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**BROKER CARAVAN™**

**INTERNATIONAL**

TUESDAY, OCTOBER 18, 2016

THE ONLY REALTOR®-OWNED ONLINE & PRINT OPEN HOUSE GUIDE

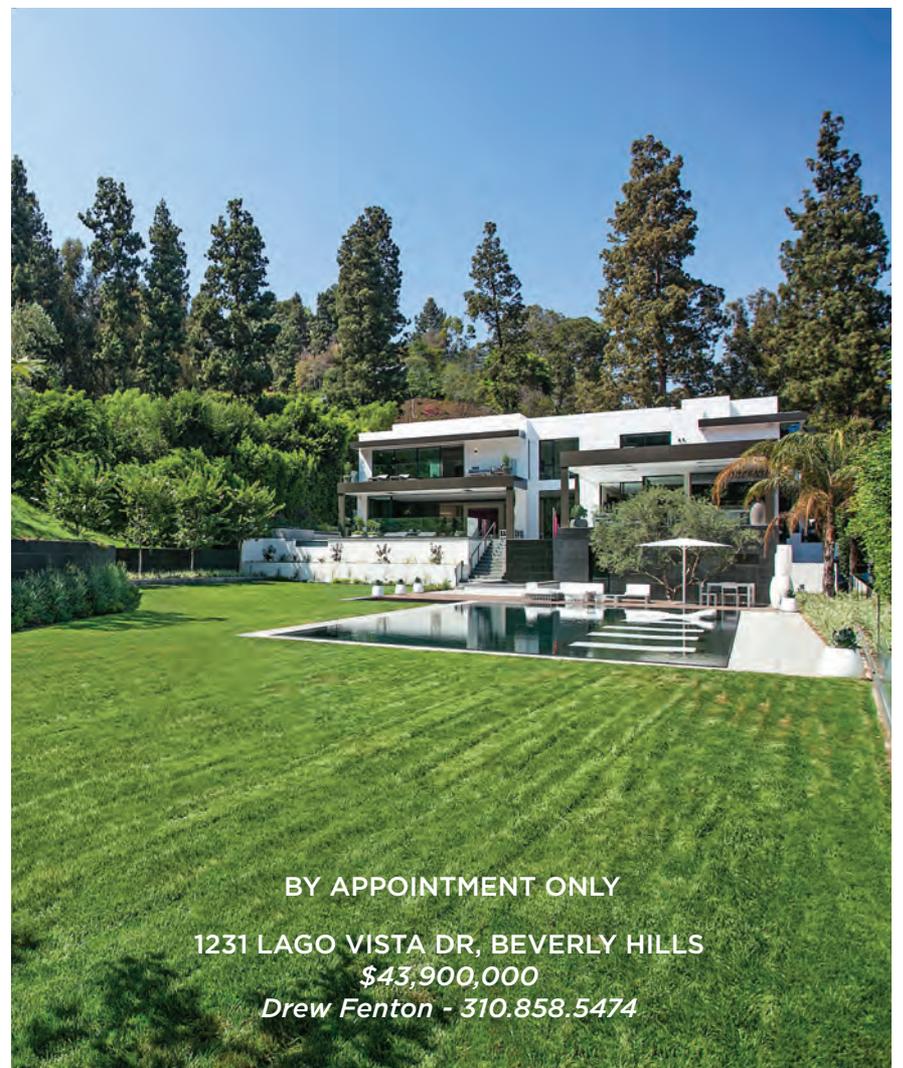
MARC NOAH PRESENTS

1141 SUMMIT DRIVE | BEVERLY HILLS

**Sotheby's**  
INTERNATIONAL REALTY

310.968.9212 | [MARC@MARCNOAH.COM](mailto:MARC@MARCNOAH.COM) | [1141SUMMITDRIVE.COM](http://1141SUMMITDRIVE.COM)  
6 BEDROOMS, 11 BATHS, 16,000± SQ. FT., OVER ONE ACRE LOT  
OFFERED AT \$29,750,000 | WEB ID: 0308818

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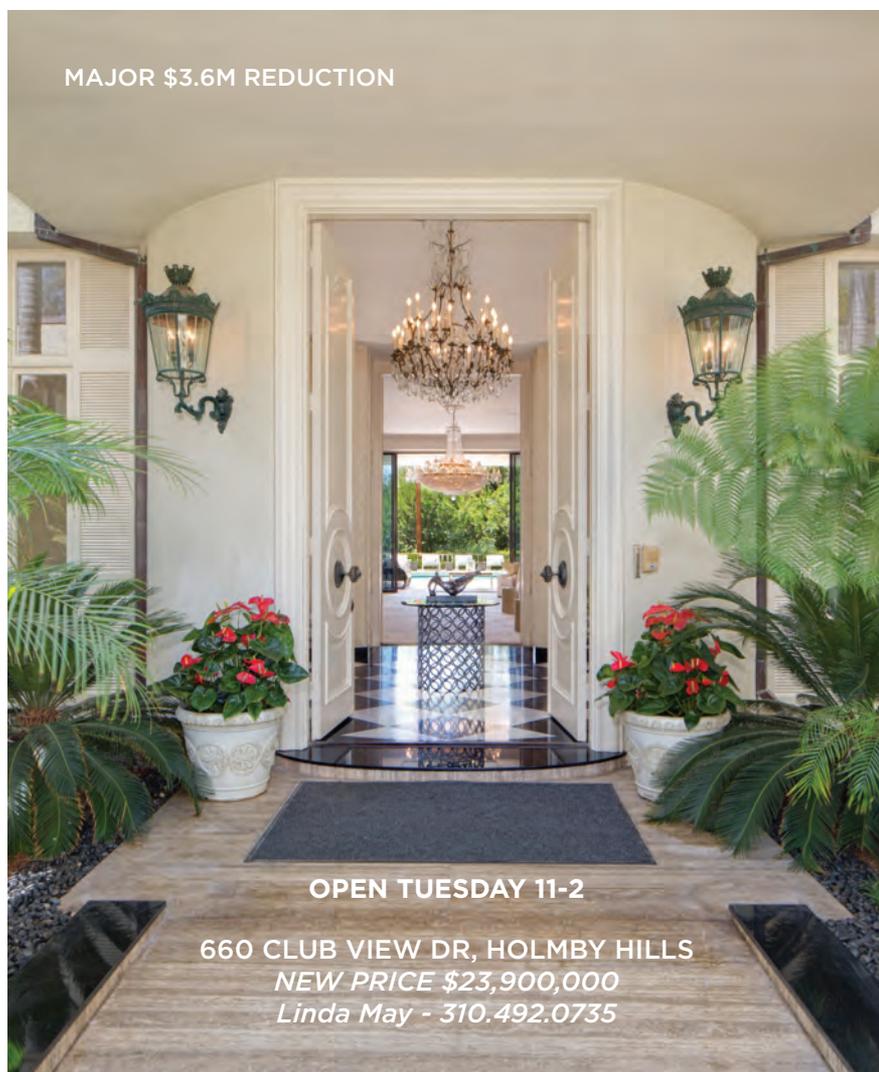


BY APPOINTMENT ONLY

1231 LAGO VISTA DR, BEVERLY HILLS

\$43,900,000

Drew Fenton - 310.858.5474



MAJOR \$3.6M REDUCTION

OPEN TUESDAY 11-2

660 CLUB VIEW DR, HOLMBY HILLS

NEW PRICE \$23,900,000

Linda May - 310.492.0735



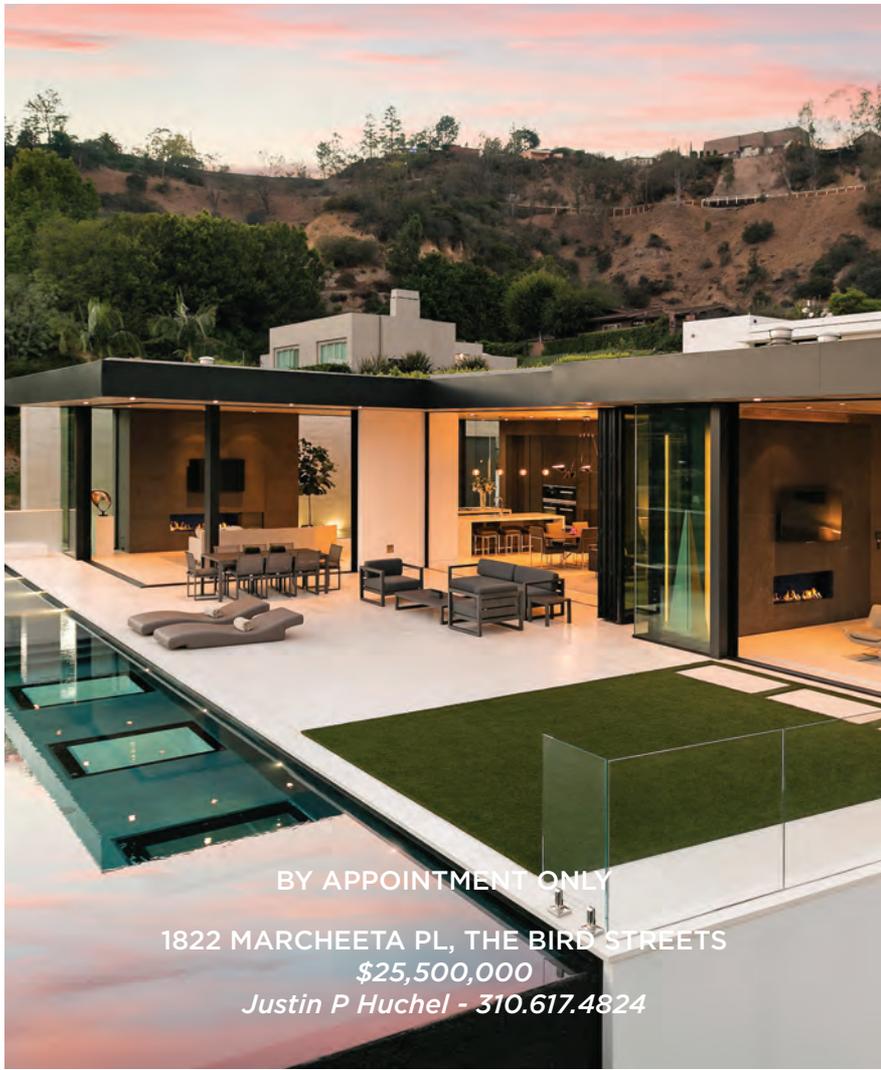
RENDERING

OPEN TUESDAY 11-2

1471 FOREST KNOLL DR, SUNSET STRIP

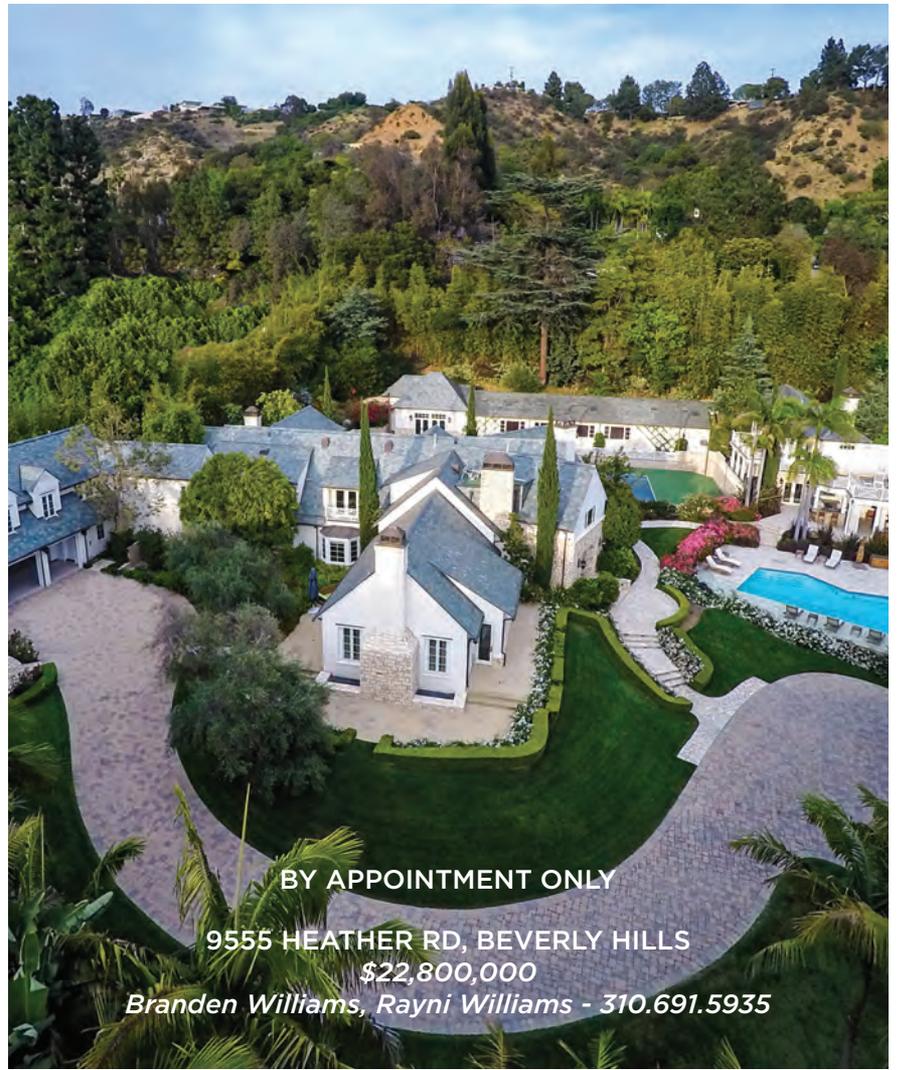
\$18,750,000

Tyrone McKillen - 949.212.8721



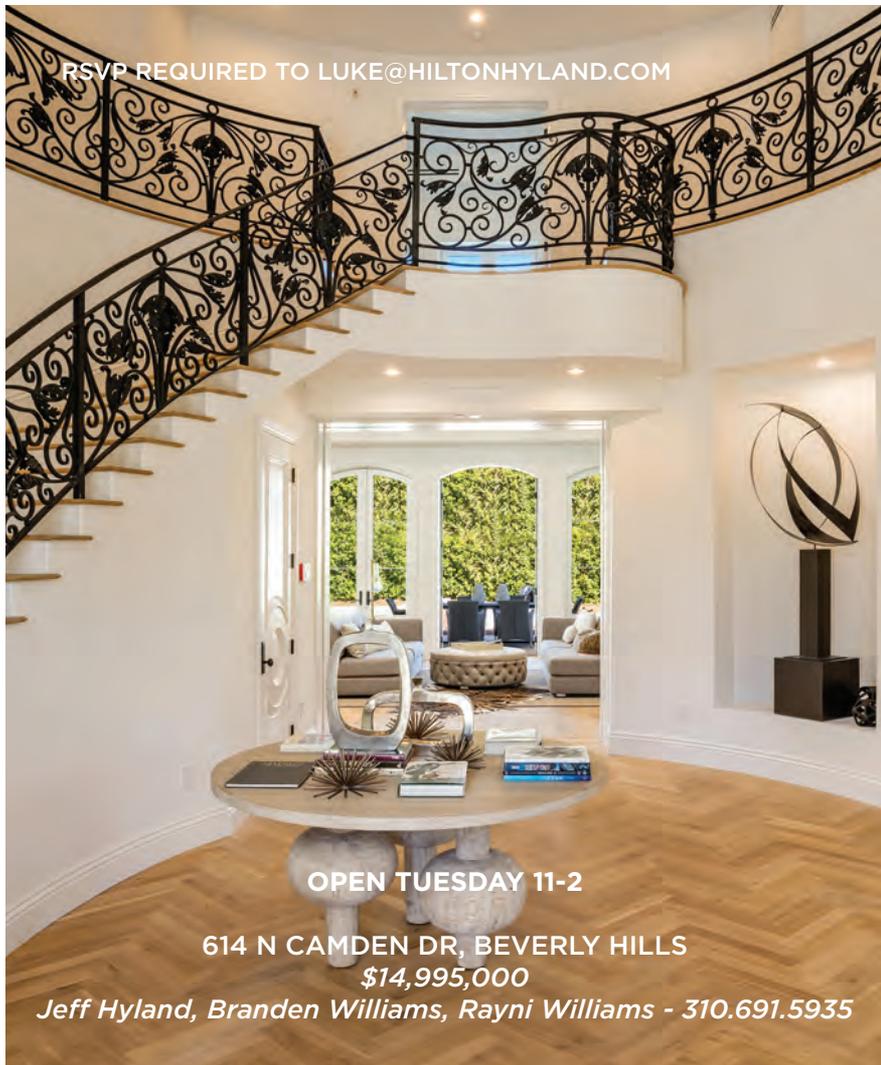
BY APPOINTMENT ONLY

1822 MARCHEETA PL, THE BIRD STREETS  
\$25,500,000  
Justin P Huchel - 310.617.4824



BY APPOINTMENT ONLY

9555 HEATHER RD, BEVERLY HILLS  
\$22,800,000  
Branden Williams, Rayni Williams - 310.691.5935



RSVP REQUIRED TO LUKE@HILTONHYLAND.COM

OPEN TUESDAY 11-2

614 N CAMDEN DR, BEVERLY HILLS  
\$14,995,000  
Jeff Hyland, Branden Williams, Rayni Williams - 310.691.5935

# HILTON & HYLAND

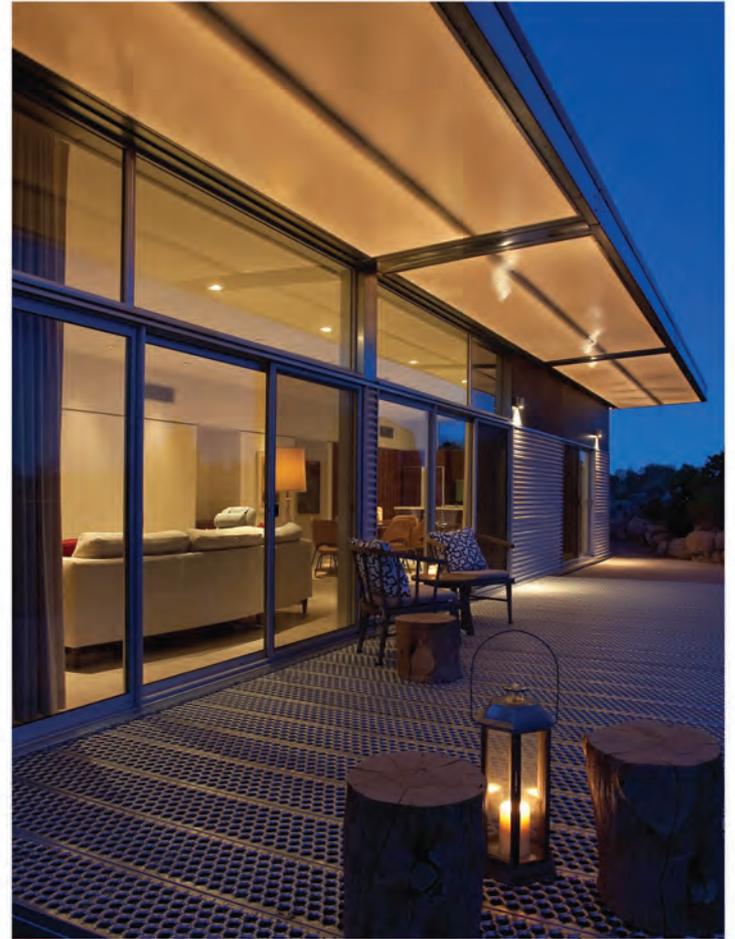
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311



1



3



LEASE

2



4

**1. SMITH & WILLIAMS, ARCHITECTS – \$4,300,000**  
**South San Rafael View Location – Pasadena**

3BR, 3BA one of a kind vintage property retains many original features, including original windows, doors & abundant architectural details

Henry Blackham 626-825-2919

**2. FRED SMATHERS, DESIGNER/BUILDER – \$12,500 per month**  
**Hollywood Hills Retreat – Los Angeles**

4BR, 4BA with renovated cook's kitchen and luxurious furnishings, detached guest house, high ceilings & dark wood floors, mature landscaping

David Koch 323-497-9098

**3. BLUE SKY BUILDING SYSTEMS – \$674,000**

**The Graham Residence, 2011 – Yucca Valley, CA**

2BRs, 1 BA, affordable architecture design with little disruption to the natural environment

Stephen Skuris 323-791-7999 & Matthew Berkley 626-665-3699

**4. STUDIO 0.10 ARCHITECTS – \$3,500,000**

**International jury grand prize winning residence, 2007 – LA**  
 3BRs, 5BAs, 2 structures, flexible creative space w/ green and city views

Christina Hildebrand 310-890-3313



5



6



7



8

**5. ARTHUR & ALFRED HEINEMAN, ARCHITECTS – \$4,780,000**  
**Prime Oak Knoll District – Pasadena**  
 6BRs, 5BAs, placed on the National Register of Historic Places  
[1233Wentworth.com](http://1233Wentworth.com) / **Matthew Berkley 626-665-3699**

**6. R.M. SCHINDLER, ARCHITECT – \$2,850,000**  
**The Kallis-Sharlin Residence – Hollywood Hills**  
 4BRs, 3BAs & 4 fireplaces, dramatic vistas across the Cahuenga Pass to the distant San Gabriel Mountains, City of LA Cultural Historic Monument #860  
**Ilana Gafni 310-779-7497**  
**Crosby Doe 310-428-6755**

**7. GEORGE DEUTSCH, DESIGNER – BUILDER, 1963 – \$1,650,000**  
**Circle Of John Lautner – Hollywood Hills**  
 3BRs, 3BAs, outdoor spa surrounded by the green space  
**Crosby Doe 310-428-6755**

**8. CLIFF MAY DESIGN – \$2,495,000**  
**Bell Canyon's Model Home – Bell Canyon, CA**  
 5BRs, 5BAs, 3 car garage, covered & open patios, pool  
 Available for the first time in decades  
**Michael Phillips 310-927-9189 & Crosby Doe 310-428-6755**

**CROSBY DOE**  
**ASSOCIATES**

**Beverly Hills Office: 310.275.2222**  
**Pasadena Office: 626-793-6677**

PARTNERS  
*trust*

JOIN US FOR  
TACO TUESDAY  
OCT. 18TH, 11-2PM

469 S. SHERBOURNE DRIVE  
LOS ANGELES

*Offered at* \$3,148,000

F. RON SMITH & DAVID BERG

310.500.3931 | [smithandberg@thepartnertrust.com](mailto:smithandberg@thepartnertrust.com)



THEPARTNERTRUST.COM

EXCLUSIVE AFFILIATE OF



Partners Trust Real Estate Brokerage & Acquisitions does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. CalBRE# 01869103 | Smith CalBRE# 00961954 | Berg CalBRE# 01480236.



## 3464 SWEETWATER MESA ROAD | MALIBU

Offered at \$21,500,000 | 5 BED | 5 FULL & 2 HALF BATHS | 4.25 ACRES

Iconic Malibu living abounds in this architectural oasis atop a generous 4.25 acres within the exclusive Serra Retreat. Recently updated by a celebrated designer, the home offers approximately 8,000 square feet of coastal luxury featuring expansive whitewater ocean views from every room. Step through an enormous glass entryway into a foyer embraced by a grand curved staircase and meet light-drenched interior spaces with up to 20-foot ceilings. Behold a sparkling new state-of-the-art theater with a 12-foot screen. Five impeccably-detailed, light-infused bedroom suites flow flawlessly, each with designer baths and closets. The home's second grand staircase descends off a large second-level deck onto an open terrace with an oversized pool, waterfall, spa, outdoor kitchen and TV bar lounge. The estate also includes 12 private guest parking spaces and land suited for vineyards, tennis courts or a guest house.

