



# 1409 N. GENESEE AVE

SPAULDING SQUARE

3 BEDROOMS | 3.5 BATHROOMS | 3,010 SQ. FT. | 6,750 SQ. FT. LOT

OPEN SUNDAY 2-5PM

NEW LISTING

OFFERED AT \$2,750,000

Perfectly positioned on one of the most desirable blocks in Historic Spaulding Square (HPOZ), this lovely 1926 English Country home offers modern convenience veiled in the elegance of original period details. Beyond the front gate, lies a garden and home fit for a fairy tale. A charming foyer greets you upon entry and opens to a voluminous living room on one side, featuring a wood burning fireplace and a gracious formal dining room on the other. Backyard includes a private pool and spa.

JEFF KOHL  
424.230.3707

JOSH MYLER  
424.230.3733



An international associate of Savills

THEAGENCYRE.COM



# THE RESIDENCES AT CARBON BEACH



## FEATURED HOME

Residence Three available for \$3,695,000



3 Bed | 3.5 Bath | 3,207 Interior Sq. Ft. | 4,996 Approx. Total Sq. Ft.

Call 310.698.7889 to schedule your private viewing

[Carbon-Beach.com](http://Carbon-Beach.com)

THIS IS NEITHER AN OFFER TO SELL, NOR A SOLICITATION OF OFFERS TO BUY ANY CONDOMINIUM UNITS WHERE SUCH OFFERS OR SOLICITATIONS CANNOT BE MADE. PLANS, MATERIALS, SPECIFICATIONS, AMENITIES, PRICING AND INVENTORY ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE AGENCY NEW DEVELOPMENT CA RE 01973483

**SOCAL**  
HOLDINGS



# THE CARLYLE RESIDENCES

*FINAL THREE HOMES REMAINING*

ACCESSORY STUDIOS AVAILABLE, STARTING AT \$235,000



310.209.0000 | [THECARLYLERESIDENCES.COM](http://THECARLYLERESIDENCES.COM)

ACCESSORY STUDIOS AVAILABLE ONLY UPON PURCHASE OF A RESIDENCE

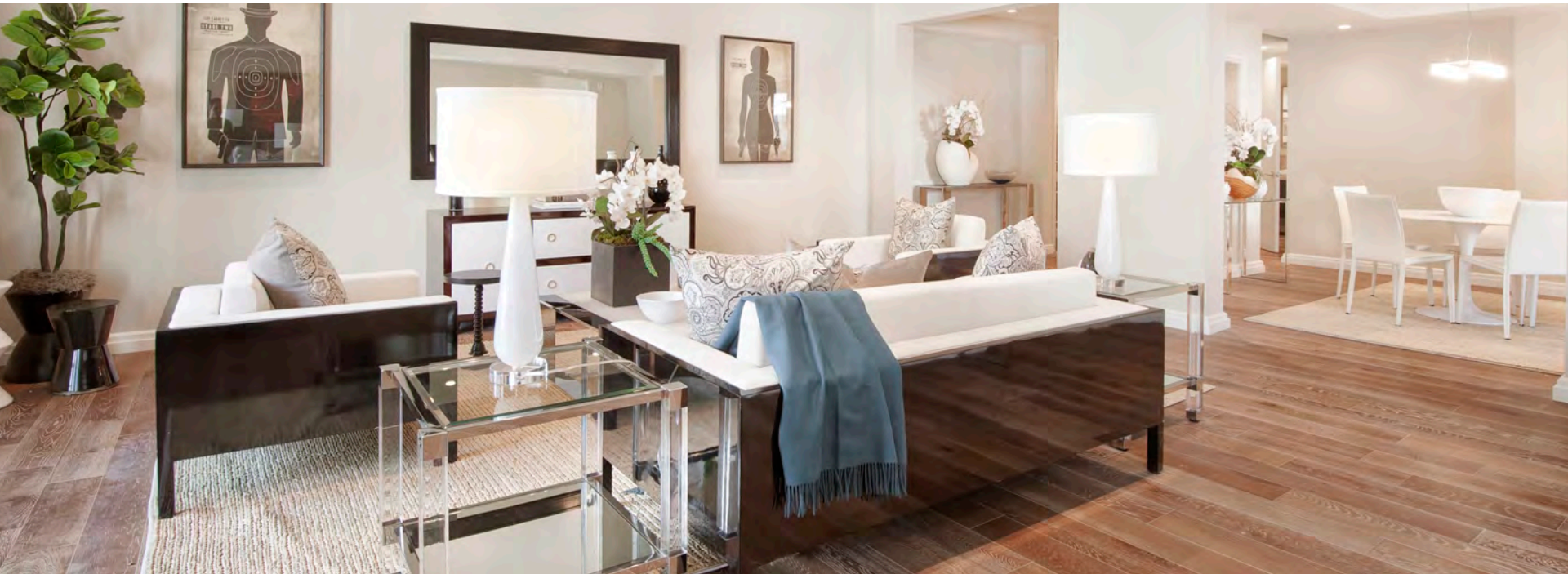
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ELADGROUP

 THE AGENCY



# THE COSMOPOLITAN BW



2 BDR, 2 BDR + DEN, AND 3 BDR RESIDENCES RANGING FROM \$865,000 - \$2,200,000



441 S BARRINGTON AVE  
BRENTWOOD

424.400.5943  
THECOSMOBW.COM

Welcome to The Cosmopolitan BW, a limited collection of 45 modern, luxury residences steps away from the very best of Brentwood. Enjoy the quintessential, relaxed Brentwood lifestyle and unrivaled walkability to acclaimed schools, dining, shopping, and nightlife. Exquisitely designed for the modern lifestyle, the residences at The Cosmopolitan BW feature flexible 2 to 3-bedroom floor plans with open-concept living and an elegantly clean simplicity.

OPEN TUESDAY - SUNDAY 12PM - 5PM | BROKERS OPEN TUESDAY 11AM-2PM

**OVER 55% UNDER CONTRACT**

SOPHISTICATED, MODERN LIVING *in the heart of* BRENTWOOD

This is neither an offer to sell, nor a solicitation of offers to buy any condominium units where such offers or solicitations cannot be made. Plans, materials, specifications, amenities, pricing and inventory are subject to change without notice.  
The Agency CA RE #01904054



# BEL AIR UPDATED RANCH WITH HUGE YARD

**Sotheby's**  
INTERNATIONAL REALTY

OPEN: TUESDAY, OCTOBER 20 | 11AM - 2PM



**1709 ROSCOMARE ROAD | \$1,895,000**

Set back from street with a circular driveway, this updated Bel Air California Ranch has pitched ceilings and a beautiful huge landscaped yard and pool with new surround. There is a fireplace in living room, beautiful hardwood floors throughout, newer windows, remodeled kitchen with granite and built-ins, bathrooms, with tumbled marble. In addition to three bedrooms, there is a bonus room, perfect for an office or maid. Roscomare Road School.

## **ROSANNE HOWARD**

CalBRE: 00450284

310.968.1815

[rosanne.howard@sothebyshomes.com](mailto:rosanne.howard@sothebyshomes.com)

## **BEVERLY HILLS BROKERAGE**

9665 Wilshire Boulevard, 400

Beverly Hills, CA 90212

310.724.7000

[sothebyshomes.com/losangeles](http://sothebyshomes.com/losangeles)

# the sunset team

Redefining Real Estate sales | consulting | design



726 N Mansfield Ave | Open Tuesday, October 20th, from 11am to 2pm

Cutting-edge contemporary compound featuring 4 bedrooms and 5 bathrooms. Over-sized designer kitchen outfitted with 2 islands and abundant storage make chefs of any caliber feel right at home. Indoor-outdoor living is at its peak with pocket doors, atriums, a rooftop deck, and gorgeous pool and spa. Never-before-seen design elements make this New Construction a MUST-SEE!!

Offered at \$2,549,990 | [www.726Mansfield.com](http://www.726Mansfield.com)

Alex Lombardo & Roberto Seixas MAIN 310.623.1345 WEBSITE [thesunsetteam.com](http://thesunsetteam.com) **KW** KELLER WILLIAMS REALTY

# THE ASHTON TRIESTE

## 14 NEW LUXURY CONDOMINIUM RESIDENCES



**OPEN TUESDAY 11 – 2 PM**

**10523 ASHTON AVE.**  
 WESTWOOD  
 Kathleen Angelini  
 310 890 1951  
[ashtonnewcondos.com](http://ashtonnewcondos.com)

Located on tree-lined Ashton Avenue in the heart of Westwood, The Ashton Trieste Luxury Residences are nothing short of spectacular. Offering a choice of 2 and 3 bedroom residences. All two bedroom units have 2 full baths and a powder room. Both Penthouses are 3 bedrooms + den, featuring a private roof deck, 3 full baths and a powder room. This sophisticated, brand new construction is tastefully adorned in high-end finishes and materials.



Prices, inventory and terms subject to change. Builder reserves the right to change square footage, plans and pricing without notice. All illustrations and renderings are concepts only, are not to scale and are subject to change in actual production. Marquis Realty, Inc. CA BRE License No. 01848432



# BROKER OPEN HOUSE

*Tuesday, October 20 / 11:00am – 2:00pm*

**LUNCH & GIFT CARD GIVEAWAYS\***

***\$100 Lululemon Athletica® Gift Card & \$100 Salt Creek Grille Gift Card***

**Up to 5 Bedrooms, 4.5 Bathrooms | From 3,822 Square Feet**

**Backyard Landscaping, 48" GE® Professional Series Kitchen**

***Specially Priced from \$849,000***

**FINAL CLOSEOUT!**

***Only 4 Move-In Ready Homes Available***



**Call for Details: 661.775.4867 | Open Daily 10am – 6pm | 28429 North Farrier Drive, Valencia, CA 93155  
Carmen Roberts – CalBRE #01419373**

**[www.DRHorton.com/Valencia](http://www.DRHorton.com/Valencia)**

***3% Broker Co-Op\*\****

**D-R-HORTON®**  
*America's Builder*

**VALENCIA**  
*Built as promised*



\*To enter gift card giveaway, broker/agent must attend the broker open house on 10/20/15 and drop a business card in the contest box. Must be a licensed CA real estate broker or agent to enter. One entry per person. Odds of winning depend on number of entries received. Limit of one prize per person. A random drawing of all entries will be held at 2:00 PM at the event. Must be present to win. One winner will receive a \$100 Lululemon Athletica gift card, and one winner will receive a \$100 Salt Creek Grille gift card. Winners responsible for any taxes resulting from receipt of gift card. \*\*To receive 3.0% co-op, broker's buyer must execute D.R. Horton's Purchase Agreement on a home at Monument at West Hills and close per the purchase agreement. Co-op calculated on the base purchase price of the home. Broker co-op subject to change or cancellation without notice. D.R. Horton Broker Policy is in full effect and broker's buyer cannot have previously registered with D.R. Horton either in person or on D.R. Horton's website, interest list or pre-qualification list. Broker must hold a valid CA real estate license as of the date of registration and buyer's close of escrow. If broker and buyer visit more than one D.R. Horton community, all conditions must be satisfied in each community, including registration. Drawings/photos are representational only. All square footage is approximate. Prices subject to change without notice or obligation. D.R. Horton VEN, Inc. – CalBRE license #1253251; Contractor's license #765023. D.R. Horton Los Angeles Holding Company, Inc. CalBRE license #01258550 © D.R. Horton 2015. 





modern  
living in  
classic  
hollywood

BROKER'S OPEN HOURS FROM 1P-3P

**11 new single family residences**

**2 -3 bedrooms + 3.5 bathrooms**

**1,585 to 1,794 sf ft**

**Roof top terraces**

**2-car direct entry garages**

**From \$819,990**

**SALES OFFICE HOURS**

Tuesday 1pm to 3pm  
Saturday & Sunday 12pm to 5pm

fountain  
+ gower

Be one of the first to own at **Fountain + Gower**, a boutique collection of eleven well-designed homes located just moments from all the best Hollywood has to offer. Residences feature 2-3 bedrooms with en suite bathrooms, open floor plan and light-filled spaces, designed to inspire and share. Built under LA's Small Lot Ordinance, and the first of its kind available in this location!



1258 Gower St.  
Hollywood, CA 90028  
**FOUNTAINGOWER.COM**

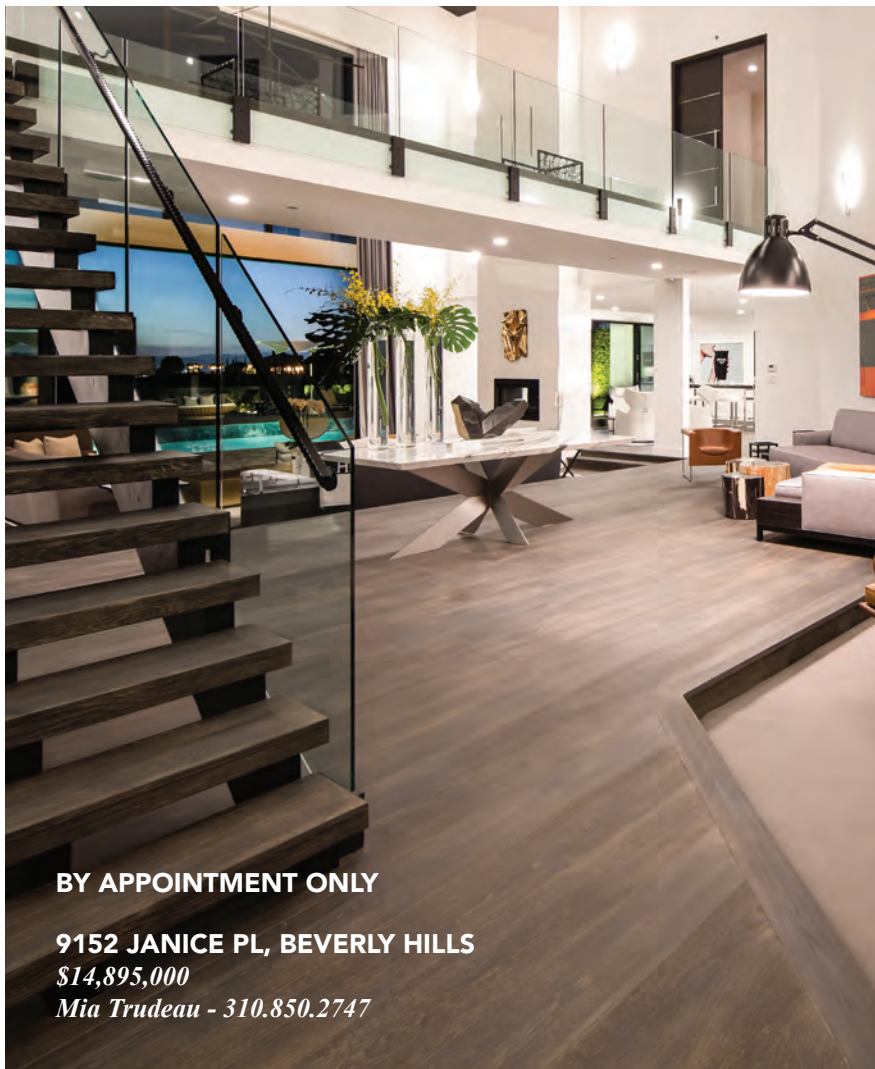
**Call Today!**

**323-601-8000**

**BRYANT | REICHLING**

Sotheby's International Realty | [BryantReichling.com](http://BryantReichling.com)

