



Sierra Towers | 9255 Doheny Road #902 & 904, West Hollywood

OPEN TUESDAY 11-2PM

Nestled in the hills above Beverly Hills sits internationally acclaimed Sierra Towers. Rare double unit on the South West corner that includes space of an original 3 bedroom and a 1 bedroom, 3,400+ square feet. This is what you have been waiting for to 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, 24-hour switchboard, salt water pool, new fitness center and so much more... great views of city and ocean, great space, great building. The quintessential LA residence. Live the ultimate lifestyle in the heart of it all. There's only one Sierra Towers.

Price Reduced: \$5,700,000



SU-Z SCHNEIDER

310.622.7475 direct

310.779.3795 mobile

suzmschneider@gmail.com

www.gibsonintl.com

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. Same boutique feel with a new global reach.



Exquisite Sunset Strip Mediterranean With City Views

Open House Tuesday 11-2pm

AREA
3

SUNSET STRIP -
HOLLYWOOD HILLS WEST



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



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 TRADITION-AL, 4+3+DEN! GREAT LOCATION!



OPEN TUESDAY 11-2 & SUNDAY 2-5

\$1,699,000



MARK & LYNN MIRISCH ROGO

310-777-6213

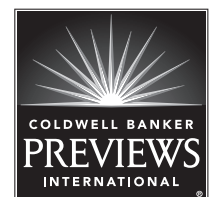
mark@markrogo.com lynn@markrogo.com

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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AREA

5

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

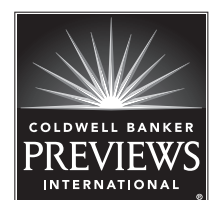
lynn@markrogo.com

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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AREA
10

WEST HOLLYWOOD VICINITY

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

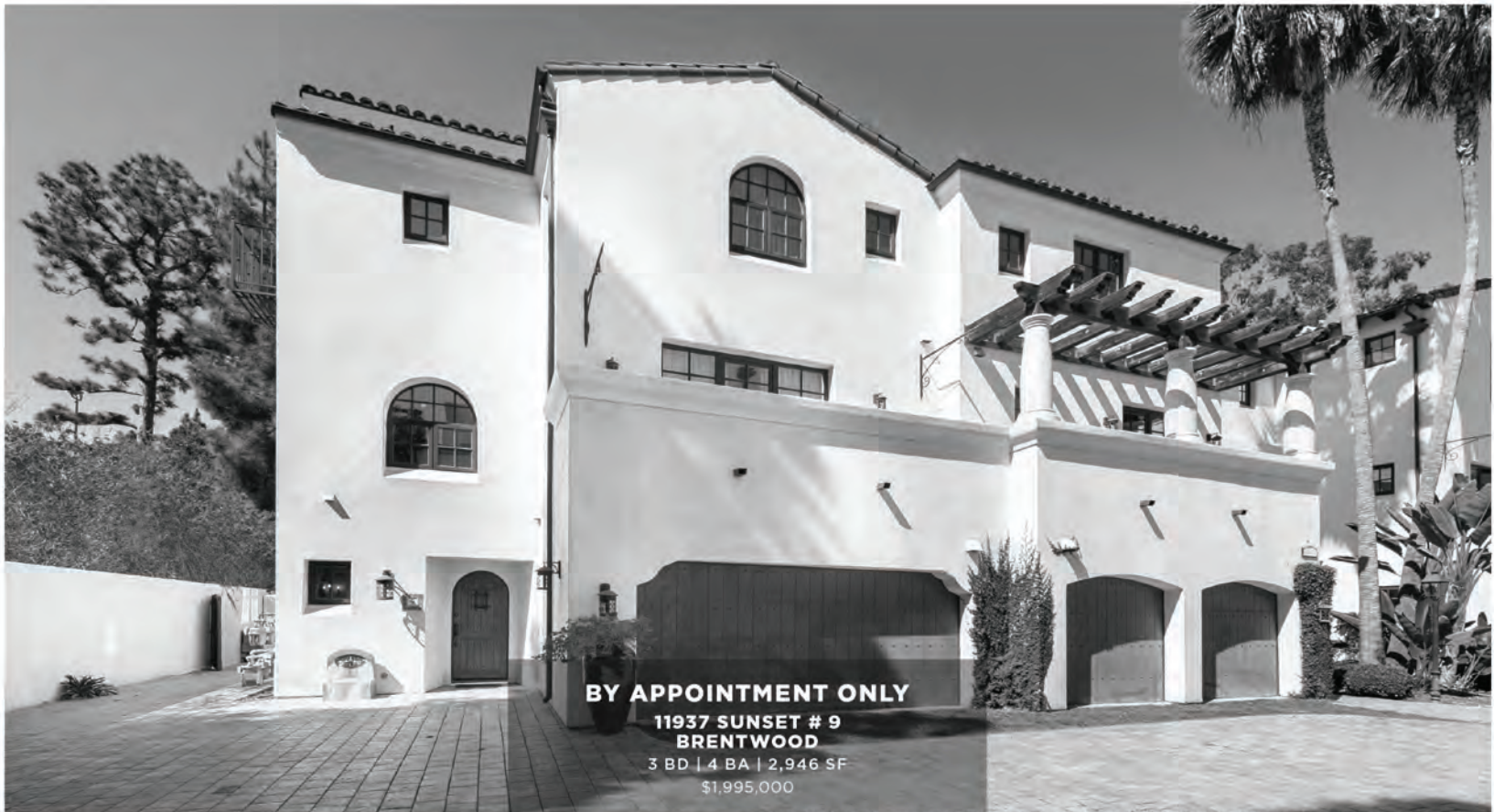
SANTA MONICA | \$1,850,000
101 California Ave #602, Open Tuesday 11-2

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.