KATIE BENTZEN

310.804.8423

katie.bentzen@thepartnertrust.com

SARAH KOSASKY

424.235.0143

sarah.kosasky@thepartnertrust.com



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GLOBAL PARTNERS

JOHN AAROE GROUP

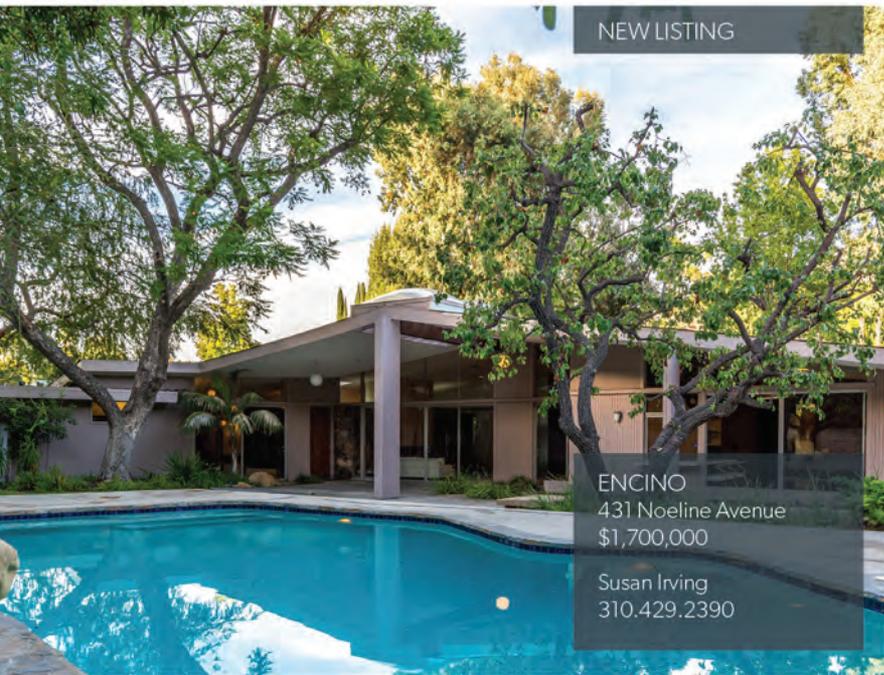


SANTA MONICA  
1011 Pier Avenue  
\$2,050,000  
Gaby Schkud  
310.291.5800



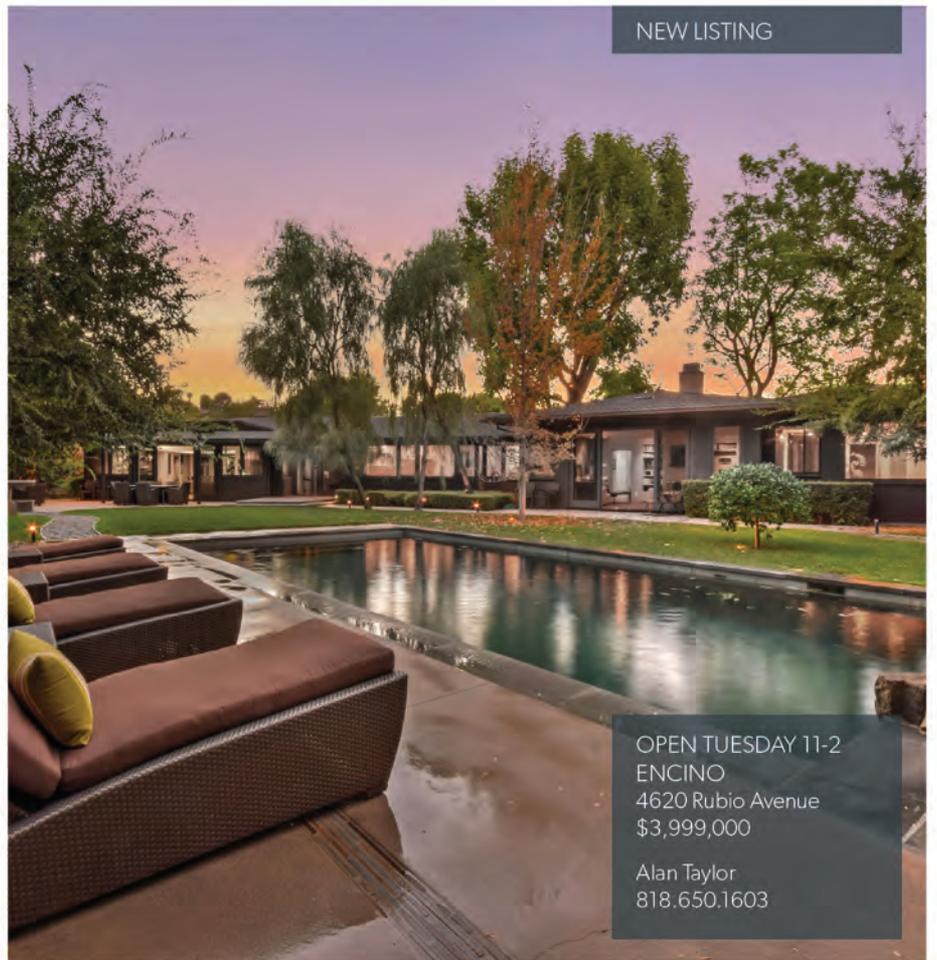
NEW LISTING

OPEN TUESDAY 11-2  
PACIFIC PALISADES  
1060 El Medio Place  
\$6,200,000  
Gloria Carmona  
323.350.8686



NEW LISTING

ENCINO  
431 Noeline Avenue  
\$1,700,000  
Susan Irving  
310.429.2390



NEW LISTING

OPEN TUESDAY 11-2  
ENCINO  
4620 Rubio Avenue  
\$3,999,000  
Alan Taylor  
818.650.1603

aaroe.com

- BEVERLY HILLS
- TOLUCA LAKE
- BRENTWOOD
- PASADENA
- SUNSET STRIP
- DOWNTOWN LA
- BALDWIN HILLS
- STUDIO CITY
- SHERMAN OAKS



NEW LISTING

OPEN TUESDAY 11-2  
 MAR VISTA  
 12600 Brooklake Street  
 \$2,399,000  
 Sally Forster Jones  
 310.691.7888



NEW LISTING

SUNSET STRIP  
 8657 Metz Place  
 \$2,288,000  
 Susan Andrews  
 323.829.8811

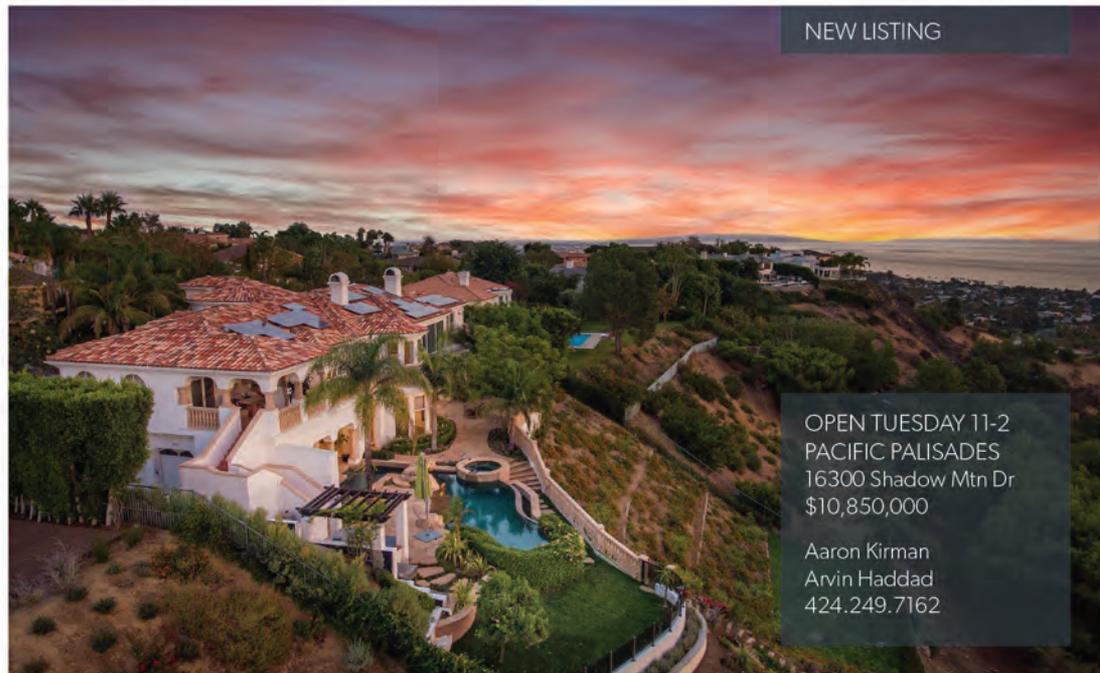


NEW LISTING

GRANADA HILLS  
 18523 Oldenburg  
 \$1,795,000  
 Holland Ashrafnia  
 310.739.9432



STUDIO CITY  
 3333 Wrightwood Drive  
 \$1,865,000  
 Jill Galloway  
 323.842.1980



NEW LISTING

OPEN TUESDAY 11-2  
 PACIFIC PALISADES  
 16300 Shadow Mtn Dr  
 \$10,850,000  
 Aaron Kirman  
 Arvin Haddad  
 424.249.7162



**521 VERNON AVENUE, VENICE**  
LISTED AT \$3,500,000

OPEN TUESDAY 11-2PM

Beautiful 3400 sq ft 3+3.5 home with oversized custom windows/glass sliders, 2 frpl, chef's kitchen with Miele, Wolf & Sub Zero appl, custom cabinetry, polished quartz countertops. Cedar wood ceilings, radiant heat, diamond polished concrete & wide plank walnut flrs, custom 9 ft oak doors, colossal wndw to 2nd flr, chic lighting fixtures. Bright master w/juliet balcony, massive bthrm w/stand alone tub & herringbone tile floor. 2nd living room, laundry room, upper balcony, 3 car garage.

JANIN PAINE 310.560.5088  
www.PROPERTYBYJANIN.com Janin@PROPERTYBYJANIN.com



**2035 EDMONT ST, LOS ANGELES**  
LISTED AT \$2,249,000

OPEN TUESDAY 11-2PM

Gorgeous, newly remodeled Traditional. Gated and private, located in highly desirable location. Large living room w/fireplace and French doors to lush patio. Open kitchen w/honed Italian marble countertops & top appliances. Wonderful family room/den + formal dining room. Large master bedroom w/fplc & spa-like master bath, & two additional bedrooms. Entertainers yard w/guesthouse. Originally built by the architecture team Webster & Wilson.

CARTER + ORLAND 213.703.1001  
www.CARTERORLANDESTATES.com dorothycarter@kw.com



**5682 HOLLY OAK DRIVE, LOS FELIZ**  
LISTED AT \$2,550,000

OPEN TUESDAY 11-2PM

3 Bd+2 Den, 4 baths, 3300 sq ft. With a highly published celebrity past, this Contemporary Mediterranean sits nestled within a majestic canyon view in one of the most exclusive neighborhoods in Los Angeles, The Oaks. Laze in the cathedral ceilinged two-story living room with exposed wood-beams, spacious work loft, or outdoor patio overlooking the serene canyon. Come home to a peaceful and elegantly walled enclave, moments from the heart of Hollywood.

BRYAN MIYAMOTO 323.300.1188  
www.BRYANMIYAMOTO.com Miyamoto@kw.com



**7107 MACAPA DRIVE, HOLLYWOOD HILLS**  
LISTED AT \$6,995,000

BY APPOINTMENT

Near completion! Custom designed architectural gem in highly desired Hollywood Hills with explosive city lights and mountain views. This home is an execution of refined design aesthetic: interior open courtyard living area, floating open tread staircase, 5 beds, 8 baths, home gym, 4 frplcs, built-in custom cabinetry and home theater-screening room. 7,000+ sq ft of CA lifestyle on a huge, private 17,500 sq ft lot with views, pool, spa and grassy yard.

OMEGA GROUP-RANDE GRAY                      310.614.2839  
www.OmegaGroup.LA                      RandeGray.LA@gmail.com



**260 CANYON VIEW, BRENTWOOD**  
LISTED AT \$5,300,000

BY APPOINTMENT

Builder's and Developer's dream development site for high end prime Brentwood estate surrounded by other premier estates. May be purchased with 254 S. Canyon View APN#4405-030-038, MLS#16-151548. Plans for a 12,864 sq ft, 6 bed, 6 bath, 3 half bath, 3 story home w/parking for 6 cars and pool. Ideal for builders, developers and owner users. Delivered shovel ready with plans and permits ready to issue. There are multiple renderings.

OMEGA GROUP-TODD MICHAUD                      310.429.8191  
www.260CANYONVIEW.com                      ToddMichaud.LA@gmail.com

**254 CANYON VIEW, BRENTWOOD**  
LISTED AT \$2,700,000

BY APPOINTMENT

Builder's and Developer's dream development site surrounded by other premier estates. May be purchased with 260 S. Canyon View APN#4405-030-039, MLS#16-151694. There are plans for a 5,318 sq ft 3 story, 5 bed, 5.5 bath home w/pool Property will be delivered shovel ready with plans and permits ready to issue. Multiple renderings and conceptual drawings representing the possibilities for consideration. Minutes from schools, Brentwood Village and beach.

OMEGA GROUP-TODD MICHAUD                      310.429.8191  
www.254CANYONVIEW.com                      ToddMichaud.LA@gmail.com



# Sotheby's

INTERNATIONAL REALTY



**BEVERLY HILLS | 1001 N. CRESCENT DR.** | 4 bedrooms, 6 baths, 40,510 sq.ft. lot | \$28,000,000 | web: 0027546

Elegantly remodeled single-story estate built on just under an acre of magnificent park-like grounds. A marble entryway leads to formal living room and family media room with fireplace and bar. There's a beautiful dining room, gourmet kitchen, patio, gardens, and a large mosaic tile pool. The cabana has a fully equipped gym, bath and kitchen with BBQ. Guest house or large office with bath, a huge motor court.

LORI BERRIS

lori.berris@sothebyshomes.com | 310.880.3061

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SOTHEBYSHOMES.COM



## HOLLYWOOD HILLS | 1764VIEWMONT.COM

4BD/4BA | \$6,995,000 | web: 0308750  
Patrick Martin 323.353.7200



## PACIFIC PALISADES | VILLAGE MEDITERRANEAN

4BD/5BA | \$4,695,000 | web: 0344025  
Graham J. Larson 310.303.9397



OPEN TUESDAY 11 - 2

## BHPO | 9336 HAZEN DRIVE

5BD/3.5BA | \$3,795,000 or \$14,500/month | web: 0027562  
Jodi Korn Radoff 310.717.9700



## MALIBU | PRESTIGIOUS POINT DUME

4BD/4BA | \$3,750,000 | web: 1300224  
Pamela Conley 310.699.0424, Cormac & Wailani O'Herlihy 310.980.1195



## BRENTWOOD | 3167 STONE OAK DRIVE

6BD/6.5BA | \$3,650,000 | web: 0355728  
Michael Hiatt 310.613.4455



## WEST HOLLYWOOD | THE ONE YOU'VE WAITED FOR

2BD/2BA | \$819,000 | web: 0308849  
K. Kaplan 323.646.7791, M. Christina 310.890.8116, C. Nelson 310.927.0095

GREATER LOS ANGELES BROKERAGES

Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip

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# A True International Real Estate Brand



## 2121 La Mesa Dr • Santa Monica

Sandra Miller

6 bed • 7 bath • 9,288 sf • 22,881 sf lot

**\$17,800,000**

310.616.6213



## 415 7th St • Santa Monica

Sandra Miller

7 bed • 10 bath • 8,954 sf • 15,000 sf lot

**\$9,998,000**

310.616.6213



**9501 Gloaming Dr · Beverly Hills** **\$18,995,000**  
 Tina Eavers | Aaron Kirman, JAG 310.266.0947  
 8 bed · 8 bath · 6,377 sf · 10 acre lot



**1106 N Hillcrest Rd · Beverly Hills** **\$9,995,000**  
 Y Charlie | K Sanchez | E Peskowitz, F Bernstein, WEA 323.547.8900  
 4 bed · 4 bath · 4,009 sf · 28,544 sf lot



**0 Uphill Dr · Joshua Tree** **\$5,800,000**  
 G. Reid | R. Dominguez | S. Miller 310.699.2601  
 3 bed · 3 bath · 5,450 sf



**721 N Vista St · Melrose Village** **\$2,775,000**  
 Rosalie Klein 323.935.8680  
 4 bed · 4.5 bath · 5,585 sf lot



**1919 4th St, #C · Santa Monica** **\$2,100,000**  
 Sandra Miller 310.616.6213  
 3 bed · 2.5 bath



**6652 Lindenhurst Ave · Beverly Grove** **\$1,595,000**  
 Rosalie Klein 323.935.8680  
 2 bed · 2 bath · 7,098 sf lot



**1056 7th St · Santa Monica** **\$1,280,000**  
 Julie Kirschbaum 310.308.8686  
 2 bed · 3 bath · 1,449 sf



**531 11th St · Santa Monica** **\$29,995/mo**  
 Guy Reid | Raphael Barragán 310.699.2601  
 6 bed · 8 bath · 6,394 sf · 7,509 sf



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 SantaMonica.EVUSA.com  
 310.460.2525

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 BeverlyHills.EVUSA.com  
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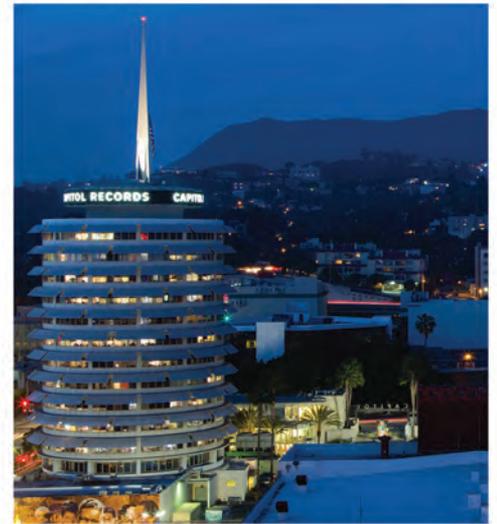
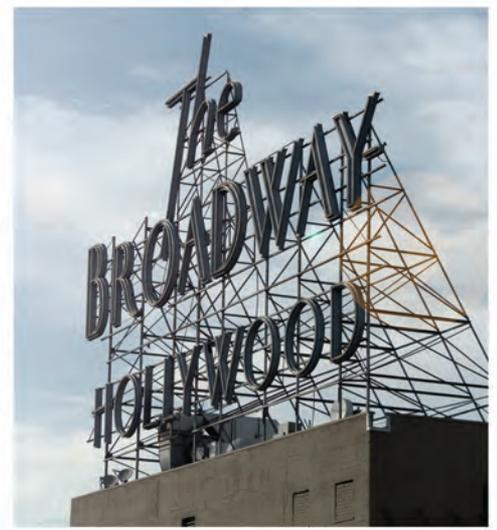
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Hollywood as only a few will ever see it.



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# THE GRIFFITH

\* Inspired by the iconic Observatory, this fully furnished 3-bedroom and 5-bathroom home spans 5078 SF and features custom bespoke design aesthetics, a new ethos crafted by luxury interior design firm Smith & Firestone Associates. We also partnered with BAM Luxury to create cutting-edge Whole-Home Automation. Vast 1251 SF private terraces with incomparable views of Hollywood's landmarks including the famed Griffith Park Observatory, all framed by fold away NanaWalls. Enjoy 24-hour concierge, valet and ambassador to further elevate the ultimate luxury experience of owning at Above The Penthouses. The Meek Don't Reside Here.

- \$8,950,000 including furnishings curated by SFA
- Available 2017
- 3% to Buyer Agent

## Ron Barnes

888.701.8221

ron@abovethepenthouses.com

BRE 01731311

## Michelle Montany

323.476.1826

michelle@abovethepenthouses.com

BRE 01731312

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ESTATE PROPERTIES



## A Modern Silicon Beach Penthouse

1133 5th Street #503, Santa Monica

3 bedrooms | 3 bathrooms | 2,073 sf living | Offered for \$2,650,000

Represented by Solo Scott and Allen Sarlo

Solo and Allen can be reached in the Marina Del Rey Office or direct at (310) 403-1800



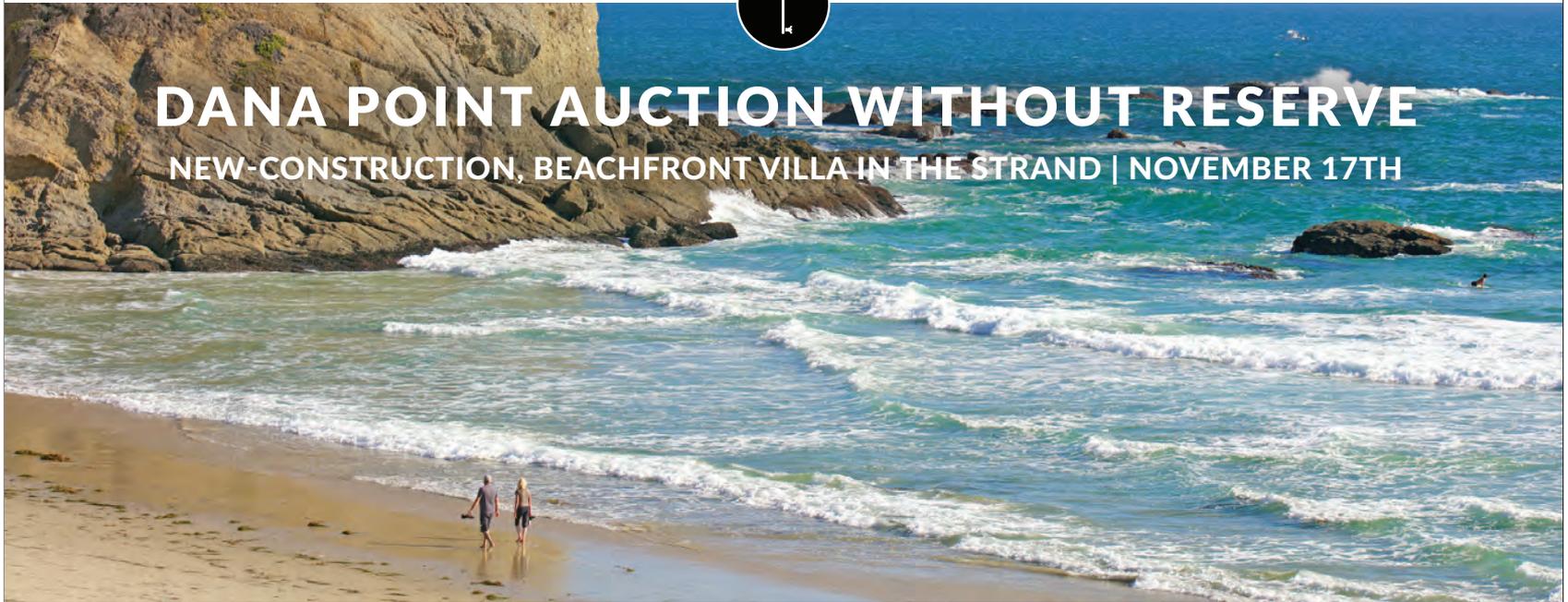
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Susan G. Komen Homes for a Cure • Children's Miracle Network of Hospitals Supporter • #27 RIS Media Top 500 Power Broker

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# CONCIERGE AUCTIONS



## DANA POINT AUCTION WITHOUT RESERVE NEW-CONSTRUCTION, BEACHFRONT VILLA IN THE STRAND | NOVEMBER 17TH



### CASA DALL' OCEANO | 9 STRAND BEACH DRIVE

*Previously Listed for \$25.995M. Showings Daily 1-4PM by Appointment.*

One of the most desirable beachfront properties on the market, Casa Dall' Oceano is a new-construction estate in the exclusive Strand at Headlands community. Built in a modern Mediterranean style, nearly every room in this three-story villa has been designed to take advantage of unobstructed, panoramic ocean views. Five bedrooms and eight spa-like bathrooms, expansive great room, theater room, kids guest bunk room, teen lounge, and indoor driving range offer luxurious comfort and family enjoyment. Streamlined indoor-outdoor living is yours through multiple terraces and an infinity-edge pool with spa overlooking the ocean beyond. Not to be forgotten are the community beach club, Ritz Carlton access, and Dana Point Harbor just minutes away.

*In cooperation with Marc Lotzof and Craig Lotzof | Pacific Sotheby's International Realty | 2.5% Co-Broker Commission*

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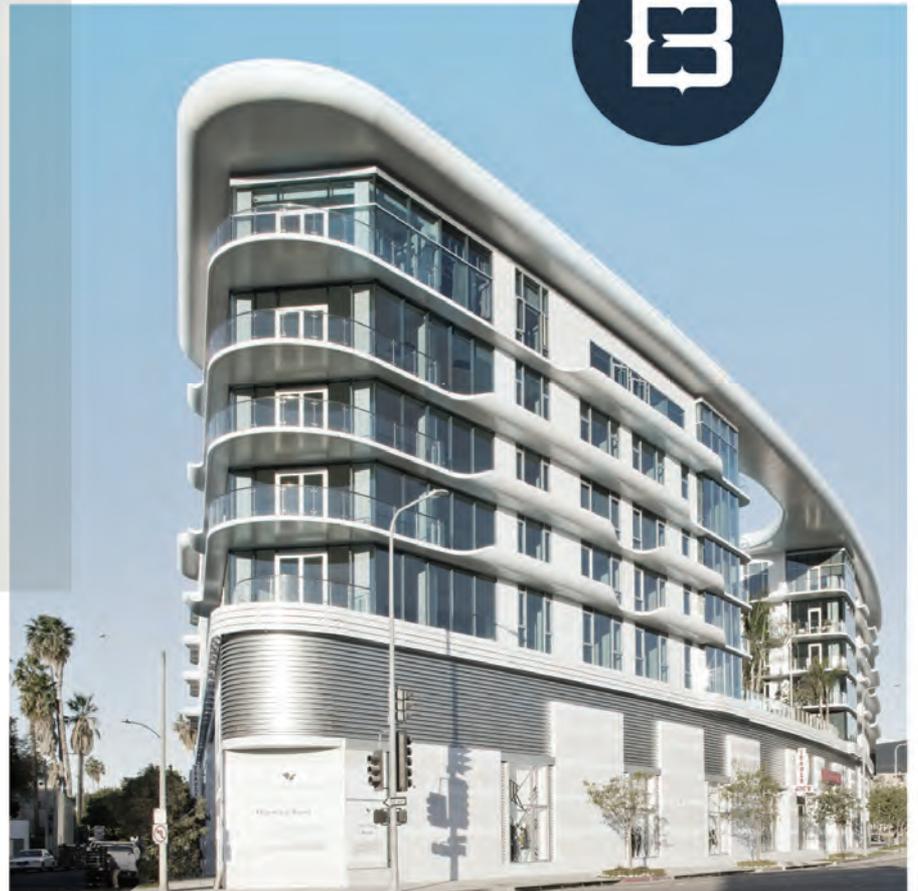
# 8500

**AWARDED  
"BEST RESIDENTIAL  
PROJECT OF THE YEAR"**

*Leases starting at \$5,500/mo.*

**FEATURES**

One & two bedroom apartments with private balconies  
Penthouse Club Room • House Car & Driver  
Rooftop Pool & Fire Pit • 5-Star Concierge  
Stunning views • 24-hour Attendant • Trader Joe's  
Room Service from The Larder at Burton Way



5% BROKER PARTICIPATION

*Virtual tour at [8500burton.com](http://8500burton.com) | [info@8500burton.com](mailto:info@8500burton.com) | 310.274.9898 |    8500Burton*

LIFE • STYLE • CARUSO

# WESTSIDE ESTATE AGENCY



## SPECTACULAR NORTH BEVERLY PARK ESTATE BEVERLY HILLS | \$33,500,000

Completely private & secluded from the street, set behind iron gates. Over 20,000 sf of living space on almost 4 acres. Mediterranean villa with a grand 2-story entry, large living room, formal dining room, conservatory, grmt kitchen/family room, theater, wine cellar, incredible entertainment facilities, & more. [weahomes.com/listing/beverly-park-circle](https://weahomes.com/listing/beverly-park-circle)

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



## ARCHITECTURAL CONNOISSEUR'S DREAM DESIGNED BY FRANK GEHRY MALIBU | \$29,995,000

Court ordered partition sale subject to overbid. World-class trophy property on multiple parcels with 160 ft of beachfront in the most prime section of Broad Beach. 11,000+ sf with sunlit courtyard entry, soaring ceilings, great walls for art, old walls of glass, garden, tennis court, lap pool & deep sandy beach. [broadbeachcoastfront.com](https://broadbeachcoastfront.com)

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



## SPECTACULAR MODERN ESTATE BY ARCHITECT WILLIAM BECKETT BEVERLY HILLS | \$27,950,000

Just completed, featuring an incredible 2-story living rm, gorgeous library/den, state of the art media/screening rm, incredible master suite, spacious grmt kitchen, breakfast rm, wine cellar, & much more. All rooms open to a beautiful outdoor pavilion, gardens, bar, & swimmer's pool. An incredible opportunity. [weahomes.com/listing/1024-summit-dr](https://weahomes.com/listing/1024-summit-dr)

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



## BUILD YOUR DREAM ESTATE HOLMBY HILLS | \$27,000,000

This incredible approx 2 1/4 acre estate features endless possibilities and a dream for any architect or designer. Up a gated private driveway & secluded amidst towering trees & lush landscaping. An incredible private parklike setting. One of the last trophy estates in Holmby Hills available. Pre-qualified clients only. [weahomes.com/listing/charing-cross](https://weahomes.com/listing/charing-cross)

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



## SPECTACULAR ITALIANATE VILLA WITH A LEGENDARY HISTORY PACIFIC PALISADES | \$25,995,000

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. In the most elite section of the Palisades Riviera. [1669sanonofre.com](https://1669sanonofre.com)

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



## SPRAWLING 2.6 ACRE COMPOUND BRENTWOOD | \$22,500,000

Magical 2.63 acres of park-like land on lower Mandeville is this compound of 3 structures, a swimming pool, & a tennis court + flat & rolling lawns. Main house is approx 8,000 sf (5 BRs/6 BAs + 2 powder rms). 3,500 sf guest house, a pool house, & more. [brentwoodcompound.com](https://brentwoodcompound.com)

**Stephen Shapiro** (310) 860-8888 | CalBRE# 01257836

**Richard Ehrlich** (310) 860-8885 | CalBRE# 01267136

WEAHOMES.COM

## WESTSIDE ESTATE AGENCY



**BEVERLY HILLS** | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770  
**MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171  
**MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471

Where effortless  
**Luxury**  
is a  
**Way of Life**

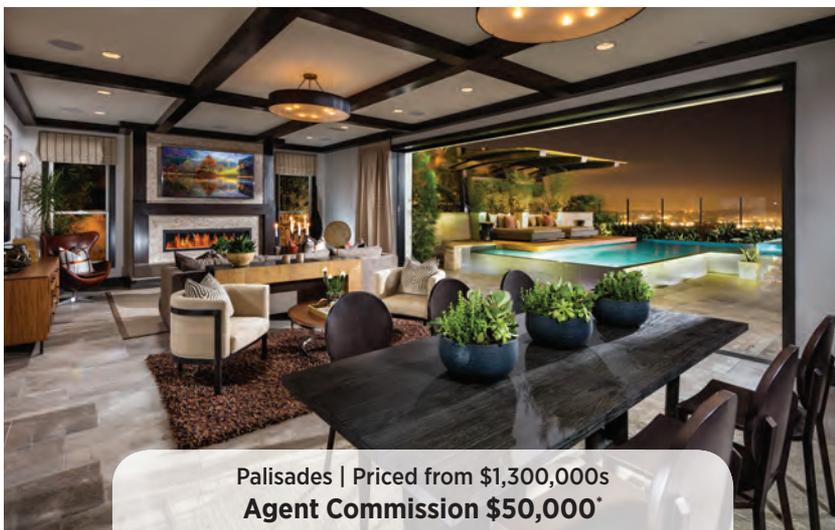
**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER®



Glen | Priced from the low \$900,000s  
**Agent Commission \$35,000\***



Bluffs | Priced from the low \$1,000,000s  
**Agent Commission \$40,000\***



Palisades | Priced from \$1,300,000s  
**Agent Commission \$50,000\***



Canyon Oaks - Chatsworth | Priced from \$1,400,000s  
**Agent Commission \$50,000\***

Visit us to learn about our Escalating Broker Commission Program on all of our new homes!