Gower Bungalows, LLC reserves the right at its sole discretion to make changes or modifications to pricing, floor plans, landscape, site layout, specifications, materials, features and colors without notice. Square footages are approximate. Joe Reichling CalBRE: 01427385, Boni Bryant CalBRE: 01245334



**BY APPOINTMENT ONLY**

**9152 JANICE PL, BEVERLY HILLS**

**\$14,895,000**

*Mia Trudeau - 310.850.2747*



RENDERING

**BY APPOINTMENT ONLY**

**717 N TIGERTAIL RD, BRENTWOOD**

**\$13,950,000**

*Drew Fenton, Tyrone McKillen - 310.858.5474*

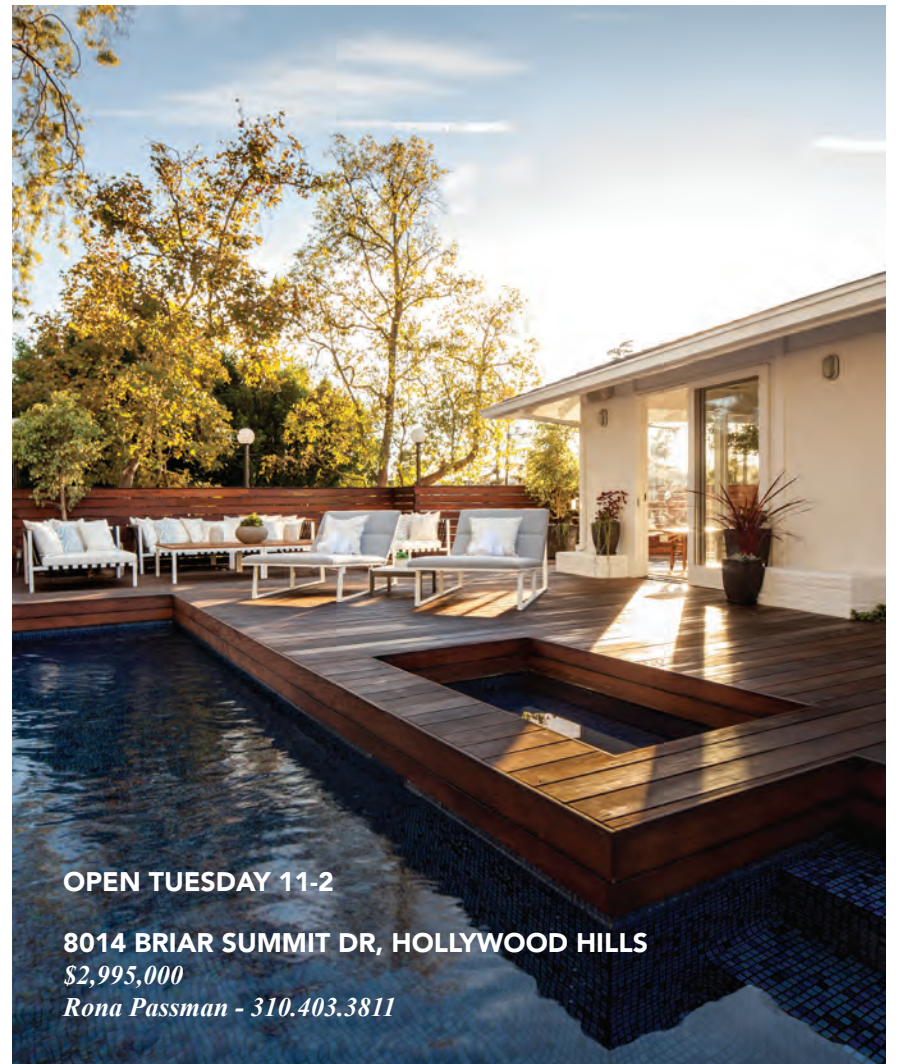


**OPEN TUESDAY 11-2**

**2325 DUXBURY CIRCLE, BEVERLYWOOD**

**\$5,199,000**

*Adi Werthman - 310.598.0260*



**OPEN TUESDAY 11-2**

**8014 BRIAR SUMMIT DR, HOLLYWOOD HILLS**

**\$2,995,000**

*Rona Passman - 310.403.3811*



**BY APPOINTMENT ONLY**

**9329 NIGHTINGALE DR, HOLLYWOOD HILLS**

**\$7,995,000**

*Barbara Robinson, Nichelle Robinson - 310.345.9836*



**BY APPOINTMENT ONLY**

**7100 LA PRESA DR, OUTPOST ESTATES**

**NEW PRICE \$5,975,000**

*Jonah Wilson - 310.858.5465*



**OPEN TUESDAY 11-2**

**1000 LAUREL WAY, BEVERLY HILLS**

**\$11,500,000**

*Jeff Hyland, Drew Fenton - 310.278.3311*



**HILTON & HYLAND**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**HILTONHYLAND.COM**

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



**OPEN TUESDAY 11-2**

**10469 LINDBROOK DR, LITTLE HOLMBY**

**\$3,700,000**

*Susan Smith - 310.415.5175*



**OPEN TUESDAY 11-2**

**8508 ALLENWOOD RD, SUNSET STRIP**

**\$2,695,000**

*Ambra Bisconti - 310.498.2151*



**OPEN TUESDAY 11-2**

**14436 GLORIETTA DR, SHERMAN OAKS**

**\$1,249,000**

*Heather Boyd & Michael LaMontagna - 310.994.3140*



**OPEN TUESDAY 11-2**

**9007 PHYLLIS AVE, WEST HOLLYWOOD**

**\$1,149,000**

*Ladd Jackson - 310.346.1744*



**OPEN TUESDAY 11-2**

**13521 RAND DR, SHERMAN OAKS**  
*\$1,875,000*  
*Aren Afsharian - 310.200.9323*



**BY APPOINTMENT ONLY**

**3224 OAKLEY DR, HOLLYWOOD HILLS**  
*\$1,750,000*  
*Alphonso Lascano, Bjorn Farrugia - 424.253.5489*



**OPEN TUESDAY 11-2**

**1132 N OGDEN DR, WEST HOLLYWOOD**  
*\$1,368,000*  
*Coley Laffoon - 323.702.5551*



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TWILIGHT TUESDAY OPEN 5-7:30PM



9233 SWALLOW DR | SUNSET STRIP  
\$18,950,000

NEW CONSTRUCTION | COMPLETED OCTOBER 2015



9233SWALLOW.COM

DAVID YOCUM  
310.560.6164



*10410 BELLAGIO ROAD*

BEL-AIR  
EAST GATE



**NEW PRICE \$34,000,000**  
BY APPOINTMENT ONLY

**JEFF HYLAND**  
310.278.3311



HILTON & HYLAND

## 2463 SOLAR DRIVE | HOLLYWOOD HILLS

\$10,250,000



*NEW PRICE!*  
**OPEN TUESDAY 11-2**



BRETT LAWYER

310.858.5402

BRETT@BRETTLAWYER.COM



HILTON & HYLAND



**9007 PHYLLIS AVENUE**

WEST HOLLYWOOD

**\$1,149,000**

OPEN TUESDAY 11-2

**LADD JACKSON**  
 **REAL ESTATE GROUP**

310.346.1744  
LADD@LADDJACKSON.COM  
CALBRE# 01405651



HILTON & HYLAND





1514 SAN REMO DRIVE  
PACIFIC PALISADES

---

OFFERED AT \$11,950,000  
FURNISHED LEASE \$38,500/MO

OPEN TUESDAY 11-2

**JUDY FEDER**  
310.858.5464



HILTON & HYLAND

# 917



917 N CRESCENT DRIVE | BEVERLY HILLS  
OPEN TUESDAY 11-2  
\$38,000,000

EXCLUSIVE REPRESENTATION

 DREW FENTON  
310.858.5474



HILTON & HYLAND

# 965



965 N ALPINE DR | BEVERLY HILLS  
OPEN TUESDAY 11-2  
\$12,950,000

EXCLUSIVE REPRESENTATION

DREW FENTON  
310.858.5474

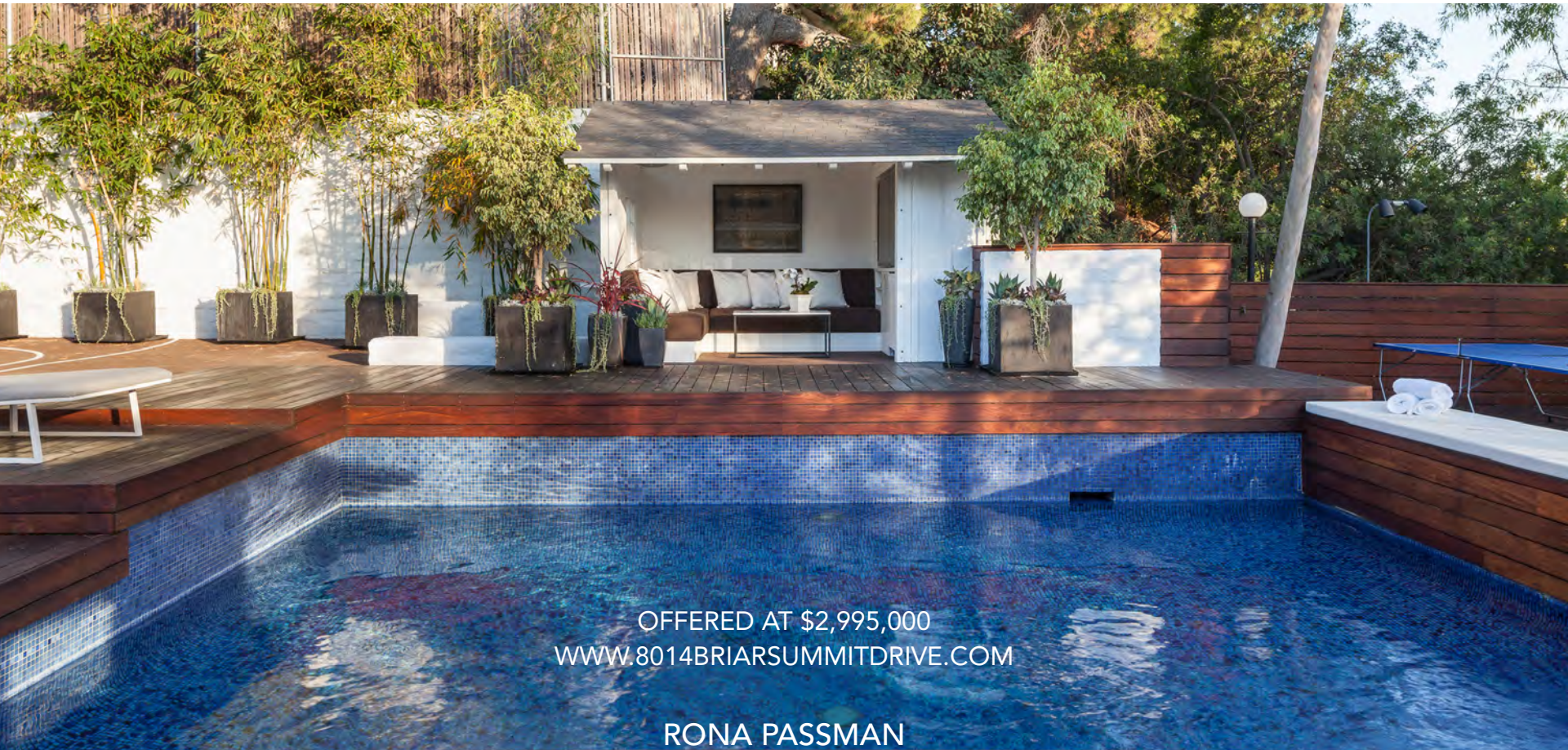
BARBARA DUSKIN  
310.858.5408



HILTON & HYLAND



8014 BRIAR SUMMIT DRIVE  
HOLLYWOOD HILLS CELEBRITY COMPOUND  
**OPEN TUESDAY 11AM-2PM**



OFFERED AT \$2,995,000  
[WWW.8014BRIARSUMMITDRIVE.COM](http://WWW.8014BRIARSUMMITDRIVE.COM)

**RONA PASSMAN**  
310.403.3811  
[RONA@RONAPASSMAN.COM](mailto:RONA@RONAPASSMAN.COM)



# ÜBER SEXY ARCHITECTURAL LOFT WITH GORGEOUS HOLLYWOOD SKYLINE VIEWS



OPEN TUESDAY, OCTOBER 20TH FROM 11-2PM



**1523 Gordon Street #10 | Downtown Hollywood**  
**Tri-level Loft | 24' Ceilings | High-end Wood Cabinetry | Outdoor Areas**  
**Next to Cinemas, Theatres, Restaurants, Coffee Shops, Hotels, Banks and Conveniences**

Designed by Smithsonian award winning architects Pugh and Scarpa, this über chic tri-level loft features dramatic 24' ceilings, frosted skylight and large windows that illuminate the open layout living area with natural light, floating staircases, polished concrete and solid maple floors and a floor to ceiling roll-up door that opens to a lush outdoor bamboo sanctuary. The sleek kitchen boasts seamless stainless steel countertops and tempered glass backsplash. The mezzanine floor boasts designer custom mid-century built-ins perfect for an office or library. The top floor master suite features 12' ceilings, high-end cabinetry and entertainment consoles, ambient lighting and sliding wood panel doors that open up to a large balcony with phenomenal skyline views of Hollywood. An en-suite bath with dual sinks and shower tub with frosted glass wall that allows natural light in. A full bathroom services the main floor and two dedicated gated parking spaces compliment this gorgeous home. Conveniently close to the Sunset and Vine enclave of fine dining restaurants, coffee shops, cinemas, high-end hotels, the Metro Red Line subway stop and fitness clubs - truly is what LA lifestyle is all about. **Offered at \$875,000**

For more information, text 'JMTeamHomes1' to 85377 or visit [www.1523GordonStreet10.com](http://www.1523GordonStreet10.com).



