702.6299
HILTON & HYLAND
Catered by Heirloom LA

57 Northridge — Single Family

17267 PARTHENIA ST — Lunch 11-2
$2,750,000 — 6+9

NEW



THE RICHARD PRYOR ESTATE HACIENDA DE LOS SUENOS

Lunch is Served! The Richard Pryor Estate, a celebrity compound with extraordinary amenities. 2.2 acres, total of 9,000+ sq ft of resort living space spread over 6 buildings: Main House (4BR, 4BA); Guest House; Pool House; Professional Dance Studio/Gym (could become a Recording Studio), Office, Childrens' Playhouse plus 5 car garage, kennel, event parking for 50+. cars. 65 ft pool w/ spa, waterfall & slide, BBQ pavillion, Tennis court, putting green, gardens, citrus grove, etc. So much more!

MLS#16-170902
Neil McDermott 310.880.2315
HILTON & HYLAND
HiltonHyland.com

62 Encino — Single Family

15630 WOODVALE RD — Refresh. 11-2
$3,695,000 — 5+5.5 — 2sty-CAPE COD

NEW

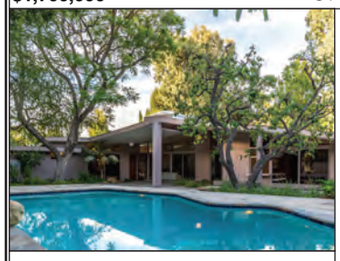
CAPE COD TRADITIONAL

Located in the heart of Royal Oaks, this newly remodeled 5 BD/5.5BA has a Cape-Cod inspired interior with hardwood floors, fireplaces in the living & great rooms & an open chef's kitchen w/marble island, Wolf oven, Sub Zero fridge, walk in pantry, breakfast area and family room. Upstairs all 4 bedrooms have marble baths and walk in closets. The master suite is breathtaking. 17,000 sq.ft. surrounding grounds features a pool, spa, fire pit & large BBQ patio, perfect for entertaining.

Lindsay/Farahmand 310-466-7892
PARTNERSTRUST/AGENCY
www.15630woodvalerd.com

4311 NOELINE AVE — Open 11-2
$1,700,000 — 5+4 — 1sty-MID-CENTURY

NEW



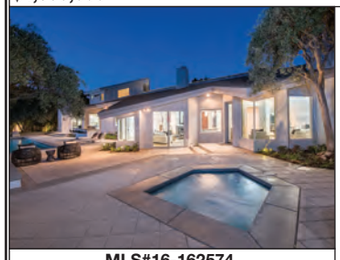
1960 MID-CENTURY ARCHITECTURAL

This 1-story, South of the Boulevard Mid-Century architectural home was designed by Cliff Burlew & built in 1960. Sited on a 13,773 square foot lot with stunning bones that are ready for restoration & renewal. At 3,807 sq ft, with five beds, four baths & a wonderful flow, the residence features high ceilings, walls of glass, clerestory windows, and an open floor plan bathed in natural light. A recently re-done pool and lovely yard. Easy access to Westside. Broker's Open Friday, 10/21 11am - 2pm.

Susan Irving 310.429.2390
JOHN AAROE GROUP
www.4311noeline.aaroe.site

3833 HAYVENHURST DR — Open 11-2
$4,395,000 — 4+6 — MODERN

rev



ARCHITECTURAL MODERN ROYAL OAKS MASTERPIECE

Guard gated architectural modern masterpiece w/ 7k+ sqft of luxury living. Completely redone. Open floor plan w/ tons of natural light from the massive skylights. 2 full master retreats on separate floors each fitted w/ huge double walk in closets, fireplaces, & baths. Modern tour de force features an exquisitely manicured yard shaded by luscious olive trees w/ pool, spa, BBQ, & putting green that is perfect for entertaining. Enjoy ultimate serenity in this 1 of a kind hidden architectural gem.

MLS#16-162574
Joshua Altman 3108193250
DOUGLAS ELLIMAN
www.TheAltmanBrothers.com

62 Encino — Condo / Co-op

5412 LINDLEY AVE, UNIT 319 — Open 11-2
$299,000 — 2+1 — 1sty-TRADITIONAL

NEW

TOP FLOOR CORNER UNIT LOADED WITH NATURAL LIGHT!

Nothing else like it in the building! Kitchen features a pass through to the living room, S/S appliances & recessed lighting. Updated bathroom with newer vanity and storage. Large master bedroom with great closet space and darkening blinds. Large balcony, H/W style floors, recessed lighting, central heat and air and abundant storage! Building features a pool, hot tub, sauna, BBQ area and Rec Room. New energy efficient roof recently installed. LOW HOA DUES! 2 parking spaces included. Must See!