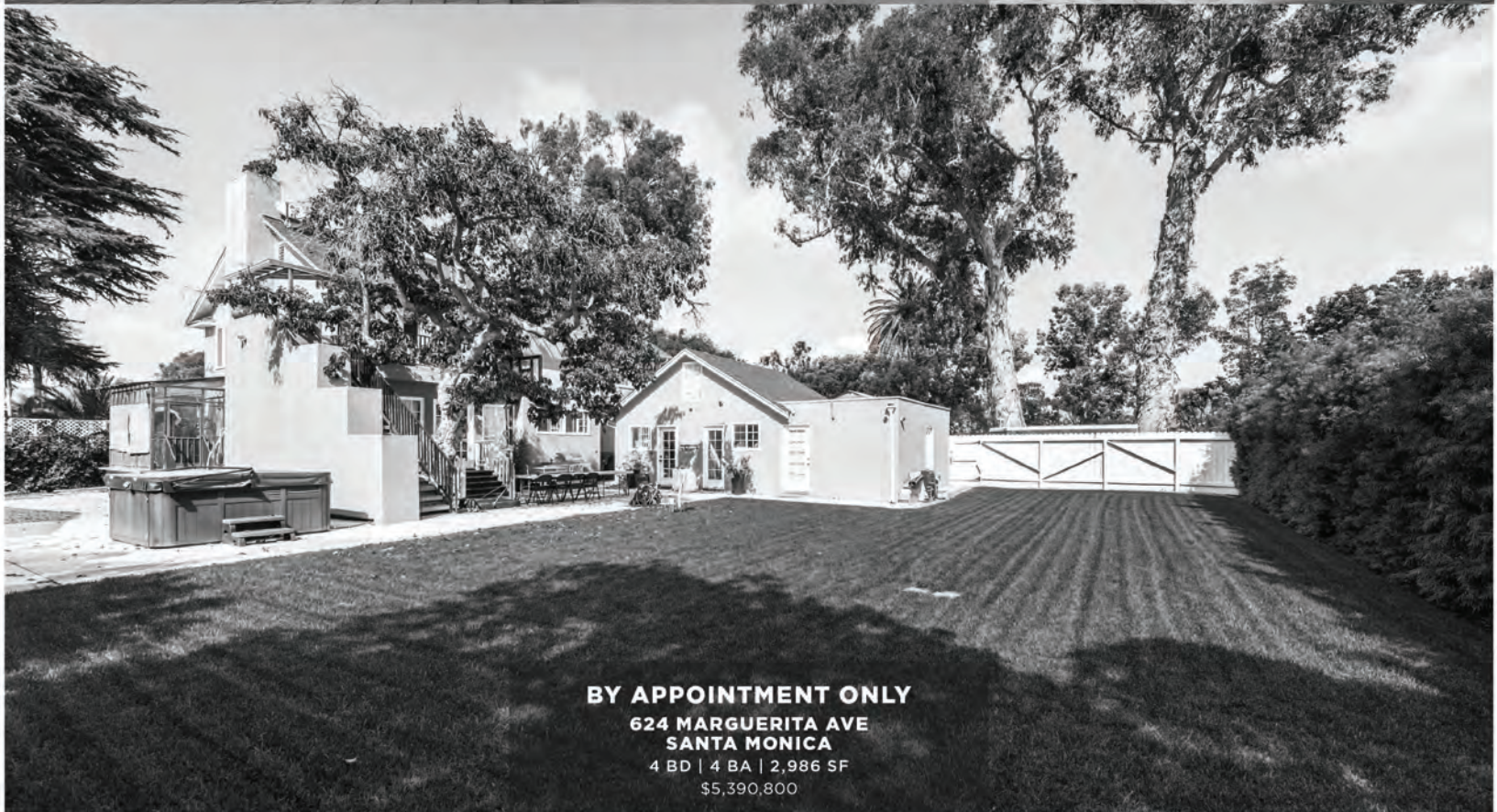


RESIDENTIAL BROKERAGE





BY APPOINTMENT ONLY
11937 SUNSET # 9
BRENTWOOD
 3 BD | 4 BA | 2,946 SF
 \$1,995,000



BY APPOINTMENT ONLY
624 MARGUERITA AVE
SANTA MONICA
 4 BD | 4 BA | 2,986 SF
 \$5,390,800

DAVID KRAMER
 310.69.2400
 Davidkramergroup.com



AREA
14

SANTA MONICA



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

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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



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



AREA
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HomeServices

PACIFIC PALISADES

**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...

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AREA
15

PACIFIC PALISADES



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!