PORTER RANCH CANYON OAKS

Call 844-790-5263 or visit [LiveAtPorterRanch.com](http://LiveAtPorterRanch.com) or [LiveAtCanyonOaks.com](http://LiveAtCanyonOaks.com)

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# LUXURY LIVING HOLLYWOOD ADDRESS

## THE BEST OF HOLLYWOOD AT YOUR DOOR STEP **THE RESIDENCES AT W HOLLYWOOD**

**14D:** 3 bed. 3.5 bath. Interior 2,612 SF + Terrace 544 SF. 3 parking spaces. \$2,900,000.

Privacy. Security. Hassle-free full-service lifestyle. LA's incomparable rooftop pool deck.

**3% AGENT COMMISSION  
SHOWS EFFORTLESSLY**

323.476.1826 - Call me for a private showing.

michelle@abovethepenthouses.com

BRE 01731312

[www.whollywoodresidence.com/penthouse14D](http://www.whollywoodresidence.com/penthouse14D)



HOLLYWOOD

THE PENTHOUSES

An HEI/GC Hollywood and Vine, LLC project. The Residences at W Hollywood are not owned, developed or sold by Starwood Hotels & Resorts Worldwide, Inc. or its affiliates. HEI/GC Hollywood and Vine, LLC, a joint venture between Gatehouse Capital Corporation and HEI Hotels and Resorts, LLC, uses the W® trademark and trade names under a license from Starwood Hotels and Resorts Worldwide, Inc. This is not an offer to sell or solicitation of offers to buy, nor is any offer or solicitation made where prohibited by law. The statements set forth herein are summary in nature and should not be relied upon. A prospective purchaser should refer to the entire set of documents provided by HEI/GC Hollywood and Vine, LLC project and should seek competent legal advice in connection therewith. No view is guaranteed and views may be altered by subsequent development, construction and landscaping growth. Pricing is subject to change at the sole discretion of the seller without further notice. Equal housing opportunity. Exclusively listed by PowerPlay Destination Properties, California, Inc. DRE #01905447.

1277 SUNSET PLAZA DRIVE, 90069  
*...a Walkable, Turnkey Traditional*





**OPEN TUESDAY, OCTOBER 18 11-2PM**  
**4 BEDS | 5 BATHS | 3,703 SF | 9,869 LOT | \$3,995,000**

**BRENT WATSON 310.600.9119**  
**[brentwatsonhomes.com](http://brentwatsonhomes.com)**

**\$15,000 BONUS TO SELLING AGENT!**



**OPEN HOUSE:  
Tuesday, October 18<sup>th</sup>, 11-2 (Lunch)**



**14101 Chandler Blvd. Sherman Oaks, CA 91401**

Entry is bright, inviting 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 and walk in closet opens to sunny patio space. Grassy backyard with covered patio is perfect for entertaining. Gated front and side entry driveways lead to four-car carport. Four zone HVAC. Abundant storage throughout. Desirable and convenient Chandler Estates location.

[www.14101chandlerboulevard.com](http://www.14101chandlerboulevard.com)

**\$1,595,000**

**James Muske**

Coldwell Banker

310.281.3901

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

CalBRE # 00758095



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# VIEW



## FEATURED *Properties*

BEVERLY HILLS | \$39,999,000

Represented by JOYCE REY (310) 285-7529  
JADE MILLS (310) 285-7508

COLDWELL BANKER RESIDENTIAL BROKERAGE

*View magazine is distributed to 15.9 million households each year.  
Browse all digital editions at [cbview.com](http://cbview.com)*

**COLDWELL  
BANKER** 



**ARCADIA | \$7,350,000**  
 Custom Medit. Mursol built, 5br/8ba home, approx. 49,272 SF lot in the Santa Anita Oaks.  
**GARY LORENZINI (626) 688-1698**



**BURBANK | \$1,630,000**  
 Gated Mid-Century Modern up a Private drive w/Pool, Spa, & City Views in Burbank Hills.  
**STEVEN WALKER (310) 717-4750**



**DOWNTOWN LOS ANGELES | \$1,956,000**  
 Stunning 2b+2.5ba condo! Ritz-Carlton LA Live Residence. Full amenities w/jaw dropping vws  
**JAMES ALLAN (310) 704-0007**



**FRANKLIN HILLS | \$1,695,000**  
 Lovely 4BD/3BA. Immaculately maintained split level designed house w/ stunning views!  
**CLAUDIA HIPOLITO (323) 906-2425**



**HANCOCK PARK | \$3,375,000**  
 Stately Mediterranean on sought after street. 5beds+3.5bas. Guest house potential, Pool!  
**LISA HUTCHINS (323) 460-7626**



**HOLLYWOOD BEACH | \$1,900,000**  
 Oceanfront 3+3 end-unit townhome w/superb ocean and island views. Prvt. garage.  
**ARIEL & KAREN (805) 824-2004**



**HOLLYWOOD HILLS | \$2,549,999**  
 8623 Skyline Dr | New Price! Move-in ready 4+3 architectural home w/"Postcard" views.  
**IRENE ARATHOON (310) 285-7584**



**LOS ANGELES | \$3,895,000**  
 Holmby Hills gated family estate w/3+3.5 a classic design & mid century flair!  
**MICHAEL GILBERT (818) 259-5208**



**LOS ANGELES | \$1,349,000**  
 Stunning 1930's Spanish View Home in Franklin Hills. Complete with original details. 3+2.  
**DICK & TERRY GOODRICH (805) 495-1048**



**MALIBU | \$2,200,000**  
 Artistically Designed NY Loft Meets Malibu Farmhouse! 2bed + 3bath. Truly unique property.  
**KATHLEEN ROSSI (310) 430-5300**



**MALIBU | \$1,649,000**  
 Build your perfect home on approx. 5.05 acres in coveted Malibu West, CDP approved.  
**ALY DUNNE (310) 321-2571**



**MANHATTAN BEACH | \$14,900,000**  
 One-of-a-Kind. Largest estate in Manhattan Beach. Top Rated Schools. Rare Privacy.  
**JOHN CAPELLARO (310) 463-4100**



Arcadia (626) 445-5500  
 Beverly Hills North (310) 777-6200  
 Beverly Hills South (310) 273-3113  
 Brentwood (310) 820-6651

Calabasas (818) 222-0023  
 Glendale (818) 240-1111  
 Hancock Park North (323) 464-9272  
 Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334  
 Los Feliz (323) 665-5841  
 Malibu Colony (310) 456-3638  
 Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700  
 Marina del Rey (310) 301-3500  
 Montecito (805) 969-4755  
**COLDWELLBANKERHOMES.COM**



**PACIFIC PALISADES | \$1,250,000**  
 www.1840palisades.com Beautiful "Tennis Villa" end-unit townhome - Cyn./Mtn./Oc. VIEWS!  
**SHARON & JOHN (310) 573-7737**



**PASADENA | \$3,088,000**  
 6BD/6.5BA Mediterranean estate, library, separate wok kitchen, 4-car garage, 17,000+SF lot  
**JOSEPHINE YANG (626) 823-8145**



**PASADENA | \$1,749,000**  
 Circular, gated 1966 award winning contemporary estate on half an acre. 2120kinclair.com  
**THE FAIRBANKS GROUP (626) 390-1000**



**PASADENA | \$1,350,000**  
 633 S Lake Ave #4 | Luxurious, 4-story Chateau style townhouse, 2 master BD suite | 2.5 BA  
**SCOTT JAMES & CHRIS STILLMARK (626) 319-6927**



**PLAYA VISTA | \$959,900**  
 Remodeled 2BD/2BA condo w/ high-end designer finishes throughout & over \$100k spent.  
**SAM ARAGHI (310) 415-1118**



**RANCHO PALOS VERDES | \$1,599,999**  
 Large 3BD Home with 3 Car Garage | Amazing Deck with Beautiful Queen's Necklace View  
**ASTRID NAVIAUX (310) 292-0457**



**SANTA BARBARA | \$11,500,000**  
 HopeRanchElegance.com A fine example of old world charm w/ modern day amenities on 8 acres  
**LORENZEN PARTNERS (805) 886-1842**



**SANTA MONICA | \$3,975,000**  
 Custom 4bd 4.5ba gated & pvt hm w/hw flrs & maids quarters located 3 blocks from ocean.  
**DAVID BAYAT (310) 442-1300**



**SANTA MONICA | \$2,450,000**  
 2420 Pearl St | Remodeled 5BD/5BA home with a large kitchen, patio, yard and 2-car garage.  
**ED CARPENTER (310) 387-5333**



**SANTA MONICA | \$1,649,000**  
 1118 3rd St #301 | Spacious 2BD/2BA condo down the street from Third Street Promenade.  
**STEVE SAWAII (310) 899-3584**



**SHERMAN OAKS | \$1,099,000**  
 Private 2+2, canyon retreat located south of Ventura Blvd. www.3929SunnyOak.com  
**BARRY DANTAGNAN (818) 426-8677**



**WEST HOLLYWOOD | \$2,299,000**  
 Fabulous remodeled Spanish in prime West Hollywood location. 3bd+2ba.  
**GINGER GLASS (310) 927-9307**

Pacific Palisades (310) 454-1111  
 Palos Verdes (310) 378-5201  
 Pasadena (626) 584-0050  
 Playa Vista (310) 862-5777

San Marino (626) 449-5222  
 Santa Barbara (805) 682-2477  
 Santa Monica Montana (310) 458-0091  
 Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424  
 Studio City (818) 788-5400  
 Venice (424) 280-7400  
 Ventura (805) 648-5051

Westchester (424) 702-3000  
 Westlake Village (805) 495-1048  
**COLDWELLBANKERHOMES.COM**



# A&D ARCHITECTURE & DESIGN

## MAGNificent Modernism

by Bret Parsons



Internationally acclaimed interior designer James Magni is renowned for his minimalist approach to design. Since arriving in Los Angeles during the 1980s, he was quickly recognized for his mastery of creating an ascetically beautiful and harmonious balance between objects, furnishings and art, with the surrounding environment of the residence. He excels at working with clients whose properties feature extraordinary vistas, and is faced with the challenge of curating a space that complements the view rather than competing with it. To create this symbiotic relationship, Magni pulls furnishings and rugs away from the walls, allowing them to float in the room and therefore feel ethereal. With this arrangement, the view naturally seeps into the space which then becomes a seamless indoor/outdoor experience. Oftentimes when people walk into one of Magni's homes, they walk straight out to the terrace or patio to experience the panorama – only afterwards do they walk back inside to experience the furnished space. To accommodate this, one must keep the pathway generous so guests can move through the space easily and comfortably. The view is always the focal point. As Magni says, "One cannot compete with Mother Nature." Therefore, it's most important to honor her by designing around the view and the natural environment.

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



Photographer credit: Erhard Pfeiffer

## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: PETER TOLKIN



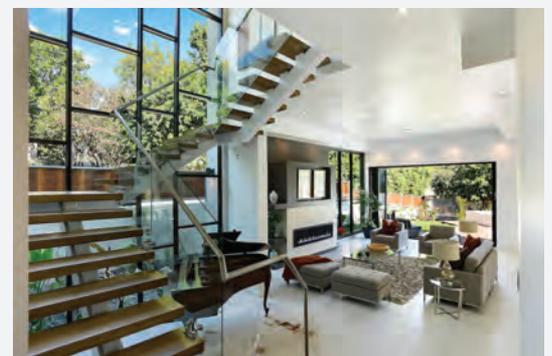
ENCINO | \$8,499,000  
Architectural Tour de Force. Gated sanctuary, combining dramatic space, light & privacy.  
Joyce Rey & Stephen Apelian (310) 285-7529

ARCHITECT: GERARD COLCORD



CHEVIOT HILLS | \$4,395,000  
2915 Patricia. Classic Spanish Colonial Revival. 3 BD+3 BA main house, 1 BD+1 BA guest.  
Adam Glick (310) 829-3939 & Ron Wynn (310) 963-9944

ARCHITECT: DANIJELA TRUBINT



HOLLYWOOD HILLS WEST | \$2,950,000  
7668 Woodrow Wilson | Open Sun 2-5 | New Const designed by Danijela Trubint. 4BR, 5BA.  
Eric Lowry & Kirk Frieden (213) 507-0950



RESIDENTIAL BROKERAGE

TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME, CONTACT [BRET@BRETPARSONS.COM](mailto:BRET@BRETPARSONS.COM) OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.



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Gorgeous Canal-Front Home in the Silver Strand  
5313 Via Donte, Marina del Rey  
[www.5313MarinaDelRey.com](http://www.5313MarinaDelRey.com)  
\$3,350,000  
Open Tuesday 11-2



Jade Mills  
(310) 285.7508 | [Homes@JadeMills.com](mailto:Homes@JadeMills.com)  
[www.JadeMills.com](http://www.JadeMills.com) | CalBRE #00526877

Tiffany Barcena  
(310) 849.9592 | [TiffBarcena@gmail.com](mailto:TiffBarcena@gmail.com)  
CalBRE #01333921



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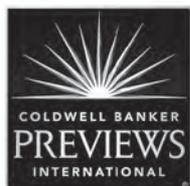
## Extraordinary Value!!! Prime Beverly Hills

Elegant and discrete Regency Villa positioned at the end of a quiet cul-de-sac in premier Beverly Hills location just north of Sunset Boulevard. Exquisitely renovated with beautiful detail, French doors throughout, three fireplaces, high ceilings and light-filled skylit entry. Breathtaking gourmet eat-in kitchen. Master suite with fireplace, beautiful his and her bath suites and generous closets. Three additional guest bedrooms plus large family room/library, all overlooking poolside gardens and city views. Expansive 36,000sf+ premier lot, sparkling pool, peace and tranquility. Also available for lease.

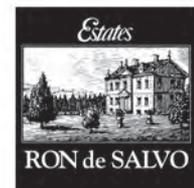
[www.520stonewood.com](http://www.520stonewood.com)

\$13,900,000

**OPEN TUESDAY 11AM-2PM**  
**520 Stonewood Drive**



Exclusive Representation  
**RON de SALVO**  
(310) 777-6233  
[ron@rondesalvo.com](mailto:ron@rondesalvo.com)



# Secluded Gated Compound with Jetliner Views



## 13377 Java Drive • BHPO

- Spacious newer (c. 1999) Contemp Mediterranean
- Dramatic 2sty entry hall w/sweeping staircase
- Sunlit rooms w/wood floors/French doors/hi ceilings
- 4 Bedrooms upstairs + maid's quarters downstairs
- Voluminous living room w/beams/patio/views
- Fabulous center-isle kitchen & adjacent family room
- Lovely separate paneled library/office
- Master suite w/gym/walk-in/luxe bath/view balcony
- Outdoor spa on upstairs master balcony with views
- Large gated motorcourt and 3 car direct-entry garage
- Panoramic city, canyon, & partial ocean views
- Set on two lots totaling nearly 28,000 square feet
- Endless rear grounds w/unobstructed views
- Lawns, stream, water wall, waterfall pool
- Outdoor writer's studio/bonus room on secondary lot
- Just south of Mulholland & east of Benedict Canyon
- A most exclusive and desirous cul-de-sac road

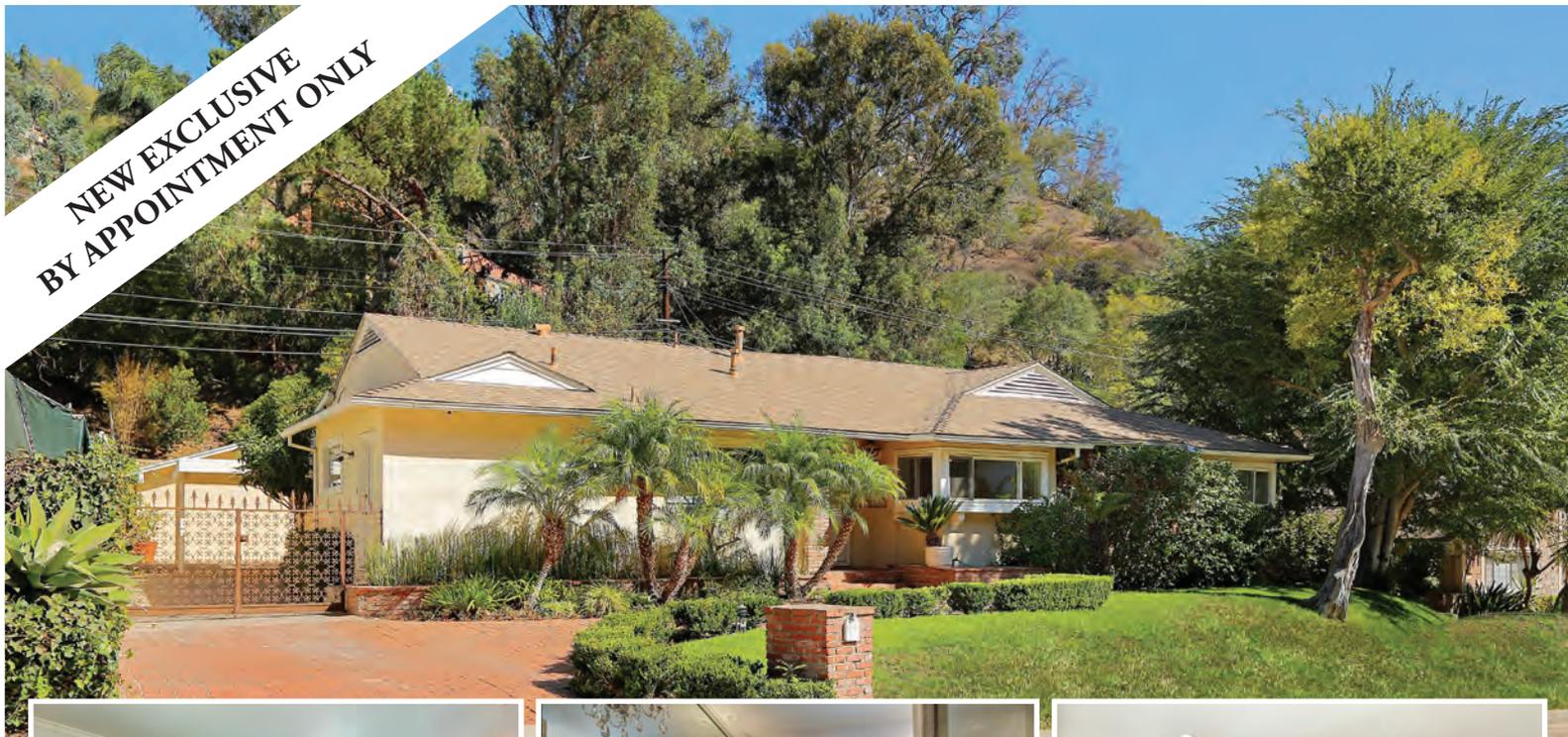
**Open Tuesday, October 18<sup>th</sup> • 11-2**

**Reduced to Sell! \$6,750,000**

**Michael J. Libow**  
COLDWELL BANKER  
(310) 285-7509



# *Fabulous Updated 1 Story Home and Guest Unit*



## *1554 San Ysidro Drive • BHPO*

- Immaculate and spacious home
- 3 Bedrooms 2.5 Baths
- Large outdoor guest unit w/bd/ba/liv rm
- Huge “great” room design opens to grounds
- Gorgeous dark wood floors and mouldings
- Beautiful master suite with closets galore
- Redone kitchen with top appliances
- Big lush yard with pool/patios/lawns
- Prime location on lower San Ysidro

*For Lease at \$8,300/month*

**Michael J. Libow**  
COLDWELL BANKER  
(310) 285-7509



# MANDEVILLE CANYON

## HOUSE HOPPING CARAVAN

OPEN TUESDAY 11AM - 2PM... COME JOIN US!



**3289 MANDEVILLE CANYON ROAD | BRENTWOOD**

5BD, 3.5BA | \$3,425,000

Susan Stark & Joan Caplis | 310.345.7450



**3386 MANDEVILLE CANYON ROAD | BRENTWOOD**

4BD, 3BA | \$2,395,000

Wendy Kirshner & Shel Kirshner | 310.741.0232



**1981 WESTRIDGE ROAD | BRENTWOOD**

5BD, 3.5BA | \$1,999,000

Sari Gassner & Roger Fenton | 818.744.3132



**13710 BAYLISS ROAD | BRENTWOOD**

3BD, 3.5BA | \$2,588,000

Susan Dishell-Abbott & Barbara Marcus | 310.415.3400



**2520 LA CONDESA DRIVE | BRENTWOOD**

3 BD, 2 BA | \$1,900,000

Cindy Ambuehl | 818.489.0282



**2826 CORDELIA ROAD | BRENTWOOD**

4BD, 3.5BA | \$2,245,000

Clifford Rowe & Andrea Tzadik | 424-203-1890

**VISIT ALL PROPERTIES  
ON TUESDAY 10/18 FOR A CHANCE TO WIN  
LUNCH AT TAVERN!**





## EXTRAORDINARY FRENCH COUNTRY ESTATE SHOWN BY APPOINTMENT ONLY

5 BEDROOMS | 7 BATHS | APX. 5,931 SQ. FT. | APX. LOT SIZE 13,183 SQ. FT. | \$5,790,000

JOYCE REY  
(310) 285-7529

Joyce@JoyceRey.com | JoyceRey.com

DENISE HAMILTON  
(213) 308-1005

DHamiltonHomes@gmail.com

*Joyce Rey*



DENISE HAMILTON



RESIDENTIAL BROKERAGE

# GATED ESTATE, BEVERLY HILLS NORTH OF SUNSET



**1024 SUMMIT DRIVE | \$27,950,000**

**OPEN TUESDAY, OCTOBER 18TH • 11AM-2PM**

Located up a long private gated driveway on one of Beverly Hills' most prestigious streets, 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, all in a spectacular setting. Just completed, featuring an incredible 2-story living room, gorgeous library/den, a state of the art media/screening room, incredible master suite, very spacious gourmet kitchen, breakfast room, wine cellar, and much more. All rooms open to a beautiful outdoor pavilion, gardens, bar, and swimmer's pool. An incredible opportunity to own a trophy estate in one of the most prime locations in the city, just 2 minutes from the Beverly Hills Hotel. Co-listed. [weahomes.com/listing/1024-summit-dr](https://weahomes.com/listing/1024-summit-dr)

**EXCLUSIVE  
REPRESENTATION**

**Kurt Rappaport**  
310-860-8889  
kr@weahomes.com  
CALBRE#: 01036061

[WEAHOMES.COM](https://weahomes.com)



**WESTSIDE ESTATE AGENCY**

**BEVERLY HILLS** | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770  
**MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171  
**MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471

# SPECTACULAR ITALIANATE VILLA WITH A LEGENDARY HISTORY



**1669 SAN ONOFRE DRIVE | \$25,995,000**

**OPEN TUESDAY, OCTOBER 18TH • 11AM-2PM**

Located behind antique iron gates at the end of a long private driveway. Unobstructed head-on views from downtown to Catalina. New construction with old-world craftsmanship, modern tech & sophisticated design. The latest offering from ultra-exclusive designer/developer, Jaman Properties. Featuring a grand 2 story entry, expansive living room, pro screening room, chef's kitchen/family room, formal dining & paneled library--all open to panoramic views, Scott Shrader-designed gardens, outdoor entertainment areas & saltwater pool w/invisible spa. World-class master suite with jetliner views, pvt terrace, his/her bath/dressing rooms, 5 add'l en suite bdrms & sep. gsthose/gym. Handmade gas lanterns, 6 fpls, French oak floors, antique barn beams & important historic features. Extremely private & secluded in the most elite section of the Palisades Riviera. [1669sanonofre.com](http://1669sanonofre.com)

**EXCLUSIVE  
REPRESENTATION**

**Kurt Rappaport**  
310-860-8889  
kr@weahomes.com  
CALBRE#: 01036061

[WEAHOMES.COM](http://WEAHOMES.COM)



**WESTSIDE ESTATE AGENCY**

**BEVERLY HILLS** | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770  
**MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171  
**MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471



PENTHOUSE 38B  
AT THE CENTURY | LOS ANGELES

*Offered at \$29,900,000*

---

Occupying a world of its own high atop The Century is Penthouse 38B, a residence of unparalleled grandeur and distinction, boasting a magnificently lavish, Art Deco-inspired interior. The sprawling seven room penthouse, with nearly 600 square feet of outdoor terraces soaring above the city, is the culmination of five years of dedicated engineering and design.