Sara Deskins 310-467-9927
COLDWELL BANKER
Refrigerator, Stove, Microwave

72 Sherman Oaks — Single Family

4180 FULTON AVE — Open 11-2
$2,295,000 — 5+5 — MEDITERRANEAN

NEW

MEDITERRANEAN IN DIXIE CANYON SCHOOL DISTRICT

South of Ventura Boulevard is a beautiful two-story home with soaring ceilings, big rooms, lots of light and lovely scale inside. Outside is a tranquil backyard oasis with saltwater pool, fire pit, and dining area. Built in 2007 with all the wonderful details and grandeur of a Mediterranean plus all the luxury and convenience of contemporary design. Meticulously maintained and located in the Dixie Canyon School district; it's a must-see for anyone looking for an exceptional home in Sherman Oaks.

MLS#16-169560
Heather & Learka 424-202-3208
TELES PROPERTIES
www.4180fulton.com

THE MLS™ .COM
The Source Of Real Time Real Estate™

TUESDAY

14101 CHANDLER BLVD — Lunch 12-2 — red

$1,595,000 ~~1699500~~ 5+6 TRADITIONAL

MLS#16-108364

James Muske 310.281.3901
COLDWELL BANKER RESI

$15,000 BONUS TO SUCCESSFUL SELLING AGENT!

Entry is bright and opens to spacious living room with dramatic vaulted ceiling, walls of glass, fireplace and beautiful Brazilian mahogany floors. Cook's kitchen with center island, granite counter tops, six burner Thermador range, two separate ovens & sinks, and eat-in area. Formal dining room with adjacent granite counter top serving area with wine refrigerator. Private master suite with fireplace. Grassy backyard with covered patio. Gated front and side entry driveway. Four zone HVAC.

Dshwshr,Hood Fan,Rng/Ovn,Fridg

73 Studio City — *Single Family*

3903 ETHEL AVE — Open 11-2 — NEW

$3,895,000 5+5.5 2sty-TRADITIONAL

Nikki Joel 310-428-2248
COLDWELL BANKER

ELEGANT MASTERPIECE IN COVETED LONGRIDGE ESTATES

Red door homes timeless masterpiece in coveted Longridge estates featuring 5 BR+ 5 ½ BA, 5400 sq.ft. of living area on a 9200 sq.ft. Enter & experience the seamless fl.plan, custom finishes, harmonious energy &true elegance. Chefs kitchen w/top of the line SS appl, Carrera counters w/center island. Master suite w/vaulted ceilings, adjoining office, his&hers closets, spa like bath w/oversized shower. Spacious backyard w/pool-spa &built-in BBQ offering perfect outdoor entertaining. A must see!!

Stephen Pannesco 818-601-7932

12606 RYE ST — Open 11-2 — NEW

$1,395,000 3+2 TRADITIONAL

MLS#16-170050

Katy Landrum 310.601.0868
KT PARTNERS

DESIGNER PERFECT FAMILY HOUSE

This entertainer's dream is redone throughout with designer touches, offers true indoor/outdoor living and complete with white picket fence. French doors from both the family room and large living room lead to the large deck and sitting area complete with a fireplace and built-in bbq. The spacious living room with fireplace opens to the formal dining room and large family room with high wood beam ceilings and built in shelving for all your entertainment needs. The eat-in chef's kitchen.

BBQ,Blt-Ins,Clng Fan,Dshwshr,Rng/Ovn

3848 AVENIDA DEL SOL — Open 11-2 — rev

$2,499,000 4+5 2sty-ARCHITECTURAL

MLS#16-138178

Maria Hellmund
THE AGENCY

Fabulous celebrity owned, mid- century House with panoramic views. Reminiscent of Farnk Loyd Wright architecture. Wood Glass and Stone finishes throughout the house. Beautiful updated kitchen with Mielle Appliances with water filtration system throughout house. Close to Ventura Blvd shopping and restaurants.

BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

3848 AVENIDA DEL SOL — Open 11-2 — rev

$2,499,000 4+5 2sty-ARCHITECTURAL

MLS#16-138178

Maria Hellmund 310-614-9885
THE AGENCY

PANORAMIC VIEWS IN STUDIO CITY

Fabulous celebrity owned, mid- century House with panoramic views. Reminiscent of Farnk Loyd Wright architecture. Wood Glass and Stone finishes throughout the house. Beautiful updated kitchen with Mielle Appliances with water filtration system throughout house. Close to Ventura Blvd shopping and restaurants.

BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

4456 MORELLA AVE — Open 11-2 — rev

$1,995,000 3+3.5 1sty-TRADITIONAL

MLS#16-160872

Jana Duffy & Fred Holley 310-612-0831
COLDWELL BANKER BH-S

BEAUTIFUL MODERNIZED TRADITIONAL

Beautifully expanded Traditional redone in a modernized style. This rare one-story home is located in one of Studio City's most desirable areas - Landale Square. The spacious open floor plan is perfect for entertaining & includes a formal living room, formal dining room & kitchen open to the family room. Features include high vaulted beamed ceilings, wide plank oak floors, 2 fireplaces, sliding barn doors, large gourmet kitchen with beautiful white marble counters, Viking appliances.

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

76 North Hollywood — *Single Family*

7648 GOODLAND AVE — Open 11-2 — NEW

$699,000 3+2.5 MID-CENTURY

Keven McConnell 310.430.2304
TELES PROPERTIES

MID-CENTURY MODERN OASIS

Light filled 3 Bed + Den , 2.5 Bath home located in a quiet neighborhood. Features include a sunken living room with gas fireplace, hardwood floors throughout, large kitchen with walnut cabinetry hard surface countertops, commercial stainless steel gas range and appliances. Private resort style backyard with a heated kidney shape pool. Low maintenance drought tolerant landscaping. Minutes to NoHo Arts District, Freeways and LA Metro. Simply The best of Mid-Century Modern!

www.7648GoodlandAve.com

94 Glassell Park — *Single Family*

4156 RANONS AVE — Open 11-2 — NEW

$799,000 3+3 CONTEMPORARY

Juliette Hohnen 323.422.7147
DOUGLAS ELLIMAN

SERENE ADAMS HILL HOME WITH VIEWS AND GUESTHOUSE

Amazing location! Two parcels! Endless potential! This single-story 3BD/2.5BA house sits on a large corner lot in Adams Hill. The main house features a formal living room, large family room, bonus sunroom, spacious master suite and 2 additional bedrooms in separate wing. The detached guesthouse, with separate APN, is completely private with its own kitchen and ¾ bath. The property offers lovely views of the surrounding hillsides from the front yard, and the backyard is intimate and inviting.

Co-listed w/Joanna Litt 310.847.0771

95 Mount Washington — *Single Family*

910 ELYRIA DR — Lunch 11-2 — NEW

$1,089,900 4+3 3sty-COTTAGE

Cyndy Nguyen (310) 940-7527
KELLER WILLIAMS

Imagine a 35-acre nature reserve steps from your front door, and views of downtown LA from your backyard. Properties in this up-and-coming Mount Washington neighborhood rarely come on the market, and this one won't last. This spacious house and large lot was built for entertainment, but can also be your hill-top hideaway.

www.910ElyriaDrive.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

TUESDAY

WEDNESDAY, THURSDAY AND FRIDAY

4414 PALMERO DR Open 11-2 — NEW
$888,000 3+1.75 1sty-MID-CENTURY

STUNNING MID-CENTURY BY W. EARL WEAR WITH VIEWS

One of nine residences in Los Angeles by architect W. Earl Wear. A geometrical block fireplace in the living room is anchored by concrete, redwood ceilings, and cork floors. Natural light floods through the walls of windows that open to the wrap around deck with spectacular views.The den, with it's own fireplace and useful cabinetry, gazes out to views. A master suite has a custom sleeping platform, a spacious vanity area. A rare chance to own a piece of authentic history.

Dan Mancinelli 323-578-3093
BHHS- LOS FELIZ

4423 SAN ANDREAS AVE Lunch 11-2 594-J3 — NEW
$729,000 3+3 2sty-CONTEMPORARY

COME HOME TO THE BEST OF ALL WORLDS...

This dramatic hillside Mt Washington 3/2.5 contemporary has a marvelous face lift with new paint, staging and is now ready for a new close up! And it sits on a sweet San Andreas cul de sac, one of the Hill's best streets, known for its quiet setting, friendly neighbors & the handy delights of NELA, DTLA, Glendale, Pasadena, all just minutes away.

MLS#16-171284
Liz Johnson 323-397-6041
COMPASS

Tamales Rice & Beans

WEDNESDAY OPEN HOUSES

88 Agoura — Single Family

2386 SIERRA CREEK RD Open 11:30-1:30 — rev
$4,495,000 5+6 CONTEMPORARY

2386 SIERRA CREEK RD

Discreetly located on a private cul de sac street this modern masterpiece dramatically unfolds with surrounding Malibu Mountains. The blend of modern and rolling lawn gently shows the picturesque 2.3 acres of usable land. The craftsmanship in this home is a rare find in today's busy life. The impact of the grandeur with high ceilings open floor plan, create the indoor-outdoor lifestyle we Californians crave.