**JAY MARTINEZ**  
Team Leader | The JM Team  
323.377.8332 mobile  
[jay@jmteamhomes.com](mailto:jay@jmteamhomes.com)

**GILBERT DIRIGE, CPA**  
Realtor | The JM Team  
310.801.0317 mobile  
[gilbert@jmteamhomes.com](mailto:gilbert@jmteamhomes.com)

[www.jmteamhomes.com](http://www.jmteamhomes.com)  
**2014 Best of Trulia Top Agent Award**

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YOUR HOME, **OUR PASSION**

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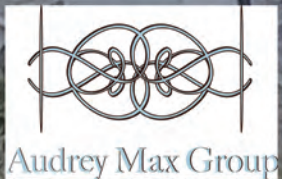
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# CLASSICALLY-INSPIRED COMPOUND

1714StoneCanyon.com | Bel-Air | \$22,500,000

OPEN TUESDAY 11-2





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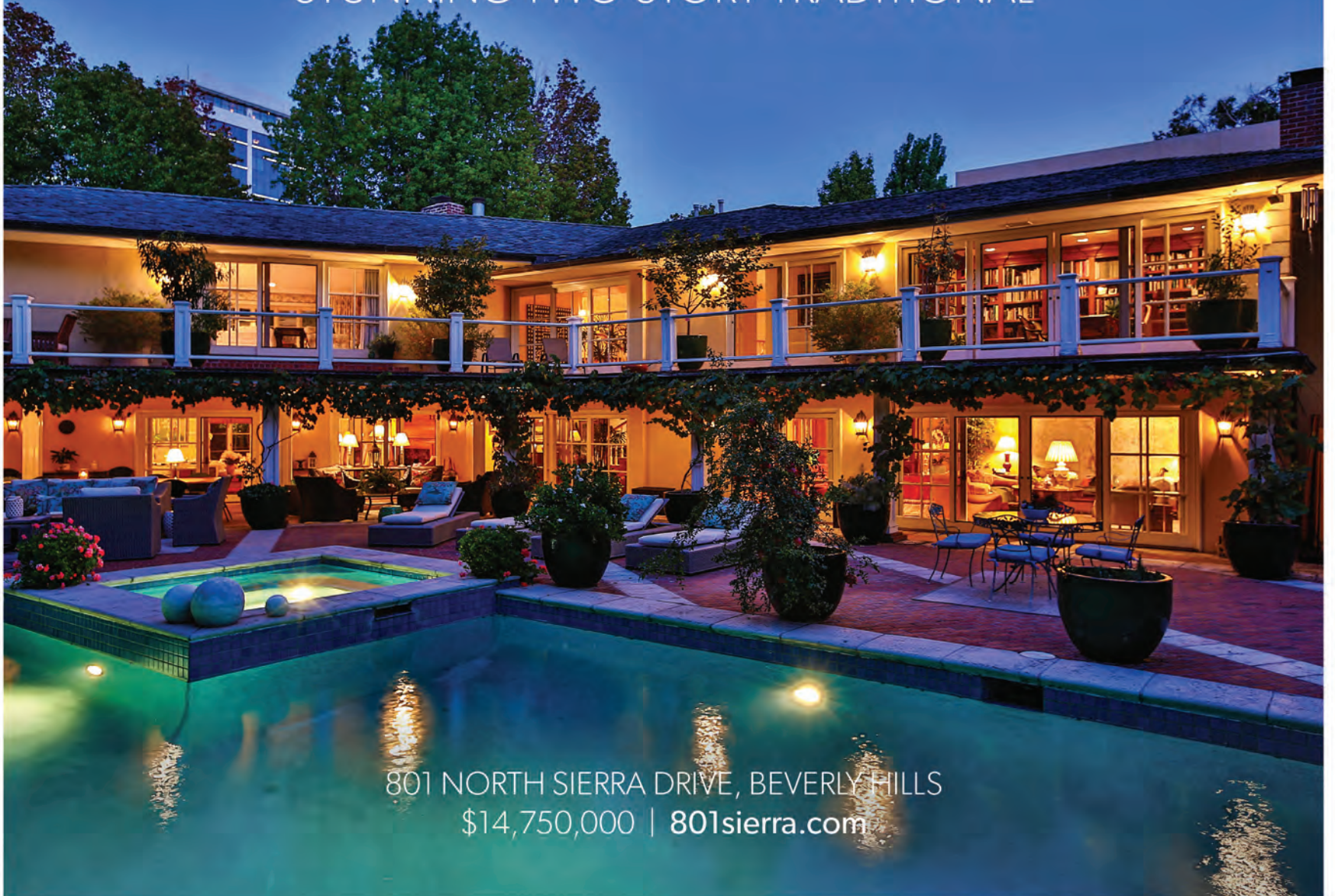
424.249.7162  
aaronkirman.com

TINA EAVERS  
BROKER ASSOCIATE

310.266.0947  
tinaeavers@gmail.com

  
VILLA PROPERTIES  
REALTORS

## STUNNING TWO-STORY TRADITIONAL



801 NORTH SIERRA DRIVE, BEVERLY HILLS  
\$14,750,000 | [801sierra.com](http://801sierra.com)



JOHN AAROE GROUP





AARON KIRMAN  
PRESIDENT, AAROE ESTATES

424.249.7162  
aaronkirman.com

MAURICIO UMANSKY  
THE AGENCY

424.230.3701  
umansky@theagencyre.com



# PRIME DEVELOPMENT OPPORTUNITY ON 10+ ACRES



9501 GLOAMING DRIVE, BEVERLY HILLS P.O.  
\$23,950,000 | [9501gloamingdr.aaroe.site](http://9501gloamingdr.aaroe.site)



JOHN AAROE GROUP





# MAJOR REDUCTION PHENOMENAL UPSIDE POTENTIAL

SHOWN BY APPOINTMENT

2805 Nichols Canyon Road, Nichols Canyon

**New price \$2,475,000**

Magnificent estate on huge flat  $\pm 12,000$  square foot lot in prime Nichols Canyon. This home can be expanded to nearly 5,000 square feet on less than 21% of the lot size. Villa Floresta is a private entertainers paradise designed and built by Fred Smathers, surrounded by high walls, eucalyptus trees and magnificent landscaped gardens. There are three large bedrooms with high ceilings, outside terraces and views from every room through the custom French doors. Enormous fully bricked backyard with large pool and outdoor dining area. This is an incredible opportunity to own this estate which is rarely available on flat, meadow like land in the heart of Nichols Canyon. [villafloresta.aaroehomes.com](http://villafloresta.aaroehomes.com)



**COREY WEISS**  
Realtor®

310.420.8101 call or text  
[coreyweiss@aaroe.com](mailto:coreyweiss@aaroe.com)  
[aaroe.com/coreyweiss](http://aaroe.com/coreyweiss)



**JOHN AAROE GROUP**



3222 BENDA PLACE, HOLLYWOOD HILLS

[www.3222BendaPlace.com](http://www.3222BendaPlace.com)

JUST REDUCED \$2,995,000

OPEN TUESDAY 11-2



JOE BABAJIAN

310.623.8800 • [JOEBABAJIAN.COM](http://JOEBABAJIAN.COM) CALBRE #00813384

Joe  
Babajian



# COMPLETELY REDONE MID-CENTURY MODERN BEACHWOOD CANYON



**2238 HOLLY DRIVE - ASKING \$1,249,000**



**BROKER'S OPEN TUESDAY, OCTOBER 20<sup>TH</sup> 11-2 PM**



**Andrew Moore**

323-422-3253 • [AndrewMooreLA@gmail.com](mailto:AndrewMooreLA@gmail.com)





**Laurel Hills Mid-Century with Explosive Views**

**8551 Edwin Drive, Laurel Canyon**

**Open House :: Tuesday, October 20th, 11-2pm**

- 5 bedrooms / 3.5 baths
- city and mountain views
- updated kitchen and baths
- drought tolerant landscaping
- solar heated pool and separate spa with built in television
- easy access to studios, Hollywood and Beverly Hills
- in the Coveted Wonderland School District

*8551Edwin.com*

**\$2,395,000**



**Tori Horowitz**  
**323 489 5444**  
tori@deasypenner.com  
CalBRE: #01703353





WWW.291GARDENDRIVE.COM  
 291 GARDEN DRIVE, SHERWOOD COUNTRY CLUB, CA



Magnificent Sherwood Country Club custom Cape Cod property designed by Architect Edward Carlson and built by Tyler Development, replicates the splendor of a Hamptons style Colonial Estate. Breathtaking views of the mountains and Jack Nicklaus golf course, situated overlooking the 16th fairway. The property boasts exquisite molding, mill work, custom wainscoting, designer window coverings, hand huned wood floors, French doors and volume ceilings throughout. The bright, open and spacious interior offers a wonderful flow to include 4 bedrooms, 4.5 bathrooms, master suite, 2 guest rooms, maid's quarters, gourmet kitchen with attached breakfast room, pantry and butler's pantry, great room, formal living room, formal dining room, office/library with game room, a family room with a second office, laundry room, grand foyer spiral staircase and elevator. The stunning formal gardens include an infinity pool and spa, plus patio for entertaining, 3.5-car garage and double entry driveway with porte cochere.

**Offered at \$4,995,000**



**NICKI & KAREN**  
 laporta crystal

VICE PRESIDENTS  
 INTERNATIONAL MARKETING DIRECTORS

WWW.NICKIANDKAREN.COM

805.390.6591 805.625.0304

Ewing &  
 Associates

**Sotheby's**  
 INTERNATIONAL REALTY

Nicki LaPorta & Karen Crystal are Realtor Associates, CalBRE#s 01233940 & 01346860. Buyers advised to verify accuracy of all information through independent inspection by professionals. If your home is currently listed for sale this is not meant as a solicitation. Each office is independently owned and operated.



WWW.976STAFFORDROAD.COM  
 976 STAFFORD ROAD, SHERWOOD COUNTRY CLUB, CA



Stunning Cape Cod home whose captivating New England style offers incomparable craftsmanship and impeccable attention to detail, and is situated overlooking the 16th fairway of the Jack Nicklaus golf course. Over 8,500 sq ft with 5 bedrooms and 7.5 bathrooms, the bright and light interior is exquisitely designed with a soothing color scheme and antique reclaimed floors. Upon entering the foyer of the home you are greeted with a spectacular view through the voluminous windows of the elegant living room. Step out onto the charming wrap around verandah and be immersed in the peaceful tranquility, natural landscaping, pool & spa, and privacy. Truly a landmark estate!

*Offered at \$5,495,000*



**NICKI & KAREN**  
 laporta crystal

VICE PRESIDENTS  
 INTERNATIONAL MARKETING DIRECTORS

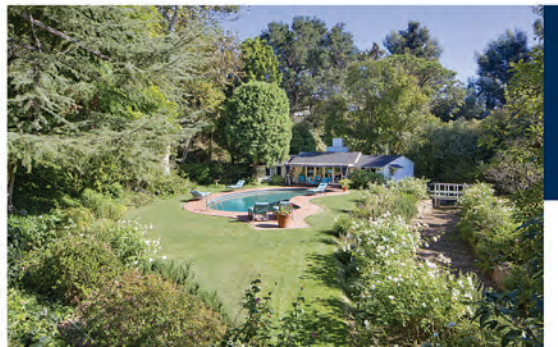
WWW.NICKIANDKAREN.COM

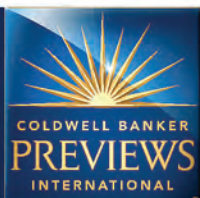
805.390.6591 805.625.0304

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 Associates

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270 SOUTH CANYON VIEW | \$10,250,000 | OPEN TUE 11-2  
*Country Compound on true park-like grounds*

Over one acre of gardens, meadows and orchards. This is the kind of property that dreams are made of. This one of a kind Brentwood location is unparalleled as is the privacy and old Hollywood grace that greet you when you enter the gates and cross over the bridge of this extraordinary sanctuary. The main house is situated up a private drive and boasts 4 bedrooms, 3 full baths plus 2 powder rooms, a library, wine cellar, formal dining room, junior dining as well as a harvest/family room and a cooks kitchen that opens to an outdoor dining area and wood burning pizza oven. This Portuguese floor plan surrounds an entertainers' courtyard with fountains and an easy flow. French Windows and doors throughout beckon the outdoors in and the exteriors do not disappoint. There is an entertainers lodge with a ¾ bath, kitchenette, bar, fireplace and deck with a spa that looks out over the extraordinary grounds and the paths including steps through the forest to the full 2 br./2bas guesthouse with a full kitchen and a fireplace overlooking the pool, orchards and grounds. A greenhouse and solarium complete this dream property reminiscent of an Emily Bronte book.

Johnny Lee Schell  
818.621.0999  
CalBRE#01902430

Beth Styne  
310.367.3388  
CalBRE#00815705

# Because you deserve the best.



## OPEN HOUSE TUESDAY October 20<sup>th</sup> from 11:00am - 2:00pm

1541 North Gardner Street | Los Angeles  
\$1,699,000

The perfect holiday gift you have been looking for! Come fall in love with this gorgeous 3 Bedroom and 2.5 Bathroom home with hardwood floors throughout, that's been remodeled with many upgrades with great taste and style. Enter into the dramatic Foyer that leads to either the dining room, living room and 2 of the bedrooms and bathroom.

The Gourmet kitchen offers a center island, stainless steel appliances, generous storage and great counter top space. A perfect flow between the dining room and the family/living room.

The oversized living room has vaulted ceilings, skylights and French doors to the beautiful patio with 2 seating areas, and flows to the lush backyard that has a wonderful bonus room for a home office, gym or playroom. The master suite opens to the outdoors via French doors and has a gorgeous newer bathroom. There are 2 more beautiful bedrooms with a tile bathroom between them.

A laundry room and 3rd bathroom are off the kitchen and a kitchen door to the backyard.

This is the epitome of the wonderful indoor/outdoor California lifestyle! Close distance to Runyon Canyon, shops and restaurants.




### David T. Kessler

310.245.6715

david.kessler@sothebyshomes.com

davidtkessler.com

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**1700 GREEN ACRES DRIVE | OPEN TUES 12-3PM**

Gated Beverly Hills French Mediterranean 5 bedroom +7 bath palatial estate. Over 9,000 sq/ft North of Sunset on just over a 26,000 sq/ft lot. Grand entry with 25 ft ceilings & dramatic curved staircase. Handsome office/library w/ fp. Formal living room with ornate crown moldings and wall paneled detail. Gourmet kitchen with center island, sub zero fridge, commercial grade Miele stove w/large walk in pantry. Light filled rotunda breakfast room has a view of the lush backyard with patio, BBQ, fountain, private pool & spa. Family room w/ marble floors & dining room with large windows. Upper level master suite with dual closets and patio. 3 additional bedroom suites w/spacious playroom/family room with bar. Side yard with fruit trees.

**Reduced to \$12,495,000 | [www.PremierBHEstate.com](http://www.PremierBHEstate.com)**



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# 1023 N ROXBURY DRIVE



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**TUES 11-2 | CATERED LUNCH**

Extensively remodeled gated classic with over 11,500 sq.ft designed in the finest Mediterranean quality offers 8 + 7 along w/ night lit tennis court. Film legend Spencer Tracey, as well as actress Agnes Moorehead, once lived in this beautiful estate. Enter through a domed foyer leading to a dramatic living room w/ vaulted ceilings, hardwood floors and over-sized French doors. Elegant formal dining room features soaring, hand-painted ceilings leading to gourmet kitchen. The luxurious master suite w/ exquisite hand-painted ceilings is complimented by separate large bathrooms and walk-in closets. Additional guest suites, media room complete w/ billiards table, full bar and wine room, and a separate cabana with kitchen and full bath.