**NICK SEGAL & RICK OJEDA**

rick.ojeda@thepartnerstrust.com | 310.902.7676



THEPARTNERSTRUST.COM





# QUALITYAGENTS



**OPEN SUN 2-5**

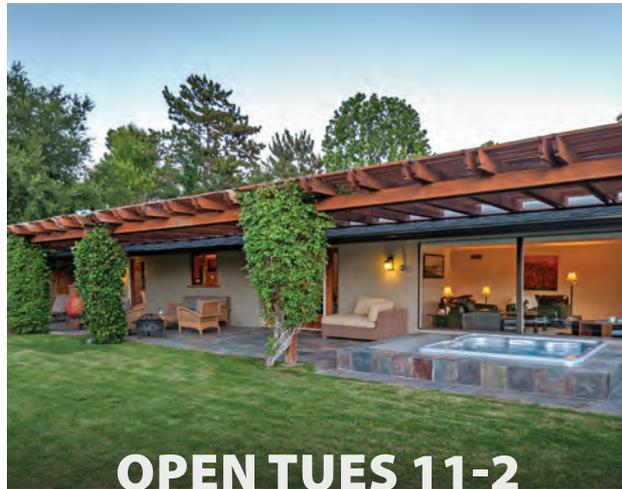
\$13,900,000 | 10325 Greendale Dr, Bel Air | 5BD/7BA | Apx 1.6 acres  
**Sheila Rose & Associates | 310.890.1521**



\$6,995,000 | 1362 Bella Oceana Vista, Pacific Palisades | 6BD/7½BA  
**Eric Knight | 310.230.3743**



\$3,875,000 | 5364 Scott Robertson Rd, Hidden Hills | 4BD/5BA  
**Joanie Louis | 818.425.8516**



**OPEN TUES 11-2**

\$2,588,000 | 13710 Bayliss Rd, Brentwood | 3BD/3½BA  
**S. Dishell/B. Marcus | 310.466.5676**



\$2,350,000 | 2800 Gypsy Canyon Rd, Lompoc | 143± acs (assr)  
**Kerry Mormann | 805.689.3242**



\$2,789,000 | 3815 Marfield Avenue, Tarzana | 6BD/7BA  
**Julie Solnit | 310.922.5965**



\$1,089,000 | 1701½ Morton Ave, Echo Park | Duplex  
**Judy Oroshnik | 323.671.1248**

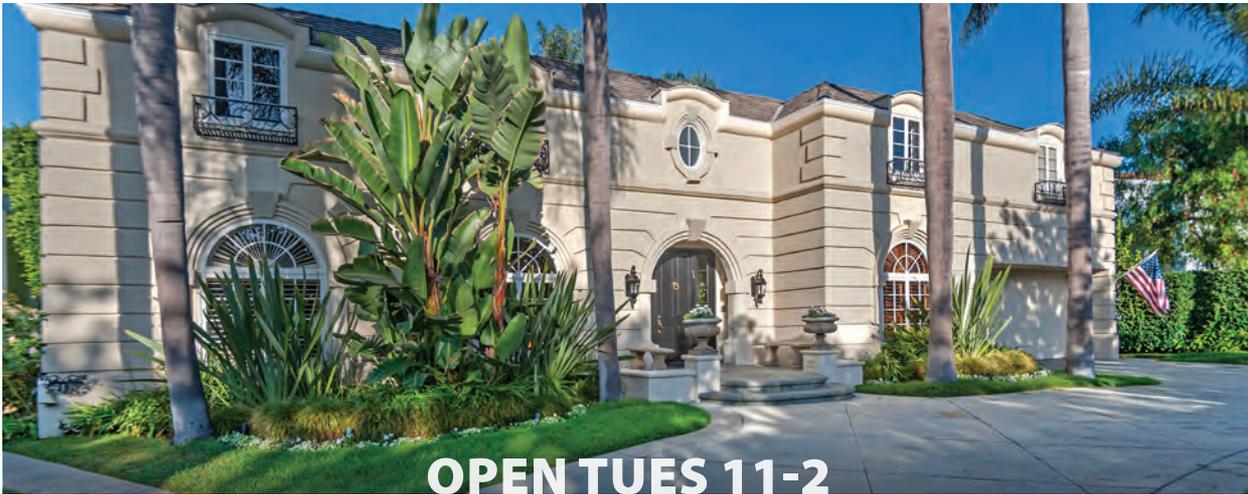
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 Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura

# EXTRAORDINARY RESULTS



**OPEN TUES 11-2**

\$6,250,000 | 337 Conway Avenue, Little Holmby | 5BD/4½BA  
S. Dishell-Abbott/L. Young | 310.415.3400



\$3,995,000 | 545 S Willaman Dr, Beverly Center | 5BD/5½BA  
Natalie K. Levi | 310.309.9299



\$1,895,000 | 2203 3rd St #11, Santa Monica | 2BD/2½BA  
Alexandra Pfeifer | 310.230.3776



\$1,710,000 | 4015 Rock Hampton Dr, Tarzana | 5BD/4½BA  
Linda Wiseman | 818.458.0985



**OPEN TUES 12-2**

\$1,090,000 | 3566 Via Dolce, Marina del Rey | 2BD/2½BA  
Daniel E. Rinsch | 323.899.7267



\$799,000 | 4941 Chimineas Ave, Tarzana | 3BD/3BA  
Yaniv Horovitz | 818.943.9044



\$1,499,000 | 2156 Roscomare Road, Bel Air | 3BD/2BA  
Matt Epstein | 818.789.7408

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331

**OPEN TUESDAY 11-2**



# PRIME LITTLE HOLMBY



Towering palms greet you as you enter the grand foyer of this stunning Mediterranean home. With 5 bedrooms, 4½ baths, high ceilings, hardwood floors & large gracious rooms, this classic floor plan is perfect for elegant entertaining & everyday living. The picturesque dining & living rooms open through French doors to a lanai, exquisite yard & pool. A large, Provencal kitchen boasts a stone hearth & Butler's pantry. A sun-filled master suite w/ a sitting room, patio, luxurious bath, walk-ins & a 2nd master are featured. **Lunch is being served.**

**337 Conway Ave | Little Holmbly**

**Offered at \$6,250,000**



**Susan  
Dishell-Abbott**  
310.415.3400  
sdish1@aol.com



**Larry  
Young**  
310.777.2879  
larryyoungwestside.com  
larry@larryyoungwestside.com



**BERKSHIRE HATHAWAY**  
HomeServices

**LUXURY  
COLLECTION**



## JOEL & DORIT COOPER

310.968.2401

Joel@JoelCooper.com

JoelCooper.com

# OPEN TUESDAY 11-2



# NEW PRICE

**2332 Castle Heights Avenue | Beverlywood**

**Offered at \$2,095,000**

Elevated above the street, you are welcomed into this bright & inviting tastefully remodeled 4 Bedroom home within the Beverlywood Homeowners Association. Measuring 2,813 sq ft (per public records), this home features open living areas with high ceilings, spacious master suite with 2 walk-in closets & sumptuous en-suite bath, designer kitchen with custom cabinets & professional appliances, 2-zone HVAC, home entertainment system with Control 4 system and a private, landscaped backyard. Centrally located south of Beverly Hills in award winning Castle Heights School District! Don't wait to tour this very desirable turn-key home! Easy To Show!

## BERKSHIRE HATHAWAY | California Properties HomeServices



# 467 Surfview Dr

Pacific Palisades

\$3,849,000

Isabelle Mizrahi

310.230.3720

isabelle@inthecanyon.com



BERKSHIRE HATHAWAY  
HomeServices  
California Properties

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## *Exquisite Modern Home*



*12038 Crest Ct*

BEVERLY HILLS CA 90210

5 Bedroom, 6 Bath,

Exquisite modern home in the sought after Summit community of Beverly Hills. Guard gated with spectacular city light views. This extensively remodeled home features an extremely open floor plan, perfect for modern living as well as entertaining. Entertainer's dream yard which ties into the house beautifully via panoramic opening doors. Sparkling pool with waterfall, pool house/bar/cabana, a fire pit area, and a standalone deck that includes a water feature and some of the best views on the property. Remarkable outdoor living that must be seen to be appreciated. The open kitchen boasts sleek custom cabinetry and state-of-the-art-appliances. The elegant private master suite features a den or office, library or nursery, a large balcony, elegant fireplace, and an additional indoor/outdoor room with amazing views. Sexy master bathroom with a free standing tub, his/her shower, and his/her toilets with electronic function. Master also includes magnificent his/hers closets with all new custom cabinetry. Fully smart home wired with state-of-the-art Crestron keypads. Too many custom features to mention. Designer finishes and impeccable attention to detail.

This is indeed California living and entertaining at it's finest. Truly a MUST SEE!!!!

*Sara Afghani*

**818-577-8227**

License# **01923243**



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

**Sotheby's**  
INTERNATIONAL REALTY

**PACIFIC PALISADES RIVIERA**  
**Luxurious New Construction**  
**OPEN TUESDAY 11AM - 2PM | Lunch Served**  
**OPEN SUNDAY 2PM - 5PM**



**James Respondek**  
**CalBRE#: 00713972**  
**310.488.4400**  
**james.respondek@sothebyshomes.com**  
**PACIFIC PALISADES BROKERAGE | 310.454.0080**  
**15308 Sunset Boulevard, Pacific Palisades, CA 90272**  
**sothebyshomes.com/losangeles**

**687 Amalfi Drive**  
**House: 11,150 sq.ft (approx)**  
**Lot: 18,252 sq.ft (approx)**  
**Offered at \$15,995,000**

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# UNDER \$380/SF IN ROYAL OAKS

BROKER'S OPEN — TUESDAY, OCTOBER 18 • 11AM–2PM



**7 BED • 10 BATH • ~15,000 SF • 25,926 SF LOT**

Royal Oaks premier Estate! ~15,000 square feet of living space, 7-car subterranean parking garage, 25,000+ square foot lot with outdoor covered patio, pool, spa, and barbecue island. Construction was completed in 2009, reminiscent of a Hancock Park Estate, newer amenities blended with 1920s architecture and style. Grand entrance with Italian marble floors, wood-beamed ceilings, hand-carved wood staircase, and stained-glass French doors which lead to the yard, step-down living room with wood-burning fireplace and sitting area. Formal dining has multiple sets of French doors that open to the backyard. Kitchen with large island, walk-in pantry, butler's kitchen, counter seating, breakfast nook. Family room with wood-burning fireplace, leaded picture window, and access to the courtyard. Basement offers 2 bedroom suites, game area and family room, top floor has 5 bedroom suites including the master with walk-in closet, and spa-like bathroom. Second floor great room off of the secondary bedrooms is a perfect area to spend time with the family. Extensive use of brick throughout the backyard, multiple outdoor entertainment and dining areas, lush landscape, and large grass area.

**Offered at \$5,650,000**

4009 Valley Meadow Road, Encino

**BRIAN  
PANE**  
EXCELLENCE

**BRIANPANE.COM**

818.521.9790

Brian@BrianPane.com

Wish

**Sotheby's**

INTERNATIONAL REALTY

PARTNERS  
*trust*

SPECTACULAR VIEWS  
GUARD GATED  
8 BEDROOMS / 8,893 S.F.  
SPORTS COURT / POOL  
OVER AN ACRE

16242 SHADOW MOUNTAIN DRIVE  
PACIFIC PALISADES

*Offered at* \$10,980,000

OPEN HOUSE  
TUESDAY 11-2 PM

RICHARD STEARNS | HUGH EVANS III

310.850.9284 | 310.801.4201  
richard.stearns@thepartnertrust.com



THEPARTNERTRUST.COM

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EXCLUSIVE AFFILIATE OF

 LEVERAGE  
GLOBAL PARTNERS

1140 TOWER ROAD  
BEVERLY HILLS

OFFERED AT \$28,450,000

## TRADITIONAL ESTATE

A unique opportunity to acquire a Beverly Hills Traditional Estate, North of Sunset Boulevard. 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. The detached fully equipped guest house benefits from its own double entrance gated driveway and a 4 car garage. In total 8 bedrooms, 8 full and 6 half baths.

OPEN TUESDAY 11-2PM

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

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**ESTATE**  
RESIDENCES



kw® | KELLER WILLIAMS BEVERLY HILLS

**MICHAEL EISENBERG 310.748.5410**

**REAL ESTATE TOP GUN**

Open 11-2pm



Chris Pickett  
**TELES**  
PROPERTIES  
310.800.7103  
BRE#01475927

## 1535 N. Gardner Street

Hollywood | 3 BR | 1 BA | \$1,095,000

*Vintage chic 1913 Bungalow, located mid block & set near the base of the best hiking trails in LA; Runyon Canyon.*

**ERNIE CARSWELL**  
&  
PARTNERS

Open 11-2pm



Shannon McNamara



323.350.0437  
BRE#01491520

## 3838 Shannon Road

Los Feliz | 4 BR | 3 BA | Pool | \$1,445,000

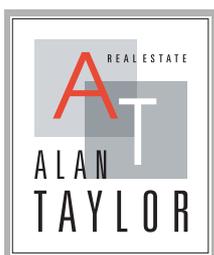
*This secure retreat offers privacy, views and numerous outdoor areas that are perfect for entertaining or quiet reflection.*

ERNIE CARSWELL  
&  
PARTNERS

310.345.7500  
BRE#01111566

# COOL CALMNESS JR DAVIDSON, 1939 ENCINO

OPEN  
TUE 11-2



ALAN TAYLOR

818.650.1603  
alan@alantaylorrealestate.com  
alantaylorrealestate.com

JOHN AAROE GROUP

4620 RUBIO AVENUE | ENCINO | \$3,999,000

Cool, calm and sophisticated, J.R. Davidson Mid Century Modern. Almost 6,000 square feet of living spaces on nearly two thirds of an acre. Single-story, five-bedroom, six-bath home thoughtfully updated for today's living w seamless indoor/outdoor living and lush private grounds.  
[www.4620Rubio.aaroe.site](http://www.4620Rubio.aaroe.site)



# EXPLORE

@ARTEMESIA

# IT STARTED AS ONE OF THE FINEST ARTS & CRAFTS HOUSES EVER BUILT.

Then it was treated to an award-winning restoration. Now, it boasts a brand new swimming pool and spa. And gorgeous remodeled bathrooms. And a fresh new look with gilded ceilings and lighter colors. Plus, all-new furnishings. Frankly, it's sensational.

**@ARTEMESIA**

---

**ARTEMESIA WILL BE OPEN 11-2 | TUESDAY, OCTOBER 18**

A chef will be preparing pasta dishes made to order and famed jazz performer and composer, Lou Forestieri, will be performing live in the ballroom. **Valet parking adjacent to 2150 Canyon Drive, Los Feliz.**

Offered at \$9,995,000 | [Artemesia.us](https://www.Artemesia.us)

---

**SALLY FORSTER JONES**

John Aaroe Group

310.691.7888 | [sallyforsterjones.com](https://www.sallyforsterjones.com)





# BEDAZZLED

@ARTEMESIA





**KATHERYN CONSTANTINE**

310.745.1614 | CalBRE: 01722507

Katheryn.Constantine@sothebyshomes.com

**OPEN TUESDAY 11AM - 2PM**  
**LAUNCH PREVIEW THURSDAY 6 - 8PM**

11808 Dorothy Street #308 | BRENTWOOD

**OFFERED AT \$1,700,000**

BRENTWOOD BROKERAGE | 11911 San Vicente Boulevard, Suite 200 | Los Angeles, CA 90049 | sothebyshomes.com

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# JORY BURTON PRESENTS

27002MALIBUCOVECOLONYDRIVE.COM



JORY BURTON

310.766.5679 | [Jory@JoryBurton.com](mailto:Jory@JoryBurton.com) | [JoryBurton.com](http://JoryBurton.com)

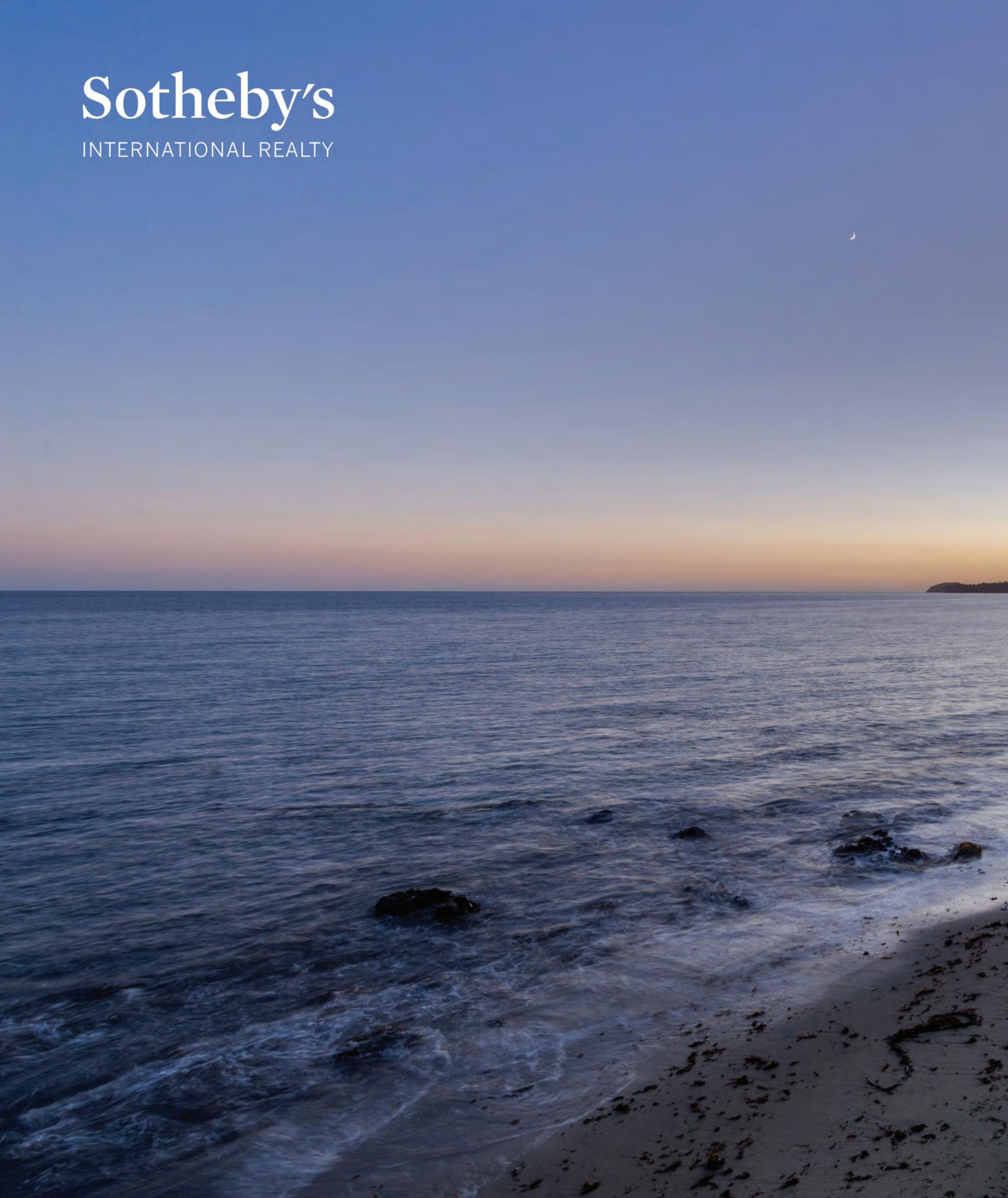
Beverly Hills Brokerage | 9665 Wilshire Blvd., Suite 400, Beverly Hills, California 90212

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INTERNATIONAL REALTY

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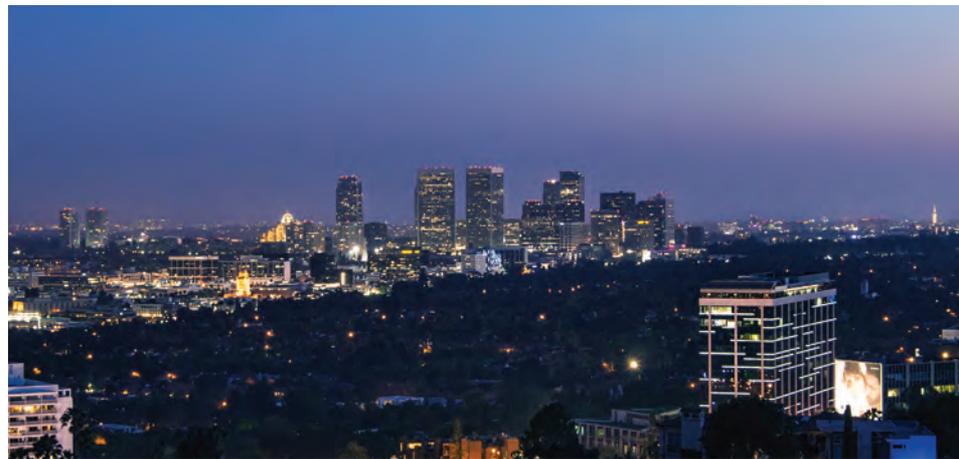


27002MALIBUCOVECOLONYDRIVE.COM  
4 BR, 4 BA, 3,184± SQ.FT., \$6,350,000

**JORY BURTON**  
310.766.5679 | Jory@JoryBurton.com | JoryBurton.com

# 1439 DEVLIN DRIVE | SUNSET STRIP

Twilight Tuesday Open 6:15pm – 8:00pm



**4BR, 4.5BA | 4370 Sq. Ft | 1439Devlin.com | Offered at \$7,295,000**

Private gated sophisticated Architectural. Loft-like open floor plan, great room with soaring 11 ft. ceilings, floor to ceiling glass sliders out to the swimmer's pool and grounds. 7" wide plank oak wood floors throughout the entire house. Gourmet kitchen is designed for entertaining on a grand scale featuring two 20 ft. Caesarstone Islands. Luxurious master bath with fireplace and custom master closet. Sited on a cul-de-sac, with large drive-on motor court, this retreat is the quintessential Sunset Strip indoor outdoor living that you have been searching for.



**JORY BURTON**

Beverly Hills Brokerage | 310.766.5679

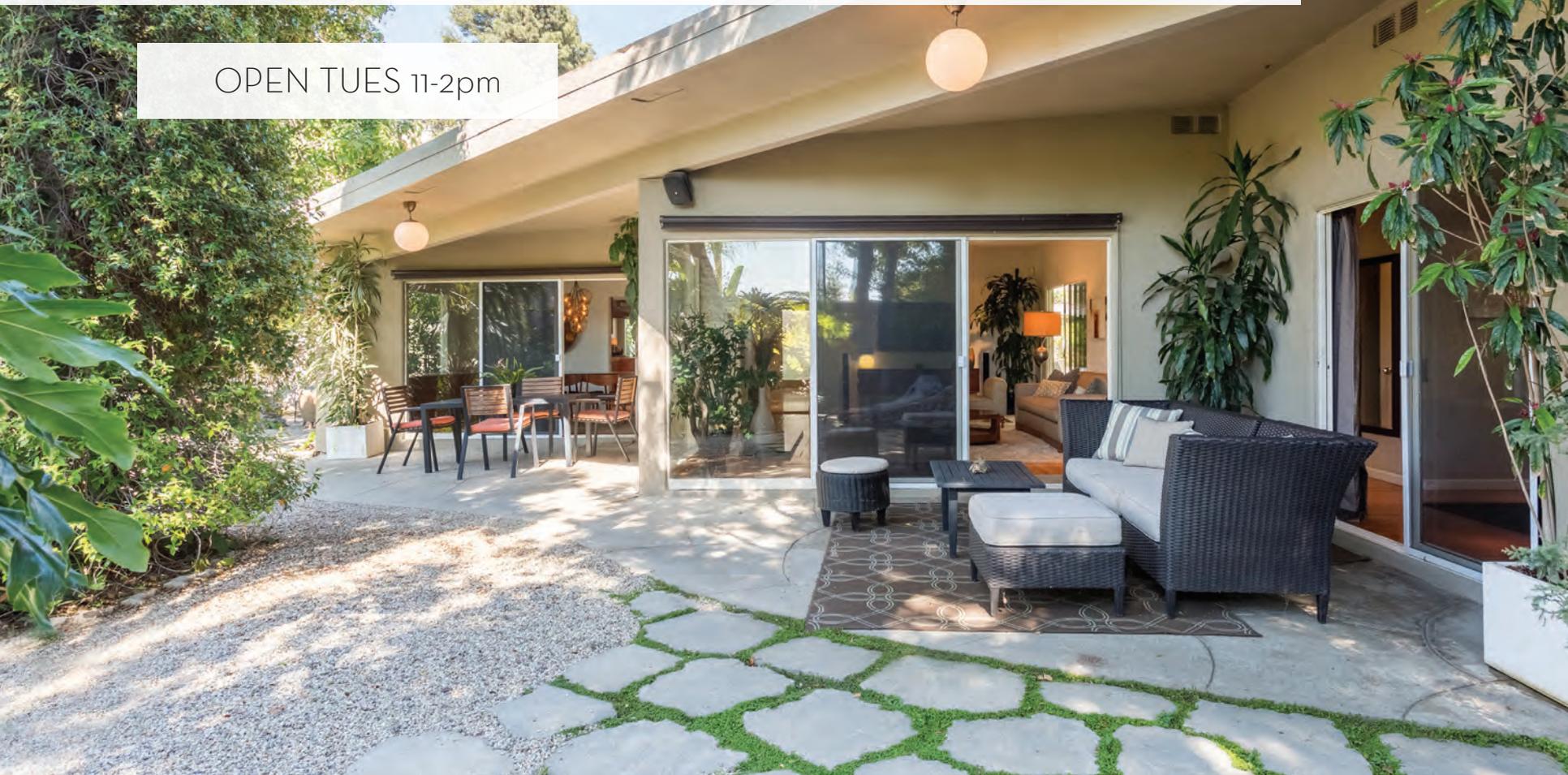
Jory@JoryBurton.com | JoryBurton.com

**Sotheby's**

INTERNATIONAL REALTY

# Nichols Canyon Mid-Century Compound

OPEN TUES 11-2pm



## 2551 Astral Dr, Nichols Canyon

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, large informal dining room and sprawling master suite with walk-in closet and luxe bath, surround sound, a/c...and all the perks for relaxing in a serene resort environment. Tons of storage space, 2 car garage, gated motor court and ample off street parking. Separate full guest house with living room, kitchen, bedroom/bath and separate entrance. Also available fully furnished with all decor in photos. An artful, sophisticated offering.

