AREA 11

VENICE

1638 ABBOT KINNEY

OPEN TUES 11-2

MAJOR PRICE REDUCTION | VENICE, CA

Gorgeous, Modern, Top Floor Penthouse on the Hip Abbot Kinney. Perfect for work live space, great for a small business or home. Has a large roof top sun deck with sensational views great for entertaining, on the most popular street in Venice. Close to shops, restaurants, and beach.

Offered at $7,400/month

www.NicoleContreras.com

Nicole Contreras
nicole.contreras777@gmail.com
www.nicolecontreras.com
direct: 310.614.4952
bre #: 01512844

NicoleContrerasLA
@NourmandLA
@NicolRealEstate

Nicole Contreras WESTSIDE ESTATES

NOURMAND & ASSOCIATES

Prime Mar Vista Location

3007 DAHLGREN AVE

Tuesday 11:00am - 2:00pm and Sunday 1:00pm - 4:00pm

Beautifully updated, warm home situated in Prime Area of Mar Vista. This 4 bedroom, 3 updated bathroom home boasts rich hardwood floors throughout, a spacious dining room & renovated kitchen with white cabinetry.Up stairs you'll find great privacy with a large spacious master bedroom with en-suite bathroom, double vanity & walk-in closet. Enjoy relaxing in your private back yard oasis with plenty of room to entertain. Steps to Whole Foods, Starbucks, Mar Vista park & in the Mar Vista School dist

Offered At $1,590,000

Dante Tantiado
(310) 387-2571

355 North Canon Drive
Beverly Hills Ca 90210
http://www.dantetantiado.com/

NELSON SHELTON & ASSOCIATES REAL ESTATE

AREA 15

PACIFIC PALISADES

HUGE REDUCTION!!

928 LAS LOMAS AVENUE, PACIFIC PALISADES

Asking $3,750,000 ... Striking New Contemporary in the Palisades... This 3,800 sq. ft., 4 bedroom, 4.5 bathroom modern masterpiece features warm earth tone materials and inviting architectural style that is designed to flow beautifully with the surrounding natural environment. This unique property is situated on a quiet street that has over-the-treetops views of the Pacific Ocean. A soothing and open feel welcomes you as you walk through the light-filled entry, into the living room and dining room entertainment space, which features soaring ceilings, metallic porcelain fireplace, distressed oak floors and beautiful mountain views overlooking the front yard and patio. The highly functional designer kitchen features Caesarstone counters, overlooks the balcony, pool and views and is open to the adjacent family room, which completes a well-planned main level. Upstairs features a magnificent master suite and two large secondary bedrooms that all have good separation and flow. The lower-level features a bedroom suite and an entertainment great room that ties in beautifully to the covered outdoor patios and the pool and spa. High ceilings throughout and an abundance of natural light create a happy and calming environment in this luxury residence that is a perfect blend of beautiful architecture, good flow and function.

www.LasLomas928.com

Marco Rufo
310.488.6914
info@marcorufo.com
www.marcorufo.com
CalBRE # 01362095

BERKSHIRE HATHAWAY
HomeServices
LUXURY
Collection

HUGE REDUCTION!!

1424 Chautauqua Boulevard | Pacific Palisades

Serenity & Unapologetic Views!

Asking $2,790,000 ...Nestled at the top of a private road at the height of the Palisades Village, with no neighbor to the north, this modern rustic home exemplifies exclusive Westside indoor/outdoor living and entertaining! Enter an open living space brandishing Titan grey-white oak floors and you'll be immediately drawn to the stage-stealing city and mountain views showcased through La Cantina sliding glass doors. Views are the focal point of this versatile 3 bedroom 2.5 bath home, which offers both quiet solitude and endless entertainment possibilities in equal capacities. Completely and newly renovated, this homes total square footage is 2,493. Total decking and outdoor space totals 1,458 sqft. Roof deck offers a fire pit, large private siting area and amazing ocean, city and mountain views. Other features include chromo-therapy spa in master bath, built-in speakers and designer finishes and fixtures throughout. Steps away from hiking trail and just a five minute drive to downtown Pacific Palisades.

www.1424Chautauqua.com

Marco Rufo
310.488.6914
info@marcorufo.com
www.marcorufo.com
CalBRE# 01362095

BERKSHIRE HATHAWAY
HomeServices
LUXURY
Collection

A REALTOR® Member Benefit

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

Because You Deserve the Best...

Now Available! ***FREE*** homesnap pro™

A New Way to Run Your Business Away from Your Desk!
Stay Connected with Your Colleagues and Clients While You're on the Go!

FEATURES:

1. Agent Branded Version at No Charge
2. Snap any Home to Get More Info
3. PDF Downloads
4. Supersonic Email Alerts
5. Listing History
6. Public Records
7. Connect with Clients
8. Provide your Clients with Branded Search
9. Rapid CMA Reports

homesnap

Available on the App Store

ANDROID APP ON Google play

Just Reduced! Brokers Open!

742 N CHEROKEE AVE

10/20/2015, 12pm-2pm

Reduced! Newly Constructed, architectural home with sophisticated finishes in rapidly growing South Hollywood/Hancock Park Adjacent location. High ceilings and fleetwood sliding glass doors open up to a massive entertainers patio perfect for entertaining. Unique open floor plan with glass atrium and lots of balconies allow for an indoor/outdoor feel and natural lighting. Sparkling zero edge swimming pool and a large deck offer a luxurious setting for sunbathing and relaxation.

Offered At $2,595,000

ONWARD CAPITAL
REAL ESTATE

Michael Shlomof
(310) 728-9969

6399 Wilshire Blvd, Suite 319 Los Angeles, CA, 90048
www.742cherokee.com

AREA 18

HANCOCK PARK – WILSHIRE

BRAND NEW CONSTRUCTION IN LARCHMONT/HANCOCK PARK

www.536Plymouth.com

536 N. PLYMOUTH BLVD., LOS ANGELES 90004

Amazing contemporary new construction in prime Larchmont/Hancock Park. Layers of indoor and outdoor spaces open up to present the best in California lifestyle. Spacious and formal, the open floor plan is bathed in natural light flowing through a ring of patio doors that open to a central courtyard with a sitting area and a fire pit. A dramatic entrance is complemented by a fl oating staircase and interior atrium connecting the two story home with soaring 24-foot ceilings. Approximately 4,280 square feet, 4 bedrooms and 4.5 baths make this unique "smart" home perfect for family environment. A lush landscape design surrounds the estate providing privacy and views of nature. A sparkling swimming pool with a custom built-in BBQ is perfect for entertaining guests and relaxation. A gourmet kitchen featuring custom European cabinetry, a double island appointed by Calacatta marble, built-in top of the line Wolf appliances, an oversized Sub-Zero refrigerator, a huge walk-in pantry, high-end designer plumbing and light fixtures, is perfect for an episode of Iron Chef. Stunning designer finishes throughout are guaranteed to please the most discerning buyer. **OFFERED AT: $2,999,000**

4 Bed + 4.5 Bath | 4,280 Sq. Ft. | Lot Size: 6,750 Sq. Ft.

THE GOLD GROUP
REAL ESTATE

VLAD GOLD
vladgold37@gmail.com
NATALIA GOLD
nataliagoldre@gmail.com
310.955.9995

KW BEVERLY HILLS
KELLERWILLIAMS REALTY

Agent 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 #01340166.

CHARMING LARCHMONT TRADITIONAL | OPEN TUE. 10/20 11am-2pm

379 N. BRONSON AVE. LARCHMONT VILLAGE 90004 | Listed at $1,150,000

Charming, modernized Larchmont Village 2BR/2BA home is move-in ready. Large, open living room with decorative fireplace flows into the formal dining room with French doors leading to private deck. Tastefully remodeled kitchen with stainless steel appliances. Master bedroom with private bathroom, complete with soaking tub and separate shower. Additional bedroom and remodeled hallway bathroom. Landscaped rear yard with large deck, perfect for entertaining or just relaxing. Garage converted to studio space. Short stroll to Larchmont, where you'll find restaurants, coffee shops, boutiques, a bookstore, a wonderful Sunday farmer's market and much more.

Pete Buonocore
323.762.2561
pete@coregroupla.com
www.coregroupla.com
BRE# 01279107

Full Details at: www.379Bronson.com

118 N. Larchmont Blvd.
Los Angeles, CA 90004

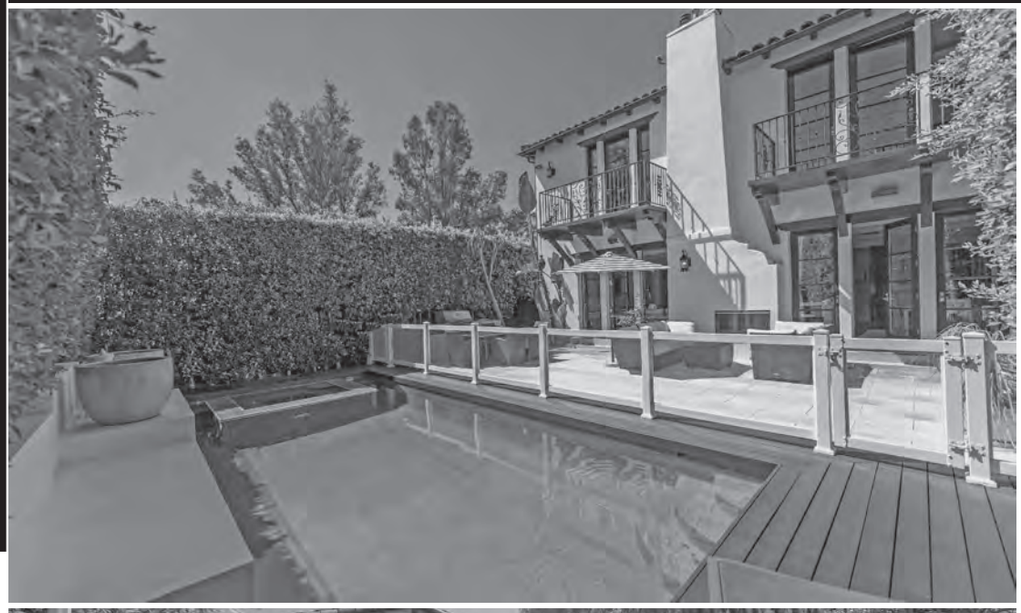
kw LARCHMONT KELLERWILLIAMS

CORE GROUP LA

AREA 19

BEVERLY CENTER – MIRACLE MILE

BERKSHIRE HATHAWAY | California Properties
HomeServices



- No Expense Spared
- Prime Location
- One-of-a-kind Home
- Top end Security Systerm
- Owner Motivated

BEST PRICED HOUSE ON BEST BEVERLY GROVE STREET!

410 N KILKEA DRIVE Offered at **$2,895,000**

A stunning blend of Spanish & Modern greets you as you enter this custom home redone with the finest of finishes. Soaring ceilings, tall doors bright open floor plan throughout. Tastefully designed with modern cabinetry, white stone counters, stainless steel Viking appliances and a huge center island. Superior home for entertaining which smoothly provides access to the pool, spa, outdoor fireplace and a chef's cooking station. Best Beverly Grove quite street by Beverly Hills and West Hollywood.

Collection
Aitan Segal
(310) 278-3754

CalBRE 01423997

BERKSHIRE HATHAWAY
HomeServices
California Properties

© 2014 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc.® Equal Housing Opportunity.

BEAUTIFULLY REMODELED DUPLEX

1128 S SYCAMORE AVE

OPEN HOUSE TUESDAY OCTOBER 20TH 11:00-2:00 PM

Beautifully remodeled Spanish Duplex in the perfect location. Owner occupied first floor unit that opens onto private front yard and beautiful backyard patio. Two bedrooms with marble and granite baths. Entertainers kitchen that opens onto back deck and patio. Second floor unit is light and bright with large windows and high ceilings, 2 bedrooms and an office. Baths and kitchen have been remodeled with granite and marble. Large detached garage with large storage and vegetable garden in back.

Offered At $1,395,000

RE/MAX®

Teddy Seraphine
310-291-7339

124 Washington Blvd. Marina Del Rey, Ca 90292

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

NEW Free Service Because We Care...

Property Website & Virtual Tour

Available for all your Active, Back-up, and Pending listings

Features and Benefits:

- **Adapt to All Devices for Easy Viewing**
- **Update Changes to Your Listings in Real Time** - Photos, Description and List/Sold Price.
- **Time Saving** - Link to your property website as soon as your listing and photos go live.
- **Listing Information** - Address, MLS#, LP/SP, Listing Remarks, Beds, Baths, Sq Ft., and Lot Size
- **Photo Captions** - Only Property Website.
- **Listing Agent Information** - Up to 3 Listing Agents Contact Information (Only Property Website).
- **Social Share** - Facebook, Twitter, LinkedIn, Pinterest and Google+.

Call a LIVE Customer Service Representative to find out more!

310-358-1833 or 760-459-8712

1326 Laveta Terrace

1326 LAVETA TER

Caravan Oct. 20 11 - 2pm MLS#15-940577 4 bedroom / 2 bath

Beautiful Spanish style home perched above Sunset Blvd. Panoramic views of Sunset Blvd. The Hollywood sign, Griffith observatory & Echo Park. Home underwent a major renovation a few years ago, Copper plumbing, Dual pane windows, Dual zoned central Heat and A/C, Insulation, Electrical, Main sewer line, Foundation/bolting, Custom kitchen with New Stainless Steel appliances. Property offers the luxury of a big home without the expense of a big yard, plus, one car garage and plenty of permit parking

Offered At $875,000

Paul Cruz
3104984942

9000 W Sunset Blvd
11th Floor
www.associatesregroup.com

KELLER WILLIAMS REALTY

AREA 30

HOLLYWOOD HILLS EAST

- Four Spacious Bedrooms
- Three-and-a-half Baths
- Spacious Gourmet Kitchen
- Family Room
- Separate Studio/Office

BERKSHIRE HATHAWAY | California Properties HomeServices

Just Listed

Restored Mediterranean Compound circa 1923

2285 LA GRANADA DR Los Angeles, CA 90068 Offered at **$2,595,000**

Luxuriously restored Mediterranean compound surrounded by lush grounds. Amenities include a vast 2-story living room w/ fireplace, dining room, library, huge gourmet kitchen, breakfast area & adjacent family room. Upstairs, 3 bedrooms include a sumptuous master retreat w/elegant bath + 2 additional bedrooms & bath. A few steps up is a terrace w/studio & views. Below is an additional bedroom/bath suite. Entertaining terraces, gated motor court, gardens & mature trees add to this legendary estate.

Gary Bergevin
323-422-7876
GaryB@bhhscal.com
CalBRE 00970052

©2015 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc.¬Æ Equal Housing Opportunity. Berkshire Hathaway HomeServices does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of 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 and with appropriate professionals. If your home is currently listed, this is not a solicitation for your listing.

Beautifully Remodeled Home

6457 ELLENVIEW AVE

10/25/2015 2:00PM-5:00PM

Newly remodeled 4 bedroom 3 bath home with a beautiful contemporary design. Great open layout with a bright and open floor plan. Enjoy cooking in your grand kitchen with all new high end stainless appliances, large counter top space, and ample cabinet storage. The entire home flows very well from the kitchen to the family room, dining room, and living room. Great school districts with quiet and private neighborhoods. Home was completely remodeled with too many upgrades to list!

Offered At $818,000

Anthony Beitashour
323-657-7976

8644 Wilshire Blvd. Suite 204 Beverly Hills, CA 90211
www.6457Ellenview.com

WHY ARE YOU STILL CLICKING

GO

WHEN YOU CAN

BETA GO

SIMPLE, INTUITIVE, EASY TO NAVIGATE & MOBILE-FRIENDLY.

- Easy-To-Read Detail Report
- Client Cart Feature
- Enhanced Stats Reports
- Listing Brief Report
- NEW Client Gallery Report
- NEW Showing Report
- NEW Add to Portal Feature

DON'T JUST GO... BETA GO

Call a LIVE Customer Service Representative to find out more!
310-358-1833 or 760-459-8712

THE MLS™ .COM

AREA 73

STUDIO CITY

Celebrity Hideaway

3646 SUNSWEPT DR

Open Fri. 10/23 from 11-2 plus Twilight open 10/23 5-7

Situated on a long private drive, this Spanish Charmer awaits you - totally private and secluded - huge remodeled pool and spa - head on views of the valley - house has been remodeled - contemporary kitchen with high end appliances - hardwood floors throughout - adjacent breakfast seating area - dining, living and den open floor plan - two bedrooms downstairs, baths ensuite - all public rooms enjoy serene views - master suite upstairs with incredible views - lot size is 27,941 per tax rolls.

Offered At $1,749,000

RODEO REALTY
Fine Estates®

Bruce Walker
310-623-8722

Stacey Babbitt
310-281-3942

202 N Canon Drive 166 N Canon Drive

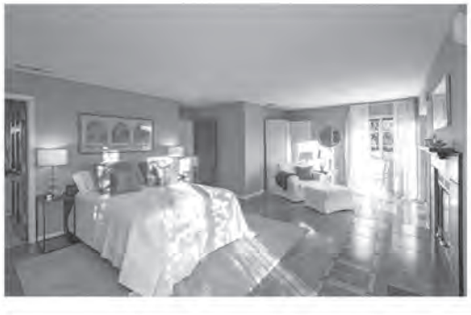
Square footage and lot size dimensions are per the tax assessor. Buyer to rely on their own investigations. Co-listed with Stacey Babbitt of Coldwell Banker

AREA 95

MOUNT WASHINGTON

SPACIOUS CONTEMPORARY

567 Crane Boulevard, Mount Washington
www.567Crane.com



Located in a prime Mount Washington neighborhood, this spacious Contemporary is offered for the first time on the market and presents a unique opportunity. Three levels of living space includes 4 bedrooms, featuring a generous master suite with sitting area, fireplace, master bath, walk-in closet and full length view balcony, 4½ bathrooms, den, living room & family room each with fireplace & view balcony, dining area, cook's kitchen with an abundance of counter & cabinet space, breakfast nook, office and enclosed balcony. The gated, 2 car garage offers lots of storage space and direct entry. In addition, there is a separate bonus guest studio with kitchenette and deck. Features include central air & heat, wood & tile floors and fresh interior paint, Southern exposure provides sun drenched afternoons and canyon views. A roof top deck and observation deck affords 360 degree, jetliner views from the San Gabriel mountains to the apex of DTLA's skyline to the Vincent Thomas Bridge. Outdoor space includes a rear yard with lush landscaping, meandering walkways and fruit trees. Finally, an accessible, down slope and buildable lot is included. The possibilities are endless!

Offered at $1,095,000

OPEN HOUSES

Tuesday, October 20th
from 11:00am-2:00pm with lunch

Thursday, October 22nd
from 12:00-3:00pm with lunch

Sunday, October 25th from 2:00 - 5:00pm

Thomas **Inatomi**
CalBRE #01276827
323.671.1249 / www.thomasinatomi.com

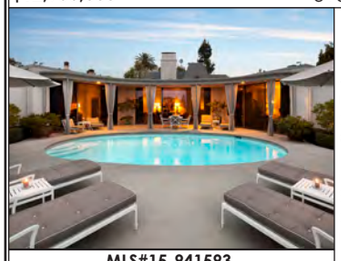
BERKSHIRE HATHAWAY
HomeServices
California Properties

An Independently owned and operated franchisee of BHH Affiliates, LLC

TUESDAY

01 Beverly Hills — Single Family

965 N ALPINE DR — Open 11-2 — NEW
$12,950,000 — 3+5 — ARCHITECTURAL



MLS#15-941593

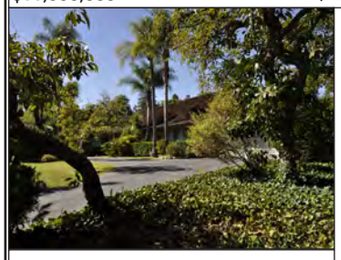
D Fenton & B Duskin 310-858-5474
HILTON & HYLAND

HOLLYWOOD REGENCY GEM

John Woolf - Hollywood Regency Gem. First time on the market in decades. Prized 900 block of North Alpine. Rare combination of Prime Estate Section and beautiful western views. Minutes to Beverly Hills Hotel and Rodeo Drive. Renovated to exacting standards, this trophy architectural is a classic example of legendary designer John Woolf. Signature details include oval swimming pool, alley of French doors, fluted columns, high ceilings and perfectly scaled public rooms.

www.hiltonhyland.com

1000 LAUREL WAY — Open 11-2 — NEW
$11,500,000 — 4+4



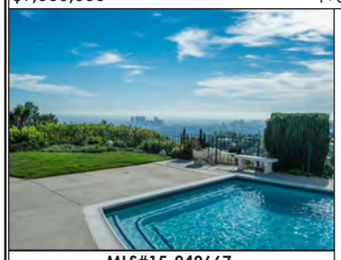
FIRST TIME ON MARKET IN 50 YRS

First time on the market in fifty years, rare development opportunity in the flats of Beverly Hills.