MLS#16-144478
Valerie Fitzgerald
COLDWELL BANKER RESI

Dshwshr,Rng/Ovn,Fridg

THURSDAY OPEN HOUSES

32 Malibu Beach — Single Family

27002 MALIBU COVE COLONY DR Open 11-2 — NEW
$6,350,000 4+4 2sty-CAPE COD

BEACH-FRONT CAPE COD WITH OVER 3184 SQ FT OF LIVING SPACE

Located in one of the only guard gated communities in Malibu, this house features 50 feet of beach frontage and extreme privacy. You are greeted by a light and airy floorplan and a living room with floor to ceiling glass custom beach sliders that lead to the over-sized oceanfront deck. Spectacular ocean views, custom white wood cabinetry and wide plank knotted- wood floors are throughout and with a private staircase down to the beach, this is the quintessential Malibu dream house.

Jory Burton 310-860-4515
SOTHEBYS INTL REALTY

www.27002MalibuCoveColonyDrive.com

95 Mount Washington — Single Family

4423 SAN ANDREAS AVE Open 10-2 594-J3 — NEW
$729,000 3+3 2sty-CONTEMPORARY

COME HOME TO THE BEST OF ALL WORLDS...

This dramatic hillside Mt Washington 3/2.5 contemporary has a marvelous face lift with new paint, staging and is now ready for a new close up! And it sits on a sweet San Andreas cul de sac, one of the Hill's best streets, known for its quiet setting, friendly neighbors & the handy delights of NELA, DTLA, Glendale, Pasadena, all just minutes away.

MLS#16-171284
Liz Johnson 323-397-6041
COMPASS

Amazing Canyon Views

FRIDAY OPEN HOUSES

30 Hollywood Hills East — Single Family

3161 ARROWHEAD DR Open 11-2 — NEW
$1,995,000 3+4 MEDITERRANEAN

HOT DOGS, LAKE VIEW , FUN TIMES

Elegantly remodeled two-story home with stunning views over Lake Hollywood to the Hollywood sign and the mountains. Large yard with sparkling pool. Beautifully-proportioned design features center hall, high ceilings, hardwood floors and entertaining rooms opening to the outdoors. Spacious master suite with seating area opens to a deck overlooking the lake. 2nd master suite opens to a wrap-around deck. Lot is over 20,000 sq ft, with plenty of space to add an office or studio.

MLS#16-171110
Thomas O'Rourke 310.770.0221
BERKSHIRE HATHAWAY

Cbl,Cent Vac,Dshwshr,Grbg Disp,

62 Encino — Single Family

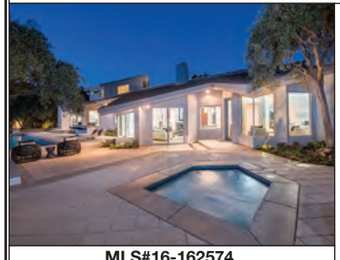
4620 RUBIO AVE Open 11-2 — NEW
$3,999,000 5+6 1sty-MID-CENTURY

Cool, calm and sophisticated, the Berkson Residence. was designed in 1939 by J.R. Davidson. Sweeping across almost 6,000 square feet of living spaces on nearly two thirds of an acre, this single-story, five-bedroom, six-bath home has been thoughtfully updated for today's living using modern elements that blend perfectly with the original vision. Seamless indoor/outdoor living spaces flow from open interiors to multiple outdoor entertaining areas and lush private grounds.

MLS#16-169114
Alan Taylor 818-650-1603
JOHN AAROE GROUP

BBQ,Dshwshr,Grbg Disp,Hood Fan,Intrcm

3833 HAYVENHURST DR Open 11-2 — rev
$4,395,000 4+6 MODERN



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MLS#16-162574
Joshua Altman 3108193250
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

FRIDAY AND BY APPOINTMENT

SUNDAY

236 Manhattan Beach — Condo / Co-op

468 36TH PL #2 Refresh. 12-2
$1,695,000 3+3.5 TRADITIONAL

NEW

MLS#16-170972

Tamra (Tami) Pardee 310-907-6517
HALTON PARDEE

STEPS FROM SAND AND SURF CONDO!