Offered at: \$2,200,000 | [2551AstralDr.com](http://2551AstralDr.com)

PETER **MAURICE**  
[petermaurice.com](http://petermaurice.com)  
310-623-8819

TREGG **RUSTAD**  
[treggrustad.com](http://treggrustad.com)  
310-623-8825



**RODEO REALTY**  
[www.RodeoRE.com](http://www.RodeoRE.com)

202 North Canon Drive  
Beverly Hills, CA 90210  
CalBRE#01349144/01129738



# Brand New Modern

Furnished by Minotti





# 525 Bellagio Terrace

Lower Bel Air

**POSSIBLY THE BEST DESIGNED HOME TO BE BUILT THIS YEAR IN BEL AIR.** Masterfully Crafted using only the most expensive materials, this warm and inviting 5 bedroom **Ocean View home** represents a triumphant achievement in new contemporary architecture. Complimented by extraordinary furniture pieces from Minotti Showroom and spectacular Fine Art from top local artists, this captivating home is like no other and is a must see on Brokers Caravan.

## \$11,495,000

**Open Tuesday**  
**11am to 2:30pm**  
**5:30 to 8:00pm**

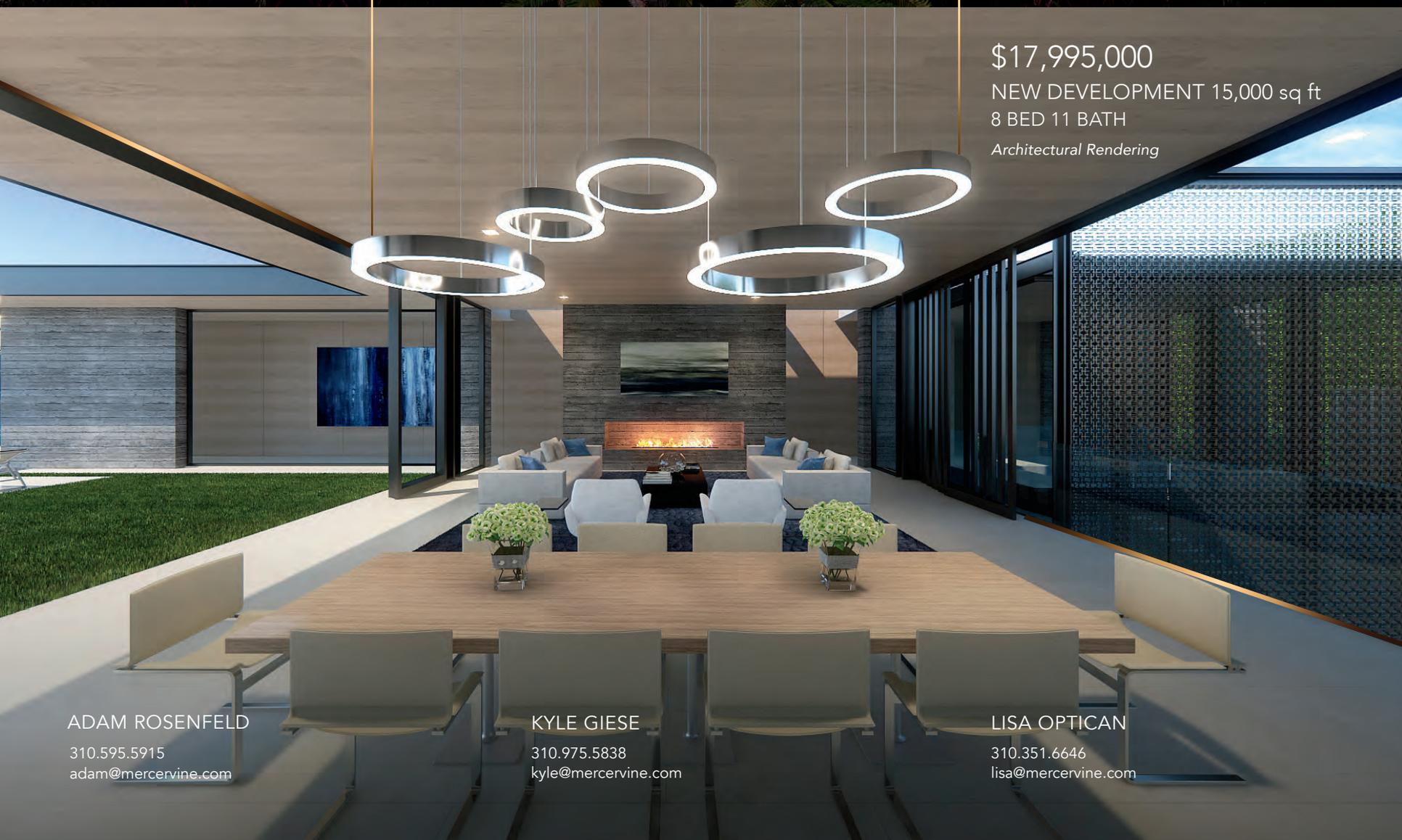
**PAUL CZAKO**  
**310.995.1963**



9212  
NIGHTINGALE DR  
SUNSET STRIP

Designed by renowned architect Paul McClean

\$17,995,000  
NEW DEVELOPMENT 15,000 sq ft  
8 BED 11 BATH  
*Architectural Rendering*



ADAM ROSENFELD  
310.595.5915  
adam@mercervine.com

KYLE GIESE  
310.975.5838  
kyle@mercervine.com

LISA OPTICAN  
310.351.6646  
lisa@mercervine.com

Designed by renowned architect Paul McClean

1357  
LAUREL WAY  
BEVERLY HILLS

\$9,995,000  
NEW DEVELOPMENT  
5 BED 10 BATH

PLANS AND PERMITS  
APPROVED  
14,000 sq ft

*Architectural Rendering*

ADAM ROSENFELD  
310.595.5915  
adam@mercervine.com

KYLE GIESE  
310.975.5838  
kyle@mercervine.com

COLEY LAFFOON  
424.333.0282  
coley@mercervine.com

MERCER VINE

# 810 SARBONNE RD BEL AIR

Designed by global architecture firm SAOTA



**\$9,995,000**  
NEW DEVELOPMENT  
5 BED 8 BATH  
10,000 sq ft  
*Architectural Rendering*

**ADAM ROSENFELD**  
310.595.5915  
adam@mercervine.com

**KYLE GIESE**  
310.975.5838  
kyle@mercervine.com

**TARA HOTCHKIS**  
310.890.6654  
tara@mercervine.com

MERCERVINE.COM

8124 W. 3rd Street, Suite 200, Los Angeles, CA 90048

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# VUE

URBAN HOMES

OPEN TUE 11-2  
TWILIGHT PARTY 5-8

1822 S  
REDONDO BLVD  
MID-CITY LOS ANGELES

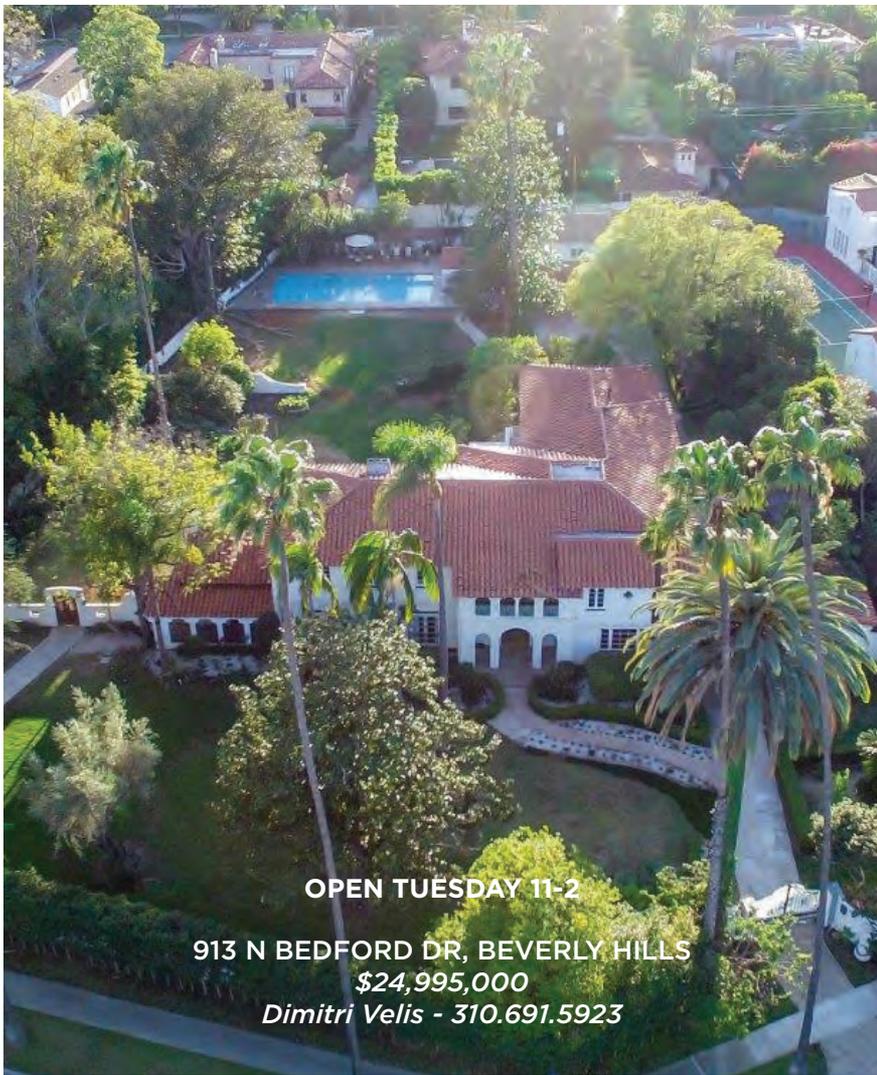
12 NEW-CONSTRUCTION  
SINGLE FAMILY HOMES  
FROM \$950,000

3-4 BED  
APPROX 2,000 sq ft

EVENING ROOFTOP PARTY  
WITH SUSHI, SAKE & SAPPORO  
VALET PARKING WILL BE PROVIDED  
TUESDAY 5-8PM

COLEY LAFFOON  
424.333.0282  
coley@mercervine.com

VUEURBANHOMES.COM



**OPEN TUESDAY 11-2**

**913 N BEDFORD DR, BEVERLY HILLS**  
**\$24,995,000**  
*Dimitri Velis - 310.691.5923*



RENDERING

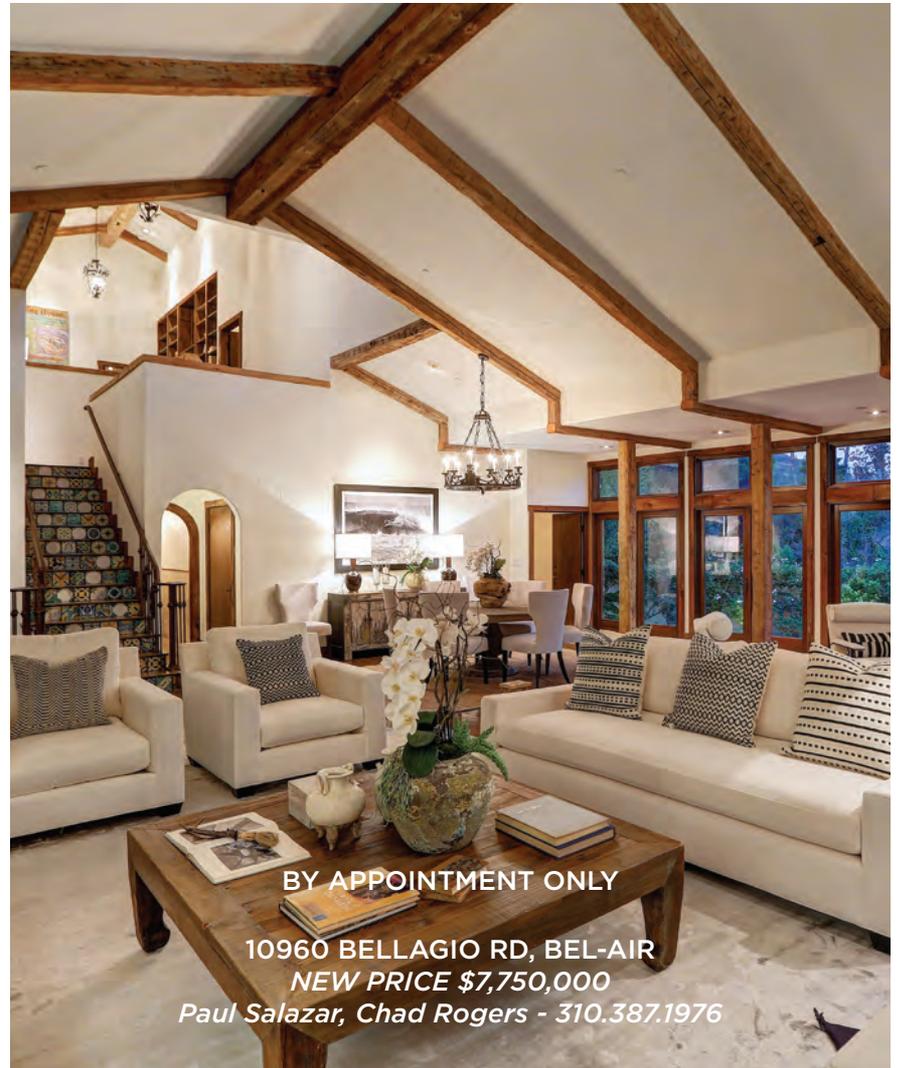
**OPEN TUESDAY 11-2**

**717 N TIGERTAIL RD, BRENTWOOD**  
**\$12,950,000**  
*Tyrone McKillen - 949.212.8721*



**OPEN TUESDAY 11-2**

**2167 SHERINGHAM LN, BEL-AIR**  
**\$7,750,000**  
*Susan Smith, Drew Fenton - 310.492.0733*



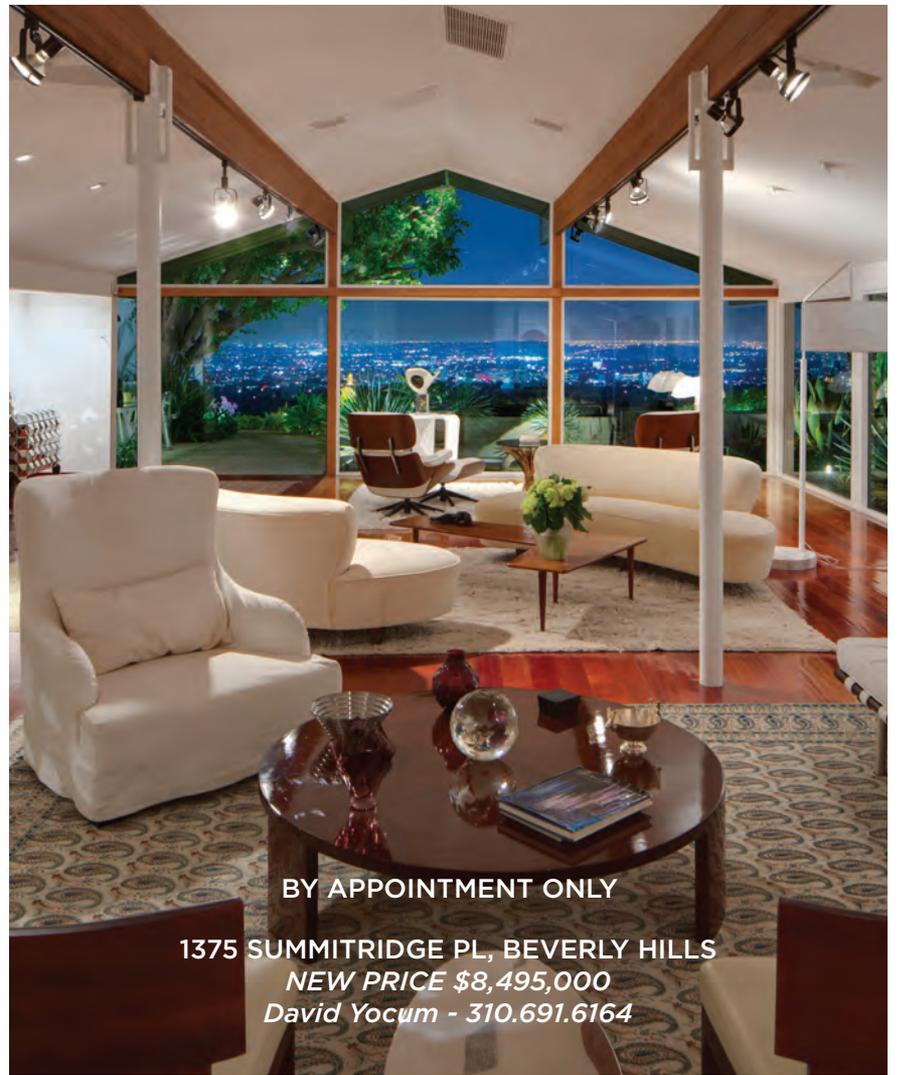
**BY APPOINTMENT ONLY**

**10960 BELLAGIO RD, BEL-AIR**  
**NEW PRICE \$7,750,000**  
*Paul Salazar, Chad Rogers - 310.387.1976*



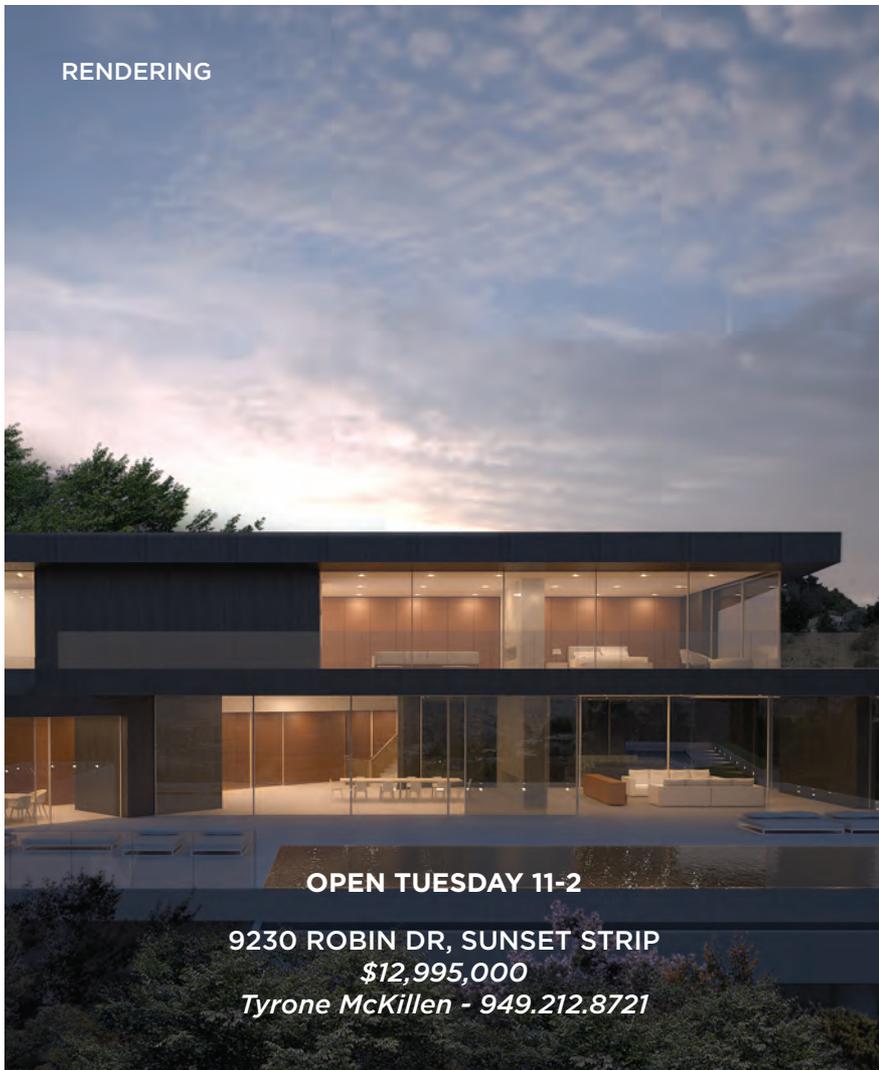
BY APPOINTMENT ONLY

20858 PACIFIC COAST HWY, MALIBU  
 \$9,499,000  
 David Kramer, Adam Press - 310.691.2400



BY APPOINTMENT ONLY

1375 SUMMITRIDGE PL, BEVERLY HILLS  
 NEW PRICE \$8,495,000  
 David Yocum - 310.691.6164



RENDERING

OPEN TUESDAY 11-2

9230 ROBIN DR, SUNSET STRIP  
 \$12,995,000  
 Tyrone McKillen - 949.212.8721

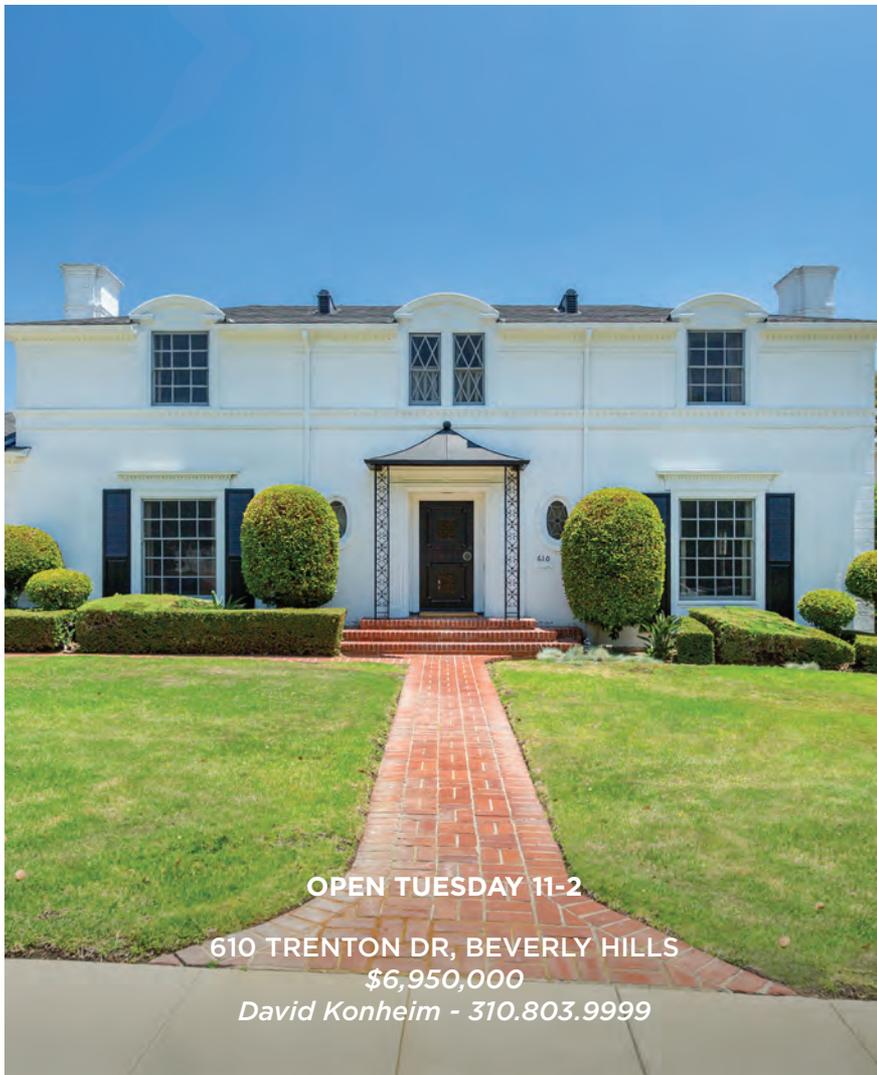


**HILTON & HYLAND**

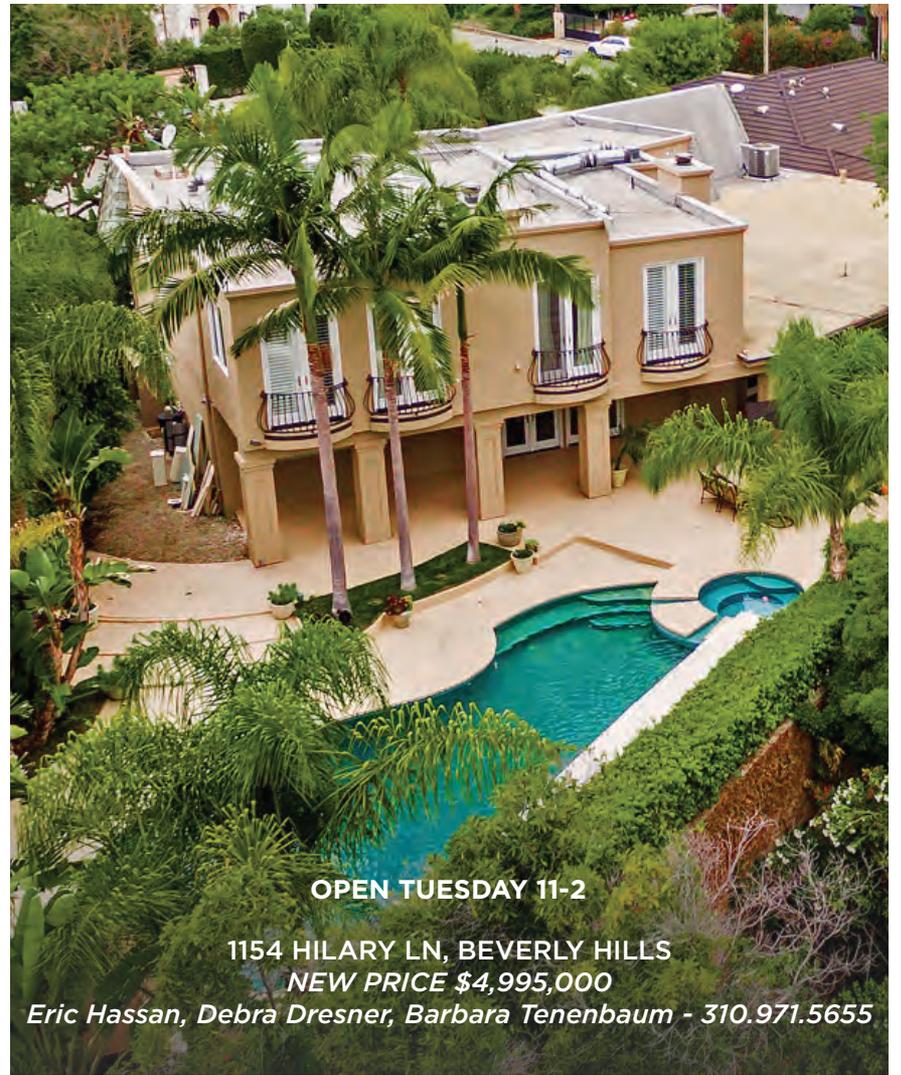
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**OPEN TUESDAY 11-2**  
**610 TRENTON DR, BEVERLY HILLS**  
**\$6,950,000**  
*David Konheim - 310.803.9999*