J Hyland & D Fenton 310.278.3311
HILTON & HYLAND

www.hiltonhyland.com

514 CHALETTE DR — Open 11-2 — NEW
$9,000,000 — 4+5 — CONTEMPORARY



MLS#15-949667

Joyce Rey (310)285-7529
COLDWELL BANKER

514 CHALETTE DRIVE

Amazing opportunity for developers or owner/users, completely unobstructed views from Century City to Catalina and beyond. Double lot on one of the best streets in Trousdale with extreme privacy. Buyer to verify all square footage and feasibility of building, all offers due with proof of funds no later than October 29, 2015. Property sold in "as-is" condition.

521 N RODEO DR — Lunch 11-2 — NEW
$5,495,000 — 4+4 — 2sty-SPANISH

MLS#15-949233

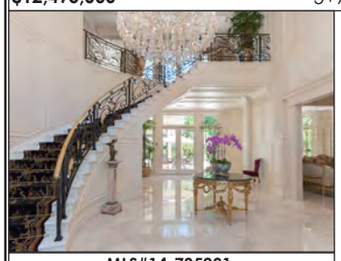
MICHAEL J. LIBOW 310-285-7509
CBRB - BH S

ENDLESS POSSIBILITIES ON MAGICAL NORTH RODEO DRIVE!

TRUST SALE! 1ST TIME AVAILABLE IN DECADES. IMMACULATE & CHARMING 2STY SPANISH ON MAGICAL RODEO DRIVE. DRAMATIC ENTRY W/SWEEPING STAIRCASE. GRACIOUS FORMAL LIV & DINING RMS. LARGE UPDATED KITCHEN W/TOP BLT-INS. 3BD UP & MAID'S DOWN. MASTER SUITE W/WALK-IN & DECO-ERA BATH TILING. QUAINT DEN W/BEAMED CLNG/FP OPENS TO HUGE GRASSY YARD. CURB APPEAL ON WORLD-RENOWNED ROAD PROXIMATE TO THE FINEST AMENITIES! PLEASE EMAIL ALL SHOWING REQUESTS W/ CLIENT REGISTRATION TO THE ADDRESS BELOW.

WWW.521RODEO.COM

1700 GREEN ACRES DR — Open 12-3 592D6 — red
$12,495,000 — 5+7 — MEDITERRANEAN



MLS#14-785291

Myra Nourmand 310-888-3333
NOURMAND & ASSOCIATE

MAJOR REDUCTION

Gated Beverly Hills French Mediterranean 5 +7 bath palatial estate. Over 9,000 sq/ft No 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 and Gourmet kitchen w/ Light filled breakfast room and view of the lush backyard w/ patio, BBQ, fountain, private pool & spa. Family room w/ marble floors & dining room. Upper level master suite with dual closets and patio. 3 additional bedroom suites & more.

BBQ,Blt-Ins,

917 N CRESCENT DR — Open 11-2 — rev
$38,000,000 — 6+10 — FRENCH

MLS#15-943657

Drew Fenton 310-858-5474
HILTON & HYLAND

THE ESSENCE OF BEVERLY HILLS

Immediately adjacent to world famous Beverly Hills Hotel. Walk to The Polo Lounge for breakfast. Renovated in 2015 - French Modern Estate dazzles in high style and state of the art technology. Open floor plan and vast public rooms for entertaining. Main house features formal Living Room with 10 sets of French Doors, paneled Library, lavish formal Dining Room, Gourmet Kitchen imported from Italy, family room and cocktail bar w/ display wine cellar.

www.hiltonhyland.com

1023 N ROXBURY DR — Open 11-2 592D7 — rev
$19,750,000 — 8+7 — MEDITERRANEAN

MLS#15-885951

Myra N & Michael N 310.888.3333
NOURMAND&ASSOCIATES

MUST RSVP TO ATTEND OPEN HOUSE | CALL 310.888.3333

Gated classic villa in the finest Mediterranean tradition offering 8+7 bath. Enter this tennis court property through a domed foyer, hardwood flrs and French drs. Elegant formal dining rm features hand-painted murals. Luxurious master suite w/dual marble bath. Three Family suites, pvt balconies and two staff. Media /Billiards room w/wine room. A guest suite w/ kitchen and bath leads out to the pool, cabana room and spa. Charming courtyard with fountains completes this entertainer's home.

www.NorthRoxburyEstate.com

321 S CANON DR — Refresh. 11-1 — rev
$3,299,000 — 4+5 — 2sty-TRADITIONAL

MLS#15-944651

Daniel Bani-Esraili 310-7293436
DANIEL BANI-ESRAILI

PRICED TO SELL

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

Blt-Ins,Dshwshr,Dryer,Fridg,pool

01 Beverly Hills — Condo / Co-op

344 N PALM DR #302 — Open 11-2 — red
$995,000 ~~1095000~~ — 2+3 — 1sty-TRADITIONAL

MLS#15-938689

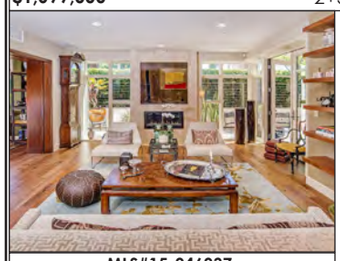
Rochelle M/Gayle W 310-968-8828
NOURMAND & ASSOCIATE

BH CONDO - JUST REDUCED!

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. The large eat-in kitchen and formal dining room add to the details of this unit. 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.

www.344NPalm.com

447 N DOHENY DR #101 — Open 11-2 592XY — rev
$1,699,000 — 2+3 — CONTEMPORARY



MLS#15-946937

ST.JAMES+CANTER 310.704.4248
BERKSHIRE HATHAWAY

ULTRA-HIGH-END BEVERLY HILLS 2BD+2.5BA CONDO IN LA TERRASSE

Ultra-high-end residence in one of Beverly Hills most sought after buildings, "La Terrasse". Extraordinary 2000 SF 2Bd+2.5Ba condo boasts walnut wood & limestone flooring, fireplace, mahogany doors, Italian burled walnut & sycamore cabinetry, polished marble & granite counter tops, & top-of-the-line kitchen. Opulent master bathroom w/ separate soaking tub/shower, & walk-in closets. Large private outdoor terrace. Concierge, elegant lobby, media room, state-of-the-art fitness center w/ terrace.

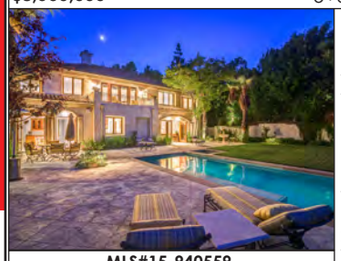
WWW.447DOHENY101.COM

TUESDAY

02 Beverly Hills Post Office — Single Family

13951 DURHAM RD — Open 11-2
$8,500,000 | 5+6 | MEDITERRANEAN

rev



MLS#15-940559

MAGNIFICENT MEDITERRANEAN IN MULHOLLAND ESTATES

THIS METICULOUS MEDITERRANEAN HOME, BEHIND THE GATED MULLHOLLAND ESTATES COMMUNITY, ON A LARGE PRIVATE LOT CUL DE SAC STREET WITH A LARGE MOTOR COURT AND A THREE CAR GARAGE. STEP DOWN LIVING ROOM WITH FIREPLACE, FORMAL DINING ROOM AND OFFICE/LIBRARY, ARE OFF OF THE LOVELY TWO STORY LIMESTONE ENTRY. A GOURMET, CENTER ISLAND KITCHEN BOASTS GRANITE COUNTER TOPS, COMMERCIAL APPLIANCES AND A BREAKFAST ROOM THE OPEN AND SPACIOUS FAMILY ROOM HAS A WET BAR AND EXPLOSIVE NORTHERNLY VIEWS.

Beverly Matus 310 990-3771
READY PROPERTIES

2539 BENEDICT CANYON DR — Open 12-2 592B2
$5,395,000 | 5+7 | ARCHITECTURAL

rev

MLS#14-814107

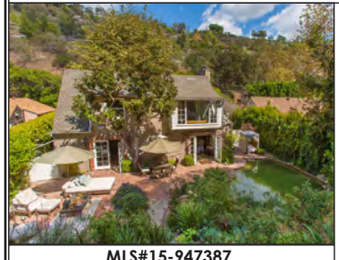
Located in the estate area of Upper Benedict Canyon and hidden behind gates is this secluded oasis compound. A large motorcourt greets the visitor with guest parking. A dramatic resort like pool and waterfall are enveloped in lush landscaping. This beautiful outdoor entertaining area is flanked by a stunning 1 bedroom guest house with a "great room" and the main house distinguished by bold contemporary architecture.

Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Elvtr,Grbg Disp

1531 BENEDICT CANYON DR — Open 11-3
$1,695,000 | 3+2 | COUNTRY ENGLISH

rev



MLS#15-947387

BEVERLY HILLS STORYBOOK CHARMER!

Timeless charmer. Designer perfected with absolute attention to detail!This 2 story 3bd 2Ba w/pool and grotto/ spa is a romantic paradise beyond compare.The cozy warm interior features chocolate hardwood floors,wood beamed ceilings,formal dinand livroom and of course a chef's gourmet kitchen.There is a large downstairs guest bedroom w/attached bath. French doors doors in living & dining room lead to an outdoor oasis that complement the design of this lovely home.Lushly landscaped backyard w/pool

Jason Ventress 3102833833
ACTION NOW REALTY

Rng/Ovn,Fridg

1531 BENEDICT CANYON DR — Open 11-2
$1,695,000 | 3+2 | COUNTRY ENGLISH

rev

MLS#15-947387

Timeless Beverly Hills storybook charmer. Designer perfected with absolute attention to detail!This 2 story 3bd 2Ba w/ pool make for a romantic paradise beyond compare.The cozy warm interior features chocolate hardwood floors,wood beamed ceilings,formal dining and living room and of course a chef's gourmet kitchen.There is a large downstairs guest bedroom w/attached bath. French doors doors in living & dining room lead to an outdoor oasis that complement the design of this lovely home.

Jason Ventress 3102833833
ACTION NOW REALTY

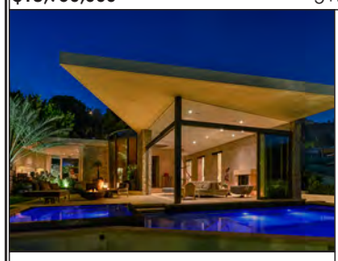
Rng/Ovn,Fridg

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

03 Sunset Strip - Hollywood Hills West — Single Family

9233 SWALLOW DR — Open 5-7:30
$18,950,000 | 5+8 | 2sty-ARCHITECTURAL

NEW



SPECIAL TWILIGHT OPEN - NEW CONSTRUCTION

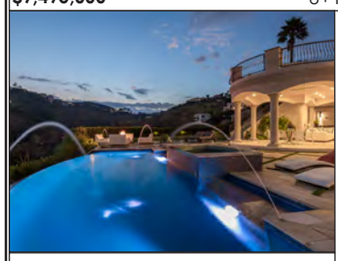
Completed October 2015. Masterful Contemporary Architecture Achievement sited prominently in Doheny Estates. Stunning quality -every detail of this property was created using sophisticated design, materials and unparalleled craftsmanship. Indoor/outdoor living has been optimized, retractable walls of glass framing city light views, infinity pool and spa, expansive outdoor entertainment areas and secure privacy. Gated subterranean parking for up to 6 vehicles.

David Yocum 310-560-6164
HILTON & HYLAND

www.9233swallow.com

2009 MOUNT OLYMPUS DR — Open 11-2
$9,495,000 | 6+10 | 3sty-CONTEMP MED

NEW



ESTATE LIVING IN MOUNT OLYMPUS

Resting on a rare flat promontory in Mount Olympus, this gated Mediterranean villa of magnificent scale offers luxurious resort living with stunning panoramic vistas. Beyond the stately façade, a grand double-height foyer leads into the sumptuous living, dining and entertaining spaces, plus a theater, wine lounge, and 6-car gallery. An infinity pool and spa, putting green, patio kitchen and fire pits offer a spectacular indoor-outdoor lifestyle year-round against sweeping city-to-ocean views.

P. Lester A. Comora 310.488.5962
THE AGENCY

Infinity Pool | Car Gallery | Theater

2501 ASTRAL DR — Open 11-2
$4,850,000 | 4+6 | MODERN

NEW

MLS#15-938497

STUNNING MODERN HOME WITH POOL, VIEWS AND GRASSY YARD

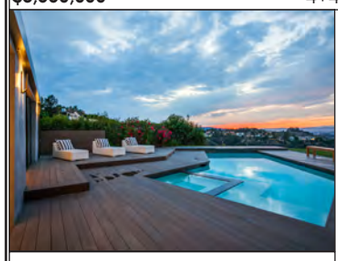
Bold Architectural designed by Brian Murphy. Loft-like spaces with walls of glass throughout. Chef's kitchen with top-quality appliances that opens onto hip casual dining area. Wrap around balconies off all public rooms. Romantic master suite with a fireplace, private sun deck and white marble bathroom with steam shower and spa tub, plus huge custom walk-in closet. Lower level media/playroom. Secluded and private. Beautiful living in the Hills!

Steve Frankel 310-281-3981
COLDWELL BANKER BH-N

www.stevefrankel.com

2709 EDWIN PL — Refresh. 11-2
$3,550,000 | 4+4.5 | MODERN

NEW



MODERN LUXURY HIGH ABOVE MULHOLLAND

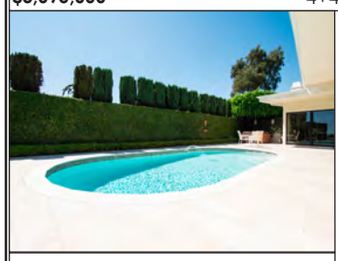
This wholly renovated Hollywood Hills home offers staggering panoramic views and a thoughtfully designed floorplan. Cloaked in stone and contemporary finishes, the kitchen, dining and living areas feature soaring ceilings and open to the pool and yard. Separated from all living areas by a quaint foyer/seating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

Kerry Marsico 213.700.6515
COLDWELL BANKER

OPEN: Tues 11-2 | Sat + Sun 2-5

2171 MOUNT OLYMPUS DR — Open 11-1
$3,095,000 | 4+4.5 | CONTEMPORARY

NEW



VIEW HOME - OPEN 11AM TO 1PM ONLY

Home in Hollywood HIlls with City Views. This Move-in ready modern home in HHills of Mt. Olympus has been beautifully updated for easy, elegant living with high-quality finishes. The main living areas of this home feature a bright, expansive open floor plan centered perfect for hosting guests. Two gorgeous master suites. Expansive back yard with pool overlooking vast city views ideal for entertaining lifestyle.

KJ Marmon, Roy Shachaf 310-749-4995
HILTONHYLAND/RODEO

KJMarmon.com

8014 BRIAR SUMMIT DR
Refresh. 11-2
$2,995,000 4+5 MID-CENTURY
NEW

STUNNING CELEBRITY-OWNED MID-CENTURY COMPOUND

Stunning celebrity-owned Mid-Century compound. Sliding glass doors open outside from each room, flooding the home w/natural light. Gorgeous gourmet kitchen. Sophisticated living & dining areas w/ebonized oak floors. State of the art screening room. Main house has 3 bedrooms and 3.5 baths. Luxurious master bedroom w/walls of glass. Detached guest house. Dream backyard w/saline pool & spa, cabana w/ entertainment center &fridge, custom sports court & BBQ area. Highly coveted Laurel Canyon location

MLS#15-950119
Rona Passman 310.403.3811
HILTON & HYLAND
www.hiltonhyland.com

2234 RIDGEMONT DR
Open 11-2
$990,000 2+2 CONTEMPORARY
NEW

DEVELOPER'S DREAM SITE WITH CANYON VIEWS!

Developer's dream wide lot with beautiful canyon views!! Major fixer or tear down on a large lot with amazing potential!! Please see private remarks for offer terms.

MLS#15-950493
Barrie Renee Avedon
JOHN AAROE GROUP
None

8551 EDWIN DR
Refresh. 11-2
$2,395,000 5+3.5 MID-CENTURY
NEW

LAURE HILLS MID CENTURY WITH POOL AND VIEWS!

One level Mid century home in coveted Laurel Hills. 5 bedrooms, 3 1/2 baths. Enter through the double front doors and you are immediately drawn to the outside - with solar heated pool and explosive city and mountain views. House has great flow and is very bright. Kitchen and baths are newer.Bring your clients. Wonderland School district. www.8551Edwin.com

Tori Horowitz 323 489 5444
DEASY/PENNER & PART.

2585 LEICESTER DR
Open 11-2
$2,100,000 4+4 CONTEMPORARY
red

REDUCED! GORGEOUS CONTEMPORARY WITH STUNNING VIEWS!

A perfect blend of style & sophistication, this light filled architectural w/soaring ceilings, multiple decks & stunning views is the perfect retreat from the city. This gorgeous 4bd + 3.5ba home by architect Julie Harder Oakes is just min. to Sunset Strip. The meticulously updated kitchen features marble & Italian design. The master highlights a FP shared w/ the bath complete with 2-person jetted and more. A convertible bedroom/den includes a wet bar and opens to a dramatic loft.

MLS#15-934079
Sally Forster Jones 3106917888
JOHN AAROE GROUP
www.2585leicester.com

8634 FRANKLIN AVE
Lunch 11-2
$2,295,000 2+3 ARCHITECTURAL
NEW

LUNCH SERVED 11-2 & WINE & CHEESE AT TWILIGHT FROM 6PM-8PM

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

MLS#15-948085
Jane Schore 323-573-6562
COLDWELL BANKER SS
www.ShoppingwithSchore.com

2463 SOLAR DR
Open 11-2 593C2
$10,250,000 6+11 MODERN
rev

INCREDIBLE MODERN COMPOUND

Gated Incredible Modern Compound set on a rare and extraordinary flat ridge top overlooking the entire LA Basin from East of Downtown to the Ocean. 3 years to create this unique and uncommon environment with spectacular scale, design, high quality finishes and attention to detail.Large open spaces flooded with natural light and entire walls of Fleetwood pocket doors. High ceilings throughout with expansive gallery walls and light wood floors.

MLS#15-904543
Brett Lawyer 310-858-5402
HILTON & HYLAND
www.hiltonhyland.com

1541 N GARDNER ST
Open 11-2 593/C4
$1,699,000 3+2.5 1sty-CALIFORNIA BUNGALOW
NEW

GORGEOUS REMODELED HOME WITH GREAT TASTE & STYLE.

Come fall in love with this gorgeous 3 Bedroom & 2.5 Bathroom home with hardwood floors throughout that's been remodeled w/many beautiful upgrades. Enter the large Foyer that leads to either the dining room, living room & 2 of the bedrooms & bathroom. Gourmet Kitchen w/Center Island, formal dining room. Over sized living room w/vaulted ceilings & French doors to patio & large lush yard & bonus room. Close to Runyon Canyon hiking, shops & restaurants. Great holiday gift for the one you love!