**Offered at \$19,750,000**

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



**Myra Nourmand**

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BROKER'S OPEN — TUESDAY, OCTOBER 20 • 11AM-2PM



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2101 VISTA DEL MAR STREET  
NORTH OF FRANKLIN & WEST OF BEACHWOOD CANYON

## ORIGINAL 1930'S MEDITERRANEAN COMPOUND

- 1,400 sq. ft. existing home with 600 sq. ft. planned addition
- 6,000 sq. ft. lot
- Completed interior demolition
- Currently 4 bed + 3 bath including legal guesthouse
- Great city views
- Detached 2 car garage + off street parking for 3 additional cars
- Gated & private

ASKING \$1,099,000  
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INITIAL PLANS AVAILABLE

**OPEN TUESDAY 11-2PM**



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# MODERN LUXURY HIGH ABOVE MULHOLLAND



**OPEN | TUESDAY 11 AM - 2 PM | SATURDAY & SUNDAY 2 PM - 5 PM**

**\$ 3,550,000**



**KERRY MARSICO**

213.700.6515

kerry@kerrymarsico.com

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## 2709 EDWIN PL

This wholly renovated Hollywood Hills home offers staggering panoramic views and a thoughtfully designed floorplan. Cloaked in stone and contemporary finishes, the kitchen, dining and living areas feature soaring ceilings and open to the pool and yard. Separated from all living areas by a quaint foyer/seating room is a spectacular master suite and bath, and three more generously-sized bedrooms, each with their own private bathroom. 4 BR | 4.5 BA | 3,162 SQFT Home | 14,829 SQFT Lot | bre 01456415

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**BROKER'S OPEN ON TUESDAY OCTOBER 20<sup>TH</sup> 11AM TO 2PM** *small bites served*

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SHERMAN OAKS  
13529 RAND DR

\$ 1,499,000 / 3 BD 2 BA 1,910 SQFT



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adam@mercervine.com

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BEL AIR  
638 SIENA WAY

\$ 16,500,000 / LAND 37,155 sqft

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BEVERLY HILLS  
1966 CARLA RIDGE RD

\$ 11,250,000 / DEVELOPMENT OPPORTUNITY  
1.2 ACRES

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KYLE GIESE - 310.975.5838



BEVERLY HILLS  
1271 LOMA VISTA DR

\$ 6,250,000 / 4<sup>BD</sup> 4<sup>BA</sup> 4,192 sqft

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KYLE GIESE - 310.975.5838



BEVERLY HILLS  
9040 ALTO CEDRO DR

\$ 4,299,000 / 5<sup>BD</sup> 5<sup>BA</sup> 3,505 sqft

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TARZANA  
5427 SHIRLEY AVE

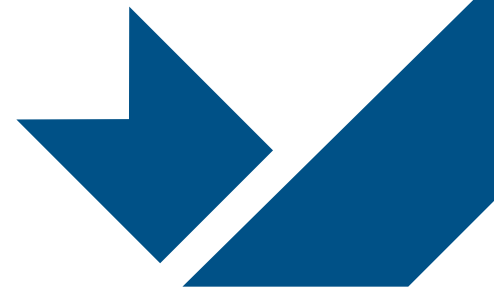
\$ 1,899,000 / 5<sup>BD</sup> 5<sup>BA</sup> 3,200 sqft

MIKE ROSENFELD - 305.968.4248





# MERCER VINE




**BEVERLY HILLS**  
**1258 LAGO VISTA**

**\$ 7,995,000** / DEVELOPMENT OPPORTUNITY  
39,857 LOT SQFT

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**HOLLYWOOD HILLS**  
**7900 GRANITO DR**

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**SHERMAN OAKS**  
**15553 ROYAL RIDGE RD**

**\$ 1,699,000** / 4<sup>BD</sup> 3<sup>BA</sup> 3,061 SQFT

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**TARZANA**  
**19528 BRAEWOOD DR**

**\$ 1,549,000** / 5<sup>BD</sup> 4<sup>BA</sup> 3,217 SQFT

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OPEN HOUSE TUES & FRI 11-2

**SHERMAN OAKS**  
**13529 RAND DR**

**\$ 1,499,000** / 3<sup>BD</sup> 2<sup>BA</sup> 1,910 SQFT

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# TWO TENNIS COURT ESTATES

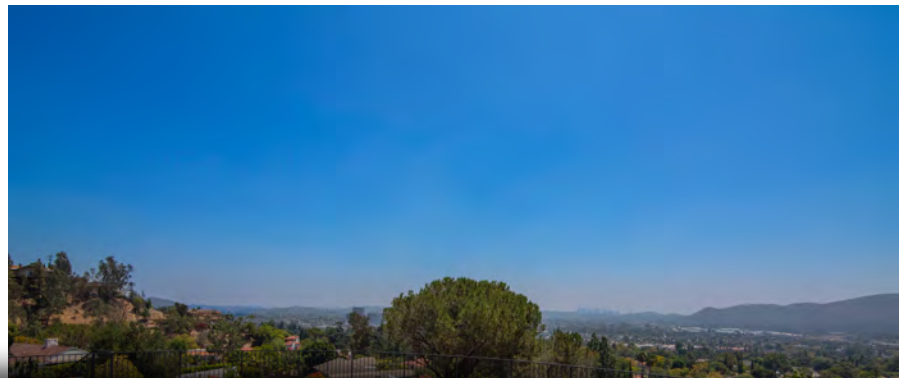


## 804 W KENNETH RD GLENDALE **\$2,495,000**

*This 1928-built John F Stanford Spanish Colonial Revival estate property is landmarked under the Mills Act. Built around a dramatic center courtyard & featuring grand formal spaces this property also features a pool, tennis court, updated caterer's kitchen and plentiful indoor and outdoor entertaining and garden spaces. 4 Bdrms, 4.5 Bathrooms, Family Room 4,930 sf taped on a 31,051 sf lot per assr. MLS ID: 315009891-IT*

## 652 ROBIN GLEN GLENDALE **\$2,575,000**

*Sweeping City Views from this 1977-built private compound on over 2 acres that looks south to Downtown LA and west across the San Fernando Valley and features a sparkling pool, N/S facing tennis court, private master suite, big family room and separate 828 sf entertainment facility/guest house. 4 Bdrms, 3.5 Bathrooms, Office, Family Rm 3,391 sf on two lots totaling 87,120 sf per assr. MLS ID: 315008069-IT*

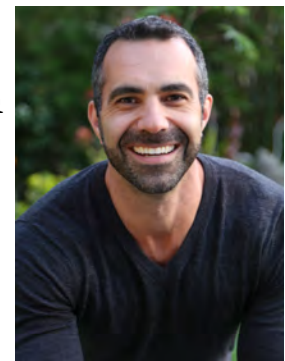


**Gerri Cragnotti**  
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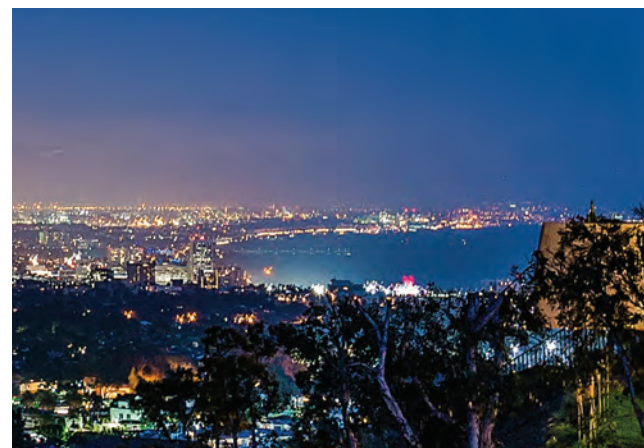
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Graced with sweeping city, coastline and mountain vistas, this pristine custom built traditional is located in the close-to-village location of the prestigious 24-hour guard-gated Ridgeview Country Estates. Set on ±1.25 acres with just over 6,200 sq ft and a wonderful floor plan, this home is ideal for year-round indoor and outdoor living. The downstairs features formal living and dining rooms, wine cellar, bedroom with custom built-ins ideal for an office, large gourmet kitchen and family room opening to the fully heated outdoor living room with built-in barbecue, TV, outdoor fireplace, pool, spa, sprawling lawns, an abundance of fruit trees and gardens and private skateboard park/batting cage. Upstairs offers a magnificent master suite with sitting room, outdoor veranda, sumptuous bath, huge steam room with tub and shower and enormous walk-in closet. All the secondary bedrooms are oversized, including a wonderful separate and extremely large guest suite. There is also a fantastic home theatre and authentic imported British pub. Other features of this wonderful property are 7 fireplaces, French doors throughout, state-of-the-art sound systems for indoors and outdoors and laundry/darkroom. This home also has the option of having 6 bedrooms. Live the California dream...

**Offered at \$6,995,000 | [www.1459ViaCresta.com](http://www.1459ViaCresta.com)**



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On the front cover:  
 Joyce Rey

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1 Beverly Hills		Single Family				
15-941593	11-2	965 N ALPINE DR	NEW	\$12,950,000	3+5	p.151
	11-2	1000 LAUREL WAY	NEW	\$11,500,000	4+4	p.151
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15-949233	11-2	✕521 N RODEO DR	NEW	\$5,495,000	4+4	p.151
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14-785291	592D6 12-3	1700 GREEN ACRES DR	red	\$12,495,000	5+7	p.151
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15-885951	592D7 11-2	1023 N ROXBURY DR	rev	\$19,750,000	8+7	p.107
15-885951	592D7 11-2	1023 N ROXBURY DR	rev	\$19,750,000	8+7	p.151
15-944651	11-1	☐321 S CANON DR	rev	\$3,299,000	4+4	p.126
15-944651	11-1	☐321 S CANON DR	rev	\$3,299,000	4+5	p.151
15-934761	11-1	427 S ALMONT DR	rev	\$1,998,000	4+3	*

1 Beverly Hills		Condo / Co-op				
15-938689	11-2	344 N PALM DR #302	red	\$995,000	2+3	p.127
15-938689	11-2	344 N PALM DR #302	red	\$995,000	2+3	p.151
15-946937	592XY 11-2	447 N DOHENY DR #101	rev	\$1,699,000	2+3	p.151

1 Beverly Hills		Lease				
15-948795	11-2	1625 LOMA VISTA DR	NEW	\$27,500	7+8	*

2 Beverly Hills Post Office		Single Family				
15-939575	11-2	1731 SUMMITRIDGE DR	NEW	\$24,000,000	7+9	p.111
15-949303	11-2	1648 SUMMITRIDGE DR	rev	\$9,999,998	5+7	*
15-940559	11-2	13951 DURHAM RD	rev	\$8,500,000	5+6	p.152
14-814107	592B2 12-2	2539 BENEDICT CANYON DR	rev	\$5,395,000	5+7	p.152
15-947387	11-3	1531 BENEDICT CANYON DR	rev	\$1,695,000	3+2	p.152
15-947387	11-2	1531 BENEDICT CANYON DR	rev	\$1,695,000	3+2	p.152

2 Beverly Hills Post Office		Lease				
15-945257	12-2	10126 ANGELO VIEW DR	rev	\$10,900	3+3	*

3 Sunset Strip - Hollywood Hills West		Single Family				
	5-7-30	9233 SWALLOW DR	NEW	\$18,950,000	5+8	p.152
	11-2	2009 MOUNT OLYMPUS DR	NEW	\$9,495,000	6+10	p.152
15-938497	11-2	2501 ASTRAL DR	NEW	\$4,850,000	4+6	p.42
15-938497	11-2	2501 ASTRAL DR	NEW	\$4,850,000	4+6	p.152
	11-2	☐2709 EDWIN PL	NEW	\$3,550,000	4+4.5	p.152
	11-1	2171 MOUNT OLYMPUS DR	NEW	\$3,095,000	4+4.5	p.152
15-933377	563B7 11-2	3200 OAKLEY DR	NEW	\$2,999,000	4+5	*
15-950119	11-2	☐8014 BRIAR SUMMIT DR	NEW	\$2,995,000	4+5	p.153
	11-2	☐8551 EDWIN DR	NEW	\$2,395,000	5+3.5	p.153
15-948085	11-2	✕8634 FRANKLIN AVE	NEW	\$2,295,000	2+3	p.128
15-948085	11-2	✕8634 FRANKLIN AVE	NEW	\$2,295,000	2+3	p.153
15-948093	11-2	7139 MACAPA DR	NEW	\$1,999,000	3+3	*
	593/C4 11-2	1541 N GARDNER ST	NEW	\$1,699,000	3+2.5	p.153
	592/H2 11-2	2426 GREENVALLEY RD	NEW	\$1,499,000	3+4	p.153
15-950493	11-2	2234 RIDGEMONT DR	NEW	\$990,000	2+2	p.153
15-934079	11-2	2585 LEICESTER DR	red	\$2,100,000	4+4	p.153
15-904543	593C2 11-2	2463 SOLAR DR	rev	\$10,250,000	6+11	p.153
15-822883	592G5 11-2	9274 SIERRA MAR DR	rev	\$4,995,000	3+6	*
15-946313	11-2	1377 MILLER PL	rev	\$4,695,000	4+4	p.153
15-944495	11-2	1556 N SIERRA BONITA AVE	rev	\$3,100,000	5+7	p.153
15-943303	11-2	8508 ALLENWOOD RD	rev	\$2,695,000	4+3	p.154
15-948553	11-2	8769 SKYLINE DR	rev	\$2,175,000	4+5	p.154
15-949953	593A4 11-1	8266 KIRKWOOD DR	rev	\$625,000	1+1	*

3 Sunset Strip - Hollywood Hills West		Condo / Co-op				
15-949131	11-2	9255 DOHENY RD #1805	NEW	\$4,000,000	1+2	*

3 Sunset Strip - Hollywood Hills West		Land				
15-941907	592H3 11-2	2381 N SUNSET PLAZA DR	NEW	\$4,795,000	Land	p.154
15-941923	592H3 11-2	9100 CRESCENT DR	NEW	\$2,795,000	Land	*

3 Sunset Strip - Hollywood Hills West		Lease				
15-942887	11-2	8914 DEVLIN PL	rev	\$24,995	4+4	p.154
15-937303	593D1 11-2	7028 TREASURE TRL	rev	\$5,000	3+3	*

4 Bel Air - Holmby Hills		Single Family				
	11-2	1714 STONE CANYON RD	NEW	\$22,500,000	8+12	p.154
15-949535	541H4 11-2	1709 ROSCOMARE RD	NEW	\$1,895,000	4+3	p.71
15-949535	541H4 11-2	1709 ROSCOMARE RD	NEW	\$1,895,000	4+3	p.154
15-938555	11-2	1247 CASIANO RD	NEW	\$1,725,000	4+3.5	p.154
	11-2	10451 SANDALL LN	NEW	\$1,490,000	3+2	p.154
	11-2	2605 BASIL LN	NEW	\$1,285,000	3+2.5	p.154
15-950169	11-2	920 N BEVERLY GLEN	NEW	\$999,000	2+2	p.155
15-947585	591J4 11-2	1610 LINDAMERE PL	rev	\$3,495,000	5+5	*
15-946979	591G1 11-2	15545 AQUA VERDE DR	rev	\$2,395,000	4+4	*