Gorgeous townhome (no HOA dues!) in prime North End Manhattan Beach - four blocks from beach! Brand new hardwood floors in the living areas add to the airy and polished feel of this beach retreat. The top floor entertaining area is open and fluid, making it easy to entertain and enjoy the brightest natural light throughout the day. Ocean views from the top floor and master balcony are a peaceful view at the end of the day, while the two-story waterfall feature create a zen-like sound atmosphere.

www.HaltonPardee.com

19 Beverly Center-Miracle Mile — Income

840 S ORANGE GROVE AVE 633B3
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MLS#16-109250

Steven D. Ito Associate 310-899-3567
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Stove, washer dryer, AC,

BY APPOINTMENT

04 Bel Air - Holmby Hills — Lease

778 SARBONNE RD
$50,000 7+9 FRENCH

NEW

MLS#16-166796

Kim Pollard 310-980-3384
JENRO REALTY COMPANY

COLCORD PRIVATE GATED ESTATE STUNNING VIEWS ROLLING LAWNS

This magnificent and rare Colcord Estate is situated on over an acre with vast flat lawns and rolling gardens. By far one of the best view estates in all of Bel Air. Sweeping views from downtown to the ocean. This estate showcases a circular foyer leading into a grand formal dining room w/views, formal living room, expansive family room featuring soaring ceilings w/ panaramic views from downtown to the ocean, library,den/office,breakfast room,pool. Newer construction guest house 2BR/2.5BA.

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

05 Westwood - Century City — Condo / Co-op

10601 WILSHIRE #303
$1,995,000 2+3 CONTEMPORARY

rev

MLS#16-164426

Mazda Hoghoughi 310-271-4040
ELITE PROPERTIES REA

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Blt-Ins,Cent Vac,Dryer,Frzr,Grbg Disp,

SUNDAY OPEN HOUSES

22 Los Feliz — Condo / Co-op

4455 LOS FELIZ #907 Refresh. 2-5
$815,000 2+1 9sty-MID-CENTURY

NEW

MLS#16-158596

Rafik Ghazarian 323-671-1251
BERKSHIRE HATHAWAY

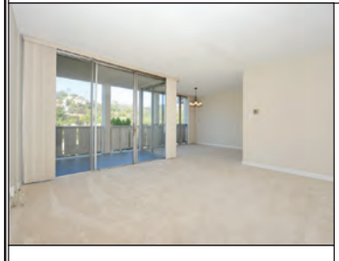
INCREDIBLE PANORAMIC VIEWS!

Meticulously renovated open living, dining and kitchen with stunning views. Centrally located.Los Feliz Towers is a great condominium community to call home. The complex consists of two 14-story buildings at the base of Griffith Park, the country's largest urban park with trails, near the Greek Theatre, the LA Zoo and the Griffith Park Observatory. The Los Feliz Towers is a pedestrian friendly area walk able to numerous restaurants, coffee houses, retail shopping, art galleries and theaters.

Cbl,Dshwshr,Grbg Disp,Micro,Rng/Ovn,frig

4455 LOS FELIZ BLV, UNIT 506 Refresh. 2-5
$598,000 1+1 5sty-MID-CENTURY

NEW



Rafik Ghazarian 323-371-1511
BERKSHIRE HATHAWAY

LOVELY SETTING WITH STUNNING VIEWS OF THE LOS FELIZ HILLS

Los Feliz Towers condo in the coveted "Los Feliz" neighborhood of Los Angeles, is available for viewing. Very large living room, dining and adjoining kitchen makes this condo the ideal "Home" to entertain guests! Nine foot walls of glass, and a spacious balcony that's accessed from both the living and dining rooms, hosts a lovely setting with stunning views of the Los Feliz Hills vistas. Centrally located and a pedestrian friendly.

Cbl,Dshwshr,Grbg Disp,Micro,Rng/Ovn,frig

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The following changes to The MLS Broker Caravan™ Terms & Conditions are effective January 2012:

1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.
2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.
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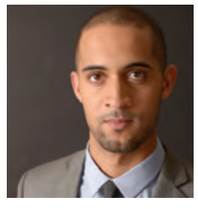