David T. Kessler 310-245-6715
SOTHEBY'S BEV HILLS
hurry - 1st time on market in 11 years!

1377 MILLER PL
Open 11-2
$4,695,000 4+4 ARCHITECTURAL
rev

STUNNING ARCHITECTURAL HOME W SPECTACULAR VIEWS

Stunning Architectural home w spectacular views in a chic celebrity enclave seconds away from Sunset Strip. The living& dining rooms open to expansive deck & pool. Kitchen w/Viking appliances, custom cabinets & granite countertops. Guest suite w/private entrance. 2nd level includes loft office w/built-ins, 2nd bed w/full bath & master suite. A rooftop deck adds to this home's awesome possibilities for entertainment. This gorgeous home will satisfy the most discerning architectural buyer.

MLS#15-946313
Sevak Kachadurian 3105601688
WEA
Blt-Ins,Dshwshr,Dryer,Other

2426 GREENVALLEY RD
Open 11-2 592/H2
$1,499,000 3+4 2sty-CAPE COD
NEW

MODERN CAPE COD RENOVATION

Spotless Newly Renovated 1030's Cape Cod: Expanded & modernized for today's living. Stunning open kitchen w/ new cabinetry, stainless steel appliances & quartz counters. Private yard w/mature trees & large patio. 2 beautiful bedroom suites w/designer baths + stylish powder room on main level. Large master suite w/spa bath up via a fabulous sweeping staircase. All new systems & beautiful new floors, doors, windows & lighting. Blocks from the Mulholland Tennis Club & Wonderland Elementary School.

Nick Small 3105022055
RODEO REALTY SUNSET
Ground-Up Remodel / All-New Systems

1556 N SIERRA BONITA AVE
Open 11-2
$3,100,000 5+7 CRAFTSMAN
rev

Featured as L.A. Times Home of The DAY. This stunning home designed under the guidance of the Stewart-Gulrajani Design Team has been made to fit the style of 1920's Hollywood.

MLS#15-944495
William Thon
LAMERICA REAL ESTATE
Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg

TUESDAY

8508 ALLENWOOD RD Open 11-2 — rev
$2,695,000 4+3 MODERN

MLS#15-943303

Ambra Bisconti 310-498-2151
HILTON & HYLAND

EXOTIC OASIS

Newly remodeled 1 story, exotic oasis, nestled in the sunset strip area, this Modern/Traditional 4bd+3bth, Sunset Strip home sits behind gates to offer maximum privacy. Open floor plan perfect for entertaining w/ 2,441sq ft of living space & sliding pocket doors that open to the backyard, offering an open indoor outdoor feel overlooking pool, waterfalls, canyon views, lush palm trees and a huge birdcage . The home features open kitchen with top of the line Miele appliances, dining & l

BBQ,Blt-Ins

8769 SKYLINE DR Open 11-2 — rev
$2,175,000 4+5 3sty-CONTEMPORARY

MLS#15-948553

Gene Bush 310-657-5050
COLDWELL BANKER RESI

LUNCH SERVED

This ultimate Hollywood Hills hideaway is convenient to everything, yet exceptionally private and away from it all. Stylish modern architecture meets chic soft contemporary interiors in this 4 bedroom, 4.5 bath home nestled among trees and rolling hills in Laurel Canyon. This spacious residence is designed for effortlessly elegant indoor/outdoor living and entertaining year-round. Large, light-filled rooms - mos

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

03 Sunset Strip - Hollywood Hills West — Land

2381 N SUNSET PLAZA DR Open 11-2 592H3 — NEW
$4,795,000 Land

MLS#15-941907

Tom Scrocco/Randy Isaacs 310-887-0255
COLDWELL BANKER - SS

SOARING ABOVE THE BIRD STREETS!

Your ultimate dream estate, soaring directly above the world renown Bird Streets, is approximately 1.25 acres of exceptional view land. Build your exceptional dream home on this 180 degree plus unobstructed parcel featuring Downtown LA, The LA Basin, the Palos Verdes Peninsula, Catalina Island and the beautiful Pacific Coast. Architectural renderings exist for a stunning contemporary designed by Ameen Ayoub Design Studio, featuring walls of glass showcasing the breathtaking views.

www.TomAndRandyProperties.com

03 Sunset Strip - Hollywood Hills West — Lease

8914 DEVLIN PL Open 11-2 — rev
$24,995 4+4 CONTEMPORARY

MLS#15-942887

Sally Forster Jones 3106917888
JOHN AAROE GROUP

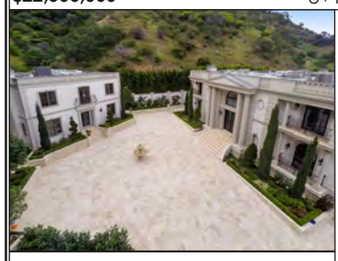
FURNISHED LEASE WITH AMAZING VIEWS!

Chic & sophisticated fully furnished contemporary with city views. Above theSunset Strip on prime cul-de sac St, this light filled home will offer you the best inS. California living, w/ high ceilings and walls of french doors opening out toSun drenched pool & outdoor area. Large kitchen with center isle & breakfast area & pocket doors opening out to courtyard. 4 bedrooms 3 1/2 with two bedrooms currently furnished as offices. Sumptuous Master Suite w/ large walk in closet and extra storage.

www.8914devlin.com

04 Bel Air - Holmby Hills — Single Family

1714 STONE CANYON RD Open 11-2 — NEW
$22,500,000 8+12



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

CLASSICALLY-INSPIRED COMPOUND

On a prime Bel-Air lot of nearly 4 acres, this classically-inspired 8BD/12BA property impressively features a grand entrance foyer with 30ft ceilings, elevator, versatile home theater room and a detached 2 bedroom, two-story guest house. Exquisite and tasteful finishes throughout include detail crown moldings, imported marble, fine hardwood floors, Corinthian columns, and rare stones in the bathrooms and countertops.

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

1709 ROSCOMARE RD Open 11-2 541H4 — NEW
$1,895,000 4+3 1sty-RANCH

MLS#15-949535

Rosanne Howard 310 968-1815
SOTHEBY'S

UPDATED BEL AIR RANCH ON LARGE LOT

Bel Air Ranch with pitched ceilings, updated and remodeled with a beautiful huge landscaped yard and pool and patio. Fireplace in living room. gleaming hardwood floors, newer windows, remodeled kitchen with granite, and bathrooms, with tumbled marble. Bonus room perfect for office or maid. Roscomare Road School.

Blt-Ins,Washer, Dryer

1247 CASIANO RD Open 11-2 — NEW
$1,725,000 4+3.5 TRADITIONAL

MLS#15-938555

Larry Young 310-777-2879
BERKSHIRE HATHAWAY

LOWER BEL AIR TRADITIONAL

Wonderfully updated Traditional in Lower Bel Air on Casiano Rd w/ leafy canyon & Getty views. Done in a pleasing color pallet, this sunny home has custom built-ins, crisp trim & panels, plantation shutters, all set in a desirable floorplan. Living rm, formal dining rm & built-in bar. Large kitchen w/ granite counters & breakfast nook. A family rm opens to wood deck. Large master w/ dual baths & closets. Dramatic hillside pool/spa framed by a wood deck w/ soothing cyn views. Warner Ave School.

www.1247CasianoRd.com

10451 SANDALL LN Open 11-2 — NEW
$1,490,000 3+2 CRAFTSMAN

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

CHARMING CRAFTSMAN HOME WITH STUNNING CANYON VIEWS

Situated at the end of a private street off Bel Air Road, this charming Craftsman home features a bright and open plan, immense privacy, lushly landscaped backyard, various balconies and entertaining spaces, and breathtaking canyon views. Recently remodeled kitchen features Caesarstone countertops and island, stainless steel appliances, and designer finishes. 3 generously sized bedrooms boast unobstructed canyon views and architectural details.

Blt-Ins,Dshwshr,Dryer,Range/Oven

2605 BASIL LN Open 11-2 — NEW
$1,285,000 3+2.5 CONTEMPORARY

J. Grauman / S. Arana 310.403.6477
THE AGENCY

EXCEPTIONALLY REMODELED BEL AIR RIDGE HOME

Step into this light and bright Bel Air Ridge home. Features an open floor-plan w/ inviting formal living & dining spaces. The gourmet kitchen features upgraded appliances, stone countertops, and an open flow to the family room. Set just off the family room is a large outdoor space; perfect for entertaining. Upstairs leads to the master suite & 2 guest bedrooms. Hardwood floors, custom shutters, and recessed lighting. Close to Beverly Glen Village. Roscomare Elementary.

Range/oven, dishwasher, washer/dryer

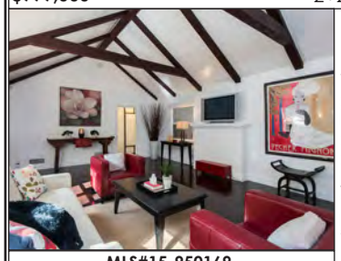
REMINDER

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

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

TUESDAY

920 N BEVERLY GLEN Open 11-2 — NEW
$999,000 2+2 TRADITIONAL



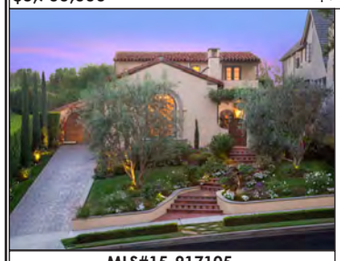
MLS#15-950169

CHARMING TRADITIONAL IN WARNER ELEMENTARY SCHOOL DISTRICT!

This special property features 2 BDs + 2 BAs, a converted garage & detached office space. The lovely home boasts beautifully redone wood floors, an updated kitchen & an open living area w/ vaulted exposed beam ceilings. The ensuite master bedroom opens to a private sundeck w/ jacuzzi. The garage has been converted into living space w/ a bathroom & Murphy bed. The most unique & spectacular part of this property is the terraced hillside fruit orchard featuring over 50 different trees.

Sally FJ/Meredith S. 3106917888
JOHN AAROE GROUP
www.920beverlyglen.com

10469 LINDBROOK DR Open 11-2 — rev
$3,700,000 4+4 SPANISH



MLS#15-917105

BEAUTIFUL SPANISH IN LITTLE HOLMBY

Enter through a courtyard to this emotional Spanish home that sits above the street on a huge lot with tree top views from the gardens in Little Holmby. This 4 bedroom 3.5 bath home was painstakingly updated with top of the line finishes yet it retains the beauty of the original architecture. Original beamed ceilings in the large step down living room with fireplace. Separate family room. Formal dining room. Kitchen with separate breakfast area.

Susan Smith 310-492-0733
HILTON & HYLAND
www.hiltonhyland.com

05 Westwood - Century City — Single Family

771 HOLMBY AVE Open 11-2 — NEW
$6,450,000 7+6.5 TRADITIONAL

MLS#15-950307

LITTLE HOLMBY GEM!

Beautifully appointed rooms allow infinite living space uses. Incredible master suite with walk in closets & expansive master bath with temperature controlled bathtub & steam shower. Large formal living room and the formal dining room opens to cook's kitchen and spacious family room. Bottom floor boasts rec room w bar, dark room, staff bedroom & bath, craft room/bedroom and bath. Outdoor oasis with saltwater pool & spa, covered patio with television, fireplace, & built in bbq.

Sara Zommick 310-990-9183
TELES PROPERTIES
BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other

2049 FOX HILLS DR Open 11-2 — NEW
$2,699,000 5+4 CAPE COD

MLS#15-950087

CENTURY CITY ADJ 5 BD/3.5BA CAPE CODE W/ QLTY FINISHES

Century City adjacent 2004 2-story 5 bed/3.5 ba stately Cape Code on prime tree-lined street. Rich qtly finishes thruout. Dramatic formal entry w/ 20 foot ceiling. LR w/ brick finished frplc, art niches & picture window. FDR opens to newly updated kitchen filled w/ natural light. Granite cntrtops & split-face marble backsplash, high-end s/s appliances, work space, sideyd access & bfast area all open to inviting rear FR w/ blt-ins & french drs to slate finished covered patio.

Chad Lund 310-801-2641
TELES PROPERTIES
Blt-Ins,Dshwshr,Hood Fan,Rng/Ovn

752 WESTHOLME AVE Open 11-2 632-B2 — NEW
$2,350,000 4+3 SPANISH

MAJESTIC LITTLE HOLMBY SPANISH

Set above the street with views, this light and bright Little Holmby Spanish features: original detail work and character; large formal living room with exposed beam ceiling; grand formal dining room; cozy breakfast room; cook's kitchen with stainless appliances; original tiled bathrooms; downstairs guest room/den; three upstairs bedrooms including grand master suite with sunlit alcove; modern systems including multi-zone HVAC; and a private lower patio and upper terrace with saline pool and spa

Jim Bremner 310-622-7445
GIBSON INTL
www.752Westholme.com

265 DENSLOW AVE Refresh. 11-2 631 J1 — NEW
$1,799,000 3+2 2sty-TRADITIONAL

MLS#15-950623

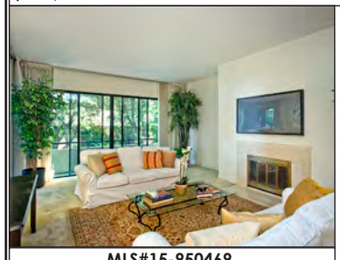
TRUST SALE! HUGE LOT! GETTY VIEWS! REFRESHMENTS!

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!

Mickey Kessler 310-367-2322
COLDWELL BANKER
Frzr,Fridg

05 Westwood - Century City — Condo / Co-op

1880 VETERAN AVE #106 Open 11-2 — NEW
$749,000 2+2 TRADITIONAL



MLS#15-950469

SPACIOUS 2 BED/2 BATH WITH 10 FT CEILINGS, OPEN FLOOR PLAN

Spacious 2 bed/2 bath with 10 ft ceilings, open floor plan & ideal indoor/outdoor flow. Formal entry w/ closet opens to living room w/ fireplace, wet bar & sliding glass door to covered balcony overlooking privately landscaped wall of greenery. Large dining area opens to kitchen w/ breakfast area & pantry closet. Master suite w/ 2 walk-in closets & sliding closet & sliding door to balcony. Full master bath w/ dual basins & separate bath/shower. 2nd bedroom also opens to combined large balcony.

Chad Lund/Patty Best 310-801-2641
TELES PROPERTIES, IN
Blt-Ins,Dshwshr,Rng/Ovn

1440 VETERAN AVE, UNIT 240 Open 11-2 — NEW
$419,000 1+1 1sty-ARCHITECTURAL

COMPLETELY REMODELED MOVE-IN CONDITION 1 BED / 1 BATH CONDO

This beautiful resort style complex feats; 24 hr sec grd, gatd prkg, gym w/ steam & sauna, meetng rm, lush landscaping, watrfalls, koi ponds, pool & spa. The turnkey 1 bed/1 bath condo was remodld in 2015. Open style kit w/ new cabntry, quartz cntrs & S/S appls. Mstr bath feat; new vanity, tub & ceramic tiling. Condo also feat; distrssd hrdwd flrs, recessed lighting & new heat/AC. Blcny faces quietr-side of bldg overlooking trees & grass. HOA incls; all utilities & eq ins. Bldg remodeling lobby.

Scott McIntosh 310-500-6107
COLDWELL BANKER BW
www.1440Veteran240.com

10776 WILSHIRE #1604 Open 11-2 — rev
$5,095,000 3+4 CONTEMPORARY

MLS#15-944661

PRISTINE REMODELED UNIT AT THE CARLYLE RESIDENCES

The owner spared no expense in customizing Unit 1604. Almost every surface of the 3 bedrooms & 3.5 bath unit has been stylishly remodeled. 11 ft ceilings, direct entrance from private elevator, & floor to ceiling glass. Automated shades, designer wall coverings, detailed moldings with recessed lighting, & fine crystal chandeliers. Rare onyx and granite baths, department store worthy closet, & custom den off master. Add'l suite on 2nd floor included in the purchase, plus 3 deeded parking spots.

O'Connor & Aluise 323 702 1970
THE AGENCY & KW
Dshwshr,Dryer,Elvtr,Frzr,Grbg Disp,Other

ATTENTION

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

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

TUESDAY

05 Westwood - Century City — Lease

1841 BENECIA AVE Open 11-2 — NEW
$8,500 5+5 2sty-MEDITERRANEAN

PRIME CENTURY CITY LEASE

Beautiful newer construction (1991) two story Mediterranean home boasting 5 bedrooms and 4.5 baths in 4,500 sq. ft. of living space. The open floor plan with spacious living room and dining room flows seamlessly into the Gourmet Kitchen with s/s appliances, granite counter and marble floors...step down breakfast room leads to large family room with French Doors opening to spacious balcony. Beautiful master plus 4 additional bedrooms Gated garage with large storage room, prk. for 5 + cars

MLS#15-950679
Andrea Ferretti 310 666 4512
COLDWELL BANKER RESI

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

06 Brentwood — Single Family

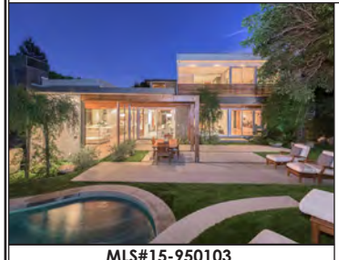
270 S CANYON VIEW DR Lunch 11-2 — NEW
$10,250,000 4+5

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.

Johnny Schell/Beth Styne 818-761-3646
COLDWELL BANKER RES

1710 MANDEVILLE CANYON RD Open 11-2 — NEW
$7,995,000 6+7 2sty-ARCHITECTURAL



ARCHITECTURAL GEM IN LOWER MANDEVILLE

Architectural Masterpiece by Richard Dorman, newly renovated by architect John Bertram is nestled off a private road on lower Mandeville. Enter through a glass door into a home with exceptional design, quality materials and remarkable features. This 6 beds, 7 baths open floor plan offers exquisite amenities with indoor/outdoor lifestyle. The immaculately manicured and spa-like backyard has artificial grass, BBQ and a beautiful pool. Guest house above 2 car garage. A private oasis in Brentwood.

MLS#15-950103
Santiago Arana
THE AGENCY

14 OAKMONT DR Open 11-2 — NEW
$7,195,000 4+4 COUNTRY ENGLISH

Grounds only Viewing please see Private Remarks. Set behind gates on prestigious Oakmont Drive in Brentwood, this exclusive 1927 English Tutor Estate boasts a beautiful setting of lush grounds w majestic mature trees and much sought after privacy with guest house The property is approximately 27,706 square feet, with approx. 23,000 usable. Original slate roof, this property has good bones but is in need of a remodel or suited to build your own ultimate dream home.

MLS#15-949151
Brian Teacher 310-994-5017
WESTSIDE ESTATE AGEN

NEW! The MLS Stats

Get Statistics for ANY Listing Search.

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

12607 PROMONTORY RD Open 11-2 591E4 — NEW
$2,850,000 5+5 2sty-TRADITIONAL

NEW X! PARK-LIKE MOUNTAINGATE W/24HR GUARD-GATED SECURITY

SEE TODAY'S FULL PAGE COLOR AD. STATELY 5BR TRADITIONAL ON 1 OF THE LARGEST LOTS WITH FABULOUS CURB APPEAL AND SPECTACULAR BACKYARD WITH POOL. GORGEOUS MOUNTAIN VIEWS. OVER 5,000SQFT - AMAZING VALUE AT $567 sqft. PRISTINE CONDITION... GREAT FLOORPLAN... WAS THE FORMER MODEL HOME AND IS SIMPLY SENSATIONAL... COME SEE.

TANIA FERRIS 310-713-8234
COLDWELL BANKER

www.12607Promontory.com

2317 CANYONBACK RD Open 11-2 591 E4 — NEW
$2,350,000 5+6 2sty-VILLA

NEW X! OVER 4100SF, 5BR + MAJESTIC MOUNTAIN VIEWS + POOL

SEE TODAY'S FULL PAGE COLOR AD.