5 Westwood - Century City		Single Family				
15-950307	11-2	771 HOLMBY AVE	NEW	\$6,450,000	7+6.5	p.155
15-950087	11-2	2049 FOX HILLS DR	NEW	\$2,699,000	5+4	p.155
	632-B2 11-2	752 WESTHOLME AVE	NEW	\$2,350,000	4+3	p.155
15-950623	11-2	☐265 DENSLOW AVE	NEW	\$1,799,000	3+2	p.131
15-950623	631 J1 11-2	☐265 DENSLOW AVE	NEW	\$1,799,000	3+2	p.155
15-917105	11-2	10469 LINDBROOK DR	rev	\$3,700,000	4+4	p.155
15-937743	11-2	1410 THAYER AVE	rev	\$1,749,000	2+2	*

5 Westwood - Century City		Condo / Co-op				
15-950371	11-2	☐10110 EMPYREAN WAY #301	NEW	\$1,599,000	2+3	*
15-950091	632C3 11-2	10523 ASHTON AVE #103	NEW	\$985,000	2+3	*
15-950469	11-2	1880 VETERAN AVE #106	NEW	\$749,000	2+2	p.155
	11-2	1440 VETERAN AVE, UNIT 240	NEW	\$419,000	1+1	p.155
15-944661	11-2	10776 WILSHIRE #1604	rev	\$5,095,000	3+4	p.155
15-922103	632C2 11-2	10450 WILSHIRE #6E	rev	\$1,250,000	2+3	*

5 Westwood - Century City		Lease				
15-898233	632B3 11-2	10727 WILSHIRE BLVD #1505	NEW	\$15,000	3+4	*
15-950679	11-2	1841 BENECIA AVE	NEW	\$8,500	5+5	p.156
15-945063	10-2	1122 GAYLEY AVE #303	NEW	\$5,800	2+2	*
15-945059	10-2	1122 GAYLEY AVE #203	NEW	\$4,100	1+1	*
15-949477	11-2	1875 KELTON AVE #202	NEW	\$3,850	2+3	*
15-930897	10-2	1122 GAYLEY #209	NEW	\$3,700	0+1	*

6 Brentwood		Single Family				
	11-2	✕270 S CANYON VIEW DR	NEW	\$10,250,000	4+5	p.156
15-950103	11-2	1710 MANDEVILLE CANYON RD	NEW	\$7,995,000	6+7	p.156
15-949151	11-2	14 OAKMONT DR	NEW	\$7,195,000	4+4	p.156
	591E4 11-2	12607 PROMONTORY RD	NEW	\$2,850,000	5+5	p.156
	11-2	12607 PROMONTORY ROAD	NEW*	\$2,850,000	5+5	*
15-949913	591 E4 11-2	2317 CANYONBACK RD	NEW	\$2,350,000	5+6	p.156
	631/G4 11-2	418 S GREINA GREEN WAY	NEW	\$2,295,000	4+3	p.156
15-939001	591E4 11-2	12553 THE VISTA	red	\$1,645,000	2+3	p.156
15-944941	11-2	140 S CLIFFWOOD AVE	rev	\$10,350,000	5+7	*
15-889481	631F3 11-2	12733 W SUNSET	rev	\$6,495,000	5+6	*
15-940473	631F5 11-2	607 26TH ST	rev	\$5,195,000	6+7	p.156
14-746561	631F3 11-2	107 N CLIFFWOOD AVE	rev	\$4,495,000	4+4	*
15-913151	11-2	2621 MANDEVILLE CANYON RD	rev	\$1,450,000	3+3	*

6 Brentwood		Condo / Co-op				
	11-2	✕11916 GORHAM AVE, UNIT 201	NEW	\$1,269,000	3+2.5	p.157
	11-2	✕11740 W SUNSET BLV, UNIT 35	NEW	\$1,249,000	2+2.5	p.157
15-949627	11-2	330 S BARRINGTON AVE #302	NEW	\$749,000	3+2	p.157
15-946371	11-2	838 S BARRINGTON AVE #203	NEW	\$675,000	2+2	p.157
	11-2	11718 DARLINGTON AVE, UNIT 6	NEW	\$610,000	2+2	p.157
15-949803	11-2	☐575 S BARRINGTON AVE #107	rev	\$899,000	2+3	*

6 Brentwood		Lease				
15-948739	631F5 11-2	575 MORENO AVE	NEW	\$32,500	6+8	p.157
15-941021	631F5 11-2	607 26TH ST	rev	\$19,500	6+8	*

7 West L.A.		Single Family				
15-946011	11-2	2477 COOLIDGE AVE	NEW	\$1,585,000	4+4	*
15-950323	11-2	2835 S BENTLEY AVE	NEW	\$969,000	3+2	p.157
	672-A1 11-2	2530 S BUNDY DR	NEW	\$879,000	2+2	p.157

# TUESDAY OPEN HOUSE DIRECTORY

REFRESHMENTS X LUNCH  
\*THEMLSPRO™ OPEN HOUSES

7 West L.A. <i>Condo / Co-op</i>							11 Venice <i>Income</i>						
15-949573	11-2	1804 S BARRINGTON AVE #D	NEW	\$824,900	3+3	p.157	15-918281	11-2	2210 PACIFIC AVE	rev	\$2,495,000	p.161	
15-950109	632A6	1800 COLBY AVE #304	NEW	\$658,800	2+2	p.158	15-944489	11-2	129 BROOKS AVE	rev	\$1,850,000	Duplex p.161	
15-941535	11-2	1810 S BARRINGTON AVE #1	red	\$1,098,000	3+3	p.158	<b>11 Venice <i>Lease</i></b>						
15-948449	11-2	1253 GRANVILLE AVE #101	rev	\$1,250,000	4+3	p.158	15-949945	11-2	660 HARBOR ST #1	NEW	\$8,200	3+3 p.162	
<b>8 Cheviot Hills - Rancho Park <i>Single Family</i></b>							15-886175	671H6	11-2	1638 ABBOT KINNEY	red	\$7,400	2+2 p.162
	11-2	2543 PATRICIA AVE	NEW	\$2,995,000	5+4.5	p.158	15-886175	671H6	11-2	1638 ABBOT KINNEY	rev	\$7,450	2+2 p.134
<b>9 Beverlywood Vicinity <i>Single Family</i></b>							<b>12 Marina Del Rey <i>Condo / Co-op</i></b>						
15-948145	11-2	2325 DUXBURY CIR	NEW	\$5,199,000	7+6	p.158		11-2	4211 REDWOOD AVE, UNIT 408	NEW	\$849,000	2+2 p.162	
	11-2	1517 EDRIS DR	NEW	\$1,995,000	3+2	p.158	15-928783	11-2	4151 REDWOOD AVE #301	rev	\$1,299,000	3+4 *	
	11-2	1443 HI POINT ST	NEW	\$879,000	2+3	p.158	15-948423	11-2	4151 REDWOOD AVE #302	rev	\$1,299,000	3+4 *	
15-950233	11-2	2601 S HALM AVE	NEW	\$799,000	3+1	p.158	15-935757	11-2	4151 REDWOOD AVE #304	rev	\$999,000	3+4 *	
15-941661	11-2	2501 S CANFIELD AVE	rev	\$1,299,000	3+2	*	15-950389	11-2	4151 REDWOOD AVE #303	rev	\$999,000	3+4 *	
15-950437	11-2	1443 HI POINT ST #2	rev	\$879,000	2+3	*	15-945665	11-2	4151 REDWOOD AVE #305	rev	\$924,500	3+4 *	
<b>9 Beverlywood Vicinity <i>Condo / Co-op</i></b>							<b>13 Palms - Mar Vista <i>Single Family</i></b>						
	11-2	1238 S HOLT AVE, UNIT 2	NEW	\$689,000	2+2.5	p.159	15-949935	672C2	11-2	3437 KEESHEN DR	NEW	\$1,789,000	3+2.5 p.162
15-947987	632F3	1112 S BEDFORD DR #203	rev	\$799,000	2+2	p.159	15-947739	11-2	3441 CABRILLO	NEW	\$1,595,000	3+2 p.162	
<b>10 West Hollywood Vicinity <i>Single Family</i></b>								11-2	3007 DAHLGREN AVE	NEW	\$1,590,000	4+3 p.162	
15-913239	11-2	1001 N CRESCENT HEIGHTS BL	NEW	\$1,595,000	3+3.5	p.159	15-949465	11-2	3153 CORINTH AVE	NEW	\$1,095,000	4+2 p.162	
15-950653	11-2	9007 PHYLLIS AVE	NEW	\$1,149,000	2+1	p.159		11-2	2481 ARMACOST AVE	NEW	\$1,049,000	3+3 p.162	
15-941225	12-2	9026 VISTA GRANDE ST	red	\$1,399,000	2+2	p.159	15-942033	672B2	11-2	3200 STONER AVE	red	\$1,695,000	3+2.5 p.162
15-947807	11-2	823 N GARDNER ST	rev	\$3,395,000	5+5	p.159	15-941343	11-2	11825 ROWLES CT	rev	\$1,718,000	4+3 p.163	
15-931685	11-2	730 N LAUREL AVE	rev	\$2,995,000	4+6	*	15-949491	11-2	3551 TILDEN AVE	rev	\$895,000	2+1 *	
<b>10 West Hollywood Vicinity <i>Condo / Co-op</i></b>							<b>14 Santa Monica <i>Single Family</i></b>						
	11-2	812 N CROFT AVE, PH401	NEW	\$1,595,000	2+2.5	p.159	sb15157812mr	10-1	327 22ND ST	NEW	\$4,995,000	5+5.5 p.163	
15-950121	11-2	1132 N OGDEN DR	NEW	\$1,368,000	3+3	p.159		11-2	1711 WELLESLEY DR	NEW	\$1,999,500	4+4 p.163	
15-949603	592H6	8960 CYNTHIA ST #CL1	NEW	\$795,000	2+2	p.159	H3	11-2	1711 WELLESLEY DR.	NEW*	\$1,995,500	4+4 *	
	11-2	1219 SUNSET PLAZA DR, UNIT 2	NEW	\$759,999	2+2	p.160		11-2	2206 MARINE ST	NEW	\$1,589,000	4+3 p.163	
15-949689	11-2	1221 N KINGS RD #304	NEW	\$610,000	2+2	*	15-940507	11-2	2121 LA MESA DR	rev	\$18,495,000	5+7 p.163	
15-950207	11-2	8960 CYNTHIA ST #202	NEW	\$499,000	1+1	p.160	15-938713	11-2	333 22ND ST	rev	\$5,495,000	4+6 p.163	
15-944341	12-3	1033 CAROL DR #301	rev	\$949,900	2+2	p.160	<b>14 Santa Monica <i>Condo / Co-op</i></b>						
15-946941	11-2	1037 N LAUREL AVE #6	rev	\$799,000	2+2	p.160	671/J1	11-2	2336 28TH ST, UNIT E	NEW	\$895,000	2+2.5 p.163	
15-947795	11-2	851 N SAN VICENTE #131	rev	\$679,000	1+2	p.160	15-950237	11-2	854 18TH ST #14	NEW	\$875,000	2+2 p.163	
<b>10 West Hollywood Vicinity <i>Income</i></b>							15-950697	11-2	1227 24TH ST #B	NEW	\$699,000	2+2 p.163	
	11-2	972 N SAN VICENTE BLV	NEW	\$1,495,000	Duplex	p.160		11-2	933 11TH ST, UNIT 6	NEW	\$675,000	2+2 p.163	
15-950047	11-2	1246 N FULLER AVE	NEW	\$1,350,000	Duplex	p.160	15-950641	11-2	828 LINCOLN BLVD #10	NEW	\$649,000	2+2 p.164	
<b>11 Venice <i>Single Family</i></b>							<b>14 Santa Monica <i>Income</i></b>						
15-949461	11-2	2408 CLEMENT AVE	NEW	\$2,995,000	3+3	p.48	15-950773	11-2	2525 7TH ST	NEW	\$1,850,000	p.164	
15-949461	11-2	2408 CLEMENT AVE	NEW	\$2,995,000	3+3	p.160	15-948341	11-2	216 IDAHO AVE	rev	\$2,999,000	*	
	11-2	1043 MARCO PL	NEW	\$2,295,000	4+4	p.160	15-941565	11-2	1222 CHELSEA AVE	rev	\$1,875,000	p.164	
15-945455	11-2	859 NOWITA PL	NEW	\$1,999,000	3+2	p.160	<b>15 Pacific Palisades <i>Single Family</i></b>						
15-950249	671J6	2412 CLEMENT AVE	NEW	\$1,488,000	2+1.75	p.161		11-2	1514 SAN REMO DR	NEW	\$11,950,000	5+7 p.164	
15-949823	11-2	1531 LOUELLA AVE	NEW	\$1,425,000	3+2	p.161	15-943675	11-2	1018 KAGAWA ST	NEW	\$5,589,000	6+7 p.164	
15-950533	11-2	947 INDIANA AVE	NEW	\$1,145,000	2+1	p.161	15-949003	11-2	1050 EMBURY ST	NEW	\$3,995,000	5+7 *	
15-940149	11-2	518 BROADWAY ST	red	\$2,655,000	3+2.5	p.161	15-936279	11-2	17001 BOLLINGER DR	NEW	\$2,789,000	5+4 p.164	
15-922079	671J6	2349 BEACH AVE	red	\$1,849,000	2+2.5	p.161		11-2	15861 SEABEC CIR	NEW	\$2,695,000	4+3 p.164	
15-948775	672A5	1037 VICTORIA AVE	rev	\$2,495,000	3+2	*		11-2	15861 SEABEC	NEW*	\$2,695,000	4+3 *	
15-943439	11-2	899 COMMONWEALTH AVE	rev	\$2,399,000	4+4	*	15-949263	11-2	1368 GOUCHER ST	NEW	\$2,499,000	4+4 p.164	
15-934269	11-2	1439 CABRILLO AVE	rev	\$2,150,000	4+2	p.161	15-947521	11-2	1265 RIMMER AVE	NEW	\$2,295,000	2+2 p.164	
15-946787	11-2	1183 NELROSE AVE	rev	\$1,845,000	3+2	*	15-947697	11-2	1276 RIMMER AVE	NEW	\$2,295,000	2+2 p.165	
15-931161	11-1	1347 RIVIERA AVE	rev	\$1,448,000	2+3	*	15-950667	631A5	11-2	845 HAVERFORD AVE	NEW	\$1,875,000	2+3 p.165
<b>11 Venice <i>Condo / Co-op</i></b>							15-945265	11-2	1460 AMALFI DR	red	\$6,995,000	5+4.5 p.165	
15-946101	672A6	1046 PRINCETON DR #205	rev	\$1,895,000	0+1	*	15-931885	630J4	11-2	1459 VIA CRESTA	rev	\$6,995,000	5+5.5 p.165
15-946101	672A6	1046 PRINCETON DR #205	rev	\$1,895,000	0+1	*	15-935235	630G3	11-2	16799 CHARMEL LN	rev	\$6,295,000	4+6 p.165
15-936699	11-1	2610 PACIFIC AVE	rev	\$1,545,000	2+3	*	15-919755	11-2	14635 WHITFIELD AVE	rev	\$5,795,000	6+8 p.165	
15-947501	672A6	1046 PRINCETON DR #112	rev	\$1,196,000	0+2	*	15-942345	11-2	16951 LIVORNO DR	rev	\$4,150,000	5+6 p.165	
15-947501	672A6	1046 PRINCETON DR #112	rev	\$1,196,000	0+2	*	15-933069	630J4	11-2	928 LAS LOMAS AVE	rev	\$3,750,000	4+5 p.136
15-946103	672A6	1046 PRINCETON DR #208	rev	\$1,175,000	0+1	*	15-933069	630J4	11-2	928 LAS LOMAS AVE	rev	\$3,750,000	4+5 p.165
15-946103	672A6	1046 PRINCETON DR #208	rev	\$1,175,000	0+1	*	15-926857	11-1	858 FISKE ST	rev	\$3,495,000	5+4.5 p.165	
15-913117	672A6	1046 PRINCETON DR #118	rev	\$840,000	0+1	p.161	<b>15 Pacific Palisades <i>Condo / Co-op</i></b>						
15-946097	672A6	1046 PRINCETON DR #118	rev	\$840,000	0+1	*		11-2	1662 MICHAEL LN	NEW	\$1,300,000	3+3.5 p.165	