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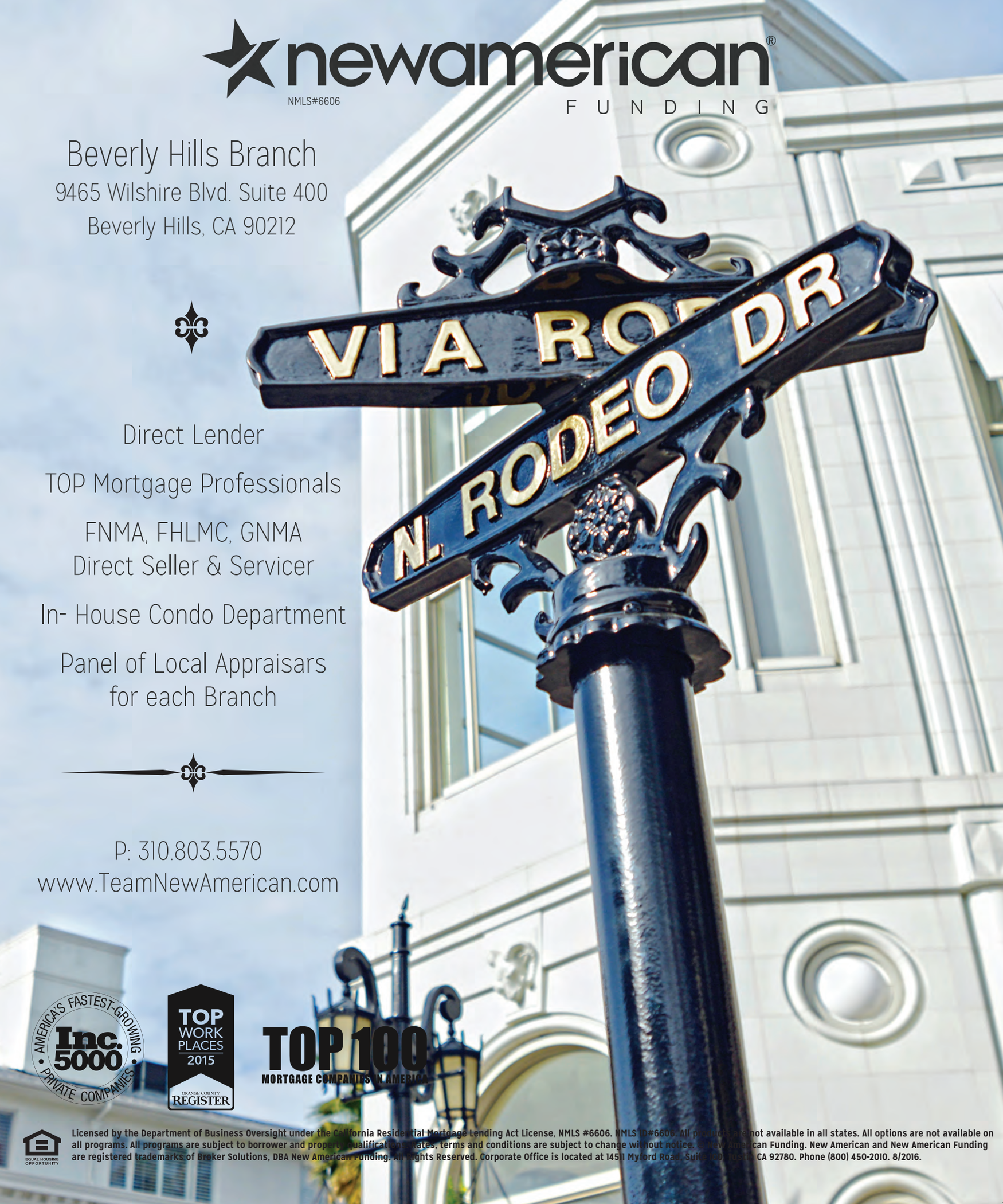

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GAVIN FLEMINGER

AS OUR NEW BRENTWOOD OFFICE MANAGER

gfleminger@nourmand.com | 310.300.3397 | bre #: 01240692

Gavin came to Los Angeles in 1993 from his native South Africa. He has been selling high end real estate in Brentwood and on the Westside for over 18 years and has been a top-producing agent since joining Nourmand & Associates in 1999.

Gavin's extensive knowledge of all facets of the transaction is invaluable and his understanding of real estate contracts is simply unmatched. Over the course of his career, he has successfully completed over 700 deals totaling well over half a billion dollars in sales. He specializes in high-end, new construction homes and condominiums and represents some of the most prominent developers in Los Angeles. He has represented over 60 new construction homes and developments. His experience and expertise has made him one of the most accomplished real estate agents in the LA area.

For more than a decade, Gavin has been the Assistant Manager of Nourmand & Associates Brentwood Office and we are now pleased to promote him to Branch Manager.