RARE 5BR, 5.50BA WITH DEN, EXPANSIVE LIVING ROOM, FDR & MAJESTIC MOUNTAIN VIEWS. GORGEOUS RESORT-LIKE BACKYARD WITH PRIVATE POOL & SPA!

FABULOUS VALUE - PRICED AT $573sqft!

COME SEE !

MLS#15-949913
Tania Ferris 310-713-8234
COLDWELL BANKER

www.2317Canyonback.com

418 S GRETNA GREEN WAY Open 11-2 631/G4 — NEW
$2,295,000 4+3 2sty-TRADITIONAL

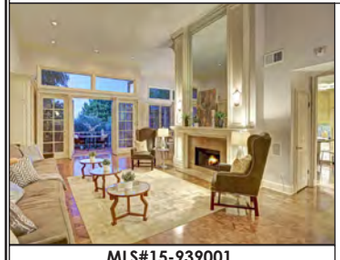
FIRST TIME ON THE MARKET IN 52 YEARS!

Trust Sale. First time on the market in 52 years! A two story traditional that offers a large living room w/ bay window &charming fireplace. A dining room-family room which is adjacent to the kitchen & laundry room. Huge potential for great open floor plan. 3 bedrm, 2 bathrm downstairs. Spacious master suite and office/library upstairs. Flat, private backyard & 2 car garage. Remodel or rebuild. Next to Farmer's Market & many restaurants & shops.

Mary Beth Woods 310-571-1358
COLDWELL BANKER

www.418gretnagreen.com

12553 THE VISTA Open 11-2 591E4 — red
$1,645,000 ~~1745000~~ 2+3 TRADITIONAL



MOUNTAINGATE-PARK LIKE SERENITY W/24HR GUARD-GATED SECURITY

SEE TODAY'S FULL PAGE COLOR AD. TRANQUIL LUXURY TOWNHOME WITH 2750SQFT. PRISTINE REMODELED CONDITION WITH A WARM CONTEMPORARY DESIGN. LOVELY PRIVATE BACKYARD WITH SPA. 2-CAR GARAGE. 2BRS + HUGE DEN, 2.50BATHS. HIGH QUALITY FINISHES & APPOINTMENTS. AN ABSOLUTELY GREAT BUY & PRICED TO SELL!

MLS#15-939001
Tania Ferris 310-713-8234
COLDWELL BANKER

www.12553TheVista.com

607 26TH ST Open 11-2 631F5 — rev
$5,195,000 6+7 3sty-CONTEMP MED

TUSCAN MEDITERRANEAN NORTH OF MONTANA WWW.607267THSTREET.COM

Spectacular NEWER construction in prime Santa Monica-Brentwood. Custom cook's kitchen features granite counters, tumbled stone accents, huge center island, state-of-the-art stainless steel appliances including double oven, microwave, 6-burner gas stove. Spacious fam room w/ cozy fireplace opens to huge outdoor patio area, heated pool & spa. 3 additional upstairs bedroom suites. LL rec room with 2 bedroom suites ideal for Maid's or guest apartment. Also avail for long term LEASE @ $19,500/month.

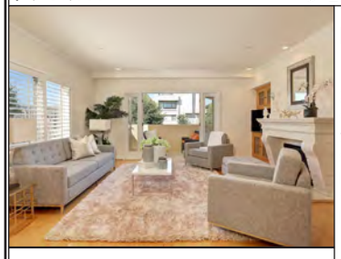
MLS#15-940473
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS

www.OmegaGroup.LA

TUESDAY

06 Brentwood — Condo / Co-op

✕ 11916 GORHAM AVE, UNIT 201 — Lunch 11-2 — NEW
$1,269,000 — 3+2.5 — CONTEMP MED

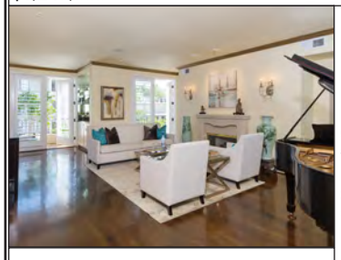


PRIME BRENTWOOD 3 BEDROOM CONDO

Located In the heart of Brentwood, this 3 Bedroom/ 2.5 Bathroom unit offers a large open floor-plan with an abundance of natural light and front facing balcony. Enjoy the formal living room with gas fireplace, dining room, foyer, and family room with an entertainment niche. Additional property features include interior side-by-side laundry, large storage and ample closet space, in-unit trash chute, and parking for two cars.

Jen Winston (310)944-1167

✕ 11740 W SUNSET BLV, UNIT 35 — Lunch 11-2 — NEW
$1,249,000 — 2+2.5 — CONTEMP MED



ELEGANT BRENTWOOD CONDO IN BEVERLY COURT

Elegant condo located in one of Brentwood's premier bldgs. Featuring a spacious open floorplan bathed in natural light, custom updates, high ceilings, five Juliet balconies & plantation shutters. Wood floors. Living rm w/ graceful fireplace, adjacent formal dining area & wet bar. Beautiful & refined gourmet cook's kitchen. Media rm. Expansive master w/ fireplace & sitting area, walk-in closet, separate tub/ shower & dual vanities. 2nd BD is ensuite. Laundry inside. Pool. Gym. Tandem/Gst Parking.

Larry Young 310.777.2879
BERKSHIRE HATHAWAY
www.11740WSunset35.com

330 S BARRINGTON AVE #302 — Open 11-2 — NEW
$749,000 — 3+2 — ARCHITECTURAL

BRIGHT & SPACIOUS TOP FLOOR CONDO

Spacious top floor 3bd+2ba condo w/lots of natural light close to shops & restaurants of the Brentwood Village. Open floor plan. Hardwood floors thruout living rm, dining area & kitchen. Kitchen w/granite countertops & stainless steel appliances. Living room opens to large balcony overlooking pool. Large master w/walk-in closet, bathroom w/dble sinks. Washer/ dryer inside, central air, 2 SxS parking. Building amenities include gated entrance, valet parking, pool & gym.

MLS#15-949627
Shann Silver 310-458-4024
PARTNERS TRUST SM
Built-ins

838 S BARRINGTON AVE #203 — Open 11-2 — NEW
$675,000 — 2+2 — FRENCH NORMANDY

OPEN TUESDAY 11-2PM

Quiet, updated rear unit with hi-ceilings, hardwood floors, 2 separate bed/ 2 full baths. Eat-in kitchen w/granite counter tops, large DR, walk-in Master Closet. Open Patio. Heat/ Air, laundry, best location near Starbucks and Whole Foods.

MLS#15-946371
Mary Ann Saxon 310 770-3940
COLDWELL BANKER - BW
Cbl,Dshwshr,Grbg Disp,Intrcm,Microwave

11718 DARLINGTON AVE, UNIT 6 — Open 11-2 — NEW
$610,000 — 2+2 — 1sty-TRADITIONAL

TOP FLOOR - INSIDE LAUNDRY - LOW HOA DUES

Light & Bright, Top Floor 2 Bedrooms / 2 Baths Condo. Great location - 2 blocks to the heart of Brentwood. This 8 unit building was converted, completely remodeled in 2001. Features include a private entrance and staircase, central heat & air, a balcony, crown molding, recessed lighting, skylight, large closets, and granite kitchen countertops. Inside European washer/dryer unit & a community laundry room. Two gated parking spaces. A large storage closet. LOW HOA dues = $229.

RANDY TROUP 310-451-4949
CB BRENTWOOD
2 Blks S of San Vicente, 4 Doors W Barr

06 Brentwood — Lease

575 MORENO AVE — Open 11-2 631F5 — NEW
$32,500 — 6+8 — CONTEMP MED

STUNNING CONTEMPORARY MEDITERRANEAN ALSO AVAILABLE FOR SALE

AVAILABLE FOR PURCHASE- $12,500,000. Stunning, gated & luxurious. 6bd+7.5ba. Custom details, high quality materials, exquisite craftsmanship. Gracious motor court w/fountain. Elegant foyer w/soaring ceilings & stained glass dome. Large living & family rm, loggia, open patio & expansive bckyrd, pool, spa, pool house (w/sauna), cabana. Chef's kitchen w/one-of-a-kind "leather" granite countertops, 700-bottle wine cellar. Extra large master w/ patio overlooking backyard..too many features to list!

MLS#15-948739
Charles Pence 310-458-4024
PARTNERS TRUST SM
Built-ins

07 West L.A. — Single Family

2835 S BENTLEY AVE — Open 11-2 — NEW
$969,000 — 3+2 — MODERN

CLEAN AND BRIGHT 3BD/2BA WEST LA HOME

SUNNY, OPEN, AND SPACIOUS. THIS TRADITIONAL HOME OFFERS LARGE OPEN LIVING & DINING AREAS, HARDWOOD & TILE FLOORS, AND BUILT-IN STORAGE. FEATURES INCLUDE: RE-SURFACED HARDWOOD FLOORS, WOOD BLINDS, CENTRAL HEAT, NEWER WINDOWS THROUGHOUT, FIREPLACE. LARGE BACK YARD WITH BEAUTIFUL LANDSCAPING, PALMS, AND FRUIT TREES! SEPARATE GARDEN PATIO AREA AND DETACHED GARAGE. CONVENIENTLY LOCATED NEARBY 405 & 10 FWYS, EXPOSITION LINE EXPANSION, AND NUMEROUS SHOPS AND RESTAURANTS. DESIREABLE CLOVER AVENUE SCHOOL

MLS#15-950323
Michael Haddad 310-430-4842
RE/MAX ESTATE PROPER
www.MichaelHaddad.com

2530 S BUNDY DR — Open 11-2 672-A1 — NEW
$879,000 — 2+2 — 1sty-TRADITIONAL

HIP & UPDATED 2BED/2BATH ZEN ARTISTIC RETREAT

Bright living room w/ fireplace. Spacious remodeled kitchen w/ abundant cabinet & counter space plus bar seating overlooking dining room. Master suite & 2nd bedroom both open to wraparound deck. Central AC/heat, updated plumbing/electric, tankless water heater, dual-pane windows & soundproofed walls, refinished hardwood floors, & fresh paint. Mature trees & high fences offer privacy in your lush backyard oasis, w/ spa tub & tranquil fountain. Close to restaurants, shopping, parks & Santa Monica.

Pete Castro 310-482-2100
KELLER WILLIAMS
www.2530bundy.com

07 West L.A. — Condo / Co-op

1804 S BARRINGTON AVE #D — Open 11-2 — NEW
$824,900 — 3+3 — CONTEMPORARY

LUXURY TOWNHOME IN WEST L.A.

Beautiful 3bd, 2.5ba baths built in 2004 with apx 1730 sqft. Huge private rooftop deck. Direct entry to 2 car SxS parking. High ceilings, fireplace in living room w/balcony. Cherry wood floors. Recessed light, crown moldings, gourmet kitchen w/ stainless appliances. Custom built Decora Cabinets. Great use of marble in baths. Cathedral ceilings in large master suite w/balcony. Ample closets & storage space. Central heat/AC. Pvt laundry room. Close to the vibrant Sawtelle Blvd shops & restaurants.

MLS#15-949573
Gary Limjap
COLDWELL BANKER - SM
Blt-Ins,Dshwshr,Dryer, Hood Fan

Questions? Need Assistance?
Contact our Help Desk Department!

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

TUESDAY

1800 COLBY AVE #304 Open 11-2 632A6
$658,800 2+2 CONTEMPORARY
NEW

BEST CONDO FOR THE $$$

Top Floor single level condominium. Recently Remodeled. Much sought after West L.A. location. Leave you car at home and walk to Restaurants, movie theaters, and more. Home features include: Plantation shutters, Hardwood Maple floors, Granite counters in Kitchen and Bathrooms, recessed lighting, and crown moldings. Bring your fussy buyers to see this one!

MLS#15-950109
Robert Katz 310-392-8878
ROBERT KATZ & ASSOC.
www.1800colby304.com

1810 S BARRINGTON AVE #1 Open 11-2
$1,098,000 3+3 3sty-SPANISH
red

INCREDIBLE WESTSIDE VALUE

One of West LA's best town-homes. This "owners unit," is located in the very rear and features an unusually large open floor-plan. There is a large eat-in kitchen, generous family TV-room and private dining room. There are beautiful hardwood floors, cabinetry and stainless appliances. The master suite is on the second level and the two guest rooms are on the third floor. This one-of-a-kind unit was completed in 2007. There is gated security and direct access. As the largest unit in the

MLS#15-941535
Diane Forbes Halliburton 3103396486
GIBSON INTERNATIONAL
Clng Fan,Dshwshr,Dryer

1253 GRANVILLE AVE #101 Open 11-2
$1,250,000 4+3 CONTEMP MED
rev

SPACIOUS END UNIT WITH ROOFTOP DECK

This end unit condo is approx. 2,258 Sq. Ft. 4 bed and 3.5 bath. Main level, custom kitchen, living room, dining room, den. 2 balcony's, one upstairs and one on main floor. Upper levels have master bed and bath, 2 walk in closets and large space with large balcony on this level. Additional 2 bed that share bath. 4th bed on lower ground level with it's own bathroom. Private 2 car side by side garage with 2 exterior guest spots. Brentwood Adjacent location Property is S/ Wilshire and W/Barrington.

MLS#15-948449
Meir Kroll 310-658-1288
THE AGENCY
Dshwshr,Fridg,Rooftop Deck

08 Cheviot Hills - Rancho Park *Single Family*

2543 PATRICIA AVE Refresh. 11-2
$2,995,000 5+4.5 2sty-TUDOR
NEW

PRICE REDUCED $ 2,995,000

Price Reduced $ 2,995,000 Beautiful Airy Custom Classic Tudor Home Surrounded by Mature Tree Lines for a Very Private Backyard. Open and Airy Spacious 5 Bedroom 4.5 Bathroom. Huge Upstairs Master Suite with Fireplace Sitting Area and Built-ins,Master Bath with Tumbled Marble Stall Shower and Jacuzzi Tub,Gourmet Granite Kitchen with top of the line Appliances Including 48" Vicking Professional Range Oven, Center Granite Island with Sink, Crown Molding throughout, Gorgeous Dark Walnut Floors

Steve Kim 714-873-7856
FLS REAL ESTATE
Broker's Open House

09 Beverlywood Vicinity *Single Family*

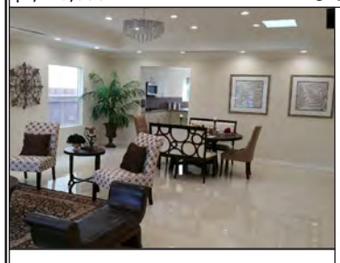
2325 DUXBURY CIR Open 11-2
$5,199,000 7+6 TRADITIONAL
NEW

COMPLETELY RENOVATED TRADITIONAL MASTERPIECE

One of the five largest lots on this most prestigious street in Beverlywood HOA. Enter this completely renovated traditional masterpiece featuring a voluminous entryway and soaring ceilings. Formal LR with wood-burning FP and stunning Santos Cherry wood floors. A Chefs kitchen with a tremendous center island, top of the line Sub-Zero and Wolf appliances. Butler and walk-in pantries lead into a grand DR with coffered ceilings and bay window.

MLS#15-948145
Adi Werthman 310-598-0260
HILTON & HYLAND
www.hiltonhyland.com

1517 EDRIS DR Refresh. 11-2
$1,995,000 3+2 TRADITIONAL
NEW



EXCEPTIONALLY BEAUTIFUL AND SPACIOUS

Spacious open floor plan 3bd/2ba property. The property has been fully remodeled from top to bottom and includes recess lighting throughout the house, kosher kitchen w/ double dishwasher, sink and double oven. Hardwood and travertine flooring that extend throughout the entire house. The warm and cozy living room w/ a fireplace opens to the kitchen and dining area. Plenty of light streams into this home, sliding doors provide access to the backyard. It is walking distance to all restaurants.

SHIVA MEHRDAD 310-505-9560
NELSON SHELTON
WASHER, DRYER, DISH WASHER, REFRIGERATOR

1443 HI POINT ST Open 11-2
$879,000 2+3 3sty-MODERN
NEW

INTRODUCING CREST FIVE - 5 NEW MODERN HOMES WITH VIEWS!

Introducing Crest Five, a luxury development of 5 NEW Modern homes each w/2BD + 3BA feat. dramatic spaces. Walls of glass, hardwood floors, 2-car garages, vaulted ceilings & abundant natural light. Designer kitchen w/ Silestone counters & SS appliances, dining area, private terrace & open living room w/flex space - perfect for an office/additional bedroom. Designer baths including Master suite w/dual closets. Private roof decks w/sink, gas line & city views. Welcome to style & sophistication.

Grant Linscott 323-333-6222
KELLER WILLIAMS RLTY
fridge, dishwasher, stove

2601 S HALM AVE Open 11-2
$799,000 3+1 SPANISH
NEW

CHARMING SPANISH 3 BEDROOM COTTAGE

On a quiet street just east of Beverlywood this Spanish storybook cottage boasts a formal living room with a decorative brick fireplace and bay window, formal dining room as well as a modern, designer kitchen and breakfast nook. There are 3 BR, one of which is currently used as a den and the closets in this over 1100 square foot home are exceptionally large for a home of this era. The back yard is totally private and gated with a back patio that leads to a separate studio space.

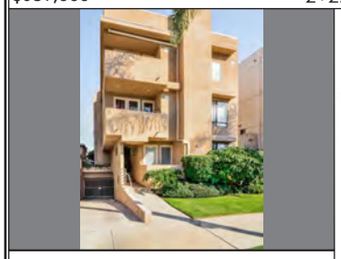
MLS#15-950233
Benjamin S. Lee 310-858-5489
COLDWELL BANKER RES
Ceiling Fan,Dishwasher,Range/Oven,Fridge

THE MLS.COM
Property Website & Virtual Tour
Available for all your Active, Back-up, and Pending listings.

TUESDAY

09 Beverlywood Vicinity — Condo / Co-op

1238 S HOLT AVE, UNIT 2 — Refresh. 11-2 — NEW
$689,000 — 2+2.5



LARGE PRIVATE REAR UNIT

Privately nested rear unit enjoys verdant backdrop. Wonderfully bright and spacious with high ceilings; recessed lighting. Entertainers kitchen opens to formal dining and inviting living spaces. Main fireplace creates fantastic ambiance for all social spaces. Mater bedroom also has a lovely fireplace, and nice walk-in closet. Great interior storage. Inside laundry. French doors lead to private patio.

Clinton & Todd Team 310.433.0633
JOHN AAROE GROUP
www.ClintonAndTodd.com

1112 S BEDFORD DR #203 — Open 11-2 — 632F3 — rev
$799,000 — 2+2 — FRENCH

PRISTINE 2BD/2BA CONDO ADJ TO BH & 2 BLKS FROM ROXBURY PARK

Spac liv & din rm w/ FP that overlooks patio. Kit w/ eat-in area, custom cabinets & pantry w/ pull out shelves. Mstr has lg. sliding closets & en-suite w/ oversize shower & sep tub w/ marble counters, travertine & glass tile. The 2nd bed can be used as an office, den or bed w/walk-in closet. The 2nd bath has quartz counter, porcelain tile & subway tile in shower/ tub. W/D, elevator, gtd gar, 2 tandem parking & intercom frnt door entry. Great location!

MLS#15-947987
Greenberg / Weinstock 310-968-0605
BERKSHIRE HATHAWAY
www.1112SBedfordUnit203.com

10 West Hollywood Vicinity — Single Family

1001 N CRESCENT HEIGHTS BL — Refresh. 11-2 — NEW
$1,595,000 — 3+3.5 — ARCHITECTURAL

THE LAST REMAINING HOUSE AT BENTO BOX 5

At the corner of the Bento Box 5 site, free-standing and oriented east, south and west with vistas and daylight from sunrise to sunset. Entered from Romaine via front porch or secure 2-car garage. Penthouse suite has open air lounge with barbecue hookup, fireplace and views from downtown to the coast. Flexible bedrooms, work spaces, family activities. Open plan living/dining/kitchen level. Walkscore 92 where LA meets WEHO.