☐ REFRESHMENTS ✕ LUNCH  
\* THEMSPRO™ OPEN HOUSES

## TUESDAY OPEN HOUSE DIRECTORY

11-2	17109 PALISADES CIR	NEW	\$929,000	3+3	p.166	15-940577	11-2	1326 LAVETA TER	NEW	\$875,000	4+2	p.145	
<b>16</b>	<b>Mid Los Angeles</b>				<i>Single Family</i>	15-940577	11-2	1326 LAVETA TER	NEW	\$875,000	4+2	p.168	
15-946659	11-2	3264 FAY AVE	rev	\$1,278,000	3+4	p.166	<b>21</b>	<b>Silver Lake - Echo Park</b>				<i>Income</i>	
15-939687	11-2	✕1806 S ORANGE GROVE AVE	rev	\$989,000	4+3	p.166	15-946181	11-2	1622 SILVERWOOD TER	NEW	\$1,150,000	Duplex p.169	
15-949943	11-2	2959 VINEYARD AVE	rev	\$549,000	3+1	*	<b>22</b>	<b>Los Feliz</b>				<i>Single Family</i>	
<b>16</b>	<b>Mid Los Angeles</b>				<i>Condo / Co-op</i>		11-2	✕5015 LOS FELIZ BLV	NEW	\$2,595,000	4+6	p.169	
15-949769	11-2	1532 1/2 4TH AVE	rev	\$449,000	1+1	*	15-950765	11-2	1932 TALMADGE ST	NEW	\$1,799,000	4+4	p.169
<b>17</b>	<b>Mid-Wilshire</b>				<i>Single Family</i>		15-950275	11-2	✕4022 TRACY ST	NEW	\$995,000	2+1.5	p.169
15-944525	11-2	1114 5TH AVE	NEW	\$674,900	2+2	*	15-935967	11-2	2369 LYRIC AVE	red	\$1,699,000	3+3	p.169
<b>18</b>	<b>Hancock Park-Wilshire</b>				<i>Single Family</i>		15-942715	11-2	2500 PARK OAK DR	rev	\$5,000,000	4+4	p.169
15-948997	11-2	458 S MANSFIELD AVE	NEW	\$2,788,000	5+6	p.166	15-940083	11-2	1945 N HOBART BLVD	rev	\$2,395,000	4+4	p.169
15-950547	11-2	379 N BRONSON AVE	NEW	\$1,150,000	2+2	p.141	15-949005	11-2	1956 MYRA AVE	rev	\$2,099,000	5+4	p.169
15-950547	593 G7	379 N BRONSON AVE	NEW	\$1,150,000	2+2	p.166	<b>22</b>	<b>Los Feliz</b>				<i>Income</i>	
	11-2	✕1229 S CITRUS AVE	NEW	\$1,050,000	3+2	p.166	15-947133	11-2	2014 N WESTERN AVE	NEW	\$1,125,000		p.169
15-935745	12-2	742 N CHEROKEE AVE	red	\$2,595,000	5+6	p.139	<b>28</b>	<b>Culver City</b>				<i>Single Family</i>	
15-926863	11-2	111 N IRVING BLVD	red	\$2,099,000	3+3	p.166	15-943831	11-1	11107 FARRAGUT DR	rev	\$1,099,000	3+2	*
15-940959	11-2	533 N IRVING BLVD	red	\$1,395,000	3+2	p.166	<b>28</b>	<b>Culver City</b>				<i>Condo / Co-op</i>	
15-920817	11-2	124 S ROSSMORE AVE	rev	\$5,400,000	9+10	*	15-925237	11-2	4058 MADISON AVE #B	rev	\$1,199,000	3+3	p.170
15-938733	633 F3	96 FREMONT PL	rev	\$3,875,000	5+3	p.166	<b>29</b>	<b>Westchester</b>				<i>Single Family</i>	
15-945881	11-2	536 N PLYMOUTH BLVD	rev	\$2,999,000	4+5	p.140	15-950313	11-2	6942 W 85TH PL	NEW	\$1,299,000	4+3	*
15-945061	593	529 N HIGHLAND AVE	rev	\$2,899,000	4+3	p.167	15-950209	702G1 11:30-2	✕6422 WYNKOOP ST	NEW	\$1,149,000	3+2	*
15-944595	11-2	500 N GOWER ST	rev	\$2,689,000	4+4	*	<b>29</b>	<b>Westchester</b>				<i>Condo / Co-op</i>	
15-946419	11-2	418 S SYCAMORE AVE	rev	\$2,245,000	4+4	*	11-2	7111 LA TIJERA BLV, UNIT D102	NEW	\$449,000	2+2	p.170	
15-946447	11-2	612 N HIGHLAND AVE	rev	\$1,950,000	4+3	*	<b>30</b>	<b>Hollywood Hills East</b>				<i>Single Family</i>	
15-881773	633G4	1035 WESTCHESTER PL	rev	\$1,150,000	5+4	*	11-2	2285 LA GRANADA DR	NEW	\$2,595,000	4+3.5	p.170	
<b>18</b>	<b>Hancock Park-Wilshire</b>				<i>Condo / Co-op</i>		11-2	6491 RODGERTON DR	NEW	\$1,650,000	3+3.5	p.170	
11-2	308 N SYCAMORE AVE, UNIT 104	NEW	\$1,395,000	3+2.5	p.167	15-949707	11-2	3254 LEDGEWOOD DR	NEW	\$1,300,000	4+3	*	
15-937261	11-2	4661 WILSHIRE #102	rev	\$1,567,896	3+3	*	15-934431	593/F2	2465 N GOWER ST	NEW	\$1,295,000	4+3	p.170
15-937275	11-2	4661 WILSHIRE BLVD #201	rev	\$1,300,626	2+3	*	15-949247	11-2	2238 HOLLY DR	NEW	\$1,249,000	3+3	p.98
15-937281	2-5	4661 WILSHIRE BLVD #205	rev	\$1,092,770	2+3	*	SR15225201cn	563 7C	3234 ELLINGTON DRIVE	NEW	\$1,199,000	3+2	p.170
<b>18</b>	<b>Hancock Park-Wilshire</b>				<i>Income</i>		15-950241	11-2	2101 VISTA DEL MAR ST	NEW	\$1,099,000	4+3	p.109
15-947113	11-2	1143 S RIMPAU BLVD	rev	\$1,975,000	Duplex	p.167	15-950067	11-2	3115 N BEACHWOOD DR	NEW	\$1,089,000	4+4	*
15-948163	11-2	450 N ORANGE DR	rev	\$1,860,000		*	15-917575	563D7	3222 BENDA PL	red	\$2,995,000	6+5	p.170
15-943865	11-2	245 S MANSFIELD AVE	rev	\$1,699,000		*	15-891091	593G2	6001 GRACIOSA DR	rev	\$2,495,000	3+4	p.170
15-934883	633E4	1355 KENISTON AVE	rev	\$775,000		p.167	15-943759	11-2	3430 PRIMERA AVE	rev	\$1,350,000	3+2	*
<b>19</b>	<b>Beverly Center-Miracle Mile</b>				<i>Single Family</i>		<b>30</b>	<b>Hollywood Hills East</b>				<i>Condo / Co-op</i>	
15-941275	11-2	1142 STEARNS DR	NEW	\$1,399,000	3+2	*	11-2	3300 BARHAM BLV, UNIT 102	NEW	\$949,000	4+4	p.170	
	11-2	1229 S ORANGE DR	NEW	\$925,000	2+2	p.167	<b>31</b>	<b>Playa Del Rey</b>				<i>Single Family</i>	
15-886089	11-2	726 N MANSFIELD AVE	rev	\$2,549,990	4+5	p.167	15-950465	702C2	7970 W 79TH ST	NEW	\$1,859,900	4+3.5	p.171
15-939205	633/B4	1322 S SIERRA BONITA AVE	rev	\$1,250,000	3+2	p.167	15-950405	702B4	✕7526 RINDGE AVE	NEW	\$1,575,000	3+4	*
<b>19</b>	<b>Beverly Center-Miracle Mile</b>				<i>Condo / Co-op</i>		<b>31</b>	<b>Playa Del Rey</b>				<i>Condo / Co-op</i>	
15-943607	11-2	118 N KINGS RD #PH4	rev	\$1,125,000	3+3	p.167	15-950229	702C3	✕8687 FALMOUTH AVE #102	NEW	\$599,000	2+3	*
<b>19</b>	<b>Beverly Center-Miracle Mile</b>				<i>Income</i>		<b>33</b>	<b>Malibu</b>				<i>Single Family</i>	
15-949551	11-2	1128 S SYCAMORE AVE	NEW	\$1,395,000		p.143	15-928399	589A7	1055 COLD CANYON RD	rev	\$4,680,000	4+5	*
<b>19</b>	<b>Beverly Center-Miracle Mile</b>				<i>Lease</i>		<b>33</b>	<b>Malibu</b>				<i>Condo / Co-op</i>	
15-913835	11-1	1212 S LA JOLLA AVE	red	\$5,100	3+4	p.168	15-935853	11-4	22065 PACIFIC COAST HWY #3	rev	\$3,695,000	3+4	*
<b>20</b>	<b>Hollywood</b>				<i>Single Family</i>		<b>34</b>	<b>Los Angeles Southwest</b>				<i>Income</i>	
11-2	1255 N CHEROKEE AVE	NEW	\$995,000	4+2	p.168	15-943813	11-2	1275 W 39TH ST	NEW	\$890,000		*	
15-948417	1-3	6073 W STUDIO CT	NEW	\$819,990	2+3	p.75	<b>35</b>	<b>Inglewood</b>				<i>Single Family</i>	
15-948417	1-3	6073 W STUDIO CT	NEW	\$819,990	2+3	p.168	15-940225	11-2	536 W ELLIS AVE	rev	\$599,000	5+2	*
15-948977	1-3	6070 W STUDIO CT	rev	\$889,990	3+4	*	<b>35</b>	<b>Inglewood</b>				<i>Condo / Co-op</i>	
<b>20</b>	<b>Hollywood</b>				<i>Condo / Co-op</i>		15-950457	12-2	822 VICTOR AVE #16	NEW	\$300,000	2+3	*
15-948983	11-2	6253 HOLLYWOOD #308	NEW	\$1,350,000	2+2	p.168	<b>39</b>	<b>Playa Vista</b>				<i>Single Family</i>	
	11-2	1523 GORDON ST, UNIT 10	NEW	\$875,000	1+2	p.168	15-950131	11-2	12412 LUCILE ST	NEW	\$1,275,000	3+2	p.171
15-948825	11-2	6683 FRANKLIN AVE #4	NEW	\$675,000	1+2	*	<b>61</b>	<b>Lake Balboa</b>				<i>Single Family</i>	
15-949301	11-2	6001 CARLTON WAY #310	NEW	\$550,000	1+1	p.168	15-950757	11-2	7952 GENESTA AVE	NEW	\$929,000	5+6	p.171
15-941917	11-2	6250 HOLLYWOOD BL. SUITE 11G	bom	\$1,387,000	2+3	p.168	<b>62</b>	<b>Encino</b>				<i>Single Family</i>	
<b>20</b>	<b>Hollywood</b>				<i>Lease</i>		15-918523	12:30-2	3904 HAYVENHURST AVE	rev	\$1,525,000	5+5	*
15-950357	11-2	6253 HOLLYWOOD #308	NEW	\$9,500	2+2	*	<b>72</b>	<b>Sherman Oaks</b>				<i>Single Family</i>	
<b>21</b>	<b>Silver Lake - Echo Park</b>				<i>Single Family</i>		15-949635	11-2	13521 RAND DR	NEW	\$1,875,000	4+4	p.171
594/C6	11-2	3439 WINSLOW DR	NEW	\$1,499,000	4+3	p.168	15-949199	11-2	3942 GLENRIDGE DR	NEW	\$1,675,000	5+4.5	p.171



**TUE, WED, THU, FRI, BY APPT & SAT OPEN HOUSE DIRECTORIES**

REFRESHMENTS X LUNCH  
\*THEMLSPTM OPEN HOUSES

561/H5	11-2	15034 ENCANTO DR	NEW	\$1,675,000	4+4	p.171
	11-2	13529 RAND DR	NEW	\$1,499,000	3+2	p.171
	11-2	3648 SHERIDGE DR	NEW	\$1,495,000	3+3	p.171
15-949597	562A7	14436 GLORIETTA DR	NEW	\$1,249,000	3+3	p.171
15-921949	12-2	14101 CHANDLER	rev	\$1,825,000	5+6	p.34
15-921949	12-2	X14101 CHANDLER	rev	\$1,825,000	5+6	p.172