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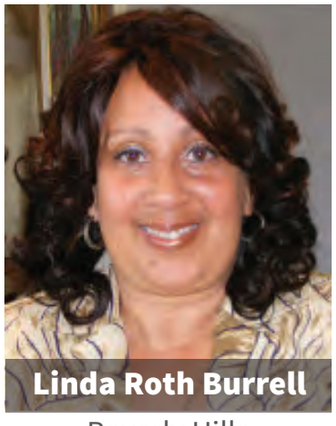

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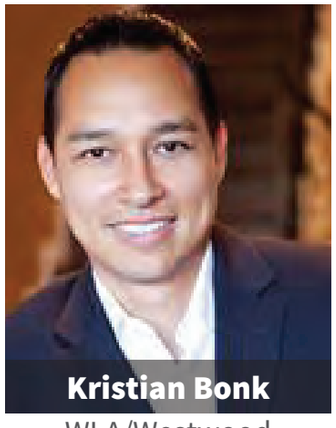
Denise Fast
Marina Del Rey

Betsy Goldman
Marina Del Rey

Reid Kaplan
WLA/Westwood



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Dan Weiser

A Los Angeles native with over a decade of real estate experience, Dan is widely recognized in the industry for his strong work ethic, expert negotiation skills, and extensive knowledge of the city's luxury market. He joined The Agency in September of 2016, having long admired its collaborative spirit and world-class marketing team. Growing up in a real estate family, Dan has been involved in the intricacies of real estate sales and development since childhood and his sophistication in transactions extends beyond the initial framework of a deal. In addition to helping buyers find their dream homes, he has extensive knowledge of commercial and income properties and a knack for identifying properties for developers with an eye for maximizing profit in sales.

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CONTACT AMY
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AMY TAYLOR *Sales Partner*

Amy is originally from the east coast but has lived in the beautiful LA area for the past 17 years. She has a background in Real Estate, Insurance and Finance. She has extensive experience with C-Suite Client Relations, negotiating contracts and account management. These skill sets allow her to provide the best and most well-rounded representation for her clients.

Amy considers it an honor and a privilege to partner with her clients on the biggest purchase of their lives. She believes a home is more than a structure, it is the center of where your life takes place. It is her promise to be your partner and advocate during every phase of the home buying process. If you are a first time buyer or seasoned veteran, you have her commitment to tailor the tools, information and resources to your individual needs.

Your best interest will always be first and foremost for Amy. She will make sure that you are comfortable and informed on any questions or concerns you may have. A happy client is the best referral that she can ask for and she prides herself on continuing her relationships with clients well after escrow has closed.

TESTIMONIALS

"Amy was incredibly helpful both in the search for a home and in the close process. She often went above and beyond expectations, including submitting our accepted offer on a major holiday. As first time home buyers we had a lot of questions and concerns and Amy took the time to give us the facts, provide her advice, and to make sure we were educated and comfortable before moving forward."

"As a first time home buyer, I was worried about the home-buying process and had so many questions. Amy was most helpful!! She answered all of my questions and addressed all of my concerns. Amy and her whole team were a very much appreciated resource during our home-buying process and I would recommend them to anyone who is in the market for a new home."

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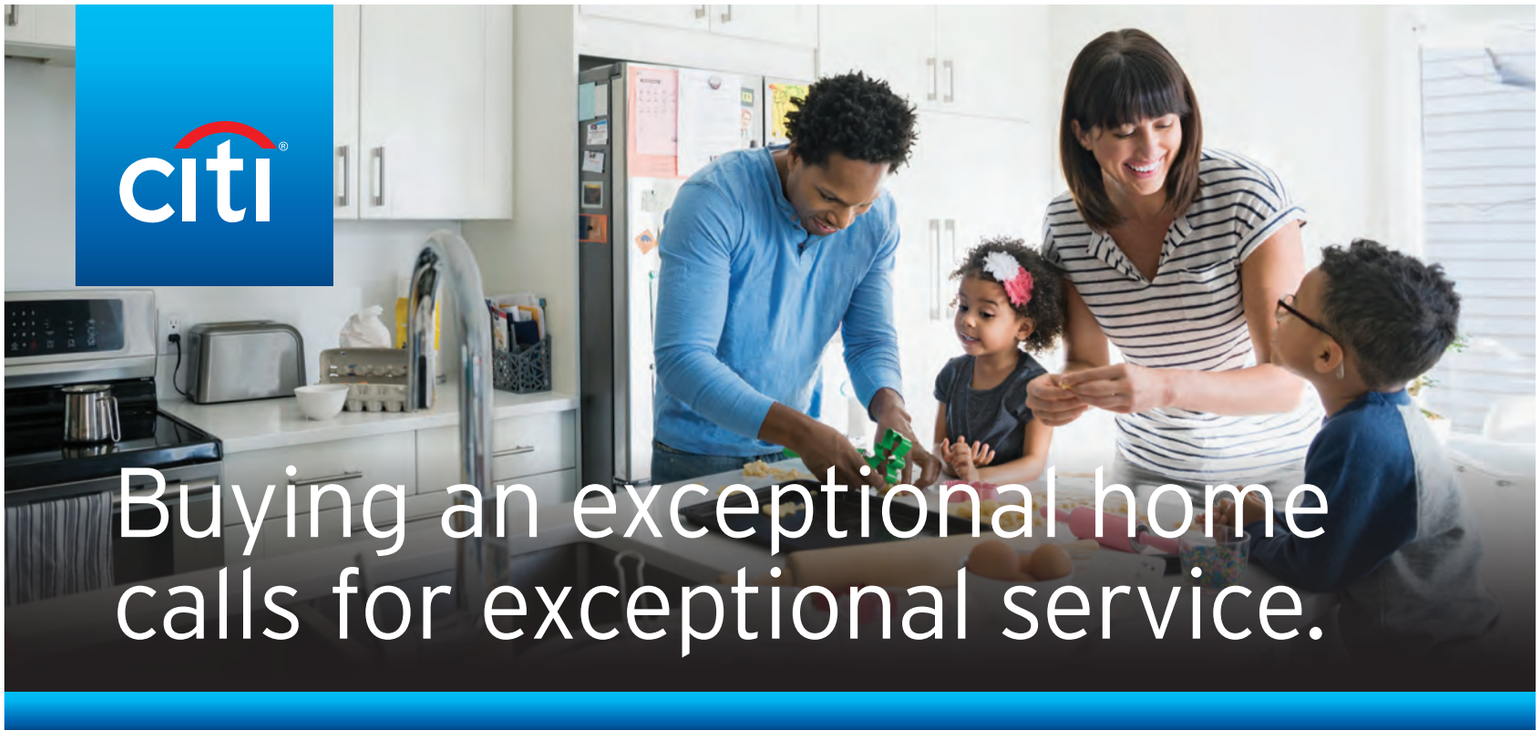