MLS#15-913239
Erik Lerner (310) 734-8120
KELLER WILLIAMS
BentoBox5.com

9007 PHYLLIS AVE — Open 11-2 — NEW
$1,149,000 — 2+1 — SPANISH

ADORABLE SPANISH BUNGALOW

Adorable Spanish Bungalow located in West West Hollywood, Norma Triangle. This Gem of a Home has Hardwood Floors Throughout, Great Sized Kitchen with Island, Open Living Room, Good Yard, and Lots of Light! Detached Garage. Move Right In!

MLS#15-950653
Ladd Jackson 310-346-1744
HILTON & HYLAND
www.9007phyllis.com

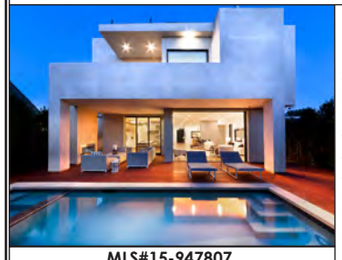
9026 VISTA GRANDE ST — Open 12-2 — red
$1,399,000 ~~1450000~~ — 2+2 — 1sty-SPANISH

JUST REDUCED! BEAUTIFUL SANTA FE 2BR IN NORMA TRIANGLE

Privacy hedges & lush courtyard lead to 2BR/2BA Santa Fe style treasure in prime Norma Triangle. Features include 9" wide-plank hardwood & Saltillo-style ceramic tile floors, coved & high-beamed ceilings, skylights, 3 fireplaces, original character windows w/latches, custom built-ins, and French doors leading to the enchanting, multi-level backyard. Kitchen includes gorgeous brass light fixtures, custom cabinetry, tile countertops & convection oven. Welcome home!

MLS#15-941225
The Kostrey Collection 310-621-4341
KW LARCHMONT
Blt-In,Dshwshr,Dryer,Rng/Ovn,Fridg,Other

823 N GARDNER ST — Refresh. 11-2 — rev
$3,395,000 — 5+5 — 2sty-CONTEMPORARY



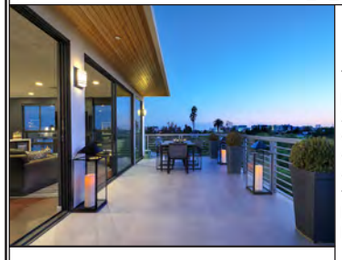
ARCHITECTURAL SHOWSTOPPER W SPECTACULAR VIEWS

Stunning brand new construction in prime Melrose Village. Enter the open, airy atrium courtyard into over 4800 sq ft home with impeccable Architectural details. 5 bedrooms, 6 baths with warm Walnut floors throughout. Breath taking soaring spaces abound. The gourmet kitchen and living areas open onto an entertainers backyard with salt water pool/spa/fpl Enormous Rooftop Deck w fireplace and views. Unique Porcelain tiles in gorgeous master suite. Impressive master closets. Designer finishes.

MLS#15-947807
Joan Fitzpatrick 310-428-5626
KELLER WILLIAMS HH

10 West Hollywood Vicinity — Condo / Co-op

812 N CROFT AVE, PH401 — Open 11-2 — VIEWS!!! — NEW
$1,595,000 — 2+2.5 — 1sty-MODERN



WEST HOLLYWOOD PENTHOUSE WITH EXPLOSIVE VIEWS!

TWILIGHT WINE & CHEESE OPEN 5-7P! Designer-done penthouse with unobstructed views in prime WeHo location. 2BD/2.5BA + den/office, 1,734 sq.ft., open floor plan, no common walls and indoor/outdoor living with expansive deck (317 sq.ft.). Private foyer entrance from elevator, high-end Italian kitchen with stainless steel Bosch appliance, two fireplaces, hardwood throughout. Large master suite and bath with separate tub/shower and double vanities. Large laundry closet with LG W/D. 2 parking spaces.

C. Jacobs | J. Yarbrough 310.904.3568
LA LUXE GROUP | KWBH
www.812Croft.com

1132 N OGDEN DR — Open 11-2 — NEW
$1,368,000 — 3+3 — ARCHITECTURAL

LUXURY TOWN HOME IN THE HEART OF WEHO

New construction luxury town home in the Heart of WeHo. Extra-private end unit with excl use patio, private 2 car garage, 3 bed/ 3 bath and private roof deck. Bright open floor plan with 10 ft. floor to ceiling windows & floors of 200 yr old hardwood, Features custom maple-lined cabinets with Caesar stone & 2" thick oak bar & Bertizzoni, Subzero & KitchenAid appliances. A bedroom, full bath & laundry room with side by side front-loadingW&D complete first level.

MLS#15-950121
Coleman Laffoon 323-702-5551
HILTON & HYLAND
www.hiltonhyland.com

8960 CYNTHIA ST #CL1 — Refresh. 11-2 — 592H6 — NEW
$795,000 — 2+2 — CONTEMPORARY

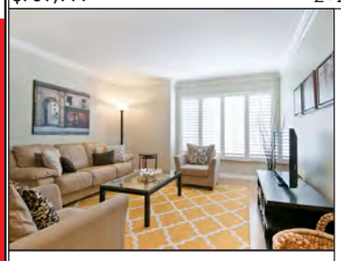
STUNNING REMODEL IN NORMA TRIANGLE

Open floor plan and modern clean lines provided in this recently remodeled 2 bed/2 bath unit with large living room, fireplace, wide oak plank floors, South facing large window and balcony. Top of the line finishes in kitchen and baths, controlled access, pool, 2 side by side parking spaces as well as EQ insurance.

MLS#15-949603
T.D.Clarke/J. Giddins 310.880.7513
SOTHEBY'S SUNSET
8960CynthiaStreet.com

TUESDAY

1219 SUNSET PLAZA DR, UNIT 2 Refresh. 11-2
$759,999 2+2 1sty-TRADITIONAL
NEW



ULTRA CHIC MEETS CLASSIC HOLLYWOOD ON ICONIC SUNSET PLAZA

Units rarely on market in fabulous Sunset Plaza Terrace-beautifully remodeled corner unit is perfect mix of prime location, refurbished interior and privacy. Block away from Sunset Strip features courtyard, fountains, city views, pool and spa. Bright living room with new hardwood floors. Remodeled gourmet kitchen w/ granite and stainless steel. Spacious bedrooms and remodeled master shower bath. Years since a two-bedroom unit has been for sale in building. Prime West Hollywood! Turnkey.

Joe Lupariello 310-601-0699
BERKSHIRE HATHAWAY

8960 CYNTHIA ST #202 Open 11-2
$499,000 1+1 1sty-ARCHITECTURAL
NEW

MLS#15-950207

BEAUTIFULLY REMODELED CORNER-UNIT CONDO

Beautifully remodeled corner-unit condo located in the highly sought-after Norma Triangle, steps from Beverly Hills. This property boasts eco-friendly bamboo wood floors, gas fireplace, recessed lighting and subtle views of Beverly Hills. This bright unit feels very open with large windows and tall ceilings. The kitchen has modern quartz countertops, large recessed sink, updated stainless steel appliances slate tile floors and crown molding. HOA dues include EQ insurance, gas and water.

Bruno Abisror 818.419.1459
SOTHEBY'S INT'L RLTY
www.AbisrorProperties.com

1033 CAROL DR #301 Open 12-3
$949,900 2+2 MODERN
rev

MLS#15-944341

OPEN 12-3:00 DUE TO STREET CLEANING

The Carolwood Presents: 1 of only 4 single-story units with fantastic VIEWS of the City! South facing 2bd/2ba updated nicely using beautiful stone finishes in kitchen and both baths. Great open entertaining area, living room with fireplace. Mater suite has generous closet space, separate tub and shower stall, double vanity. SxS WA/DR. Exposed cinder block throughout the unit really captures the Architectural feel of the Carolwood Complex. These units are rare!

Daniel P Signani 310-777-7510
ENGEL & VOLKERS BEVE
Dshwshr,Fridge,Range,WA/DR

1037 N LAUREL AVE #6 Open 11-2
$799,000 2+2 ARCHITECTURAL
rev

MLS#15-946941

ULTRA-COOL REINVISIONED TOP FLOOR 2BD+2BA ARCHITECTURAL LOFT

The Lofts at Laurel Court is an unique architectural complex built in 2004. Loft #6 is an ultra-cool re-envisioned top floor 2-level 2 Bd+2 Ba unit w/ Dramatic 20ft high ceilings, massive picture windows fill the volumesque space w/ light. Custom remodeled kitchen w/ white oak cabinets, quartz countertops, breakfast bar, & Viking appliances. Private terrace features views from the downtown to the Hollywood sign. 2 Parking Spaces. In-unit laundry. Just minutes to Prime WeHo & the Sunset Strip!

ST.JAMES+CANTER 310.704.4248
BERKSHIRE HATHAWAY
WWW.1037LAUREL6.COM

851 N SAN VICENTE #131 Open 11-2
$679,000 1+2 2sty-CONTEMP MED
rev

MLS#15-947795

MEDITERRANEAN 1+1.5+DEN TOWNHOUSE AT "THE DESMOND"

Mediterranean 1 + Den, 1.5 Bath townhouse in the heart of WeHo. Stroll to cafes, shopping and nightlife. Gracious living room w/ fireplace opens to Patio. Gourmet, eat-in kitchen outfitted with granite counters and stainless steel appliances. Downstairs powder room. Upstairs the large, open den area has built-in closets making it a great space for overnight guests or office. Pvt. laundry. Master suite w/ walk-in closet, bath with over sized tub and separate shower. 2nd pvt. patio off master.

Gina Martino & Ed Fitz 310.266.3120
THE AGENCY
Enter off Hilldale

10 West Hollywood Vicinity — *Income*

972 N SAN VICENTE BLV Lunch 11-2
$1,495,000 Duplex 2sty-TRADITIONAL
NEW

Discover this treasure of a residential property just south of the action on the Sunset strip! It is a charming oasis with a legal income unit in the back over the garages. Perfect for the family.

REFRIGERATOR,DISHWASHER, DRYER, GARBAGE

Ann Marie Villicana (626)319-0585 DILBECK REAL ESTATE

1246 N FULLER AVE Open 11-2
$1,350,000 Duplex 2sty-CRAFTSMAN
NEW

MLS#15-950047

CRAFTSMAN OASIS IN THE CITY

Two homes, fenced, gated, privacy edges, many trees. 2 garages +6 off street park'. Giant front porch. Homes charmingly redone to maintain character Main has 3 bd & 2 full ba. Living with picture window, fireplace, built-ins, French pocket doors. Wood floors, crown&wainscoting, recessed lighting . Second floor bedroom, skylights, large walk in, full ba. Back house. Wood floors, living/ fireplace, dinning with built- ins, kitchen with breakfast area, laundry, 1 bd, 1ba, walk in closets.

Laki (Lucky) Wieting 323-828-0810
KELLER WILLIAMS RLTY
Blt-Ins,Dsh,Wsher/Dryer,Micro,Other.

11 Venice — *Single Family*

2408 CLEMENT AVE Open 11-2
$2,995,000 3+3 ARCHITECTURAL
NEW

MLS#15-949461

Modern-day Swedish Farmhouse in Venice's Silver Triangle. W/ sleek lines & Masterful finishes this home defines Venice Living. Simplistic & fresh, an architectural gem, custom built in 2015, W/ every angle & detail being carefully considered, this 3bed, 3bath plus open study, brings nature into every room. Two huge Fleetwood sliders leading to both front and backyard outdoor spaces create a home that is the epitome of indoor-outdoor living. The beauty is in the details.

Elisabeth Halsted 310-820-9340
BERKSHIRE HATHAWAY H
Dshwshr,Frzr,Rng/Ovn,Fridg,Wshr

1043 MARCO PL Lunch 11-2
$2,295,000 4+4 2sty-ARCHITECTURAL
NEW

DRAMATIC & INVITING ARCHITECTURAL

Architectural, E of Lincoln gem, the striking front door invites you in to this stunning 4 bed, 4 bath home w/ voluminous ceilings, an open floor plan w/ great flow & designer finishes. Beautiful French oak floors under foot, and black steel windows let in the Venice sunshine and cool coastal breezes. The family living space downstairs encompasses the gourmet kitchen w/ stainless Bosch appliances, expansive center island with a stunning marble apron and walk-in pantry-an entertainer's paradise.

Tiffany Rochelle 310-210-2213
PARDEE PROPERTIES
Stove, Refrigerator, Dishwasher, Micro

859 NOWITA PL Open 11-2
$1,999,000 3+2 CALIFORNIA BUNGALOW
NEW

MLS#15-945455

VENICE WALK-STREET SANCTUARY

Another Venice walk-street charmer! This fully redone and modernized California bungalow style home is like a mini compound. The high fence and tall bushes create a private front yard- great for sunbathing or entertaining. House has hardwood floors throughout, and tile in kitchen and bathrooms. Great modern detail throughout the home, built in's in the office/den, wooden decks in both the front and back of house create plenty of usable outdoor space.

Suzanne Frank 310-314-8300
RE/MAX ESTATE PROPER
Blt-Ins, all appliances

TUESDAY

2412 CLEMENT AVE — Lunch 11-2 — 671J6 — NEW

$1,488,000 — 2+1.75 — 1sty-CONTEMPORARY

MLS#15-950249

Tina & Ian Hale 310-200-2298
RE/MAX ESTATE PROPER

BRING YOUR VENICE BUYERS!

Silver triangle home in the highly sought after Coeur d'Alene Avenue Elementary School district. Close to the beach, Venice Canals, and Abbot Kinney shops & restaurants. 2 bedrooms, 1 3/4 baths vaulted beamed ceilings in the living room, kitchen & front bath. Upgraded kitchen & bath, enclosed dining area and attached studio. Additional upgrades include copper plumbing, newer roof with copper gutters Pella windows and more.

Upgraded windows, newer roof / gutters

1531 LOUELLA AVE — Lunch 11-2 — NEW

$1,425,000 — 3+2 — CALIFORNIA BUNGALOW

MLS#15-949823

Michael Sammons 310-980-0755
SOTHEBY'S INTERNATIO

PARADISE IN VENICE

Words can't describe the vibe of this laid back Venice traditional home, just come by and see for yourself.

947 INDIANA AVE — Lunch 11-2 — NEW

$1,145,000 — 2+1 — CALIFORNIA BUNGALOW

MLS#15-950533

Tiffany Rochelle 310-210-2213
PARDEE PROPERTIES, I

SUNNY VENICE OASIS

This beautifully maintained Venetian cottage with a beautiful yard awaits you! Enjoy your morning coffee and say hello to the neighbors from your covered front porch, or take in the afternoon sun & tend your vegetable garden in the spacious back yard. Inside, two bedrooms and one impeccably maintained vintage bath are complimented by an open floorplan living and dining room, large kitchen with a laundry area, and the Mexican-tiled enclosed sunroom filled with windows and light - will go quick!

Dryer,Rng/Ovn,Fridg,Wshr

518 BROADWAY ST — Refresh. 11-2 — red

$2,655,000 ~~2750000~~ — 3+2.5 — CONTEMPORARY

MLS#15-940149

Sharon Rifelli 310-418-5862
RE/MAX ESTATE PROPER

BROKER'S OPEN HOUSE 11- 2 SUNDAY OPEN HOUSE 2 - 5 PM

Spectacular new construction. Cutting edge New York style loft with huge great room, soaring ceilings, state of the art kitchen and luxurious master suite. Wonderful mix of materials. By far one of the best homes for entertaining in Venice. Includes roof deck with fire pit, built in seating and grill. Walk to Abbot Kinney and the beach. For the most discriminating Venice buyer.

State of the Art Kitchen and Baths

2349 BEACH AVE — Open 11-2 — 671J6 — red

$1,849,000 — 2+2.5 — 2sty-TRADITIONAL

MLS#15-922079

Emily Bregman 310-699-7038
BERKSHIRE HATHAWAY

PRICE REDUCTION IN PRIME VENICE NEIGHBORHOOD

Silver triangle 2 story gem updated & bright. Perfect for indoor-outdoor entertaining. Lg Open great rm off kitchen w/island/breakfast bar & beautiful cabinetry. Master suite upstairs has tree top views, sitting area & walk-in closet. Loft/office space area. bedroom en suite downstairs w/ luxurious Carerra ba. bonus media/family rm downstairs w/ architectural beam ceilings & carriage doors open out to a lg, gated & pvt deck. Side lounge area w built in bbq. Close to canals, Abbot Kinney & beach.

BBQ,Blt-Ins,Dshwshr,Fridg

1439 CABRILLO AVE — Open 11-2 — rev

$2,150,000 — 4+2 — CALIFORNIA BUNGALOW

MLS#15-934269

Suzanne Frank 310-314-8300
RE/MAX ESTATE PROPER

BEACH BUNGALOW- PRICE JUST REDUCED!

This chic, re-worked & updated Venice bungalow is a must have! W/ 4 beds+2 baths there is plenty of space to enjoy. Detached garage has been converted into living/office space with large closet & bath. Adorable courtyard sits between house & garage, w outdoor shower and BBQ area. Just minutes by car, bike or foot to beach, boardwalk, breakwater and Abbot Kinney Blvd's famous restaurants and bars. Just one street west of Abbot Kinney, this home is truly the definition of "Prime Location".

Grbg Disp,Rng/Ovn,Fridg, Wshr/dryer

11 Venice — Condo / Co-op

1046 PRINCETON DR #118 — Open 11-2 — 672A6 — rev

$840,000 — 0+1 — ARCHITECTURAL

MLS#15-913117

Lee Johnson 310-892-2244
SOTHEBY'S INTERNATIO

5 of 30 Lofts left,BANK/SELLER FINANCING Available w/ as little as 10% down payment,Why rent when you can own,loan Restrictions Apply.Work/Live spaces,select units offering SS Appliances,Italian Cabinets,Marble Counter Tops,9'-30' Bow Truss Ceilings,Private Interior Elevator,Large Windows & Commercial roll up Doors,Skylights,Steel Beams,Large Balcony/Patio.Final CofO issued 2010,Square footage listed is rentable sf and includes the interior and exterior space. Pics are Model units,MDR Post office

Rng/Oven,Cbl,Dshwshr,GrbgDisp,Fridge,M/W

11 Venice — Income

2210 PACIFIC AVE — Open 11-2 — rev

$2,495,000

MLS#15-918281

Andrew Wilson 310.387.1297
RE/MAX ESTATE PROPER

COMPLETLY REMODELED VACANT 4PLEX IN SILICON BEACH.

REDUCED $200,000! SELLER WANTS OFFER! BOLTED AND EQ RETROFITTED TO 2015 STANDARDS. COMPLETELY REMODELED 4 UNIT BUILDING. ALL UNITS WILL BE DELIVERED EMPTY. GREAT LOCATION 2 BLOCKS FROM VENICE BEACH & ACROSS THE STREET FROM THE VENICE CANALS. SHORT WALK TO ABBOT KINNEY. LEGAL 4-PLEX WITH COVERED PARKING. ALL UNITS ARE 1 BEDROOM 1 BATHROOM. GREAT LOOKING, BRIGHT AND READY FOR LONG OR SHORT TERM RENTALS LIKE AIRB&B. LIVE IN OWNER'S UNIT, RENT A UNIT LONG TERM AND THE OTHERS AS VACATION RENTALS

Cbl,Grbg Disp,Rng/Ovn,Fridg

129 BROOKS AVE — Open 11-2 — rev

$1,850,000 — Duplex — CALIFORNIA BUNGALOW

MLS#15-944489

Tamra (Tami) Pardee 310-907-6517
PARDEE PROPERTIES, I

VENICE BEACH OPPORTUNITY, STEPS FROM HE SAND!