**72 Sherman Oaks** *Lease*

15-949997	3-5	14526 WEDDINGTON ST #105	NEW	\$4,500	3+3	*
15-939539	11-2	13714 VALLEY VISTA	red	\$9,200	4+4	p.172

**73 Studio City** *Single Family*

15-950409	11-2	X3740 LAUREL CANYON	NEW	\$1,925,000	4+4	*
	11-2	3646 SUNSWEPT DR	NEW	\$1,749,000	3+3.5	p.172
15-949047	11-2	3163 DONA CONCHITA PL	NEW	\$1,499,000	4+5	p.172
15-949969	11-2	3301 LAUREL CANYON	NEW	\$1,200,000	3+2	p.172
	11-2	3815 LAUREL CANYON BLV	NEW	\$725,000	2+1	p.172
15-931115	11-2	4332 AGNES AVE	rev	\$1,695,000	4+6	*
15-940109	562H5	4351 BECK AVE	rev	\$1,695,000	4+3	*
15-929723	11-2	11439 DECENTE DR	rev	\$1,349,000	4+4	*

**73 Studio City** *Lease*

15-950423	11-2	X3740 LAUREL CANYON	NEW	\$8,900	4+4	*
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**94 Glassell Park** *Single Family*

15-949925	11-2	4011 SCANDIA WAY	NEW	\$879,000	3+2	*
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**95 Mount Washington** *Single Family*

	11-2	X567 CRANE BLV	NEW	\$1,095,000	4+4.5	p.172
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**260 Palos Verdes Estates** *Single Family*

15-935193	11-2	2600 VIA CAMPESINA	red	\$2,395,000	3+3	p.172
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**280 Rancho Palos Verdes** *Single Family*

15-949259	11-2	28822 LOMO DR	NEW	\$1,499,000	6+3	*
15-919273	11-2	5053 ROCKVALLEY RD	rev	\$1,249,888	4+3	p.173

**323 Palm Desert South** *Single Family*

15-947799PS	10-1	48415 OLD STONE TRL	NEW	\$1,324,900	3+4	*
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**WEDNESDAY OPEN HOUSE DIRECTORY**

**11 Venice** *Condo / Co-op*

15-946101	672A6	2-5	1046 PRINCETON DR #205	rev	\$1,895,000	0+1	*
15-947501	672A6	2-5	1046 PRINCETON DR #112	rev	\$1,196,000	0+2	*
15-946103	672A6	2-5	1046 PRINCETON DR #208	rev	\$1,175,000	0+1	*
15-946097	672A6	2-5	1046 PRINCETON DR #118	rev	\$840,000	0+1	*

**33 Malibu** *Condo / Co-op*

15-935853	11-4	22065 PACIFIC COAST HWY #3	rev	\$3,695,000	3+4	*
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**37 Metropolitan South** *Single Family*

15-943709	11-2	338 E 116TH ST	NEW	\$270,000	2+1	*
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**81 Glendale** *Single Family*

15-950675	10-2	2322 E CHEVY CHASE DR	rev	\$1,875,000	4+4	*
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**332 Palm Springs Central** *Single Family*

15-935615PS	756D7	11-12:30	X211 W VEREDA SUR	rev	\$1,497,000	3+4	*
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**332 Palm Springs Central** *Condo / Co-op*

15-945199PS	11-12:30	392 S CALLE JASMIN	NEW	\$275,000	2+2	*
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**334 Palm Springs South End** *Condo / Co-op*

15-947779PS	786E7	9:30-11	2638 CANYON SOUTH DR	NEW	\$595,000	3+3	*
15-949395PS	9:30-11	1655 E PALM CANYON DR #509	NEW	\$110,000	1+1	*	

**442 Arcadia** *Single Family*

15-930775	10-1	1636 LA RAMADA AVE	rev	\$1,419,888	4+3	*
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**999 Out of Area** *Single Family*

15-927807	11-2	154 THALIA ST	rev	\$5,825,000	4+3	*
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**THURSDAY OPEN HOUSE DIRECTORY**

**11 Venice** *Condo / Co-op*

15-946101	672A6	2-5	1046 PRINCETON DR #205	rev	\$1,895,000	0+1	*
15-947501	672A6	2-5	1046 PRINCETON DR #112	rev	\$1,196,000	0+2	*
15-946103	672A6	2-5	1046 PRINCETON DR #208	rev	\$1,175,000	0+1	*
15-946097	672A6	2-5	1046 PRINCETON DR #118	rev	\$840,000	0+1	*

**33 Malibu** *Single Family*

15-949647	9:30-11:45	X1712 MANZANITA PARK AVE	NEW	\$2,288,000	4+4	*
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**33 Malibu** *Condo / Co-op*

15-935853	11-4	22065 PACIFIC COAST HWY #3	rev	\$3,695,000	3+4	*
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**41 Park Hills Heights** *Single Family*

15-947597	11:30-2	4152 PUNTA ALTA DR	NEW	\$1,325,000	5+6	p.173
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**60 Tarzana** *Income*

15-933275	11-1	18543 CLARK ST	NEW	\$7,990,000		*
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**95 Mount Washington** *Single Family*

	12-3	X567 CRANE BLV	NEW	\$1,095,000	4+4.5	p.173
15-935287	10-2	700 LARK CT	rev	\$989,000	3+3	*
15-925337	10-2	725 QUAIL DR	rev	\$798,000	2+2	*

**FRIDAY OPEN HOUSE DIRECTORY**

**11 Venice** *Condo / Co-op*

15-946101	672A6	2-5	1046 PRINCETON DR #205	rev	\$1,895,000	0+1	*
15-947501	672A6	2-5	1046 PRINCETON DR #112	rev	\$1,196,000	0+2	*
15-946103	672A6	2-5	1046 PRINCETON DR #208	rev	\$1,175,000	0+1	*
15-946097	672A6	2-5	1046 PRINCETON DR #118	rev	\$840,000	0+1	*

**33 Malibu** *Condo / Co-op*

15-935853	11-4	22065 PACIFIC COAST HWY #3	rev	\$3,695,000	3+4	*
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**73 Studio City** *Single Family*

	11-2	3646 SUNSWEPT DR	NEW*	\$1,749,000	3+3.5	*
15-949969	11-1	3301 LAUREL CANYON	NEW	\$1,200,000	3+2	*

**76 North Hollywood** *Single Family*

15-939301	563A2	11-2	5142 RIVERTON AVE	red	\$749,000	3+2	p.173
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**BY APPOINTMENT DIRECTORY**

**3 Sunset Strip - Hollywood Hills West** *Single Family*

15-918809		2805 NICHOLS CANYON RD	red	\$2,475,000	3+3	p.173
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**SATURDAY OPEN HOUSE DIRECTORY**

**1 Beverly Hills** *Single Family*

15-944651	2-5	321 S CANON DR	rev	\$3,299,000	4+4	*
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**2 Beverly Hills Post Office** *Single Family*

15-949303	1-4	1648 SUMMITRIDGE DR	rev	\$9,999,998	5+7	*
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**11 Venice** *Single Family*

15-931161	2-5	1347 RIVIERA AVE	rev	\$1,448,000	2+3	*
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**11 Venice** *Condo / Co-op*

15-946101	672A6	2-5	1046 PRINCETON DR #205	rev	\$1,895,000	0+1	*
15-947501	672A6	2-5	1046 PRINCETON DR #112	rev	\$1,196,000	0+2	*
15-946103	672A6	2-5	1046 PRINCETON DR #208	rev	\$1,175,000	0+1	*
15-946097	672A6	2-5	1046 PRINCETON DR #118	rev	\$840,000	0+1	*

**32 Malibu Beach** *Single Family*

15-887805	627A7	1-4	30826 BROAD BEACH RD	rev	\$10,950,000	3+4	*
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**64 Granada Hills** *Single Family*

15-950531	12-4	12123 MCLENNAN AVE	NEW	\$739,000	5+3	*
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**322 Palm Desert North** *Single Family*

15-949697PS	1-3	40990 SONATA CT	rev	\$509,000	3+3	*
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**323 Palm Desert South** *Condo / Co-op*

15-933005PS	12-2	48943 CANYON CREST LN	rev	\$314,900	3+2	*
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REFRESHMENTS ✕ LUNCH  
\* THEMLS PRO™ OPEN HOUSES

# SATURDAY & SUNDAY OPEN HOUSE DIRECTORIES

<b>331</b>	<b>Palm Springs North End</b>	Single Family
15-918423PS	11-2 2830 N BISKRA RD	rev \$549,000 3+3 *
<b>334</b>	<b>Palm Springs South End</b>	Single Family
15-941555PS	11-2 2326 S PEBBLE BEACH DR	rev \$635,000 3+3 *
<b>334</b>	<b>Palm Springs South End</b>	Residential Manufactured/Mobile Home
15-948991PS	11-2 232 STONE TERRACE	NEW \$79,900 3+2 *
15-949261PS	11-2 230 STONE TERRACE	NEW \$39,900 2+2 *
<b>503</b>	<b>Ojai</b>	Single Family
15-948175	1-4 145 WORMWOOD ST	rev \$819,000 4+4 *
15-946801	1-4 11570 OAKCREST AVE	rev \$815,000 4+4 *
15-946789	1-4 135 WORMWOOD ST	rev \$794,000 3+3 *
<b>604</b>	<b>Long Beach</b>	Condo / Co-op
15-950381	12-4 1139 E OCEAN #306	NEW \$298,000 2+2 *
<b>999</b>	<b>Out of Area</b>	Single Family
15-950155	1-5 1438 LEXINGTON ST	NEW \$899,888 3+3 *
15-950347	892H6 11-2:30 13 TELURA	NEW \$695,000 3+3 *
15-950459	11-5 35688 CAPITOLA CT	NEW \$461,900 4+4 *
15-950453	11-5 35712 CAPITOLA CT	NEW \$445,900 4+3 *
15-943597	11-5 35700 CAPITOLA CT	NEW \$421,900 4+3 *
15-927807	1-5 154 THALIA ST	rev \$5,825,000 4+3 *

<b>19</b>	<b>Beverly Center-Miracle Mile</b>	Single Family
15-949061	2-5 410 N KILKEA DRIVE	red \$2,895,000 4+4 p.142
15-935389	633A3 2-5 1154 S POINT VIEW ST	rev \$1,329,000 4+3 *
<b>19</b>	<b>Beverly Center-Miracle Mile</b>	Condo / Co-op
15-950033	2-5 141 S CLARK DR #525	NEW \$619,000 1+1 *
15-950039	2-5 141 S CLARK DR #430	NEW \$605,000 1+1 *
15-950021	2-5 141 S CLARK DR #216	NEW \$579,000 1+1 *
<b>22</b>	<b>Los Feliz</b>	Single Family
15-915291	2-4 3356 LEY DR	rev \$2,175,000 4+4 *
15-950765	2-5 1932 TALMADGE ST	rev \$1,799,000 4+4 *
<b>27</b>	<b>Topanga</b>	Single Family
15-916651	2-5 23605 ZUNIGA RD	rev \$2,795,000 3+3 *
15-932083	2-5 1406 N TOPANGA CANYON	rev \$1,920,000 4+3 *
15-947985	2-5 21211 LIGHTHILL DR	rev \$899,000 4+2 *
<b>28</b>	<b>Culver City</b>	Single Family
15-935955	2-5 4637 PURDUE AVE	rev \$835,000 2+2 *
<b>29</b>	<b>Westchester</b>	Single Family
15-886537	702D2 2-5 8125 COLEGIO DR	rev \$1,599,000 5+6 *
<b>30</b>	<b>Hollywood Hills East</b>	Single Family
15-950067	2-5 3115 N BEACHWOOD DR	rev \$1,089,000 4+4 *
<b>32</b>	<b>Malibu Beach</b>	Single Family
15-887805	627A7 2-5 30826 BROAD BEACH RD	rev \$10,950,000 3+4 *
15-924719	630C6 2-5 19214 PACIFIC COAST HWY	rev \$4,390,000 3+3 *

## SUNDAY OPEN HOUSE DIRECTORY

<b>1</b>	<b>Beverly Hills</b>	Single Family
15-934761	1-4 427 S ALMONT DR	rev \$1,998,000 4+3 *
<b>3</b>	<b>Sunset Strip - Hollywood Hills West</b>	Single Family
15-929523	592H4 2-5 2161 SUNSET PLAZA DR	rev \$4,995,000 3+5 *
15-946353	2-5 1440 MILLER DR	rev \$2,395,000 4+4 p.174
15-890595	593E3 2-5 6640 WHITLEY TER	rev \$2,099,000 4+6 p.174
<b>4</b>	<b>Bel Air - Holmby Hills</b>	Single Family
15-941219	1-5 2165 QUEENSBOROUGH LN	rev \$5,995,000 6+9 *
15-947585	591J4 2-5 1610 LINDAMERE PL	rev \$3,495,000 5+5 p.174
15-929301	2-5 2041 ROSCOMARE RD	rev \$1,950,000 3+3 *
<b>5</b>	<b>Westwood - Century City</b>	Single Family
15-950623	2-5 265 DENSLOW AVE	NEW \$1,799,000 3+2 *
15-942387	2-5 139 S. GLENROY AVE	rev \$2,995,000 5+6 p.125
<b>6</b>	<b>Brentwood</b>	Single Family
15-930267	2-5 2265 WESTRIDGE RD	rev \$2,250,000 3+4 *
15-929699	631J3 2-5 11439 CHENAULT ST	rev \$2,195,000 5+4 *
<b>8</b>	<b>Cheviot Hills - Rancho Park</b>	Single Family
15-898263	632F6 2-5 3201 CLUB DR	rev \$3,199,000 5+6 *
<b>10</b>	<b>West Hollywood Vicinity</b>	Condo / Co-op
15-944341	2-5 1033 CAROL DR #301	rev \$949,900 2+2 *
<b>11</b>	<b>Venice</b>	Single Family
15-931645	11-2 520 BROADWAY ST	red \$2,845,000 4+4 p.174
15-931161	2-5 1347 RIVIERA AVE	rev \$1,448,000 2+3 *
<b>11</b>	<b>Venice</b>	Condo / Co-op
15-946101	672A6 2-5 1046 PRINCETON DR #205	rev \$1,895,000 0+1 *
15-947501	672A6 2-5 1046 PRINCETON DR #112	rev \$1,196,000 0+2 *
15-946103	672A6 2-5 1046 PRINCETON DR #208	rev \$1,175,000 0+1 *
15-946097	672A6 2-5 1046 PRINCETON DR #118	rev \$840,000 0+1 *
<b>12</b>	<b>Marina Del Rey</b>	Lease
15-944721	11-3 841 DICKSON ST	NEW \$5,500 3+3 *
<b>15</b>	<b>Pacific Palisades</b>	Single Family
15-946549	630G6 2-5 16781 BOLLINGER DR	rev \$2,550,000 3+2 *
<b>18</b>	<b>Hancock Park-Wilshire</b>	Single Family
15-945881	2-5 536 N PLYMOUTH	rev \$2,999,000 4+5 *
<b>18</b>	<b>Hancock Park-Wilshire</b>	Condo / Co-op
15-950481	1-4 4477 WILSHIRE BLVD #109	NEW \$769,000 3+3 *