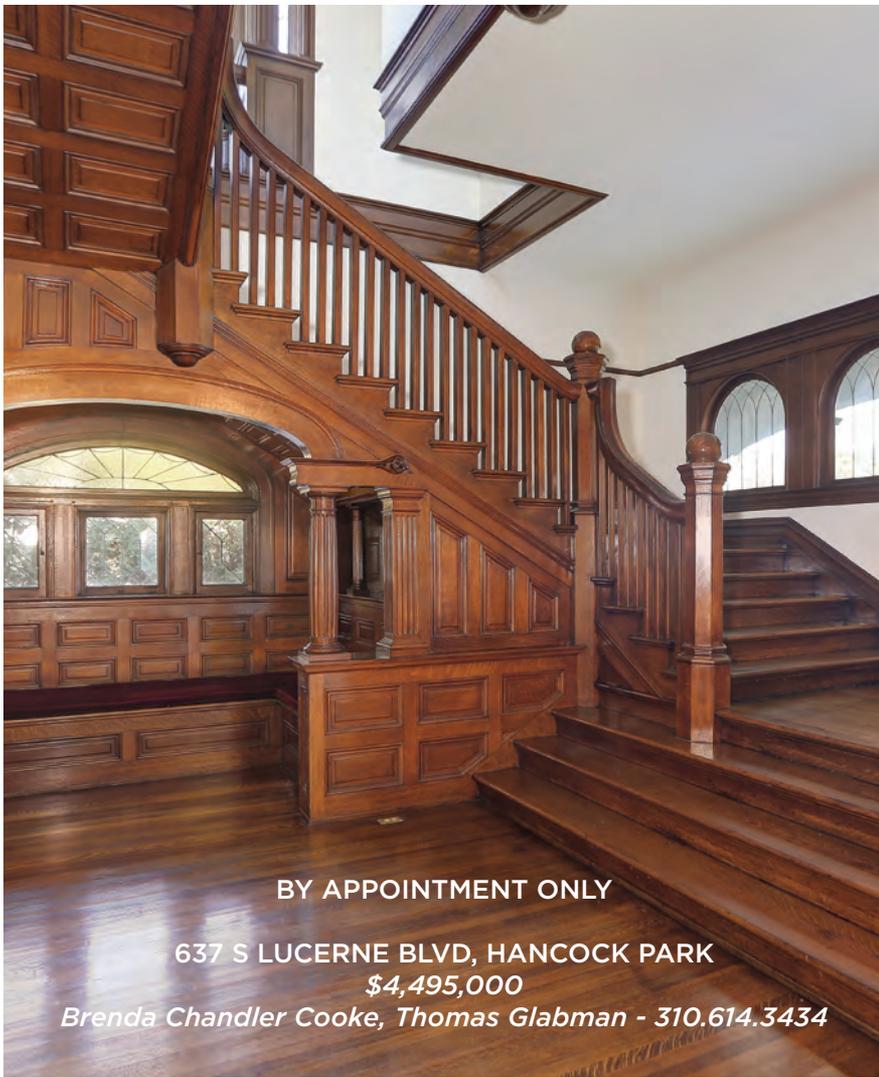
**OPEN TUESDAY 11-2**  
**1154 HILARY LN, BEVERLY HILLS**  
**NEW PRICE \$4,995,000**  
*Eric Hassan, Debra Dresner, Barbara Tenenbaum - 310.971.5655*



**OPEN TUESDAY 11-2**  
**9713 OAK PASS RD, BEVERLY HILLS**  
**\$3,495,000**  
*Jeff Hyland - 310.278.3311*



**OPEN TUESDAY 11-2**  
**310 N LUCERNE BLVD, HANCOCK PARK**  
**NEW PRICE \$2,995,000**  
*Gary Gold - 310.858.5411*



BY APPOINTMENT ONLY

637 S LUCERNE BLVD, HANCOCK PARK  
\$4,495,000

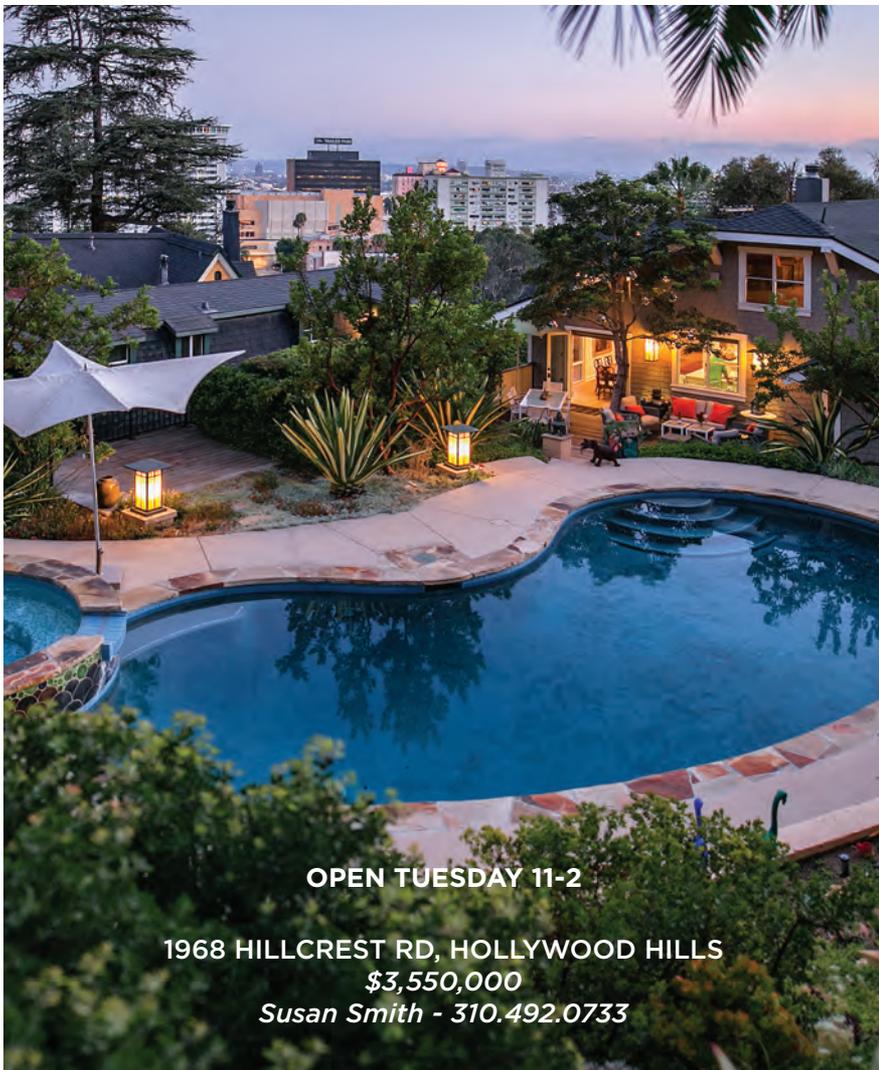
Brenda Chandler Cooke, Thomas Glabman - 310.614.3434



BY APPOINTMENT ONLY

656 S HUDSON AVE, HANCOCK PARK  
NEW PRICE \$4,795,000

Marcie Hartley - 310.691.5950



OPEN TUESDAY 11-2

1968 HILLCREST RD, HOLLYWOOD HILLS  
\$3,550,000

Susan Smith - 310.492.0733

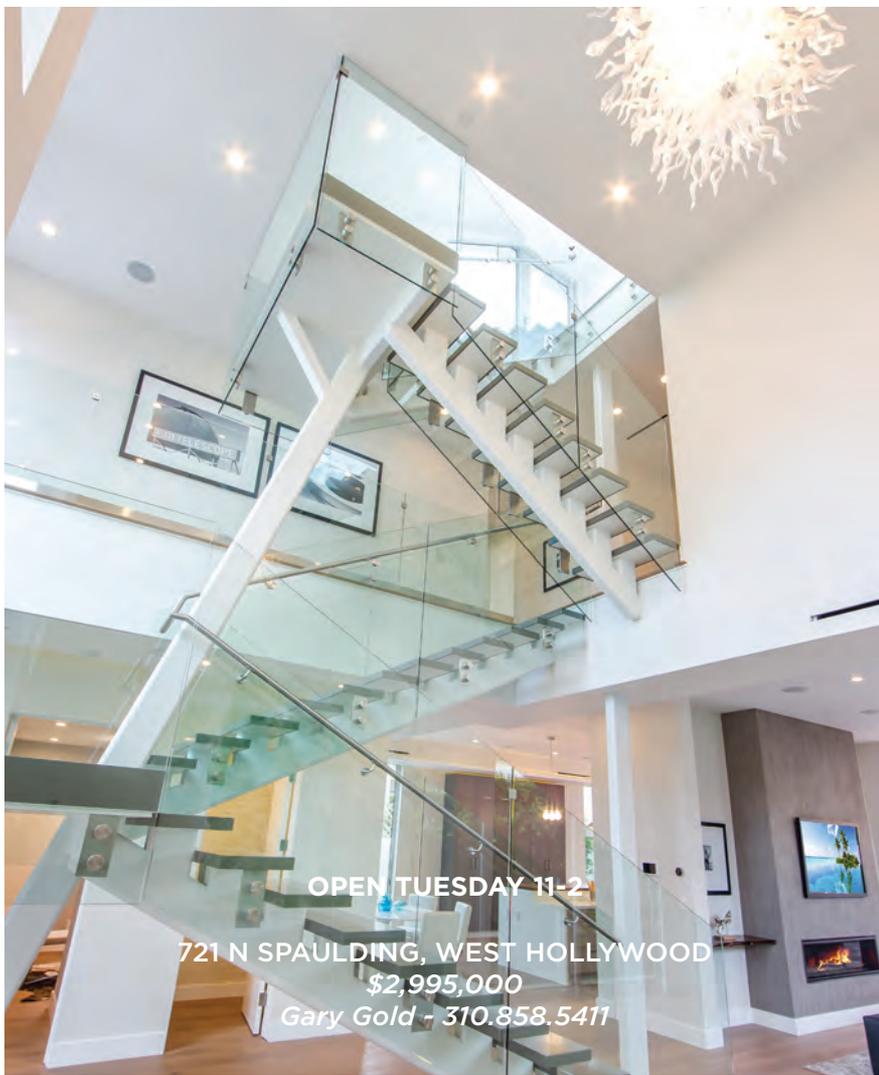


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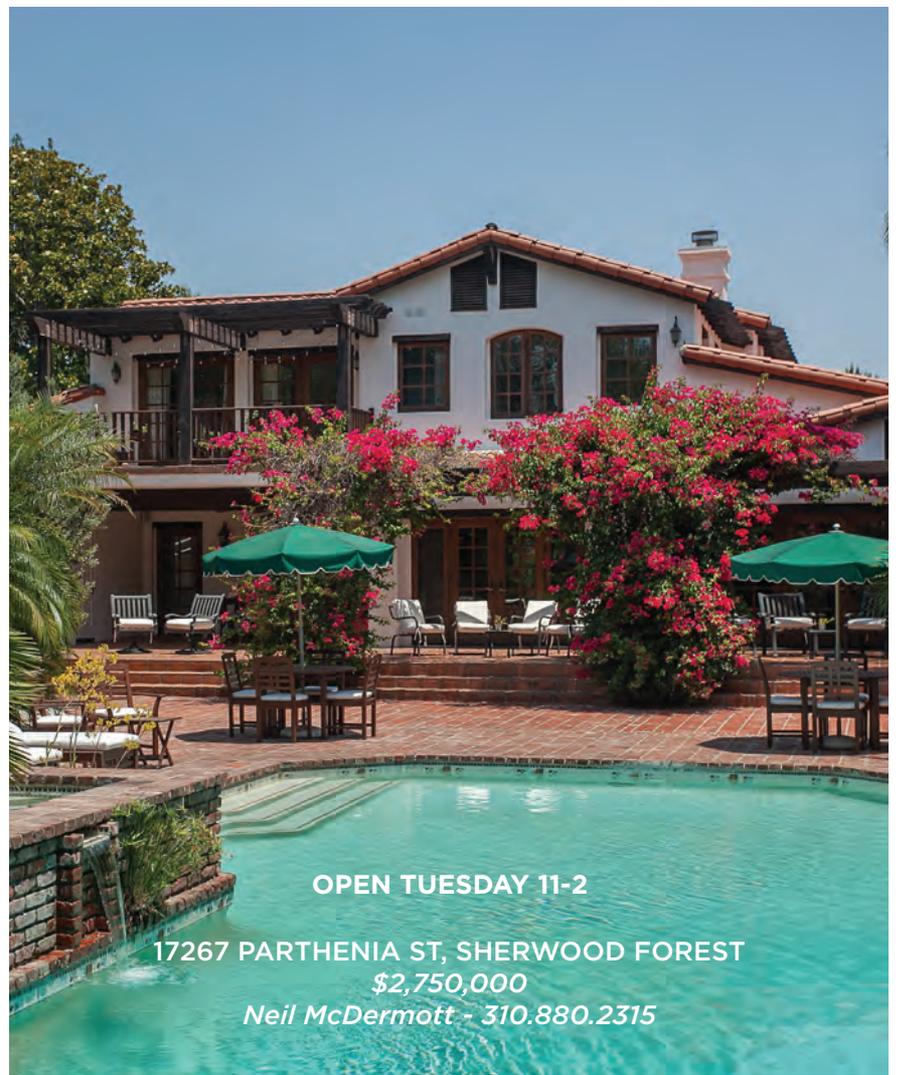
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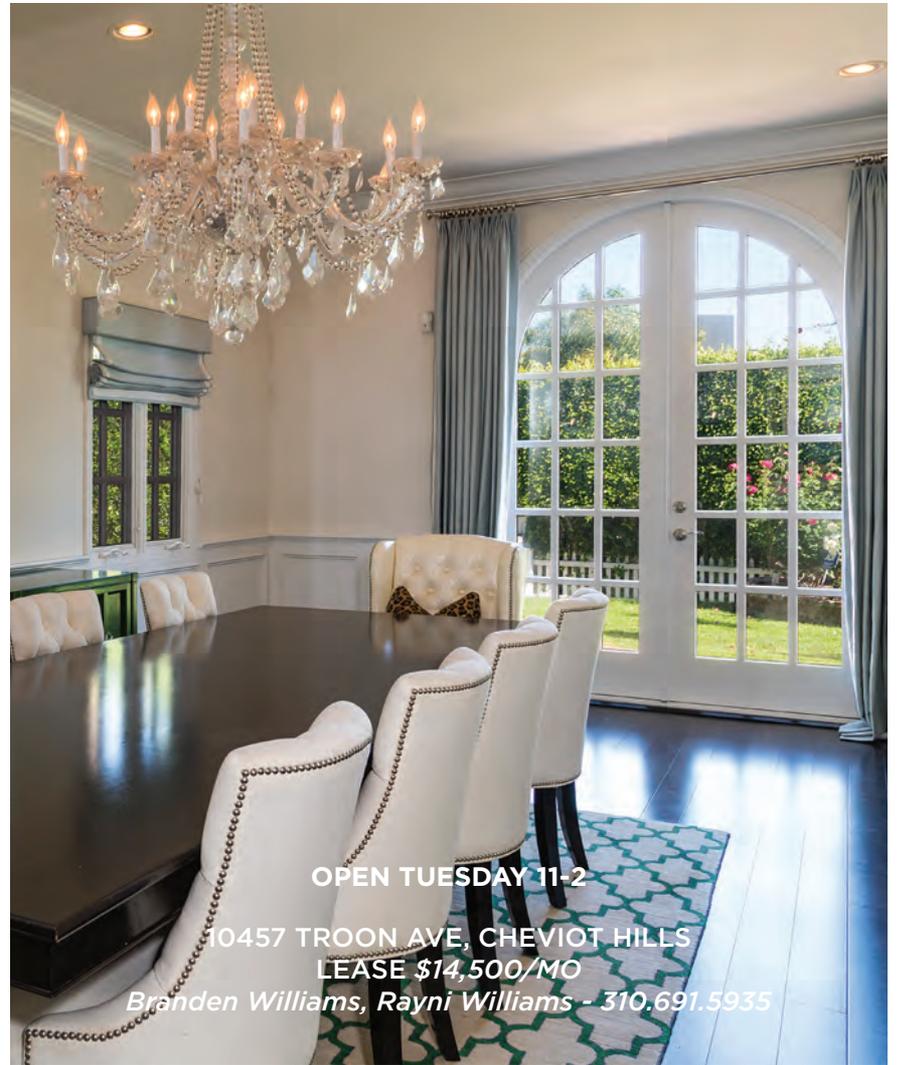
OPEN TUESDAY 11-2  
721 N SPAULDING, WEST HOLLYWOOD  
\$2,995,000  
Gary Gold - 310.858.5411



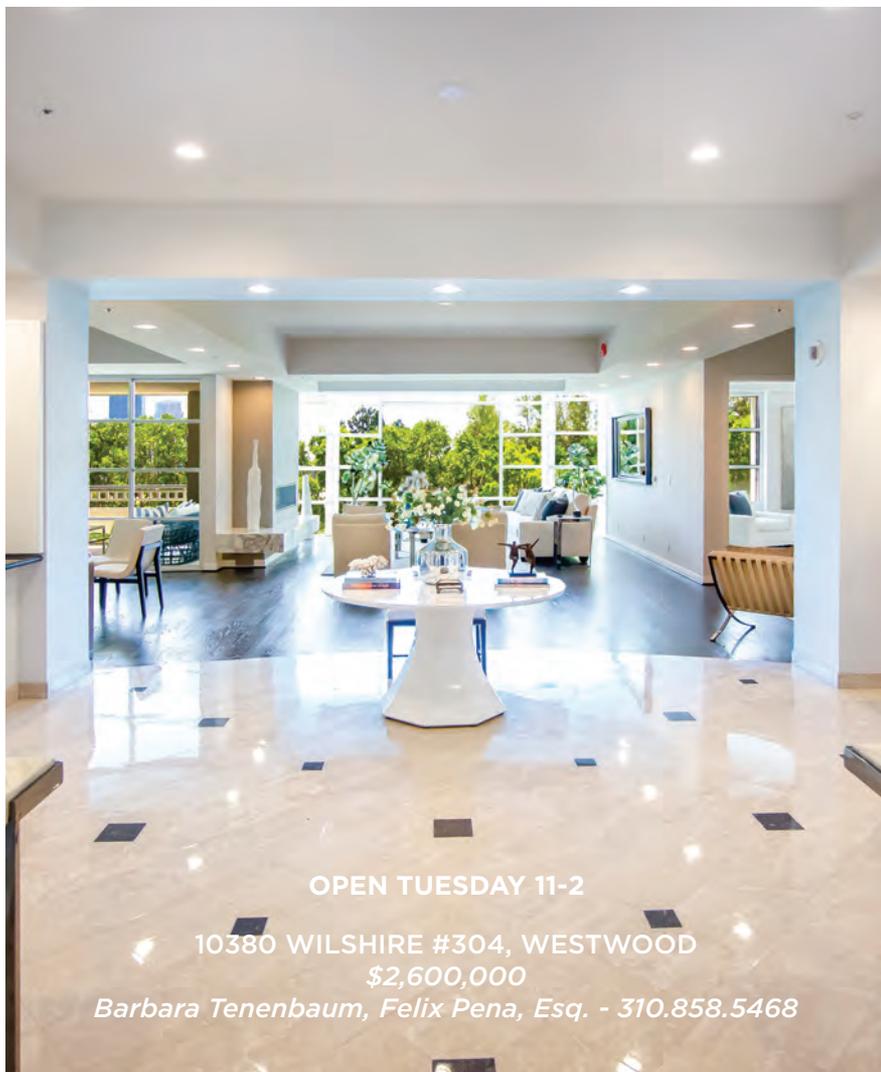
OPEN TUESDAY 11-2  
17267 PARTHENIA ST, SHERWOOD FOREST  
\$2,750,000  
Neil McDermott - 310.880.2315



BY APPOINTMENT ONLY  
940 E 2ND ST #38, DOWNTOWN LA ARTS DISTRICT  
\$1,795,000  
Brett Lawyer - 310.858.5402



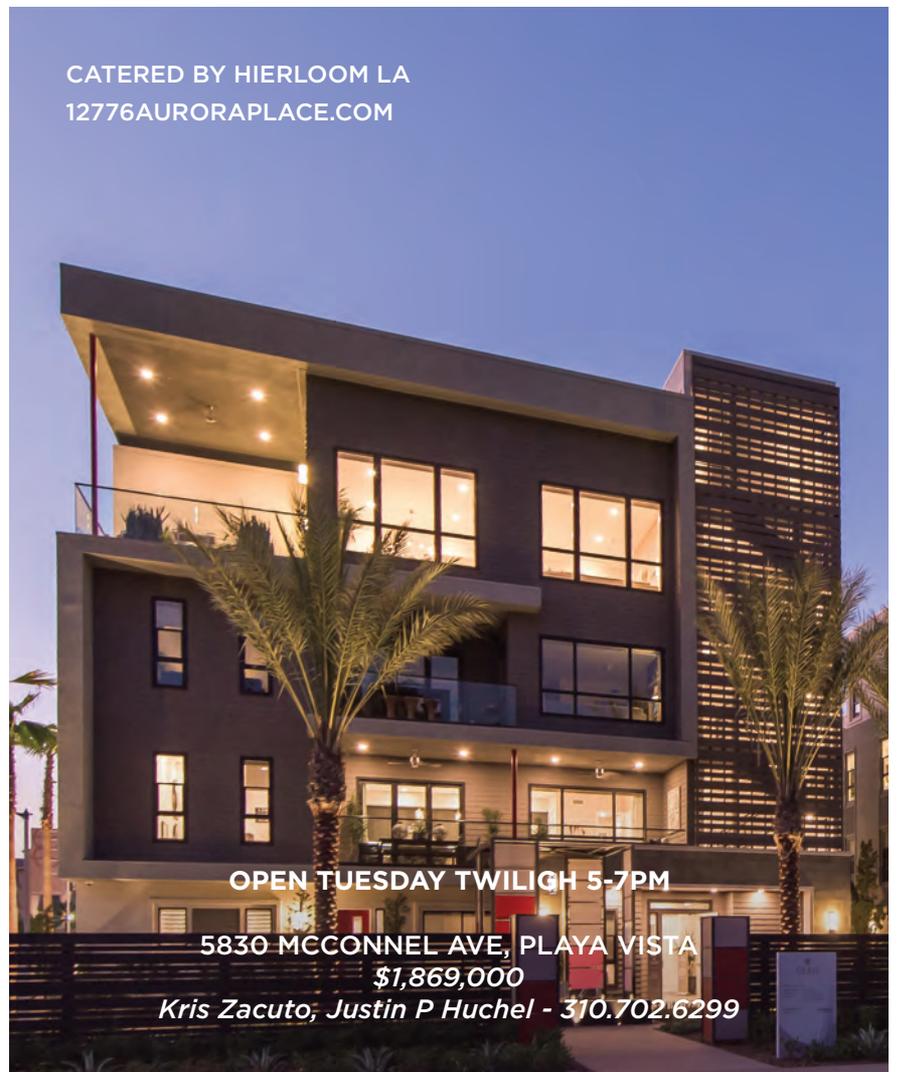
OPEN TUESDAY 11-2  
10457 TROON AVE, CHEVIOT HILLS  
LEASE \$14,500/MO  
Branden Williams, Rayni Williams - 310.691.5935



OPEN TUESDAY 11-2

10380 WILSHIRE #304, WESTWOOD  
\$2,600,000

Barbara Tenenbaum, Felix Pena, Esq. - 310.858.5468

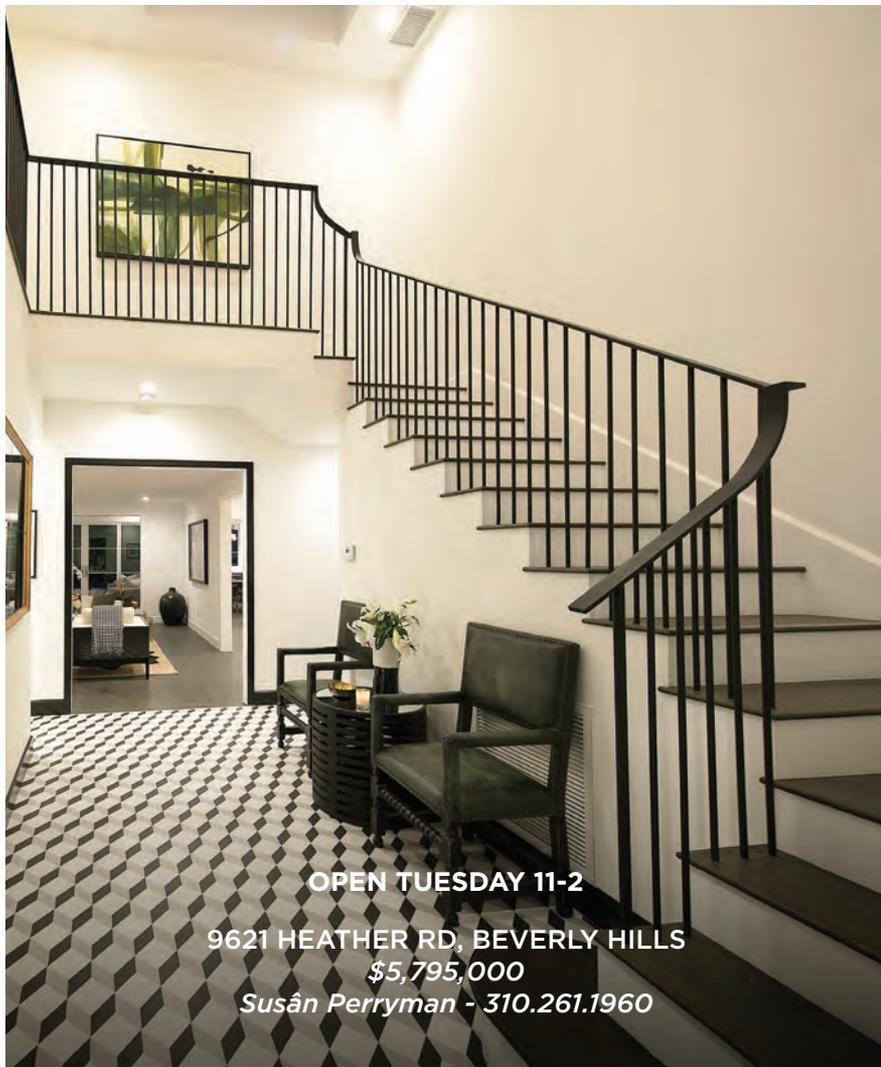


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12776AURORAPLACE.COM

OPEN TUESDAY TWILIGH 5-7PM

5830 MCCONNELL AVE, PLAYA VISTA  
\$1,869,000

Kris Zacuto, Justin P Huchel - 310.702.6299



OPEN TUESDAY 11-2

9621 HEATHER RD, BEVERLY HILLS  
\$5,795,000

Susân Perryman - 310.261.1960



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250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311

**Open Tuesday 11-2**

**614 N Camden Dr, Beverly Hills**

Offered at \$14,950,000

Must RSVP to [luke@hiltonhyland.com](mailto:luke@hiltonhyland.com)





Jeff Hyland  
310.278.3311

Branden & Rayni Williams  
310.691.5935

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BY APPOINTMENT ONLY

# 10550 DOLCEDO WAY

**BEL-AIR | \$17,995,000**

Ready to build! Bring your spec buyers or owner/users.  
Plans and permits for a 18,000 sq.ft. residence with contractor in place ready to start building.  
Approximately 2.4 acres of land and oversized N/S lighted tennis court.  
Best high-end lot deal in Los Angeles.