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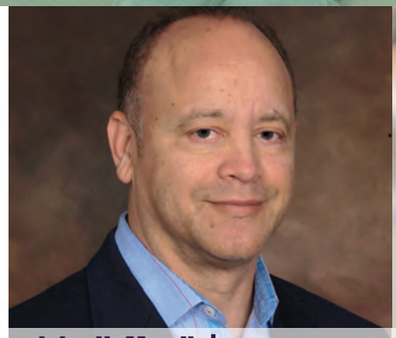

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LEARN FROM THE AUTHOR

REALTOR® BRANDING:

Marketing Yourself for REAL ESTATE SUCCESS

October 24, 2016
9:00 AM - 4:00 PM

In the real estate industry, everyone has a unique personality with a different educational background and professional experience. Agents are primarily taught sales skills, which are based on a numbers game, but very few marketing skills, which are based on strategic approach. The challenge is how can you sell if you're unable to continually generate quality, targeted leads? Therefore, **the Realtor's business isn't only about sales but even more so about MARKETING YOURSELF and YOUR BRAND.**

The course content is designed in recognition of the ever-growing need for marketing oneself and the unique challenges faced by Realtors in differentiating themselves and their brands in today's fast-paced, technology-driven, competitive environment.

This workshop is geared toward providing specific marketing knowledge and skills needed to LAUNCH, MANAGE or REPOSITION your Realtor's brand and business on a fast, direct track for success by saving you costly, time-consuming trial and error. Therefore, marketing becomes your **TRUE INVESTMENT rather than EXPENSE.**

It is an excellent guide for:

- new agents who are just starting their careers,
- agents who have tried several things and got lost,
- seasoned agents who have been doing business successfully and looking for a more structured and consolidated approach to their marketing and branding, and
- agents who have established unpreferred images in the market and would like to rebrand and reposition themselves.

The content is well structured and details the **7 Ps PERSONAL BRANDING MODEL**. The 7 Ps Personal Branding Model not only gives you a systematic approach but also opens up all key components and their relationship at every developmental stage of building your real estate brand.

INSTRUCTOR: IRINA KIM SANG

An Author of the recently published book "REALTOR® BRANDING: Marketing Yourself For REAL ESTATE SUCCESS", practicing luxury Broker associate (Coldwell Banker Miami Beach), Trainer (Innovation in Education Award 2015 by Miami Association of Realtors), with prior 15 years of experience as university marketing instructor and marketer for major corporate brands.

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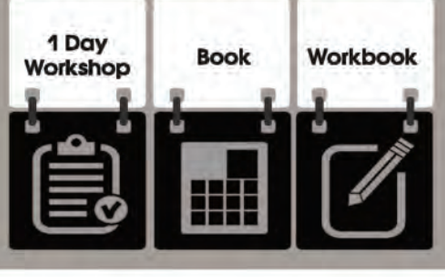

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*Source: Sam Batayneh ranked 180 in Mortgage Executive Magazine's 2015 Top 200 Mortgage Originators in America list

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