<b>33</b>	<b>Malibu</b>	Single Family
15-885823	629F6 2-5 21470 RAMBLA VISTA	rev \$2,995,000 4+4 *
<b>51</b>	<b>West Hills</b>	Single Family
15-949691	2-5 6457 ELLENVIEW AVE	NEW \$818,000 4+2 p.147
15-949691	2-5 6457 ELLENVIEW AVE	NEW \$818,000 4+2 p.174
<b>55</b>	<b>Canoga Park</b>	Condo / Co-op
15-943599	2-5 7025 GLADE AVE #17	rev \$199,900 1+1 *
<b>62</b>	<b>Encino</b>	Condo / Co-op
15-950421	1-4 5151 BALBOA #105	rev \$369,000 2+2 *
<b>64</b>	<b>Granada Hills</b>	Single Family
15-950531	12-4 12123 MCLENNAN AVE	NEW \$739,000 5+3 *
<b>73</b>	<b>Studio City</b>	Single Family
15-929723	1-5 11439 DECENTE DR	rev \$1,349,000 4+4 *
<b>73</b>	<b>Studio City</b>	Condo / Co-op
15-947859	2-5 4170 FAIR AVE #207	rev \$549,000 2+2 *
<b>94</b>	<b>Glassell Park</b>	Single Family
594 H3	1-5 3606 PARRISH AVE	NEW \$959,000 3+4 p.174
594 H3	1-5 3610 PARRISH AVE	NEW \$949,000 4+4 p.174
594 H3	1-5 3614 PARRISH AVE	NEW \$939,000 3+4 p.174
<b>95</b>	<b>Mount Washington</b>	Single Family
15-935287	2-5 700 LARK CT	rev \$989,000 3+3 *
<b>334</b>	<b>Palm Springs South End</b>	Single Family
15-941555PS	11-2 2326 S PEBBLE BEACH DR	rev \$635,000 3+3 *
<b>503</b>	<b>Ojai</b>	Single Family
15-948175	1-4 145 WORMWOOD ST	rev \$819,000 4+4 *
15-946801	1-4 11570 OAKCREST AVE	rev \$815,000 4+4 *
15-946789	1-4 135 WORMWOOD ST	rev \$794,000 3+3 *
<b>999</b>	<b>Out of Area</b>	Single Family
15-899845	897C7 1-4 923 BUENA VISTA DR	NEW \$5,495,000 6+6 *
15-948257	2-4 845 KATELLA ST	NEW \$1,599,000 3+4 *
15-950155	1-5 1438 LEXINGTON ST	NEW \$899,888 3+3 *
15-918733	11-2 11157 FLOWER AVE	rev \$719,995 4+2 *

# EXQUISITELY RENOVATED

\$2,995,000



139 S. GLENROY AVE - WWW.139SOUTHGLENROY.COM  
**NEW LISTING! 5 bd/6 ba Stunner. OPEN: TUES 11-2; SUN 2-5**



EXQUISITELY RENOVATED WESTWOOD HILLS TRADITIONAL- NEAR UCLA. NO EXPENSE SPARED W/ REMARKABLE ATTENTION TO PERIOD DETAILS, AESTHETICS & CHARM, WHILE OFFERING UP AN ENERGY EFFICIENT, WATER-WISE & HIGHLY FUNCTIONING MODERN DAY SMART HOME. STUNNING MSTR SUITE

W/ JAWDROPPING CALCUTTA BATH. LRG EN-SUITE RMS. 9" EUROPEAN OAK FLRNG. ENTERTAINER'S DREAM W/ SUNLIT SUBLIME COOK'S KITCHEN, ELEGANT FRML DINING RM, LVNG RM W/ 20' CLNG & LRG SECLUDED PATIO FOR GRILLING/LOUNGING. CENTRAL LOCATION. WARNER SCHOOL



Paula R. Green  
 310-613-1236



PRG ASSOCIATES  
 FINE ESTATES



PRG ASSOCIATES INTERNATIONAL Paula@PRGassociates.com

AREA  
1

## PRICED TO SELL

BEVERLY HILLS



**\$3,299,000**

**Tuesday 09/29/2015 11am to 2 pm**

**321 S CANON DR**

Tastefully done traditional home in the heart of Beverly Hills. New kitchen cabinets and much more. Potential for additional square footage, Buyer to verify please  
PRICED TO SELL... MOTIVATED...

**Daniel Bani-Esraili**  
310-729 3436



**JUST REDUCED**



**344 N PALM DR #302  
OPEN TUES 10/20 11-2**

Welcome home to this warm and inviting condo on a wonderful tree lined street in Beverly Hills. Open the double doors to your formal entryway that leads to a very well designed floor plan. High ceilings and recessed lighting throughout, the living room and den combo offer the perfect space for entertaining. Additional features include a large master suite with abundant closet space, a secondary ensuite bedroom and two subterranean parking spaces to complete this light and bright condominium.

**Offered at \$995,000 | [www.344NPalm.com](http://www.344NPalm.com)**

**Rochelle Atlas Maize**  
 rochelle@rochellemaize.com  
 Office: 310.888.3367  
 Cell: 310.968.8828  
 BRE#:01365331

**Gayle Weiss**  
 weisshouse4@aol.com  
 Office: 310.274.4000  
 Cell: 310.880.7948  
 BRE#:01050268



AREA  
3

## 8634 Franklin Avenue

SUNSET STRIP –  
HOLLYWOOD HILLS WEST

2 Bedrooms + Almost 1,000 sq. ft. decking | 2.5 Bathrooms | Approximately 2,417

Offered at \$2,295,000 - Wine & Cheese Twilight  
**The Peak of Chic!** 6pm - 8pm

Awash with light and surrounded with blue skies and city views is a glamorous modern showcase. As you enter, you are thrust upon the sweeping vistas with frameless sliding glass doors which make the indoor and outdoor one. The eat-in kitchen is outfitted with Viking appliances and Carrera marble counter tops and the master ensuite is a true oasis. The closet is over 200 sq ft and despite the majestic size of the master, it exudes intimacy. The master bathroom is clad in limestone, with all the other rooms being scenic. It is easy to see why Franklin is a cut above all the others and simply irresistible!!



Jane Schore CaBRE # 00980877

Mobile: (323) 573-6562

Email: [jschore@sbcglobal.net](mailto:jschore@sbcglobal.net)

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



## MODERN CAPE COD RENOVATION 2426 Greenvalley Road, Hollywood Hills, California

Spotless Renovation of Classic 1930's Cape Cod Home: Expanded and modernized from the ground up, this fantastic newly remodeled home features a spacious open floor plan for today's living. Beautiful new textiles have been employed to deliver smart modern design to this classic two story traditional home. The open kitchen features all new cabinetry, stainless steel appliances, quartz countertops and custom back splashes. The living areas open through glass to a private yard featuring mature trees, large patio and custom water fountain. The lower interior level of the home also features two beautiful bedroom suites with designer bathrooms plus a stylish powder room off the living room. Up the fabulous sweeping staircase awaits the large private master suite which occupies the entire upper level. All new systems & beautiful new floors, doors, windows and lighting make this an absolutely turnkey home. Ideal location in the Hollywood Hills just blocks from the Mulholland Tennis Club and The Wonderland Elementary School.

**Offered for sale at \$1,499,000**

### BROKER'S OPEN TIME

Tuesday, October 20th from 11am-2pm

NICK  
SMALL



**NICK SMALL**  
REALTOR®  
CalBRE License #01305971  
**310.461.0420**  
**Nick@NickSmall.com**



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MLS™**  
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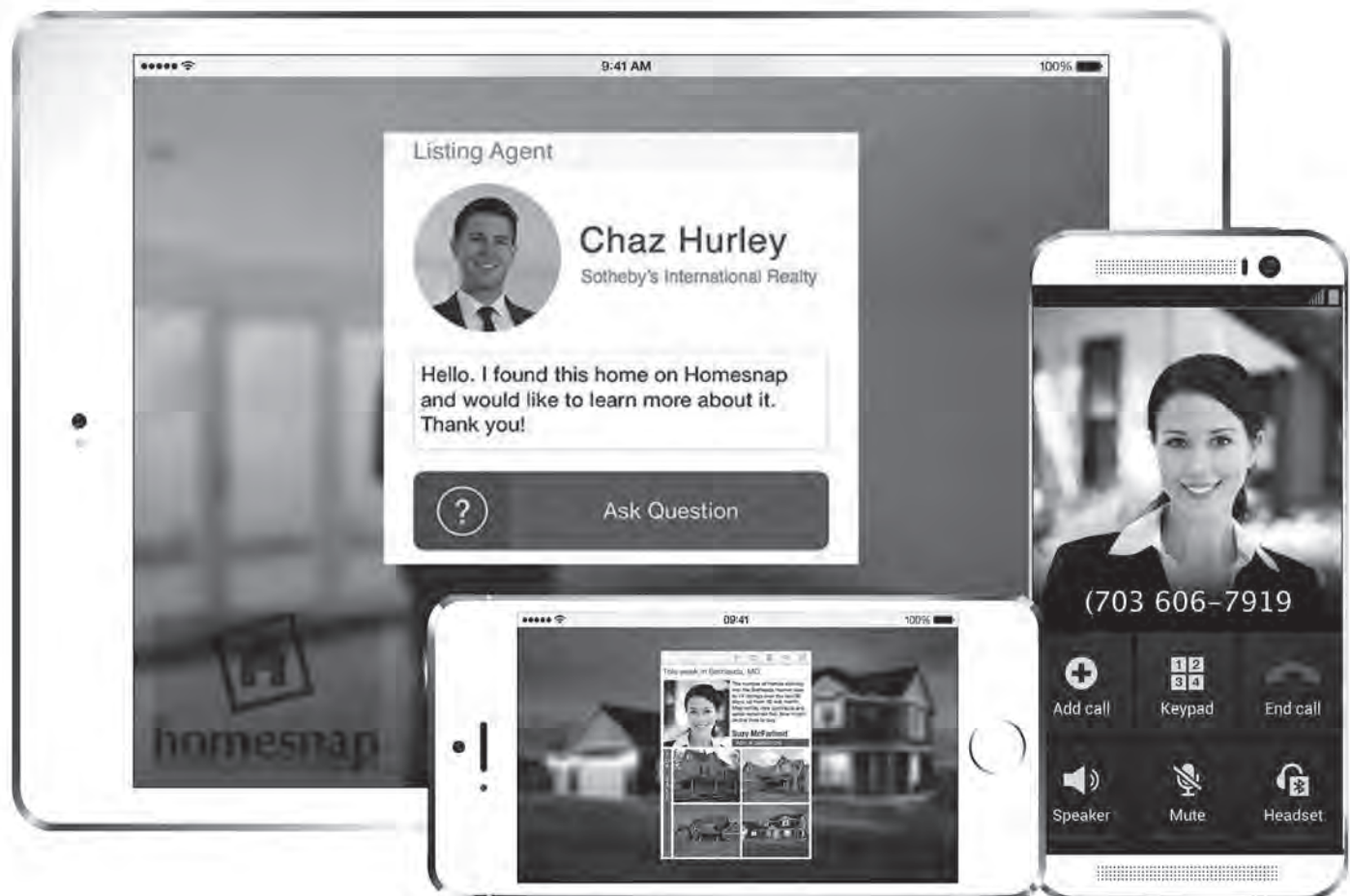
- You're the only agent your contacts ever see in Homesnap.
- Automatically track every home your clients snap, Favorite or Discuss
- Recommend homes to any client with a single tap

## Engage Your Entire Sphere, Not Just Active Buyers

- Connect with anyone, from the curious to the serious buyer.
- Homesnap is fun and addictive for anyone with even a passing interest in homes.

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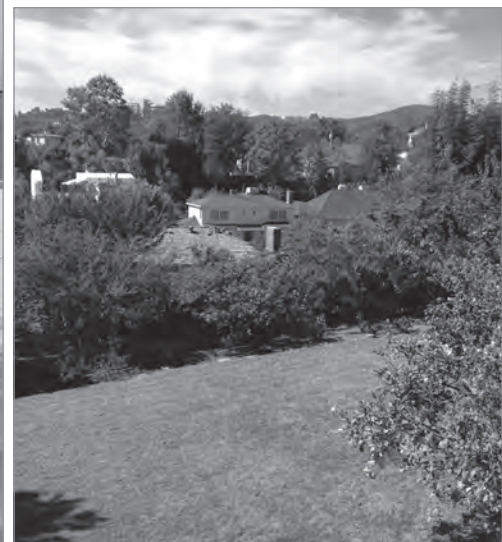
ANDROID APP ON  
**Google play**



# TRUST SALE! HUGE LOT! GETTY VIEWS! REFRESHMENTS!

AREA  
5

WESTWOOD - CENTURY CITY



**OPEN TUESDAY, OCTOBER 20 2015  
FROM 11:00 AM UNTIL 2:00 PM**

**\$1,799,000**



**MICKEY KESSLER**

310-367-2322

messler@verizon.net

### 265 DENSLOW AVE

Classic Traditional fixer on a near 9,000 square foot view lot in Westwood Hills! One-owner, bright, sunny home sits atop knoll w/views fr most rooms. Charming bedrms w/dormer windows look out to Getty Museum. Liv rm w/pristine wood flrs (poss. wood under carpets in other rooms). French drs in LR open to deck, looking out on large, level yard presenting opportunities to entertain, expand, build new. Attached, unfinished bonus room w/bath (permits not verified) w/separate entrance. Warner School!

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**RESIDENTIAL BROKERAGE**

AREA  
9  
BEVERLYWOOD VICINITY



HILTON & HYLAND 

2325 DUXBURY CIRCLE | BEVERLY WOOD  
OPEN TUESDAY 11-2PM  
OFFERED AT \$5,199,000



One of the five largest lots on this most prestigious street in Beverlywood HOA. Completely renovated traditional 5,519sf / 14,863sf.

[WWW.2325DUXBURY.COM](http://WWW.2325DUXBURY.COM)



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ESTATES

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**BENTO BOX 5**  
Crescent Heights + Romaine



**WEHO | LA 90046**  
OPEN TUESDAY 11AM-2PM  
**1001**  
N Crescent Heights

AREA  
**10**  
WEST HOLLYWOOD VICINITY



**THE LAST REMAINING HOUSE AT BENTO BOX 5**

Open floor plan living areas • Flexible layout options for bedrooms, work areas and family activity spaces • Penthouse suite with indoor-outdoor living areas, outdoor fireplace, gas barbecue connection and panoramic views • Pre-wiring for smart home systems and audio/visual • Multiple climate-control zones • Fleetwood dual-glazed roller bearing sliding doors • Milgard dual-glazed windows • Bosch kitchen appliances • Toto dual-flush toilets • Hans Grohe plumbing fixtures • Kohler sinks • Hardwood floors • Indoor laundry areas • Independent structures on fee-simple lots • Architecture by Modative • Driveway access from Romaine Street • Fire sprinklers throughout • Walkscore.com®-rated 92

3 Bedrooms  
3.5 Baths  
2,080 SF

**\$1,595,000**

More at [www.BENTOBX5.com](http://www.BENTOBX5.com)



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