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310.429.1407

**ALEX POWERS**  
Alex@DavidKramer.com  
310.962.1899

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**\$3.6M REDUCTION**  
**OPEN TUESDAY 11-2**

**660 CLUB VIEW DR, HOLMBY HILLS**  
**NEWLY PRICED \$23,900,000**



**CLUBVIEWESTATE.COM**

5 BED | 5.5 BATH | 9,200SF WITH 2 STORY GUEST HOUSE ON 1.2 ACRES

Situated at the end of Holmby Park behind wrought iron gates on 1.2 acres of lush green gardens, this Caspar Ehmcke designed estate features picturesque views of the Los Angeles Country Club and the Century City skyline.

**LINDA MAY**  
PROPERTIES

**LINDA MAY**  
linda@lindamay.com | lindamay.com  
310.492.0735

**HH HILTON & HYLAND**



OPEN TUESDAY 11-2

## 17267 PARTHENIA ST | SHERWOOD FOREST

THE RICHARD PRYOR ESTATE - HACIENDA DE LOS SUENOS

Spectacular estate with a rich and storied history. Meticulously maintained, completely private 2.2 acre celebrity compound, walled and gated. Main house, guest house, pool house, studio, etc. 6+ Bedrooms, resort style pool, tennis court, putting / chipping green, play house, dance studio (could be recording studio), citrus orchard, kennel, gardens, and parking for 50+ cars. There is nothing that compares with this property at anything close to this price.

Offered at \$2,750,000



**NEIL MCDERMOTT**  
310.880.2315  
neil@hiltonhyland.com  
CalBRE# 01385176

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**BEATE KESSLER**  
310.880.2315  
beate@hiltonhyland.com  
CalBRE# 01988929



9621 HEATHER RD | BEVERLY HILLS  
OPEN TUESDAY 11-2  
\$5,795,000



SUSÂN PERRYMAN  
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RENDERING

717

N TIGERTAIL RD

BRENTWOOD

\$12,950,000

JUST LISTED

*TWO ACRE OCEAN AND CITY VIEW PRIME BRENTWOOD DEVELOPMENT OPPORTUNITY*

OPEN TUESDAY 11-2



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**SANTIAGO ARANA**  
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# 9230

ROBIN DRIVE

SUNSET STRIP  
\$12,995,000



  
RENDERING

JUST LISTED

*DEVELOPMENT OPPORTUNITY, READY TO BUILD*

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

OPEN TUESDAY 11-2

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DIRECTOR, HILTON & HYLAND  
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ADAM ROSENFELD  
KYLE GIESE  
310.595.5915

MERCER  VINE

1471  
FOREST KNOLL DRIVE

SUNSET STRIP  
\$18,750,000



JUST LISTED

*DEVELOPMENT OPPORTUNITY, READY TO BUILD*

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

OPEN TUESDAY 11-2

TYRONE MCKILLEN  
DIRECTOR, HILTON & HYLAND  
949.212.8721



ADAM ROSENFELD  
KYLE GIESE  
310.595.5915

MERCER VINE

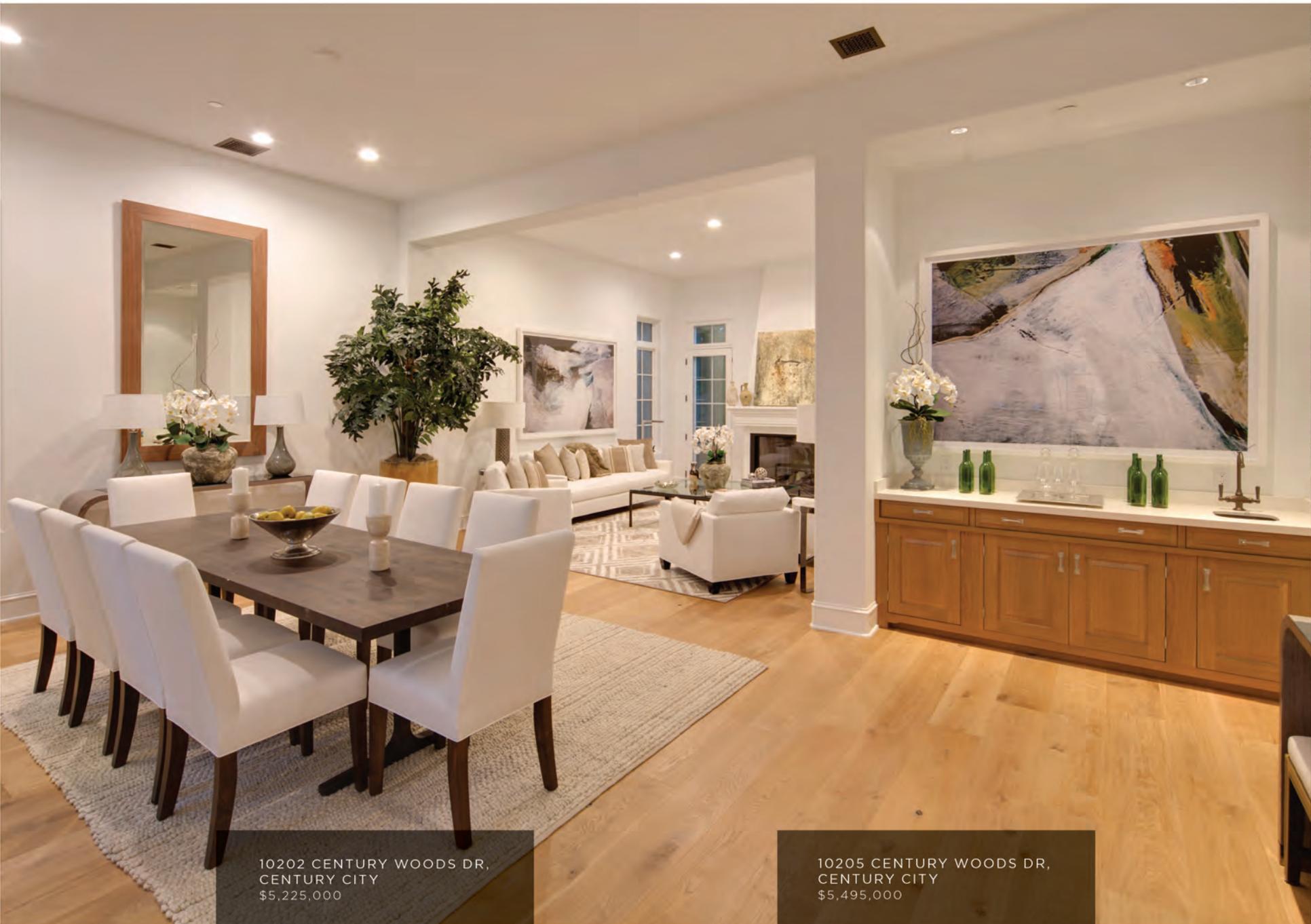


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# 1968 HILLCREST RD

HOLLYWOOD HILLS

---

**OPEN TUESDAY 11-2**

**OFFERED AT \$3,550,000**

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**SUSAN SMITH**  
310.492.0733

**DREW FENTON**  
310.858.5474

A night-time photograph of a luxurious Italianate villa. The house is illuminated from within, showing arched windows and a balcony. In the foreground, a swimming pool with a decorative tile pattern is lit up. To the right, a covered patio with columns and a fireplace is also lit up. A tall, slender cypress tree stands in the center of the lawn.

2167  
SHERINGHAM LN

*Rare and Special Italianate Villa in Bel-Air Crest*

2167 SHERINGHAM LANE \$7,750,000

OPEN TUESDAY 11-2

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INTERNATIONAL REALTY

1571 HASLAM TERRACE  
SUNSET STRIP

OPEN TUESDAY

BROKERS CARAVAN 11-2  
TWILIGHT OPEN 5-8

-CATERED BY FRANCISCO ORTIZ  
-CHAMPAGNE & HORS D'OEUVRES

**1571HaslamTerrace.com**

4 BEDROOMS | 4 BATHS | 3,459± SQ.FT.

Offered at \$6,500,000

Dramatic and private hillside home with incredible panoramic city to ocean views.

Indoor/outdoor living at its finest and close to Sunset Plaza. A must see.

Sunset Strip Brokerage

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15308 Sunset Boulevard, Pacific Palisades, CA 90272  
sothebyshomes.com/losangeles

**215 N Saltair Avenue**  
5 bd, 5 ba, Office on .46 acre  
web: 0344026

**Offered at \$5,295,000**

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OPEN HOUSE  
TUESDAY 11-2 PM

15630 WOODVALE ROAD | ENCINO  
*Offered at \$3,695,000 | 5 BED | 5.5 BATH*

Located in the heart of Royal Oaks of Encino, behind the gates of this sprawling estate rests this seamless blend of classic New England aesthetics and contemporary California craftsmanship. As soon as you experience the sunlight cascading throughout the Cape Cod-inspired interior, with rich French Oak floors throughout, you will see that every detail of this newly remodeled 5 BD / 5.5 BA 4,400 square foot home has been carefully redone and re-imagined for the modern living experience, inspiring a sense of intimacy and splendor as soon as you cross the threshold.

JOANNE LINDSAY  
PARTNERS TRUST | 310.466.7892

AZY FARAHMAND  
THE AGENCY | 310.710.8841

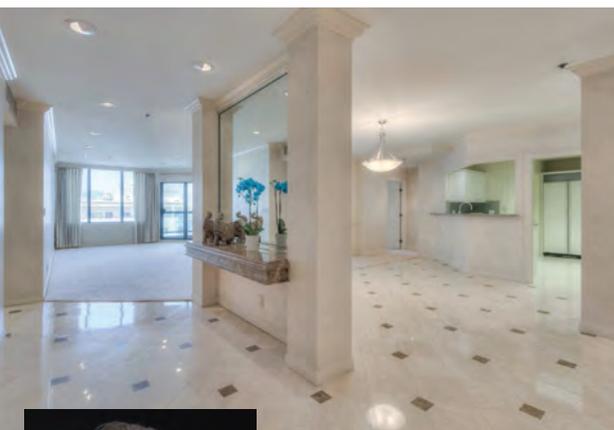
15630WOODVALERD.COM

# 10724

WILSHIRE BOULEVARD #1205

LISTED AT \$1,695,000

ALSO FOR LEASE \$7,500 A MONTH



**Linda Faber**

CalBRE License# 00520196

**310.600.3238**

Elegant 2 bedroom 2 1/2 bath condo totally redone. Mirrored powder room, marble entry, dining room, and kitchen. Brand New Kitchen Aid Oven Dishwasher and Cook top. Sub Zero Refrigerator. Built in Wall Unit in Living Room. Brand New Wool carpeting throughout. Large walk-in closet in the master suite. Jacuzzi bath with separate shower. 24hr security, valet, pool recreation room and state of the art gym. Buyer to cooperate with seller regarding a 1031 exchange. Seller is a licensed real estate agent



## RODEO REALTY



## 27 BEVERLY PARK TERRACE

BEVERLY HILLS POST OFFICE

10 BEDROOMS | 15 BATHROOMS | 20,612 SQ. FT. | 5+ ACRE LOT

Behind gates and up a long private driveway in the gated community of Beverly Park, lies this over five acre Traditional estate surrounded by sprawling lawns and mature landscaping. With canyon views and a ton of natural light, this 20,000 SF 10-bedroom, 15-bath home features floor-to-ceiling French doors and timeless marbles and finishes. An abundance of land includes a tennis court, pool and spa, outdoor entertainment space, custom playground, park-like trails, and two separate garages.

MAURICIO UMANSKY  
424.230.3701

FARRAH ALDJUFRIE  
424.230.3712

EDUARDO UMANSKY  
424.230.3715

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$30,000,000

RSVP REQUIRED

EMAIL EA@THEAGENCYRE.COM



An international associate of Savills

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# 46 BEVERLY PARK CIRCLE

BEVERLY HILLS

OPEN TUESDAY 11-2 PM

6 BEDROOMS | 7 BATHROOMS | 11,598 SQ. FT. | APPROX. 2 ACRES

At the top of a private, gated drive in the exclusive Beverly Park community, this gorgeous estate sits on nearly two acres with unparalleled city and canyon views. Interiors include formal and informal living and dining spaces, study, and chef's kitchen. Five en-suite guest rooms and large master suite with dual bathrooms and walk-in closets. Amenities such as Grecian pool and spa, guest pavilion with full kitchen, and sprawling grounds complete this incredible estate.

OFFERED AT \$29,995,000  
RSVP REQUIRED  
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# \$250,000 PRICE REDUCTION

OFFERED AT \$2,995,000

**9647 HEATHER ROAD | BEVERLY HILLS**

OPEN TUESDAY 11-2PM

5 BEDROOMS | 5 BATHROOMS | 4,000 SQ. FT. | 14,069 SQ. FT. LOT

Recently updated with exquisite taste. The over-sized windows, and strategically placed skylights shower the home with natural light. Completely remodeled large kitchen opens to breakfast area and family room with fireplace and to formal dining and living rooms. This home features five en-suite bedrooms with customized finished closets. Also, there is a wooden deck with grassy area with plenty of room for a pool with views.

EDUARDO UMANSKY  
424.230.3715

MAURICIO UMANSKY  
424.230.3701

FARRAH ALDJUFRIE  
424.230.3712



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# 642 N. EDINBURGH AVENUE

WEST HOLLYWOOD

4 BEDROOMS | 5 BATHROOMS | 4,153 SQ. FT. | 6,160 SQ. FT. LOT

Exquisite brand new construction with stunning rooftop deck in prime West Hollywood! Mere steps away from Melrose, this gated home was designed with attention to detail and gorgeous fixtures. Spacious open floorplan flows seamlessly with indoor/outdoor flow. Gourmet kitchen is equipped with Miele appliances, while entertainers backyard boasts pool, fire pit and BBQ! This 4BD/4.5BA home includes a bonus sitting area upstairs, Master Suite with fireplace, fleetwood doors, high ceilings, and more.

MAURICIO UMANSKY  
424.230.3701

FARRAH ALDJUFRIE  
424.230.3712

JONATHAN WIZMAN  
424.238.2454

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$3,595,000

STOP BY FOR LUNCH AND  
GRAB A FAT SAL'S SANDWICH



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# NEW LISTING

OFFERED AT \$14,995,000

**457 CUESTA WAY | BEL AIR**

OPEN TUESDAY 11-2PM

6 BEDS | 7 BATH | 7,457 SQ. FT. | 57,899 SQ. FT. LOT

Incredible opportunity to develop, remodel or move-in to Prime Bel Air! Plans for a major remodel is available to update and turn this home into an amazing estate. This hidden oasis is nestled at the end of a cul-de-sac down a long private driveway located in a prime Bel Air location. This amazing 1.3-acre lot offers stunning panoramic skyline views of downtown and Century City. Come build your dream home.

OPEN TUESDAY 11-2PM

**SANTIAGO ARANA**

310.926.9808

**MAURICIO UMANSKY**

424.230.3701





# 11738 KIOWA AVENUE #PH3

BRENTWOOD

3 BEDROOMS | 3 BATHROOMS | 2,020 SQ. FT. | 14,751 SQ. FT. LOT

Beautiful penthouse residence in the heart of Brentwood. Minutes from trendy restaurants and shops. This stylish residence is filled with an abundance of natural light and the open floor plan is ideal for entertaining with living room, chef's kitchen and dining area. Enjoy the luxurious bedroom suites along with in-residence laundry and ample storage space. Assigned parking and six guest parking spaces complete this stunning penthouse.

SANTIAGO ARANA  
310.926.9808

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$1,350,000



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# 3114 ELVIDO DRIVE

BRENTWOOD

5 BEDROOMS | 6.5 BATHROOMS

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.

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$6,875,000

PAUL LESTER  
310.488.5962

AILEEN COMORA  
424.230.3746

MICHAEL PEREZ  
323.679.4414

MEGAN SOLOWAY  
424.894.3435



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# 1446 BENEDICT CANYON DRIVE

BEVERLY HILLS POST OFFICE

3 BEDROOMS | 3.5 BATHROOMS | 13,940 SQ. FT. LOT

Character rich Italianite villa situated up a private drive off of Benedict offers a tranquil and idyllic setting. A dramatic and private courtyard sets the tone for the experience and is the beneficiary of substantial natural light. Customized chef's kitchen flows to living and dining rooms all with direct access to the courtyard, pool and grassy pad ideal for entertaining. Master suite with oversized closet along with two guest suites comprise the second story.

MAX NELSON  
424.238.2482

DANIEL STEVENSON  
424.271.3344

DAMIAN NELSON  
424.238.2475

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$2,795,000



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**1430 ABBOT KINNEY BLVD** VENICE | \$9,995,000  
3 BEDS | 3.5 BATH | 3,010 SQ. FT. | 2,700 SQ. FT. LOT



**1709 RISING GLEN ROAD** SUNSET STRIP | \$9,995,000  
4 BEDS | 7 BATH | 6,051 SQ. FT. | 19,560 SQ. FT. LOT



**1633 BLUE JAY WAY** SUNSET STRIP | \$9,750,000  
5 BEDS | 8 BATH | 12,114 SQ. FT. | 24,316 SQ. FT. LOT



**537 ALTA AVENUE** SANTA MONICA | \$8,995,000  
6 BEDS | 6.5 BATH | 5,500 SQ. FT. | 16,851 SQ. FT. LOT



**435 S. PLYMOUTH BLVD** HANCOCK PARK | \$8,450,000  
6 BEDS | 7.5 BATH | 8,086 SQ. FT. | 18,010 SQ. FT. LOT



**1085 CAROLYN WAY** BEVERLY HILLS | \$7,995,000  
5 BEDS | 7 BATH | 4,922 SQ. FT. | 14,211 SQ. FT. LOT

**BLAIR CHANG**  
424.230.3703



An international associate of Savills

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# 6438 DREXEL AVENUE

BEVERLY CENTER

3 BEDROOMS | 2 BATHROOMS | 1,801 SQ. FT. | 6,048 SQ. FT. LOT

Charming curb appeal and character are found in this 1920's Spanish in prime Beverly Grove. Walled courtyard entry; arched picture window, fireplace and private patio off the large living room; formal dining room and eat in nook in large cooks kitchen. Master with large walk in and second closet plus two additional spacious bedrooms and two baths. The detached garage has bonus space with bath and kitchenette.

DARIAN ROBIN  
424.230.3758

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$1,750,000



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# NEW LISTING

OFFERED AT \$2,999,000

## 639 N. JUNE STREET | HANCOCK PARK

OPEN TUESDAY 11-2PM & SUNDAY 2-5PM

5 BEDROOMS | 5 BATHROOMS | 3,566 SQ. FT. | 12,816 SQ. FT. LOT

Located in prestigious Hancock Park, this 5 bedroom 5-bathroom Traditional on a rare double-lot just completed an extensive restoration styled for today's modern lifestyle. Public rooms lend generous space for both intimate living and grand entertaining with effortless indoor/outdoor flow. Formal living and dining rooms are each highlighted by exquisite detailing and fireplace. Wide-plank French oak floors enhance the warm and modern aesthetic created by masterful craftsmen. The professional-grade kitchen is stunning with large center island in Carrara marble and custom, statement-worthy stainless-steel hood. The Master Suite enjoys modern bath amenities, proper walk-in closet and views of the Hollywood sign. The residence's almost 13,000sf grounds - which 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



An international associate of Savills

THEAGENCYRE.COM





## 8611 BURTON WAY #18

BEVERLY CENTER

2 BEDROOMS | 2.5 BATHROOMS | 1,535 SQ. FT.

Stunning and luxurious two-bedroom, two-and-a-half bathroom townhouse with attached two-car garage and downstairs bonus room. Airy open floor plan ideal for entertaining enhanced by gorgeous hardwood floors throughout. A sleek kitchen fitted with state-of-the-art stainless steel appliances featuring beautiful cabinetry and breakfast nook. Large newly designed luxurious master bedroom with vaulted ceilings, custom walk-in closet, and dual-sink master bath with large soaking tub. Unit has been renovated extensively with stunning décor and is turn-key for the most discerning buyer. This building is wonderfully located minutes from trendy boutiques, the Beverly Center, Cedars-Sinai and Four Seasons Hotel.

JEN WINSTON  
310.944.1167

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$1,099,000



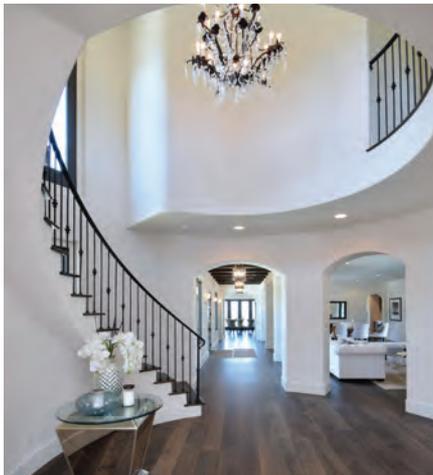
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# COUNTRY RIDGE

ESTATES



## Country Ridge Estates

*An Exceptional Lifestyle In An Idyllic Setting*

Set amidst sweeping canyon and mountain views minutes from the heart of Calabasas, Country Ridge is a private estate community offering a distinct style of living at the foothills of the Santa Monica Mountains. Providing unmatched space, privacy and serenity, five homesites and four hacienda-style residences are set upon 5 to 40 idyllic acres and seamlessly connected to the nature that surrounds.

**2.5% BROKER COMMISSION**

*Represented by*  
**CRAIG KNIZEK &  
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**MODEL ESTATE OPEN**  
 TUESDAY - SUNDAY  
 11AM - 4PM



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# THE RESIDENCES AT CARBON BEACH

## THREE RESIDENCES REMAIN

Only three homes remain available within this exquisitely private enclave located steps from the sand and sea in Malibu's famed Billionaire's Beach. Each offers sweeping ocean views, sleek, open-concept design, soaring 11-foot ceilings and a plush, expansive rooftop terrace with fireplace and jacuzzi — the ultimate setting for seaside lounging, dining and entertaining.