Steps from the sand, this Venice Beach duplex is in a prime location. First level features 2 beds, 1 bath with hardwood floors, brick mantle, formal dining room, wood-paneling, and built in storage solutions. Upstairs unit provides great income potential with three separate rooms having their own bathroom and kitchenette. Flexible setup has live/rent potential for vacation, long-term, or short-term stays. This is a great opportunity in a fantastic beach community!

Clng Fan,Rng/Ovn,Fridg

Why Advertise? Large Distribution Area

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

TUESDAY

11 Venice — Lease

660 HARBOR ST #1 — Open 11-2 — NEW
$8,200 — 3+3 — MODERN

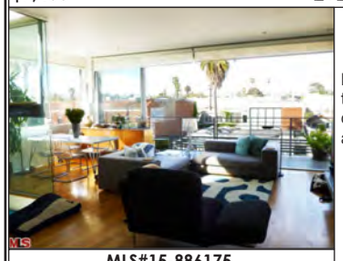
MLS#15-949945

Enjoy this private, beautifully remodeled & fully furnished architectural residence in Venice's only gated community, Del Rey Colony. Located in the highly sought after Silver Triangle, & only steps from the beach, bike path, Abbot Kinney, canals & all that Venice has to offer. Through a private patio & garden, the main level offers an inviting living room featuring wood floors, fireplace, & dining patio overlooking a serene lagoon w/ waterfalls.

Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

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

1638 ABBOT KINNEY — Open 11-2 — 671H6 — red
$7,400 — 2+2 — ARCHITECTURAL



MLS#15-886175

GORGEOUS, MODERN, WORK LIVE PENTHOUSE ON HIP ABBOT KINNEY

Perfect for a small business or home. Has a large private roof top sun deck with sensational views great for entertaining, on the most popular street in Venice. Private 2-3 garage attached. Close to shops, restaurants,and beach.

Nicole Contreras 310.614.4952
NOURMAND&ASSOCIATES

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

12 Marina Del Rey — Condo / Co-op

4211 REDWOOD AVE, UNIT 408 — Open 11-2 — NEW
$849,000 — 2+2 — CONTEMPORARY

SOPHISTICATED COASTAL LIVING IN THE HEART OF THE MARINA

Minutes from the top dining and boutiques of Marina del Rey and only a few blocks from the beach, this well-appointed 2+2 unit offers the best of sophisticated westside living. An open floor plan of living and dining spaces features double-height ceilings and hardwood floors throughout, as well as a luxurious en-suite master and guest room loft. Amenities include a large private balcony with views to the Hollywood sign, in-unit laundry, garage parking, BBQ sundecks and fireside courtyards.

Eric Lavey (310) 908-6800

www.theagencyre.com

13 Palms - Mar Vista — Single Family

3437 KEESHEN DR — Open 11-2 — 672C2 — NEW
$1,789,000 — 3+2.5 — TRADITIONAL

MLS#15-949935

NESTLED AMONG MULTI-MILLION DOLLAR HOMES

Keeshen Dr. has always been one of the most coveted streets on the hill b/w Mountain View & Grand View. This corner lot w/a traditional two story home will make any buyer happy. Enter to find a large open floor plan, the living room & den open up to the formal dining area. Honey colored hardwood floors & a w/b fireplace adds to the warmth you'll feel inside as the ocean breezes roll over the hill. A wrap around deck & well-manicured outdoor space make this a great home for entertaining.

Sherri Noel 310-994-8721
KELLER WILLIAMS-SM

Dshwshr,Micro,Rng/Ovn,Fridg

Questions? Need Assistance?
Contact our Help Desk Department!

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

3441 CABRILLO — Refresh. 11-2 — NEW
$1,595,000 — 3+2 — CONTEMPORARY

MLS#15-947739

FAMILY HOMME ON MAR VISTA BEST STREET W/POOL

Recently renovated family home, perfect for entertaining on Mar Vistas most desirable Street. 3 bedrooms, 2 bath with sep den/office and sun room. Spacious living/dining rooms w/ dark stained hardwood floors throughout & a WB fireplace. Gourmet kitchen with a wine fridge & new stainless steel appliances. Master suite has a redone master bath including his and her sinks, custom shower door enclosure& blissful finishing touches. Large yard w/ sparkling swimming pool. Finished 2 car garage.

Jack Bitton 3107808880
KELLER WILLIAMS RLTY

Dshwshr,Grbg Disp,Micro,Fridg

3007 DAHLGREN AVE — Open 11-2 — NEW
$1,590,000 — 4+3 — 2sty-TRADITIONAL

PRIME MAR VISTA LOCATION

Beautifully updated, warm home situated in Prime Area of Mar Vista. This 4 bedroom, 3 updated bathroom home boasts rich hardwood floors throughout, a spacious dining room & renovated kitchen with white cabinetry.Up stairs you'll find great privacy with a large spacious master bedroom with en-suite bathroom, double vanity & walk-in closet. Enjoy relaxing in your private back yard oasis with plenty of room to entertain. Steps to Whole Foods, Starbucks, Mar Vista park & in the Mar Vista School dist

Dante Tantiado (310) 387-2571
NELSON SHELTON

3153 CORINTH AVE — Open 11-2 — NEW
$1,095,000 — 4+2 — TRADITIONAL

MLS#15-949465

AMAZING OPPORTUNITY IN WESTDALE / TROUSDALE

This is a perfect opportunity to use your skills and imagination. This home has 2,323 sq. feet on a prime street in Westdale/Trousdale. Loads of possibilities! Remodel the existing one-story house or tear down and build new. This is not an owner-user end product house. It does require work. No inspections have been done however home is being sold as-is. 4 bedrooms, family room, 2 baths. Fireplace. Large pool in the backyard. Double attached garage. Great location

Ron Wynn
COLDWELL BANKER RESI

Rng/Ovn

2481 ARMACOST AVE — Refresh. 11-2 — NEW
$1,049,000 — 3+3 — 1sty-CONTEMPORARY

JUST COMPLETED !!!

This freshly updated Westside home is light & bright. Great open living plan w/ a sparkling new kitchen w/ Cesarstone counters & stainless appliances, formal dining room, fireplace, gorgeous hardwood floors, recessed lighting & a family room that opens to a large patio and yard. 3 comfortable bedrooms. Enjoy indoor-outdoor living, in a convenient location that's close to everything. Moments from shopping, restaurants, freeways & the new Expo rail line. Pack your toothbrush & move right in!

Jerry Jaffe 310.403.4925
TELES PROPERTIES

Central Air, Family Room

3200 STONER AVE — Open 11-2 — 672B2 — red
$1,695,000 — 3+2.5 — OTHER

MLS#15-942033

PICTURESQUE HOME ON A LOVELY STREET

Pristine w/great curb appeal. When you pull up to this special home you immediately feel the pride of ownership. Just a stones throw from MV Elementary School, this remodeled home has 3 beds & 2.5 baths. The spacious kitchen w/ built-in island opens to the bright & airy separate family room complete w/Bolivian Rosewood floors & double pane windows. The permitted unit above the garage includes a bathroom while the 2-car garage below is oversized. This home is the perfect move in ready home.

Sherri Noel 310-994-8721
KELLER WILLIAMS-SM

Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other

TUESDAY

11825 ROWLES CT Open 11-2 — rev
$1,718,000 4+3 MEDITERRANEAN

MLS#15-941343

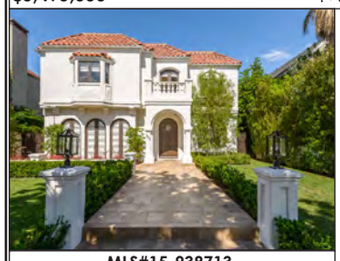
BEST PRICE PER SQUARE FOOT IN MAR VISTA!

Modern Med. 4 bed 3 bath home in gated community! Light and airy, features high-ceilings, gourmet kitchen with granite counters, stainless steel appliances, & wine cooler. Bright breakfast room & family room w/ French doors overlooking the lush garden & patio, bar & decking for entertaining! From the two story entry, you move to the step down living room with fireplace & spacious formal dining rm! Upstairs are 4 bedrooms + loft/office! This is a very special home!

Bobbie Carrasco 310-396-7829
RON MICHAEL PROP

Blt-Ins,Dshwshr,Hood Fan,Fridg

333 22ND ST Open 11-2 — rev
$5,495,000 4+6 VILLA



MLS#15-938713

IMPECCABLE & STUNNING VILLA OVER 5,500 SQ FT!

Over 5,550 sq ft of living space! Private w/high ceil, hardwd floors, archways, plantation shutters, skylights thruout. Step-down living rm w/frplce, large formal dining. Family rm w/frplce & wet bar, priv backyard w/tall hedges, hot tub, cabana & stone patio. Kitchen w/Viking appliances, center island, Caesar stone counters. Oversized master suite w/ vaulted ceil, sitting area, huge balcony, lux bath w/dble sinks, soaking tub, his & her showers. Lower level w/ 1bd & ¾ bath, media/game rm.

John Hathorn 310-458-4024
PARTNERS TRUST SM

Built-ins

14 Santa Monica — *Single Family*

327 22ND ST Open 10-1 — NEW
$4,995,000 5+5.5 MEDITERRANEAN

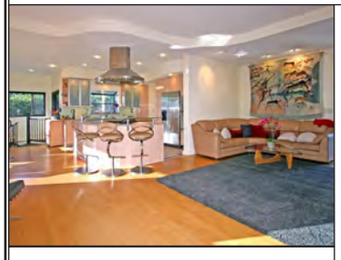
MLS#sb15157812mr

NORTH OF MONTANA POOL HOME

Join us serving "Coffee LA".
A private sanctuary in the esteemed "North of Montana" neighborhood behind hedges & a rustic wooden gate. Grand foyer with vaulted ceilings, sweeping curved staircase, magnificent office, formal dining room & much more! Open & well laid out floor plan shows off the gourmet kitchen, family room & breakfast nook; the hub & gathering place for family activities. Pristine grounds and hardscaping abound. French doors overlook the rear yard with glass tile pool & spa!

Rosanna Libertucci 310-600-1662
SHOREWOOD REALTORS

1711 WELLESLEY DR Open 11-2 — NEW
$1,999,500 4+4 3sty-CONTEMPORARY

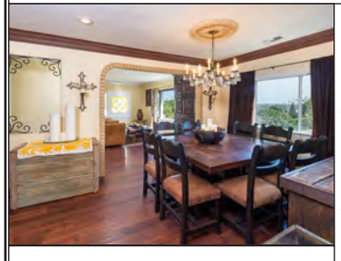


STUNNING CONTEMPORARY WITH OCEAN VIEWS IN SANTA MONICA

360 degree view home in the heart of Sunset Park. Private, gated Contemporary nestled above street for maximum privacy. Vistas & Ocean views from every floor & rooftop deck. Bright, light 4BR/3.5BA w/ open floor plan w/ commanding views exudes a warm & inviting atmosphere perfect for entertaining. Gourmet kitchen w/stainless appliances, silestone countertops & breakfast bar, wood floors through-out & a great kid's loft. Lg Master STE w/high ceilings & fireplace. Quiet, peaceful back yard w/pool.

Nikki Hochstein 310 968-1116

2206 MARINE ST Open 11-2 — NEW
$1,589,000 4+3 SPANISH



OLD WORLD CHARM IN SANTA MONICA

Ocean Park meticulously renovated Spanish with Old World charm. Sited on a hill the home has great views all the way to the Marina. Hardwood floors, large dining room, updated kitchen. Updated master suite. 3 bedroom, 2 bath and office. Also includes an attached guest suite with bath and private entrance. Finished garage converted to a dance studio or could be a great gym. The outdoor spaces are ideal for entertaining with an outdoor kitchen and dining room.

Isabelle Mizrahi 310.230.3720
BERKSHIRE HATHAWAY

2121 LA MESA DR Open 11-2 — rev
$18,495,000 5+7 CONTEMPORARY

MLS#15-940507

STUNNING CONTEMPORARY ON THE RIVIERA GOLF COURSE

This meticulously renovated Contemporary offers breathtaking views of the Riviera Golf Course from your very first step inside. Consisting of 5 bedrooms, 7 bathrooms, and two separate upper wings, the main level's open floor plan boasts expansive skylights, an exquisite dining room, and two vast living areas. The custom kitchen comes with a comprehensive appliance package, the theater has seating for twenty, and the bar features climate controlled wine storage for over 800 bottles.

Tracy Tutor Maltas 310.871.6149
DOUGLAS ELLIMAN

14 Santa Monica — *Condo / Co-op*

2336 28TH ST, UNIT E Open 11-2 671/J1 — NEW
$895,000 2+2.5 ARCHITECTURAL

STUNNING ARCHITECTURAL REMODELED TOWNHOME!

Remodeled 2 bed/2.5 Townhome! Modern finishes w/Hrdwd, floors, Ceasarstone Countertops, Spa baths w/River Rock Stone, Kohler Faucets, Porcelain Travertine Floors, Floor to Ceiling windows, Mosaic Backsplash, Viking range, Bosh Dishwasher, & much more!

Suzanne Trepany 310-210-6533
TELES PROPERTIES

233628th.com

854 18TH ST #14 Refresh. 11-2 — NEW
$875,000 2+2 TRADITIONAL

MLS#15-950237

MID-CENTURY CONDO W/ OCEAN VIEW

Channel your inner Don Draper in this incredibly spacious mid-century modern condo unit just S of Montana. Shaken or stirred, cocktails will taste so much better when sipped on the breezy balcony of this sun-drenched home with peekaboo ocean views. Soaring ceilings and floor-to-ceiling windows in the living/dining room, cozy fireplace, remodeled eat-in kitchen w/ high-end stainless appliances & two luxuriously sized bedrooms are all can't-miss features. You'd be Mad Men to let this one slip by!

Tiffany Rochelle 310-988-9766
PARDEE PROPERTIES, I

Clng Fan,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

1227 24TH ST #B Open 11-2 — NEW
$699,000 2+2 CONTEMPORARY

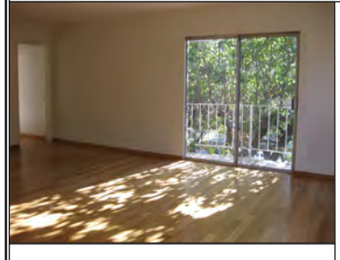
MLS#15-950697

STYLISH 2BR TOWNHOUSE 285SF PATIO IN PRIME SANTA MONICA!

Well-designed and laid out stylish two bedroom townhouse with a 285sf architect designed private outdoor patio. Private with pleasing views, Remodeled with bamboo flooring, compelling architectural details, Corian style counters. Central AC, pet friendly, laundry in-unit allowed but not yet installed. Highly desirable Santa Monica school district. Located half a block from Wilshire near popular shops and dining. A true "home" with a wonderful feel.

Simon Salloom
COLDWELL BANKER RESI

933 11TH ST, UNIT 6 Refresh. 11-2 — NEW
$675,000 2+2 2sty-TRADITIONAL



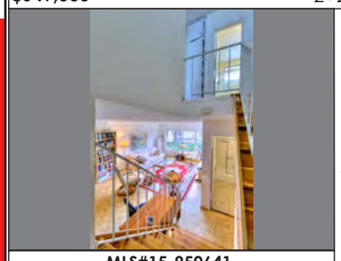
GREAT CONDO IN SANTA MONICA NEAR MONTANA AVE

Great 2 bedrooms 2 baths condo near Montana Ave. Excellent location close to market, school, shops, restaurants and third street Promenade. Front upper unit with good size living room, dining area and balcony. Living room has wood floor, and the unit is clean and move in ready. 2 side by side gated parking spots with extra storage spaces.

Cissy Chen 310-985-9843
NELSON, SHELTON

TUESDAY

828 LINCOLN BLVD #10 Open 11-2 — NEW
$649,000 2+2 MID-CENTURY



MLS#15-950641
Brian Maser 3107091946
MASER CONDO SALES TE

DO NOT MISS THIS TOP FLOOR 2 STORY 2BR/2BA TENANTS IN COMMON(TIC) UNIT LOCATED NEAR THE HEART OF MONTANA AVE. WALK TO SHOPS, RESTAURANTS, CAFES, SUPERMARKETS & MORE. BIKE TO SANTA MONICA BEACH, PALISADES PARK & SANTA MONICA PIER. WALK TO STARBUCKS & WHOLE FOODS. ENDLESS OPTIONS FOR SHOPPING, DINING & ENTERTAINMENT JUST STEPS OUTSIDE YOUR DOOR. LEAVE YOUR CAR PARKED & ENJOY EVERYTHING SANTA MONICA/SOUTHERN CALIFORNIA/ BEACH TOWN HAS TO OFFER. UNIT IS TWO FLOORS WITH ENTRY ACCESS FROM 1ST FLOOR AND

Dshwshr

14 Santa Monica *Income*

2525 7TH ST Open 11-2 — NEW
$1,850,000 TRADITIONAL

MLS#15-950773
Dannie Cavanaugh 310-837-7161
CAVANAUGH REALTORS

OCEAN PARK FREE STANDING HOME + 3 RENTAL UNITS ON 7TH STREET

Front home features a large living room, wood beam ceiling, knotty pine paneling, and fireplace, open kitchen, 2 bedrooms, 1 bath. Tree top views from both bedrooms. Property slopes down to rear of lot where there is a duplex with 1 bedroom apt and a studio unit. Below that is a charming 1 bedroom cottage with small front, side and rear yards. 4 separate garages. As-is. Trust sale.

None

1222 CHELSEA AVE Open 11-2 — rev
$1,875,000 COTTAGE

MLS#15-941565
Tamra (Tami) Pardee 310-907-6517
PARDEE PROPERTIES, I

ONE OF A KIND SANTA MONICA OPPORTUNITY!

This private layout is surrounded by bamboo and consists of a spacious 2 Bdrm/1 Bath front house, which exudes charm and natural light. R2 zoning allows for the property to be built up to 4 units giving upside potential. Upstairs consists of a 3 Bdrm/2 bath unit, including a living room and spacious rooftop patio.The separate downstairs boasts 1 Bdrm/1 Bath, which consists of a wet bar, large laundry room, and an attached three-car garage.

Rng/Ovn,Fridg

15 Pacific Palisades *Single Family*

1514 SAN REMO DR Open 11-2 — NEW
$11,950,000 5+7 ARCHITECTURAL

Judy Feder 310-890-0033
HILTON & HYLAND

UNPARALLELED CHIC

"Unparalleled Chic" is how you would describe this residence. It is a perfect fit for a discriminating Buyer. The finest architectural design concept is accompanied by top of the line rich and lush materials, appliances and finishes throughout. The home offers 5 bedrooms and 6.5 baths, an open kitchen family room, den, formal dining room, media room, master office, staff office, and a large great room leading to a generous terrace with a fire pit overlooking the canyon.

www.hiltonhyland.com

REMINDER

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

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

1018 KAGAWA ST Open 11-2 — NEW
$5,589,000 6+7 CAPE COD

MLS#15-943675
Anthony Marguleas 310-293-9280
AMALFI ESTATES

BRAND NEW CONTEMPORARY CAPE COD IN ALPHABET STREETS

Stunning brand new Contemporary Cape Cod home in the Alphabet Streets by Huntington Estate homes w/ 6 beds, 6.5 baths, + office in 6,650 square feet. Open floor plan between the formal living and dining rooms, family room, and kitchen. A set of pocket doors leads to an expansive lawn and patio catering to indoor/outdoor living. Perfect for both family and entertaining, the rooftop deck offers plenty of room for seating and dining areas complete with ocean views.

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

17001 BOLLINGER DR Lunch 11-2 — NEW
$2,789,000 5+4 TRADITIONAL

MLS#15-936279
Anthony Marguleas 310-573-4245
AMALFI ESTATES

OPEN TUESDAY 11-2, LUNCH WILL BE SERVED!

Nestled on a peaceful corner w/ sprawling lawn this charming 3,200 sq ft home offers 5 beds & 4 baths on a 7,202 sq ft flat lot. Newly remodeled, light & bright throughout. Solid hardwood floors, new lighting & windows, brand new kitchen w/ stainless steel appliances, tile floors & wolf range. Master suite feats. vaulted ceilings, private balcony, wood burning fireplace, steam shower, translucent & cove lighting, & sandstone floor. Grassy front yard w/ mature trees, landscaping, & rope swing.