PROPERTIES BY GOLD

Beverly Gold
beverly@propertiesbygold.com

Kimberly Gold
kimberly@propertiesbygold.com

www.propertiesbygold.com
310.496.5995

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

AREA
19
BEVERLY CENTER – MIRACLE MILE

PRIME MIRACLE MILE DEVELOP OR OWNER USER



\$ 1,795,000

840 S ORANGE GROVE AVE

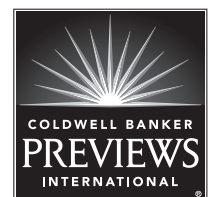
Located in one of the hottest neighborhoods in Los Angeles, Museum Row. Walk to LACMA minutes from the Grove, Cedars. Xlint for developer or owner-user. LAR3 /6634 sq. ft. Collect rents while in the entitlement stage. Neighboring property (Adjacent)off market may be available for sale.Walk to the new 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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Culver City SFR Lease

AREA
28

CULVER CITY



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
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HomeServices

MALIBU

33+ ACRE PARCEL IN PRIME CENTRAL MALIBU LOCATION

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



THE RED LINES ARE THE APPROXIMATE
 BOUNDARIES OF 3 PARCELS CONSISTING
 OF APPROXIMATELY 33 ACRES.

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



JOHN AAROE GROUP

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

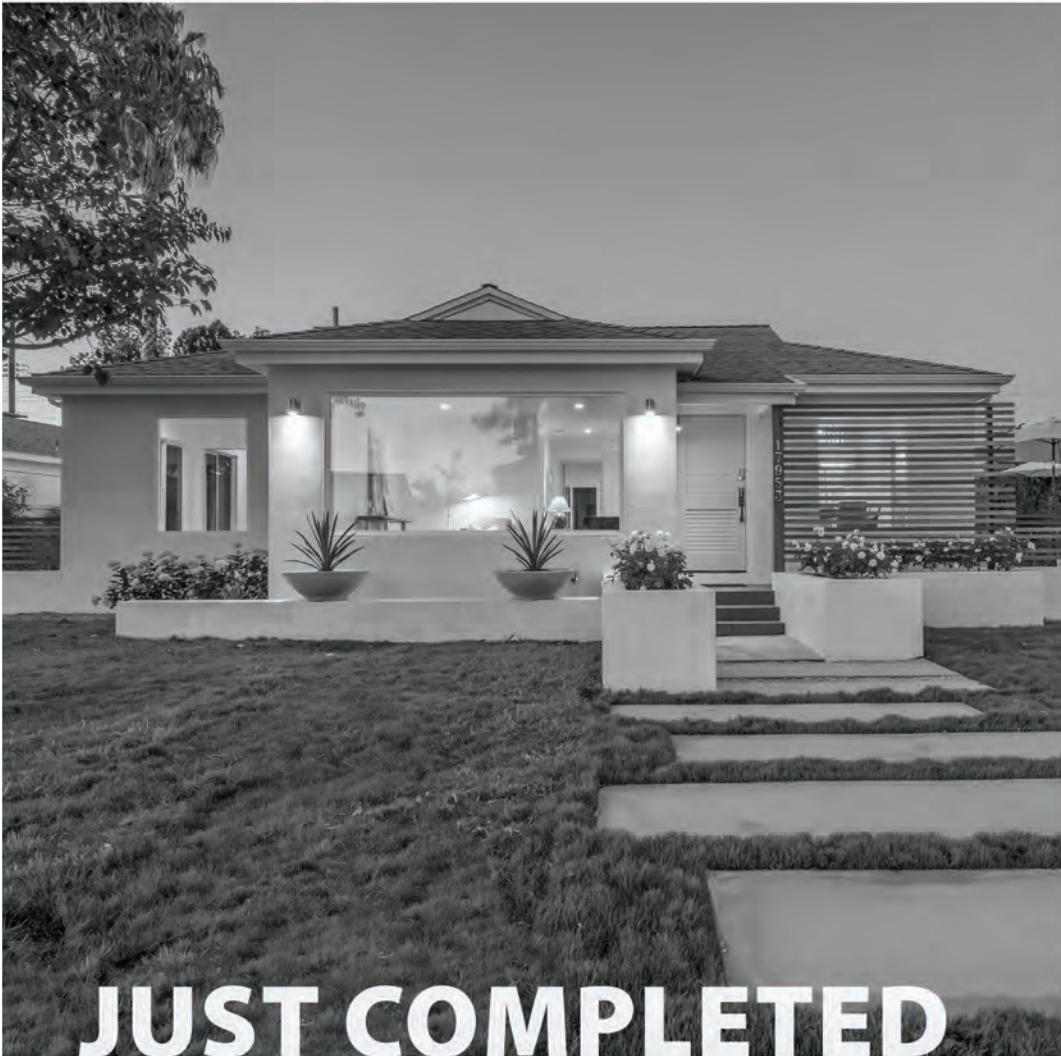
ENCINO



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