**Starting at \$3,695,000 | 2.5% Broker Commission**

**3 Bed | 3.5 Bath | 4,996 – 5,415 Approx. Total Sq. Ft.**

**310.698.7889 | [Carbon-Beach.com](https://Carbon-Beach.com)**

**22065 PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA 90265**

**SOCAL**  
HOLDINGS





OPEN HOUSE  
TUE. 10/18 11AM-2PM

## 1125 NAPOLI DRIVE | PACIFIC PALISADES

Offered at \$5,995,000 | 5 BED | 4.5 BATH | FAMILY ROOM | DEN | GYM | POOL

This rare single story contemporary on premier Napoli Dr. in the Palisades Riviera is a WOW the minute you step inside. In the “Coastal Modern” style of its celebrity designer Tim Clarke, the interiors include dramatic Balinese ceilings, floor to ceiling windows and doors, and a seamless indoor-outdoor flow. High ceilings throughout are ideal for art lovers and the backyard oasis is an entertainer’s dream. Enjoy the oversized master bedroom suite with sitting area, dual spacious closets, master bath with steam shower, oversized tub and outdoor shower, all overlooking a bamboo garden. Gourmet Kitchen with adjacent Family Room, 5 bedrooms, den, and gym complete the home and its gracious easy-living lifestyle. Lush Landscaping envelopes the 15,000+ square-foot property, a fitting backdrop to the resort-like outdoor spaces. Functional and stylish outdoor living room rests beneath a heated pergola with 55-inch TV and sound system. Pool, spa and play area are also accessible from the French doors that open to the backyard from every room. Treat yourself to this one-of-a-kind home that offers the custom design of an architectural with the welcoming feel of an intimate retreat. | [WWW.1125NAPOLI.COM](http://WWW.1125NAPOLI.COM)

## ROSS & BARTON

NANCY ROSS | 310.500.3983 LAURA BARTON | 310.500.3985  
[ROSSANDBARTON.COM](http://ROSSANDBARTON.COM)



[THEPARTNERSTRUST.COM](http://THEPARTNERSTRUST.COM)

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## BEL AIR | PRICE REDUCTION

11531 Orum Road | 6 Bedrooms | 7 Baths | \$5,995,000  
Juliette Hohnen 323.422.7147



## BEVERLY HILLS

1218 Benedict Canyon Drive | 6 Bedrooms | 8 Baths | \$16,500,000  
Juliette Hohnen 323.422.7147 | Annie Stewart 310.926.0434



## BEVERLY HILLS | NEW LISTING

1535 Carla Ridge | 5 Bedrooms | 6 Baths | \$50,000 per month  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



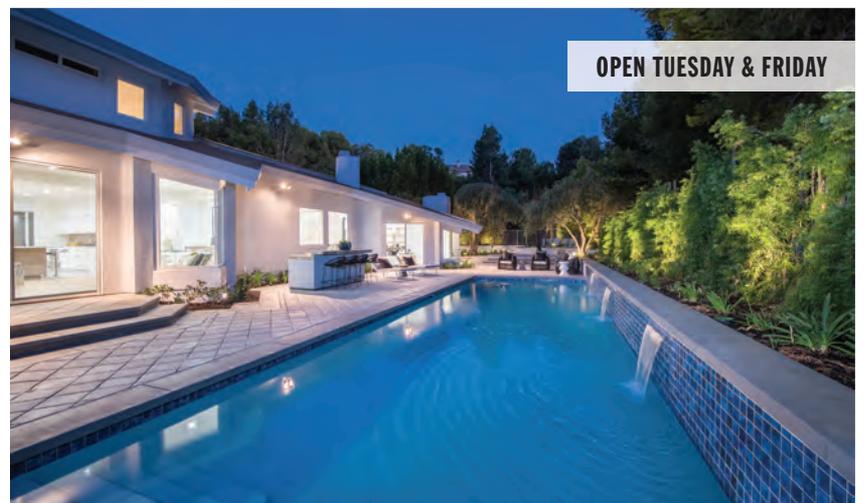
## BEVERLY HILLS POST OFFICE

9720 Moorgate Road | 5 Bedrooms | 5 Baths | \$2,670,000  
Marshall Peck 310.497.3279



## CENTURY CITY

1 W Century Drive #28A | 3 Bedrooms | 5 Baths | \$12,750,000  
Michelle Oliver 310.500.6111



## ENCINO

3833 Hayvenhurst Drive | 4 Bedrooms | 6 Baths | \$4,395,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398

OPEN TUESDAY & FRIDAY

[ELLIMAN.COM/CALIFORNIA](https://www.elliman.com/california)

FOR A COMPLETE LIST OF PROPERTIES, VISIT [ELLIMAN.COM/CALIFORNIA](https://www.elliman.com/california)

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OPEN TUESDAY 11-2

**GLASSELL PARK | NEW LISTING**

4156 Ranons Avenue | 3 Bedrooms | 3 Baths | \$799,000  
Juliette Hohnen 323.422.7147 | Joanna Litt 310.847.0771



**HOLLYWOOD HILLS**

2783 La Castana | 4 Bedrooms | 3.5 Baths | \$2,795,000  
Tracy Tutor Maltas 310.722.2267



**LOZ FELIZ**

2255 Verde Oak Drive | 3 Bedrooms | 3 Baths | \$4,295,000  
Juliette Hohnen 323.422.7147



OPEN TUESDAY 11-2

**SUNSET STRIP**

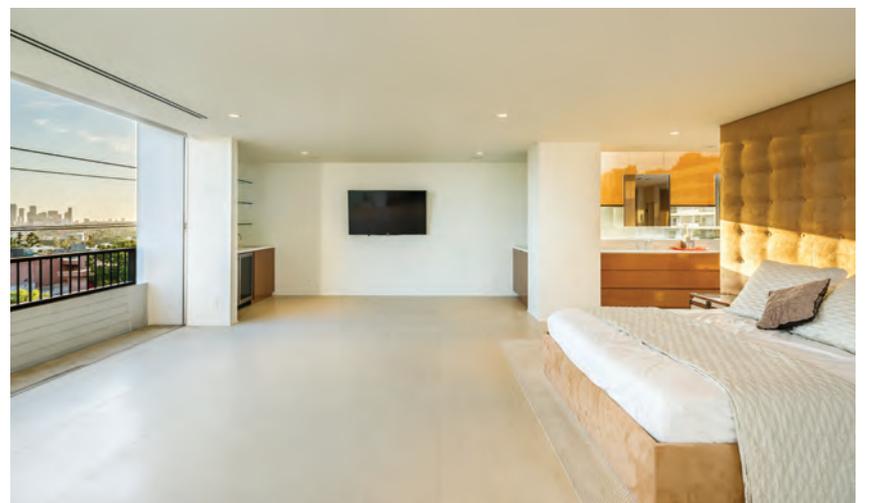
1733 Doheny Drive | 4 Bedrooms | 4 Baths | \$6,995,000  
Dena Luciano 310.600.3848



OPEN TUESDAY 11-2

**SUNSET STRIP | NEW LISTING**

1506 North Doheny Drive | 5 Bedrooms | 7 Baths | \$4,995,000  
Josh & Matthew Altman 310.819.3250 | Jacob Greene 310.415.2653



**WEST HOLLYWOOD**

1100 Alta Loma Road, #908 | 2 Bedrooms | 3 Baths | \$11,000 per month  
Michelle Oliver 310.500.6111

# STUNNING 1920'S BEVERLY HILLS FLATS ESTATE



OPEN TUESDAY 11-2PM

**627 Hillcrest Road | Beverly Hills | 6 Bedrooms | 7 Baths | \$10,999,000** | Stunning Beverly Hills Flats Gated 1920's estate. Private and Elegant, this recently Updated 6 Bed 7 bath residence offers incredible living spaces with an abundance of natural light. The entrance is complimented by new herringbone hardwood floors and beautiful Schonbek crystal light fixtures. The kitchen is appointed with granite countertops and top of the line Viking appliances. The luxurious Master suite features an inviting fireplace and sitting room which overlooks the pool, and is equipped with separate his and her baths and walk in closets. Expert craftsmanship is exemplified throughout and the floorplan is perfectly designed for indoor outdoor living. French doors open to the outdoors which boasts lounging areas and a beautiful pool and spa. This gated property also includes a 1 bed 1 bath guest house, complete with full kitchen and floor to ceiling windows, and parking to accommodate 10 cars.

**GINA DICKERSON**

**C: 310.744.5584**

**GINA.DICKERSON@ELLIMAN.COM**

**GINADICKERSON.ELLIMAN.COM**

**JOSH & MATTHEW ALTMAN**

**O: 310.819.3250**

**JOSH@THEALTMANBROTHERS.COM**

**THEALTMANBROTHERS.COM**

**AB** THE ALTMAN BROTHERS

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REAL ESTATE

# THE ALTMAN BROTHERS



## OPEN TUESDAY & FRIDAY 11-2PM

**1506 N Doheny Drive | Sunset Strip | 5 Bedrooms | 7 Baths | \$4,995,000** | Stunning, newly completed Contemporary Cape Cod Estate in coveted Bird Streets. Perched above famed Sunset Strip, this celebrity owned, Designer-done 5BD/7BA masterpiece, boasts almost 5,000 FT of living space with parking for 5 cars. Completely private and gated featuring multiple outdoor areas, large pool, built in BBQ and grassy yard. Gorgeous wide plank White Oak flooring throughout, incredible flow between gourmet kitchen, informal family area and patio creates quintessential indoor/ outdoor living. Second floor features a huge master suite with stunning his-and-her marble baths, separate walk-in closets with built-in cabinetry, fireplace, and corner windows opening to hilltop and city views. Two large and bright bedrooms off of the grand center hall boast in-suite marble baths enveloped by private tree-top views.

**JOSH & MATTHEW ALTMAN**  
O: 310.595.3888  
JOSH@THEALTMANBROTHERS.COM  
THEALTMANBROTHERS.COM

**JACOB GREENE**  
C: 310.415.2653  
JACOB@THEALTMANBROTHERS.COM  
THEALTMANBROTHERS.COM

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# SERENE ADAMS HILL HOME WITH VIEWS AND GUESTHOUSE



OPEN TUESDAY 11-2PM

**4156 Ranons Avenue | Adams Hill | 3 Bedrooms | 2.5 Baths | \$799,000** | Amazing location! Two parcels! Endless potential! This single-story 3 bedroom, 2 ½ bath house sits on a large corner lot in the tranquil, centrally located Adams Hill neighborhood. The spacious master bedroom and en-suite bath have beautiful views of the terraced front yard and mature trees, while the other two generously sized bedrooms are located on the opposite side of the house. This home also features a formal living room, large family room, and bonus sunroom that is currently being used as a playroom, but could function as an art studio or office. The detached guesthouse, with a separate APN, is completely private with its own kitchen and ¾ bathroom. The property offers lovely views of the surrounding hillsides from the front yard, and the backyard is intimate and inviting, perfect for outdoor dining and entertaining while enjoying the gentle breeze from the serene tree-lined street.

[4156RanonsAvenue.com](http://4156RanonsAvenue.com)



**JULIETTE HOHNEN**  
C: 323.422.7147  
[JULIETTE.HOHNEN@ELLIMAN.COM](mailto:JULIETTE.HOHNEN@ELLIMAN.COM)  
[JULIETTEHOHNEN.COM](http://JULIETTEHOHNEN.COM)



**JOANNA LITT**  
C: 310.847.0771  
[JOANNA.LITT@ELLIMAN.COM](mailto:JOANNA.LITT@ELLIMAN.COM)

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Development Opportunity

## 1006 N Beverly Drive | Beverly Hills

**\$9,999,000** 8 Bed | 7 Bath

Jeeb O'Reilly  
310.980.5304

Tori Barnao  
323.633.1878

Scott Segall  
310.480.4823



3.5 Acre Horse Property

## 21415 Greenbluff Drive | Topanga

**\$3,995,000** 4 Bed | 5 Bath

Jeeb O'Reilly  
310.980.5304

Austin Pick  
310.383.6461

compass.com 310.230.5478  compass  compassinc  compass

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Open House  
—  
Tuesday  
11am-2pm



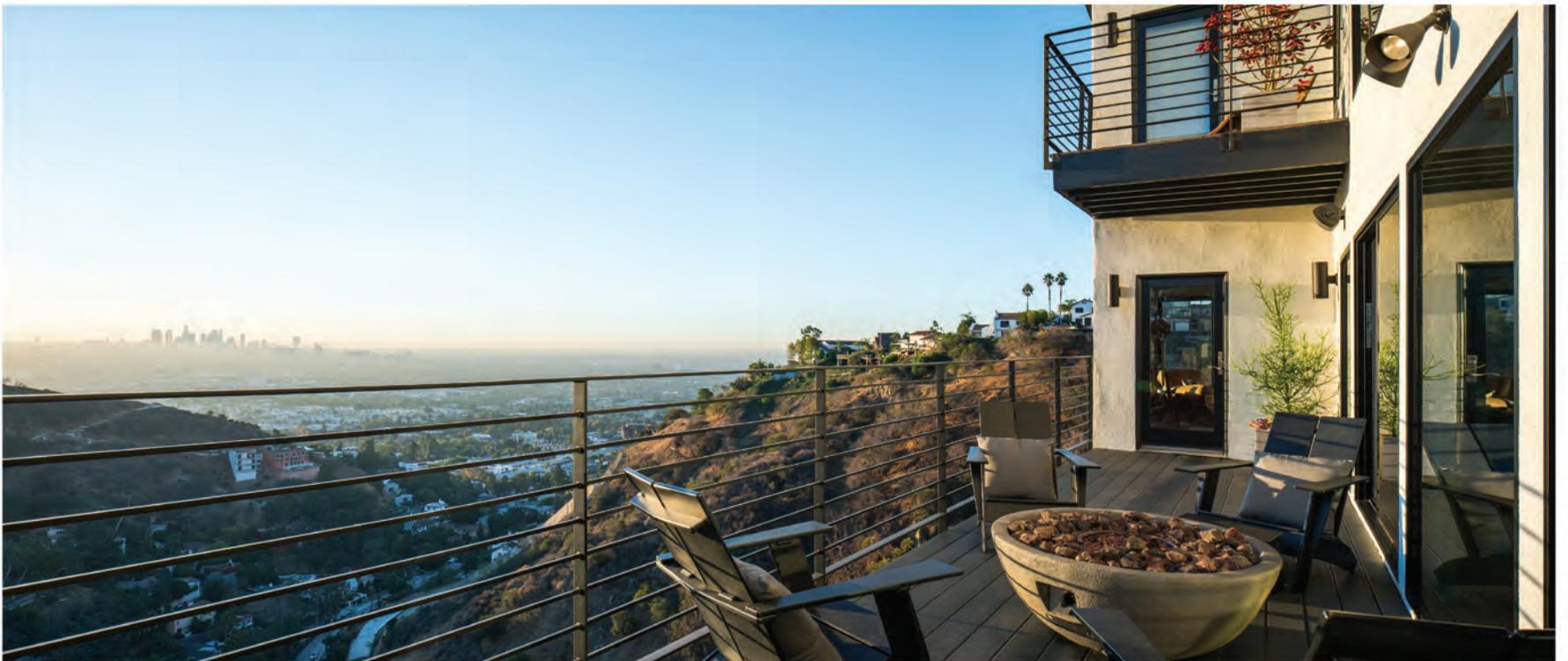
New Price for this Cape Cod Stunner! | [757Hartzell.com](http://757Hartzell.com)

## 757 Hartzell Street | Pacific Palisades

**\$3,395,000** 5 Bed | 4.5 Bath

Laura Pardini  
888.931.3337

Lily Harfouche  
310.230.5564



Jaw Dropping Views, Refined Architecture and Contemporary Style | Showings By Appointment

## 8179 Mannix Drive | Hollywood Hills

**\$1,895,000** 2 Bed | 2.5 Bath

Andrew Rhoda  
310.295.7596



**Open House**  
**Tuesday 10/18**  
**11am-2pm**  
**Lunch Served**

# 3203 Selby Avenue



**\$2,649,000 | Price Reduction**

5 Bed | 5.5 Bath

**Lorin Ruttenberg**

310.780.0214  
 CalBRE# 01309588

Architecturally stunning California Modern home situated on picturesque corner lot in prime Westside Village. The natural environment graces the interior via floor to ceiling windows and walls of glass that slide open blurring the boundaries between outside and in. The entire home is appointed with the finest materials including wide plank walnut floors, limestone and Italian porcelain tile, Italian cabinetry and top shelf appliances. Sustainably constructed, it is fully equipped with solar panels, a cool roof, multi-zone HVAC, fruit trees and drought tolerant landscaping and the Control 4 Home Automation System. Located in the coveted Clover Ave. Elementary district.

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**2870 Pacific View Trail**  
Hollywood Hills  
Shown By Appointment Only  
Panoramic Views on an Over 11,000 Sq Ft Lot

---

2BR | 3BA | \$1,495,000



**GREG HARRIS**

323.356.8024

greg@gregharrisstates.com

www.2870PacificViewTrl.com

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# 9646 Heather Road Beverly Hills



**\$15,000 / month**

3 Bed | 3 Bath

**Paul Margolis**

310.413.5955  
CalBRE# 1915731

Country elegance defines this private haven in Beverly Hills, once the home of Hollywood royalty. Fully-furnished with exquisite taste. Perfect for entertaining and comfortable living!

**COMPASS**

310.230.5478 | [compass.com](https://www.compass.com)

# LAUREL CANYON CHARMER WITH GORGEOUS VIEWS



**8160 MANNIX DRIVE | \$1,289,000**

**OPEN TUESDAY, OCTOBER 18TH • 11AM-2PM**

Through the front gate and past the trickling pond you will enter into this 3 bedroom 2 bath Laurel Canyon charmer with gorgeous, mountain and canyon views. Featuring wood floors and eat in kitchen with granite counter tops & stainless appliances including Viking stove top. The living room with cozy fireplace takes full advantage of the head on city views. The Master Suite is on it's own floor with extra high ceilings, walk-in closet, bath with dual sinks and spa tub as well as a private deck to enjoy the morning sun. Downstairs you'll find an additional bedroom and second bath with steam shower and a third bedroom that has been converted to the perfect office. Two decks, a charming yard surrounded by whimsical landscaping, and great curb appeal make this a must see. Wonderland School District too!

**EXCLUSIVE  
REPRESENTATION**

**Amber Kristin**  
310-663-5224  
ak@weahomes.com  
CALBRE#: 01379024

[WEAHOMES.COM](http://WEAHOMES.COM)



**WESTSIDE ESTATE AGENCY**

**BEVERLY HILLS** | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770  
**MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171  
**MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471

# OPEN TUES 11-2, SAT & SUN 2-5



**PENTHOUSE AVAILABLE | \$13,500/MO**  
**2-3 BEDROOM AVAILABLE | \$5,295/MO & UP**  
**SHORT TERM OR LONG TERM LEASES**  
**IMMEDIATE OCCUPANCY**  
**3% COMMISSION**

Luxury 3 bedroom Penthouse available, 2 and 3 Bedrooms also available. Large open floorplans all remodeled with hard wood floors and top of the line finishes, walk in closets, and city views. Walking distance to Rodeo and great restaurants!



**Nicole Contreras**

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

[nicole.contreras777@gmail.com](mailto:nicole.contreras777@gmail.com)

direct: 310.614.4952

bre #: 01512844



**PENTHOUSE AVAILABLE | \$12,500/MO**  
**2-3 BEDROOM AVAILABLE | \$4,995/MO & UP**  
**SHORT TERM OR LONG TERM LEASES**  
**IMMEDIATE OCCUPANCY**  
**3% COMMISSION**

Exclusive 3 bedroom Penthouse available. Newly remodeled 1,2,3 bedroom floor plans that are spacious, open, & bright. Top of the line finishes, hardwood floors, high ceilings and SS appliances. Roof top deck with bbq area, walking distance to Rodeo shops, restaurants and Beverly Hills schools. We can do flexible lease terms and furnished for additional fee.



# 8601 WILSHIRE BLVD

BEVERLY HILLS | STARTING AT \$4,195/MO



OPEN TUESDAY 11-2 | OPEN SATURDAY 2-5 | OPEN SUNDAY 2-5

Amazing Views! Luxury Leases in the heart of Beverly Hills, 1-2 beds available, short term and long term. Furnished and unfurnished. Building has Concierge, 24 hour valet, roof top, gym and lounge. Immediate Occupancy. 3% Commission.



**Nicole Contreras**

nicole.contreras777@gmail.com

310.614.4952

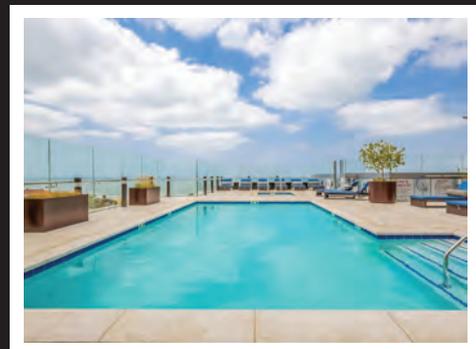
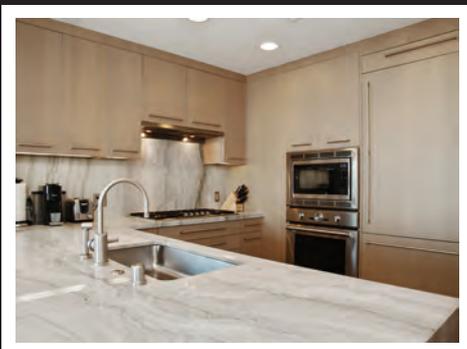
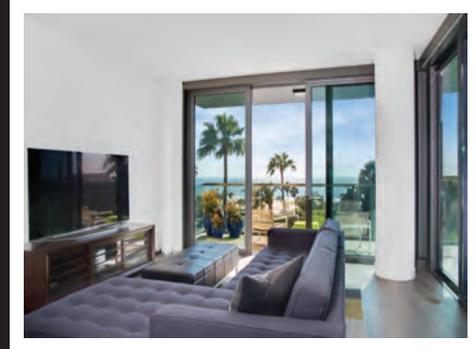
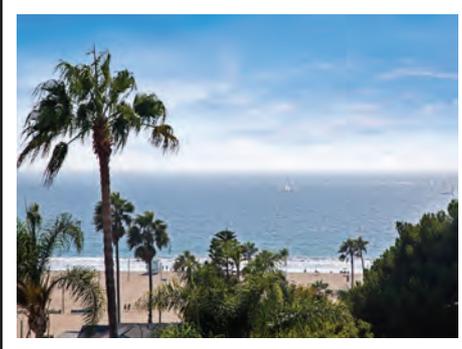
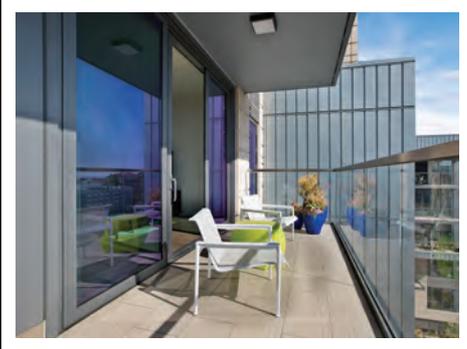
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# #711



## 1755 Ocean Avenue, Santa Monica, CA 90401



### Additional Conveniences

Restaurants Herringbone, Capo, Cora's Coffee Shoppe, One Pico, Coast and many more just steps away. 3 blocks from freeway entrance/exit. A short walk to Metro Expo Line Santa Monica Station and Third-Street Promenade.

Experience luxurious coastal-city living at a whole new level.



**MARY CRONIN**  
Realtor



3106334257  
m1cronin@aol.com  
www.urbanhomeslosangeles.com  
BRE# 01424865

 Offered at: \$3,950,000

**Sotheby's**  
INTERNATIONAL REALTY

**Join Us for Broker's Open House**  
Tuesday, October 18th from 11-2 p  
Lunch is Served!



## 2166 W Live Oak Dr. | LOS FELIZ

Perched on top of the 'Los Feliz Oaks' in a celebrity enclave sits this grand 1924 Mediterranean villa. Past an impressive façade, nearly all rooms boast views from the Griffith Observatory, city lights, to the ocean. Intricate details from the 1920's evoke old Hollywood glamour throughout this spacious residence. Terraced and lush, the grounds are complete with swimmer's pool, spa, and more stunning views.

Offered at \$3,350,000  
5 Bedroom + 6.5 Bathrooms  
[www.2166LiveOak.com](http://www.2166LiveOak.com)

**SLOANE + SILVER**

**Barry Sloane & Marc Silver**

Sotheby's International Realty | Beverly Hills Brokerage  
310-809-4656

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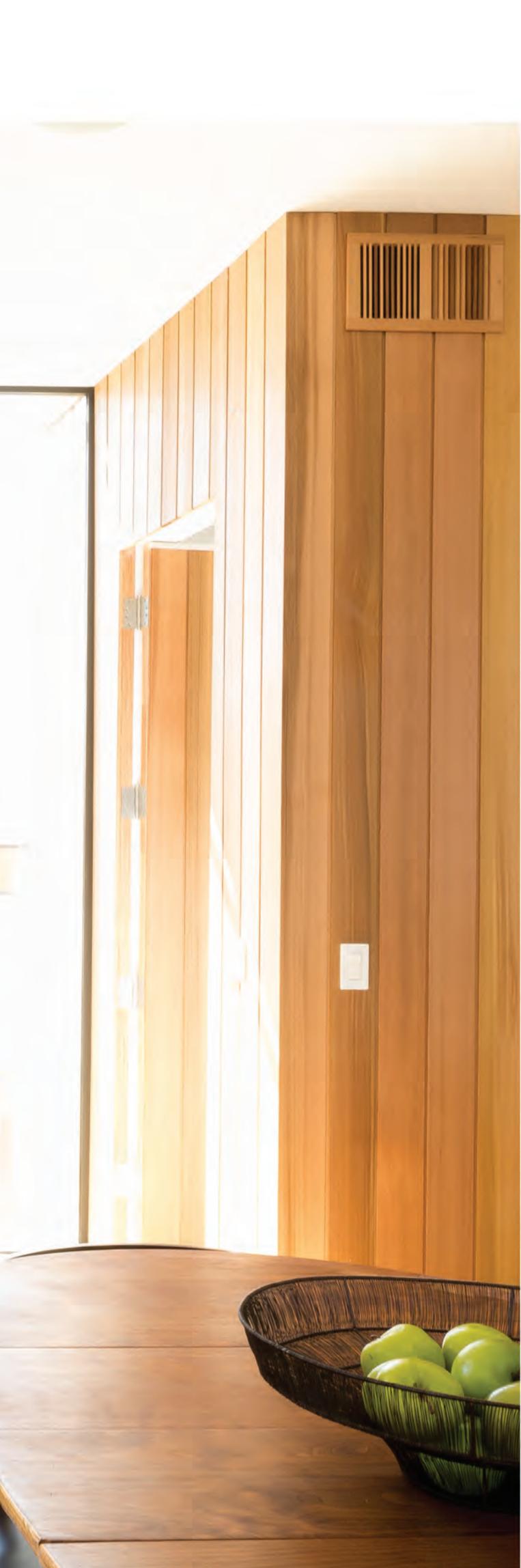
**Boni Bryant & Joe Reichling**

Sotheby's International Realty | Los Feliz Brokerage  
323-854-1780

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# HABITAT 6 LOS FELIZ





# 6 MODERN HOMES BUILT FOR BETTER LIVING

Introducing six modern homes for urban living by famed architectural firm Rios Clementi Hale Studios. These single-family residences with no common walls envelope three-story floorplans constructed to enhance privacy, while allowing natural light and landmark views to illuminate thoughtful living spaces.

Balanced and organic architectural elements borrow from the Scandinavian school of design, with ample use of natural materials like wood, marble, and steel. A clean, neutral palette is punctuated by striking tile patterns, walls of natural wood, and bold use of glass.

## LOCATION

Habitat 6  
1829 N. Kenmore Ave. Los Feliz

## PREVIEW

Tuesday Oct 18th from 11 - 2pm

## INTRODUCING

Home 4- 1827 N Kenmore Ave.  
Offered at \$1,195,000

- 3 Bedrooms + 3.5 Bathrooms
- Private Back Yard with Fire Pit
- Direct Entry 2-Car Garage

Call 323-671-2304 for more information.  
[www.habitat6.com](http://www.habitat6.com)

**Sonya Coke**

Sotheby's International Realty | Los Feliz Brokerage

**BRYANT | REICHLING**  
REAL ESTATE

**Boni Bryant & Joe Reichling**

Sotheby's International Realty | Los Feliz Brokerage



## *Stylish Designer Done Spanish Revival in Beverly Hills*

BEVERLY HILLS | \$2,850,000  
467 S. Peck Drive, Open Tuesday 11-2

Stylish designer take on a Spanish Revival in Beverly Hills. This beautifully renovated open floor plan home is perfect for entertaining and features 3 bedrooms and 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 and a dream kitchen with top-of-the-line appliances including a Bertazzoni oven, a farm sink and built-in breakfast banquette. All new electrical, plumbing, chimney and HVAC makes this home truly move-in ready. All this and more in walking distance to all the shops and restaurants in the heart of Beverly Hills.

Jon Bronson  
310.285.7579  
jb@jonbronson.com  
CalBRE#01345269

Mary Swanson  
310.497.6508  
mary@lhomeandstyle.com  
www.lhomeandstyle.com  
CalBRE#01790827





**10020 WESTWANDA DR, BEVERLY HILLS - Offered at \$1,285,000  
OPEN TUESDAY 11-2 PM**



Linda Ferrari  
310.283.4782  
linda@lindaferrari.com  
lindaferrari.com  
01949460

3 Bedrooms | 2 Baths on a 13,200 Sq Ft Lot. A true 1948 Hollywood bungalow tucked into Benedict Canyon, previously a writers retreat in Beverly Hills, this tremendously private hillside home has been completely renovated, while maintaining the integrity of the historic structure. This home offers extraordinary character with an open floor plan and an abundance of natural light. Metal casement windows, antique lighting fixtures throughout, and a beautiful living room fireplace wrapped in Carrera marble. The kitchen features top of the line appliances and custom glass cabinetry. One bedroom downstairs with its own bath. Upstairs you'll find an stunning wood-paneled library/office with its own fireplace and a perfectly proportioned master with an en-suite bath and dual walk-in closets. An absolute must see in person!



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