Dshwshr,Frzr,Micro,Rng/Ovn,Fridg

15861 SEABEC CIR Open 11-2 — NEW
$2,695,000 4+3 TRADITIONAL

Anthony Marguleas 310-293-9280
AMALFI ESTATES

STORYBOOK HOME ON EXPANSIVE LOT

Situated at the end of a peaceful cul-de-sac just steps from the Pacific Ocean, this enchanting storybook home is 2,277 sq ft on a 6,913 sq ft lot and offers 4 bedrooms and 3 bathrooms. Hardwood floors give the home character while fresh white walls create a light and bright atmosphere. Formal dining room opens up to patio & spacious backyard that overlooks Temescal Canyon. Master suite features a wood burning fireplace, walk-in closet, & jacuzzi tub.

1368 GOUCHER ST Open 11-2 — NEW
$2,499,000 4+4 2sty-TRADITIONAL

MLS#15-949263
David Kelmenson 310-500-1430
PARTNERS TRUST BRENT

OCEAN VIEWS & STEPS TO THE PALISADES VILLAGE

Extensively remodeled, move-in condition -2,800 Sq.Ft. w/ 4 beds/3.5 baths. Open kitchen w/ Wolf range/oven, stainless appliances, bar area & huge walk-in pantry. Ample windows & skylights providing an abundance of natural light. Office space, bonus/media room, 2-car garage. Secluded backyard w/ outdoor dining area, fire pit, grass, gorgeous sycamore tree & ocean view decks. Close to the Palisades Village -shopping, restaurants, schools, beach, hiking, bike path & the all-new Caruso Development.

www.1368Goucher.com

1265 RIMMER AVE Open 11-2 — NEW
$2,295,000 2+2 RANCH

MLS#15-947521
Ellen McCormick 310-230-3707
BERKSHIRE HATHAWAY

A PALISADES CABIN RETREAT

Beautiful setting overlooking Temescal Canyon w/views of the Santa Monica Mountains and the ocean. While close to the Palisades Village, you feel you are walking into your own mountain cabin w/wood floors, pitched beam ceilings, and double sided, exposed brick fireplace. French doors open from the den to the yard and spectacular mountain and ocean views. Move right in and embrace a simple lifestyle in the beauty of this setting, or start over to create a new home with the view of your dreams.

www.1265Rimmer.com

TUESDAY

1276 RIMMER AVE — Open 11-2 — NEW

$2,295,000 | 2+2 | MID-CENTURY

MLS#15-947697

Ellen McCormick 310-230-3707
BERKSHIRE HATHAWAY

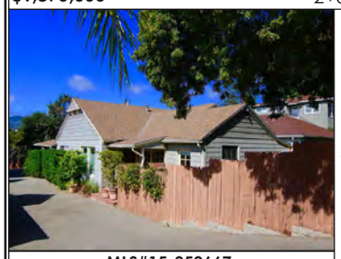
A PALISADES SANCTUARY

Located at the end of a cul de sac, this classic, one story Mid-Century home has walls of glass opening to its lush, wooded setting with peeks of ocean through mature trees. The wrap around patio affords a graceful flow from indoors to outdoors, perfect for entertaining or for the simple enjoyment of this enchanting setting. The open, interior spaces are offset by polished concrete floors. This wooded sanctuary is close to the Palisades Village, schools, and hiking trails.

www.1276Rimmer.com

845 HAVERFORD AVE — Refresh. 11-2 631A5 — NEW

$1,875,000 | 2+3 | 1sty-RANCH



MLS#15-950667

Dustin Hall 310.625.1971
BERKSHIRE HATHAWAY

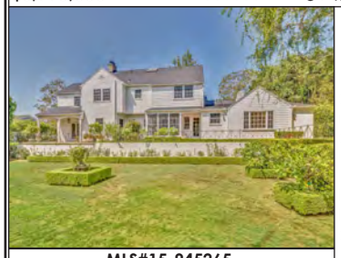
VILLAGE DUPLEX DELIVERED VACANT

Excellent & rare opportunity to purchase this owner occupied duplex in the Palisades just two blocks from the village center. This property works well for the qualified owner user, developer, builder, or investor. Property is in great condition to move-in as-is, remodel the existing duplex, or tear down & build new. Unit 845 is a 1 bedroom & 1 bath w/ laundry and private open patio. Unit 847 is a 1 bedroom & 1 3/4 baths w/ laundry and private brick patio. Spacious detached 2-car garage.

Excellent Village Location

1460 AMALFI DR — Open 11-2 — red

$6,995,000 ~~7350000~~ | 5+4.5 | 2sty-TRADITIONAL



MLS#15-945265

Pekar Ellis Real Estate 310.496.5977
GIBSON INTERNATIONAL

NEW PRICE! CLASSIC 1941 RIVIERA TRADITIONAL!

Rare opportunity, one of a kind restored 1941 Riviera classic. Designed by Louis T. Laskin, home has been lovingly maintained & updated by current owners for 28 years. Formal entrance leads to large LR w/fireplace, FDR, den, 50's style kitchen, separate breakfast room & enclosed sunroom. Distant ocean views. Custom designed English garden w/ hundreds of rose bushes, fruit trees & hedges. Flowers & herbs abound the garden w/open & covered patios areas for enjoyment, relaxation & entertaining.

Atc Fan,Blt-Ins,Cbl,Dshwshr,Dryer,Other

1459 VIA CRESTA — Open 11-2 630J4 — rev

$6,995,000 | 5+5.5 | 2sty-TRADITIONAL

MLS#15-931885

Beverly & Kimberly Gold 310-496-5995
GIBSON INTERNATIONAL

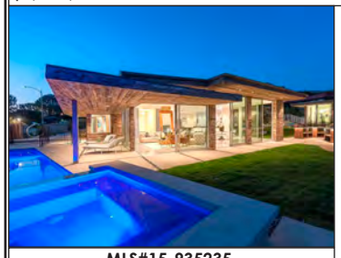
WWW.1459VIACRESTA.COM

Graced with sweeping city, coastline & mountain vistas on approx.1.25 acres w/ 6,200 sq.ft. in the prestigious 24 hour guard-gated Ridgeview Country Estates. Formal living & dining rooms, wine cellar, home theater, imported British pub, 7 fireplaces, large gourmet kitchen & family room opening to fully heated outdoor living room, pool, spa, & sprawling lawns. Magnificent master suite & sitting room, veranda, sumptuous bath, steam room & tub. This home also has the option of having 6 bedrooms.

www.PropertiesByGold.com

16799 CHARMEL LN — Open 11-2 630G3 — rev

$6,295,000 | 4+6 | 1sty-CONTEMPORARY



MLS#15-935235

Ali Rassekhi 310-359-5695
COLDWELL BANKER RESI

NEW CONTEMPORARY WITH CITY, OCEAN & CATALINA ISLAND VIEWS!

Dramatic Ocean & City Views! Gated residence offers a zen and art-filled indoor/outdoor experience. Great room with high ceilings is bordered with floor to ceiling Fleetwood sliders that lead to a sparkling pool and two spas with spillways that enjoy Queen's Necklace views. Four private grand bedroom suites with walk-in closets and bathrooms brightened with skylights. Kitchen with island & Wolf & Bosch appliances. The den may be converted to a fifth bedroom. Detached office/guest house.

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

14635 WHITFIELD AVE — Open 11-2 — rev

$5,795,000 | 6+8 | 3sty-CONTEMPORARY

MLS#15-919755

David Kelmenson 310-500-1430
PARTNERS TRUST BRENT

NEW CONSTRUCTION | ONE OF THE BEST VALUES IN THE PALISADES

Expansive ocean views set on a secluded & quiet street, just steps to the Palisades Village - shopping, restaurants, schools, beach, hiking, bike path & the all-new Caruso Development. 6,455 Sq.Ft. w/ 6 bedroom suites, gym, screening area, wet bar, 2 family rooms, wine room & elevator. Kitchen, family & dining rooms all open via Fleetwood doors to an expansive/lushly landscaped secluded yard. Huge entertaining roof deck w/ hot tub/360-degree views. Gourmet kitchen w/ Miele appliances.

www.14635WhitfieldAve.com

16951 LIVORNO DR — Open 11-2 — rev

$4,150,000 | 5+6 | TRADITIONAL

MLS#15-942345

John Closson
BERKSHIRE HATHAWAY H

GORGEOUS NEWER CONSTRUCTION

Emotional East Coast Traditional in convenient lower Marquez area. Finely appointed with grand entry, formal dining room, large family room with temperature controlled wine cellar. Bright kitchen and breakfast area. Impeccably maintained and feels like new...or better. 4 bedroom suites upstairs including a sumptuous master with fireplace, beautiful tub, dual closets and balcony with a peak of ocean and mountain views.

928 LAS LOMAS AVE — Open 11-2 630J4 — rev

$3,750,000 | 4+5 | CONTEMPORARY

MLS#15-933069

Marco Rufo 310-488-6914
BERKSHIRE HATHAWAY

ARCHITECTURAL STYLE

Striking New Contemporary in the Palisades... This 3,800 sq. ft., 4 BD, 4.5 BA modern masterpiece features warm earth tone materials and inviting architectural style that is designed to flow beautifully with the surrounding natural environment. This unique property is situated on a quiet street that has over-the-treetops views of the Ocean. Open feel welcomes you as you walk through the light-filled entry, into the LIV RM & DR with entertaining space, which features soaring ceilings.

Striking New Contemporary

858 FISKE ST — Open 11-1 — rev

$3,495,000 | 5+4.5 | 2sty-TRADITIONAL

MLS#15-926857

Craig Natvig 310.573.7721
COLDWELL BANKER-PAC.

BRAND NEW CONTEMPORARY EAST COAST IN ALPHABET STREETS

JUST NOW COMPLETED! Designed with a light-filled flexible floorplan - 5 bedrooms, 4 up and one down (office/den) - wonderful family room open to gourmet kitchen and rear yard, plus formal living and dining, and large second floor balconies. Features include: 10-11 ft. ceilings, wide-plank floors, Sub-Zero/Wolf appl., walk-in pantry, bi-fold wall-doors opening to covered patio area and private rear yard, Cat-5 wiring, and high quality finishes. Just blocks to the Village- schools,parks, & shops.

www.858Fiske.com

15 Pacific Palisades — Condo / Co-op

1662 MICHAEL LN — Open 11-2 — NEW

$1,300,000 | 3+3.5 | 3sty-MEDITERRANEAN

Aberle/Convey 310-230-2452
COLDWELL BANKER-PAC.

BEAUTIFUL 500 PLAN WITH GREAT VIEWS

Located away from the street within the coveted Michael Lane Villas is this stunning Highlands townhome end-unit. Newly painted throughout. The home features vaulted smooth ceilings, recessed lights, granite counter tops w/ stainless steel appliances in the kitchen. Two fireplaces + A/C. Views of the surrounding mountains. Boasting nearly 2,400 sqft, 3 Bds, 3.5 baths, family room, den, this floor plan is the largest in the complex and many feel the most desirable.

www.1662MichaelLn.com

TUESDAY

17109 PALISADES CIR Open 11-2 — NEW
$929,000 3+3 CONTEMP MED

UPDATED TOWNHOUSE IN COVETED PALISADES HIGHLANDS

At over 1,800 sq. ft., the property boasts high, vaulted ceilings in both the living room and master bedroom. Private patio and balcony off the living room and master, respectively. Short walk to the pool, hot tub, gym, saunas and tennis courts, updates include granite counter-tops in kitchen and dry bar, hardwood and laminate floors and modern finishes. Direct access to the private, 2-car + storage garage.

Kyle Eisenhart 310.867.0563
RODEO REALTY
http://17109palisades.com/

16 Mid Los Angeles — Single Family

3264 FAY AVE Open 11-2 — rev
$1,278,000 3+4 3sty-ARCHITECTURAL

NEW CONSTRUCTION - CULVER CITY ARTS DISTRICT ADJACENT

Minaret Development Partners and Helms Home bring you a refreshing way to live, work and play in newly constructed units. The loft-style homes have open floor plans with high ceilings to boost sunlight and views of Century City, Helms District, and the hills. Green-rated, the units use Bosch appliances and bleached hardwood flooring throughout. Units have 2-car garages and additional outdoor space. A Walk Score of 84, minutes from Culver Metro Station-modern living can't get any better!

MLS#15-946659
Tamra (Tami) Pardee 310-907-6517
PARDEE PROPERTIES, I
Blt-Ins,Dshwshr,Grbg Disp,Fridg

✕ 1806 S ORANGE GROVE AVE Lunch 11-2 — rev
$989,000 4+3 2sty-SPANISH

BIG & BEAUTIFUL 2-STORY SPANISH!! COME ENJOY CATERED LUNCH!

Find your way home as you walk down this beautiful tree lined street we call Orange Grove. Nestled in the highly desired PicFair Village, this one of a kind updated home offers everything that you could want. Spacious living room, formal dining room, hardwood floors and open kitchen that leads to the den. Complete with 2 bedrooms and 2 baths downstairs & a large master suite with updated bath and additional bedroom upstairs. Well positioned on a large & luscious lot.

MLS#15-939687
Tia Hughes 310-720-0993
RODEO REALTY- BRENTW
www.2StorySpanish.com

18 Hancock Park-Wilshire — Single Family

458 S MANSFIELD AVE Open 11-2 — NEW
$2,788,000 5+6 2sty-CONTEMPORARY

SEE FULL PAGE AD!

This stunning newly constructed home is located in a highly desirable area. The contemp design features walls of glass, concrete style & wood floors & top of the line systems & appliances, complimented by a "Smart Home" system.The floor plan is open, light & bright with hi ceilings, a floating staircase & a dramatic glass enclosed wine tasting room. Entertain in style in the spacious outdoor covered living/ dining area overlooking the grassy yard and sleek pool and spa.

MLS#15-948997
Harris/Parnes/Umansky 424-400-5915
THE AGENCY
Dshwshr,Dryer,Micro,Rng/Ovn,Wshr

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

379 N BRONSON AVE Open 11-2 593 G7 — NEW
$1,150,000 2+2 1sty-TRADITIONAL

CHARMING 2BD/2BA LARCHMONT VILLAGE HOME

Charming, modernized Larchmont Village 2BR/2BA home is move-in ready. Large, open living room with decorative fireplace flows into the formal dining room with French doors leading to private deck. Tastefully remodeled kitchen with stainless steel appliances. Master bedroom with private bathroom, complete with soaking tub and separate shower. Additional bedroom and remodeled hallway bathroom. Landscaped rear yard with large deck, perfect for entertaining or just relaxing.

MLS#15-950547
Pete Buonocore 323-762-2561
KW - LARCHMONT
www.coregroupla.com

✕ 1229 S CITRUS AVE Lunch 11-2 — NEW
$1,050,000 3+2 1sty-COUNTRY ENGLISH

TACO TUESDAY !!!

Charming and inviting, move into this lovely 3+2 Country English turn key home in desirable Longwood Highlands for the holidays. Beautifully maintained with lots of light, original character, upgraded electrical & HVAC, rich oak floors, great floor plan & high ceilings. The updated chefs kitchen is the heart of the home complete w/large center island & office nook. The private backyard is the perfect setting to entertain with a deck off the master & separate patio in back. Don't miss this gem!

Jen Stein (323) 797-1314
KW LARCHMONT

111 N IRVING BLVD Open 11-2 — red
$2,099,000 3+3 MEDITERRANEAN

LARCHMONT CLOSE WITH POOL!

Sale or Lease available now at $6950/ month. Great Windsor Square location just blocks to Larchmont Village. Classic center hall floor plan. Living room with fireplace, library, office, formal dining room. Beautifully updated gourmet kitchen with stainless appliances, and stone counters flows to generous family room with skylight opening to brick patio and POOL. 3 bedrooms with 3 updated tile baths. A/C, upstairs only. Security, hardwood floors, crown moldings, etc.

MLS#15-926863
Lisa Hutchins 323-216-6938
COLDWELL BANKER RES.
Fridge, Dshwr, Stove, W/D

533 N IRVING BLVD Open 11-2 — red
$1,395,000 3+2 1sty-COUNTRY ENGLISH

FABULOUS HOUSE!

3 bedroom and 2 bath Country English located in highly coveted Larchmont Village. A dreamy cook's kitchen is the focal point of the home with spectacular soaring ceilings, convenient center island/workspace, tastefully remodeled with stainless steel appliances. Master suite boasts soaring ceilings in bedroom, bath and walk-in closet. Resort-like backyard/landscaping with flagstone patios, decking, spa and several seating areas great for relaxing, dining and entertaining.

MLS#15-940959
Bruce Walker 310-623-8722
RODEO REALTY - BEVER
Blt-Ins,Clng Fan,Dshwshr,Dryer,Grbg Disp

96 FREMONT PL Open 11-2 633 F3 — rev
$3,875,000 5+3 2sty-MEDITERRANEAN

BEHIND THE GATES OF FREMONT PLACE

Gorgeous Mediterranean in Guard Gated Fremont Place. All the best of 1920's architecture abounds in this graceful home.Beautifully maintained home boasts 5 bedrooms and 3 bathrooms. Perfect center hall floor plan with immense public rooms, high ceilings. Tall, arched mahogany clad windows. Gleaming hard wood floors. 2 sided fireplaces. Completely private tropical oasis in backyard with pool and spa and lush vegetation. Rare opportunity.

MLS#15-938733
The Woodwards 323 422 0888
KELLER WILLIAMS LARC
Elegant and Graceful Mediterranean

TUESDAY

529 N HIGHLAND AVE Open 11-2 593
$2,899,000 4+3 2sty-TRADITIONAL
rev

MLS#15-945061

PAUL WILLIAMS DREAM HOME!

Renowned architect Paul Williams designed this country French home. Massive living room with high ceilings, hardwood floors. Large formal dining room. Spacious family room. Updated eat-in kitchen with high end stainless steel appliances. Huge home office. Luxurious upstairs master suite and bath with custom walk-in closet. Two additional custom detailed bedrooms upstairs. Beautiful garden with covered patio, pond and waterfall. Large front motor court. Ready to move-in dream home!

Alan Henlein 310-476-2788
RE/MAX ESTATE PROPER

Blt-Ins

18 Hancock Park-Wilshire *Condo / Co-op*

308 N SYCAMORE AVE, UNIT 104 Open 11-2
$1,395,000 3+2.5 FRENCH NORMANDY
NEW

EXQUISITE VINTAGE CONDO @ THE FAUBOURG ST. DENIS

Rare first floor SW corner unit in this legendary French Normandy building. Dramatic & bright as you enter through a 27 ft long foyer with stone floors. A spacious living room & formal dining room features 9 foot high ceilings, large plank hardwood floors and custom built-ins to showcase your books or collections. Designer done. Period details can be found throughout such as dramatic marble fireplace, plasterwork + egg & dart crown mouldings. A large master suite includes walk in closet & bath.

The Carrabba Group 323-899-2900
KELLER WILLIAMS RLTY

www.Faubourg104.com

18 Hancock Park-Wilshire *Income*

1143 S RIMPAU BLVD Open 11-2
$1,975,000 Duplex 2sty-SPANISH
rev

MLS#15-947113

REMODELED SPANISH DUPLEX FOR SALE OR LEASE

SPANISH DUPLEX MAINTAINS ORIGINAL CHARACTER IN BATHROOMS. NEW ELECTRICAL, NEW PLUMBING, REFINISHED HARDWOOD FLOORS, EACH UNIT 3 BEDROOM 2 BATH & 2,034 SQ FT. NEW" PATIO AREA FOR DOWNSTAIRS USE W/ OUTDOOR WATERING SYSTEM AND ELECTRICAL FOR BBQ, NEW STAINLESS APPLIANCES, NEW DISHWASHER, NEW WASHER/DRYER, NEW CENTRAL HEAT/AIR, LOTS OF WINDOWS, 2 CAR GARAGE PARKING/ UNIT, DECORATIVE FIREPLACES. BACK YARD HAS GRASSY PATCH WITH LIME TREE. NEW GARAGE DOORS. NEW SEWER LINE/SPRINKLER SYSTEM. Lease $4,250

Katharyn Bracci 310-569-3667
KW BEVERLY HILLS

Clng Fans,Dshwshr,Wsh/Dryer,Grbg Disp

1355 KENISTON AVE Open 11-2 633E4
$775,000 1sty-SPANISH
rev

MLS#15-934883

SINGLE FAMILY WITH LEGAL GUEST UNIT WWW.1355KENISTON.COM

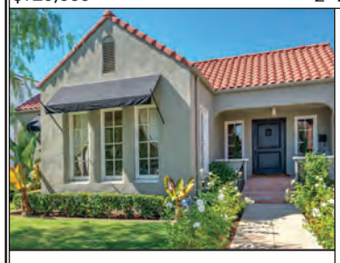
Attention Builders & Flippers! Solid investment in this prime Hancock Park-Mid City DUPLEX close to shopping, restaurants, transportation and city services. Bright sunny front main house is approx 1485 sq ft has 4 bedrooms, 2.5 baths. Rear detached legal guest unit of approx 590 sq ft. Both units will be delivered vacant at close of escrow. Two car garage, abundant parking, large 7400 sq ft large. Needs TLC. Priced for immediate sale. Don't miss this one!

Omega Group-Randy Wright 310.927.6818
KELLER WILLIAMS

www.OmegaGroup.LA

19 Beverly Center-Miracle Mile *Single Family*

1229 S ORANGE DR Refresh. 11-2
$925,000 2+2 SPANISH
NEW



BEAUTIFULLY REMODELED! TREE-LINED STREET! WWW.1229ORANGE.COM

Beautifully Remodeled Classic Spanish Home on storybook tree-lined street in Miracle Mile! This is as can't miss as can't miss can get - An excellent home w/ original character, lovely street, and a great price! Almost 1500 sqft home w/ 2BR,2BA on a 6200 sqft lot. THIS HOME ABOUNDS WITH LIGHT, & features a new kitchen, character details throughout, RESTORATION HARDWARE finishes. The Spanish Home in the heart of LA that you have been waiting for, so come by to see it this week. Welcome Home!

Jerry & Rachel Hsieh 424.242.8856
KW- LOS FELIZ

www.JerryandRachel.com

726 N MANSFIELD AVE Open 11-2
$2,549,990 4+5 2sty-CONTEMPORARY
rev

MLS#15-886089

CUTTING-EDGE ARCHITECTURE!

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!!

The Sunset Team 310-623-1345
KW HOLLYWOOD HILLS

www.726Mansfield.com

1322 S SIERRA BONITA AVE Open 11-2 633/B4
$1,250,000 3+2 COUNTRY ENGLISH
rev

MLS#15-939205

Country English in Wilshire Vista w/3 beds, 2 baths includes wood floors throughout, a large, updated kitchen, w/2 outdoor living areas. Front courtyard has built-in benches and outdoor fireplace. Huge covered in back deck has sound system & hook-ups for a flat screen. The back deck is perfect for large parties or intimate get-togethers any time of year. The garage has been converted to an en-suite guest quarters, including loft and built-in storage.

Jeffrey Lemen 3104822033
KELLER WILLIAMS-SANT

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

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

118 N KINGS RD #PH4 Open 11-2
$1,125,000 3+3 CONTEMPORARY
rev

MLS#15-943607

PHENOMENAL 3BD+3BA PENTHOUSE WITH PANORAMIC VIEWS

Phenomenal Penthouse W/ Panoramic Views In Newer Construction Building Built In 2013. This Spacious 3BD + 3BA Unit Boasts Grohe Bath Fixtures, Kohler Sinks, Italian Porcelain Tile, Wenge Wood Cabinets, GE Monogram Appliances, 7" Wide French Wide Oak Wood Floors, Private Terrace, Amazing City Views, Laundry In Unit, Low HOA Fees, Community Rec Room, & Sun Deck. Ideal Location Centrally Located To Entertainment, Nightlife, Dining & Shopping. Contemporary Sophistication With A Dash Of Royalty.

ST.JAMES + CANTER 310.291.1029
BERKSHIRE HATHAWAY

WWW.118KINGSROADPH4.COM

REMINDER

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

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

TUESDAY

19 Beverly Center-Miracle Mile — Lease

1212 S LA JOLLA AVE Refresh. 11-1
$5,100 3+4 FRENCH NORMANDY — red

HOME FOR THE HOLIDAYS

$5100 with garage; $4900 without garage. Wonderful 3 bedroom, 3.5 bathroom unit in pride of ownership 1930's duplex updated with today's modern conveniences. Spacious living room with high ceilings and fireplace. New kitchen with granite counter tops and center island. Lovely separate breakfast area and wonderful dining room. Feels like a home.

MLS#15-913835
Lisa Sherman 310-786-1851
SOTHEBY'S INTERNATIO
Blt-Ins

20 Hollywood — Single Family

1255 N CHEROKEE AVE Open 11-2
$995,000 4+2 CRAFTSMAN — NEW

4BD DESIGNER CRAFTSMAN W/BONUS SEPARATE OFFICE

Chic Craftsman stunner in the heart of Hollywood. Completely walled & gated w/large front porch. Living room w/high ceilings, fireplace & wood floors throughout which flow seamlessly into the dining room & out to the private patio. Cook's kitchen w/SS appliances & wine fridge. 4BD + 2BA including a large master w/french doors to the backyard. Garage has been converted to a perfect office or den. Entertainer's dream backyard offers multiple areas for outdoor dining & lounging.

Grant Linscott 323-333-6222
KELLER WILLIAMS RLTY
stove, dishwasher, wine fridge

6073 W STUDIO CT Open 1-3
$819,990 2+3 3sty-MODERN — NEW

BROKER'S OPEN SPECIAL TIMES FROM 1-3P

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!

MLS#15-948417
Bryant | Reichling 323-601-800
SOTHEBY'S
www.FountainGower.com

20 Hollywood — Condo / Co-op

6253 HOLLYWOOD #308 Open 11-2
$1,350,000 2+2 ARCHITECTURAL — NEW

UBER-CHIC LOFT WITH OVER-SIZED TERRACE AT HOLLYWOOD & VINE

Own a part of Hollywood history on famed corner of Hollywood & Vine! Iconic former Hollywood Bank building was thoughtfully transformed into stunning lofts in 2007. This beautiful 2 story corner unit with North/West exposure is flooded with light and includes one of only two private over-sized decks overlooking Hollywood Blvd.This unique unit has 2 full en-suite bedrooms with a living area on both floors The HOA includes 24 hour front desk person & valet parking.

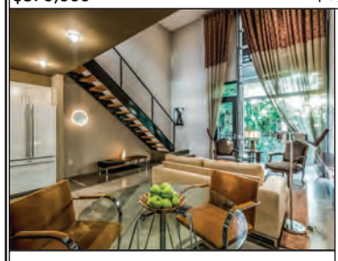
MLS#15-948983
Allie Riley & M.Collins 310-467-4567
COLDWELL BANKER BH
HollywoodBlvdLoft.com/

OPEN HOUSE STATUS LEGEND

NEW - new *(Automatic Status)*
NEW* - new not yet listed
red - reduced
rev - review *(Automatic Status)*
bom - back on market

(Automatic Status - The MLS®/CLAW will automatically assign the *New* or the *Review* status.)

1523 GORDON ST, UNIT 10 Refresh. 11-2
$875,000 1+2 3sty-ARCHITECTURAL — NEW



ARCHITECTURAL LOFT WITH GORGEOUS HOLLYWOOD SKYLINE VIEWS

Tri-level architectural loft by award winning architect featuring 24' ceilings, frosted skylight, floating staircases, polished concrete and solid maple floors and a floor to ceiling roll-up door that opens to a lush outdoor sanctuary. The kitchen boasts stainless steel countertops and tempered glass backsplash. The top floor master suite features 12' ceilings, high-end cabinetry and sliding wood panel doors that that open up to a balcony with phenomenal skyline views of Hollywood.

Jay Martinez/Gil Dirige 323.377.8332
JOHN AAROE GROUP
www.1523GordonStreet10.com

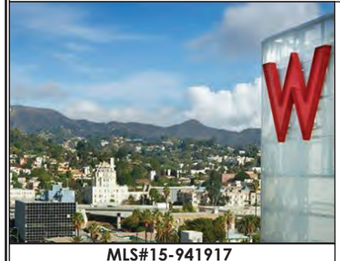
6001 CARLTON WAY #310 Open 11-2
$550,000 1+1 ARCHITECTURAL — NEW

CHIC CITY LIVING AT THE METROPOL - 1BR/1BA

Chic city living at The Metropol. Located in New Hollywood near Arclight, Trader Joes, the Metro, weekly farmer's market and all the Hollywood hot spots. This fabulous 1br/1ba residence has open floor plan w/ hardwood floors and dual pane windows. Kitchen w/ honed granite countertops, stainless appliances plus washer and dryer in the unit. Bathroom has dual vanities, walk-in shower and large tub. Unit comes with 2 tandem parking spots. Resident gym, lounge and 25 guest pkg spots.

MLS#15-949301
Hendrick/Ahluwalia 323-251-7883
LUCID WEST REALTY
Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn

6250 HOLLYWOOD BL. SUITE 11G Refresh. 11-2
$1,387,000 2+3 CONTEMPORARY — bom



W-RESIDENCES - LUXURY 1720 SQ.FT, 2+3, BEST NORTH VIEW !

The Residences at the "W", Hollywood's most spectacular luxury condominiums. This popular 1720 sq.ft, 2+3 bedroom floor plan with upgrade has a North facing VIEW. Huge family room, kitchen with high end European appliances and Master Suite with walk in closet. WIFI, rooftop pool and lounging areas with 360 degree VIEWS. Natural landscaping of greenery, lavender and succulents make it an idyllic island sanctuary. 3 minutes from Trader Joe's, close to Farmers Market !

MLS#15-941917
Joyce Kim 213 503-0315
COLDWELL BANKER RESI

21 Silver Lake - Echo Park — Single Family

3439 WINSLOW DR Open 11-2 594/C6
$1,499,000 4+3 2sty-CONTEMPORARY — NEW

STUNNING NEW SILVER LAKE CONTEMPORARY

Stunning new contemporary in the heart of Silver Lake boasting 4Bd/3BA & is perched on a quiet hilltop. Located moments from the famed Sunset junction. Enjoy picturesque sunsets from nearly every rm in the house. Great outdoor space that is permitted for a pool in the backyard. This beautifully crafted modern has superb finishes & a spacious open flr plan, perfect for entertaining. The 2nd story consists of bedrooms highlighted by stunning master suite. Great opportunity to own in Silver Lake

Josh & Matthew Altman 310.819.3250
DOUGLAS ELLIMAN
www.TheAltmanBrothers.com

1326 LAVETA TER Open 11-2
$875,000 4+2 SPANISH — NEW

1326 LAVETA TERRANCE

Beautiful Spanish style Home perched above Sunset Blvd. Panoramic views of Sunset Blvd. The Hollywood sign, Griffith park observatory and Echo Park. This Home underwent a major renovation a few years ago. Copper plumbing, Dual pane windows, Dual zoned central Heat and A/C, Insulation, Electrical, Main sewer line, Foundation/bolting, Custom kitchen, Crown molding. New Stainless Steel appliances. One car garage and plenty of permit parking This home recently appraised for over one million dollars.

MLS#15-940577
Paul Cruz 310-498-4942
KELLER WILLIAMS HH
ClngFan,Dshwshr,Dryer,Grbg Disp,Hood Fan

TUESDAY

21 Silver Lake - Echo Park — Income

1622 SILVERWOOD TER Open 11-2 — NEW
$1,150,000 Duplex 1sty-TRADITIONAL

MLS#15-946181

FAB DUPLEX DELIVERED VACANT

What are the two sexiest words in multi unit? "Delivered Vacant! Feels like a SFR with 3Brs 2Bths, wood floors, fireplace, views and a flat yard PLUS a large 1+1 killer legal apartment unit.

David Robles 323-761-6444
KELLER WILLIAMS RLTY

Dshwshr,Rng/Ovn,Fridg

22 Los Feliz — Single Family

5015 LOS FELIZ BLV Lunch 11-2 — NEW
$2,595,000 4+6 MONTEREY COLONIAL

AMERICANA IN LOS FELIZ BEAUTIFUL RESTORATION W/POOL

Timeless American colonial circa 1941, light, bright & fresh, keeping all the detailed craftsmanship & bringing in beautiful updates in a classic & open plan design. Hedged and gated with a long driveway, parking & porte cochere entry. magnesite entry and sweeping staircase. High ceilings, beautiful public rooms that flow into a overscale eat in chef's kitchen w/custom workmanship, stainless appliances all open to views of the pool & guest house. grand master suite w/spa like amenities.

Konstantine/Rick Yohon 3232529451
SOTHEBY'S LOS FELIZ

built ins,fridge,range/oven,d/w, g/d

1932 TALMADGE ST Open 11-2 — NEW
$1,799,000 4+4 TRADITIONAL

MLS#15-950765

BEAUTIFULLY RENOVATED 1930S TRADITIONAL

Tucked in a picturesque knoll, this 4+3.5 1930s Traditional exudes period details and remodeled design. Light-filled spaces include a chef's kitchen and an expansive, vaulted living room. A downstairs suite, 2 rooms adjoined by a Jack-and-Jill bath and a luxurious master suite complete this impeccable home. Exceptional features include oak floors throughout, 3-zoned A/C, a home office, flat grassy yard, and Franklin Avenue Elementary. Home boasts seclusion, yet proximity to Los Feliz Village.

Jovelle Schaffer 213-718-1110
SOTHEBY'S LOS FELIZ

Blt-Ins,Dshwshr,Hood Fan

4022 TRACY ST Lunch 11-2 — NEW
$995,000 2+1.5 1sty-SPANISH

MLS#15-950275

IRRESISTIBLE CHARM & COMFORT

Classic early California architecture provides irresistible charm comfort to this Spanish Hacienda..Nestled in a quiet Los Feliz neighborhood, it couples the ambience of a by-gone era w/amenities of today's busy lifestyle. The front entrance is landscaped w/draught-resistant foliage, while the rear boasts a large, beautiful deck replete with built-in benches and bordered by a private grassy yard. Orig architectural details have been carefully preserved & enhanced to magnify this Spanish beauty.

Terri Mccortney (323) 460-7612
COLDWELL BANKER HPN

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

Questions? Need Assistance?
Contact our Help Desk Department!

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

2369 LYRIC AVE Open 11-2 — red
$1,699,000 3+3 2sty-CONTEMPORARY

MLS#15-935967

2369 LYRIC AVE

Enjoy spectacular views and luxurious living in this newly remodeled 3 bed, 3 bath home located in the desirable Franklin Hills community of Los Feliz. This captivating residence offers an open floor plan with Living Room, Dining Room, Kitchen & Den, which opens onto large re-imagined patio with increased privacy, great for entertaining!

Leslie Romenesko 3104611830
KELLER WILLIAMS HH

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

2500 PARK OAK DR Refresh. 11-2 — rev
$5,000,000 4+4 SPANISH

MLS#15-942715

COME FOR SNACKS VIEWS, POOL AND FUN

This vintage 1936 Spanish Colonial compound is on the market for the first time in decades in the heart of Los Feliz Oaks. Original detailing and elegance fill over 4000 sq. ft. of living space (assr). This Freshly painted 4BD/4BA features a 2-story rotunda entrance, library, den, formal dining room and grand step-down living room with fireplace. There are stunning views throughout the house. The vast grounds include private pool and spa, gazebo and many patios. Full-size tennis court on

Thomas O'Rourke
BERKSHIRE HATHAWAY H

Dryer,Rng/Ovn,Wshr

1945 N HOBART BLVD Open 11-2 — rev
$2,395,000 4+4 SPANISH

MLS#15-940083

Gated 2 story Spanish with endless original details throughout. With dramatic high beamed ceilings and intricate archways, the first level offers a generous living room, separate dining room, chef's kitchen with a breakfast area, one bedroom, a bar/lounge room and an additional room for an office/maids room. Details continue up a sky lit staircase laid with beautiful Spanish tiles that compliment this home's authentic style.

Ann Eysenring 310-413-7666
THE AGENCY

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

1956 MYRA AVE Open 11-2 — rev
$2,099,000 5+4 2sty-VILLA

MLS#15-949005

PERFECTLY PLACED ROMANTIC VILLA IN FRANKLIN KNOLLS

Beautifully renovated w/numerous upgrades & updates; this stunning home features expansive 1st floor common rooms which open to a private veranda w/ views, 2nd story w/ 3 family bedrooms plus a rooftop patio and the garden-level office/bedroom suite which open to an additional covered patio and immense pool size yard. Located in the Franklin Elem. School district and with easy access to the Franklin Village, Silver Lake & Griffith Park; this is a home for families and busy executives alike.

Bryant | Reichling 323-854-1780
SOTHEBY'S

www.1956Myra.com

22 Los Feliz — Income

2014 N WESTERN AVE Open 11-2 — NEW
$1,125,000 MEDITERRANEAN

MLS#15-947133

MEDITERRANEAN MINI ESTATE W/MAIN HOUSE & GUEST HOUSE/APARTME

Mediterranean mini-estate offers original features, balconies, patios to dine al fresco & entertain. Old world charm, private compound offers a main house w/3 bedrms/ 2.5 baths, 2 decorative fireplaces,arches, original crown moldings, wood floors and plenty of French doors to access outdoor sitting areas, gardens & fountain from most 1st flr rms. Lliving rm wi/high barrel ceilings. Detached 2 car garage w/ 2 story apartment w/ kit,bath/1 bedrm which may be used as studio/ guest house/office.

Rose Marin 323-807-0111
COLDWELL BANKER RESI

Dshwshr,Dryer,Micro,Rng/Ovn,Other

TUESDAY

28 Culver City — Condo / Co-op

4058 MADISON AVE #B Open 11-2 — rev
$1,199,000 3+3 SPANISH

MLS#15-925237

CATERED LUNCH BY IN-N-OUT BURGER TUESDAY 11-2

Tuesday 11-2pm Catered lunch by In-N-Out! Come get your Double-Double Animal Style! Last unit in Gorgeous New Construction project! The Villas on Madison are exquisite Spanish Townhomes in Downtown Culver City. Open floorplan, large living rooms, hardwood floors. Chef's kitchens with custom cabinetry, quartz counters, Wolf range/ oven, Sub-Zero refrigerator. With only one shared wall & low HOA dues, these townhouses feel like private homes

Todd Miller 310-923-5353
KELLER WILLIAMS-SM

IN-N-OUT BURGERS SERVED TUESDAY 11-2PM

29 Westchester — Condo / Co-op

7111 LA TIJERA BLV, UNIT D102 Open 11-2 — NEW
$449,000 2+2 1sty-CONTEMPORARY

BEAUTIFULLY REMODELED 2+2 CONDO

Stunningly remodeled 2+2 condo w/ two fireplaces, high ceilings, and dark hardwood floors throughout. A show-stopping gourmet kitchen opens into the dining area and beautiful living room w/ built-in entertainment center. Incredible master suite with remodeled en suite bath. Other features include in-unit washer/ dryer, professionally organized closets, high-quality plantation shutters, and more. Centrally located to the beach, LAX, and tons of shopping, dining, and entertainment options!

Dave & Jeff Kaptain 310-432-6500
KELLER WILLIAMS BH

remodeled, 2 fireplaces, in-unit laundry

30 Hollywood Hills East — Single Family

2285 LA GRANADA DR Open 11-2 — NEW
$2,595,000 4+3.5 3sty-MEDITERRANEAN

RESTORED MEDITERRANEAN COMPOUND CIRCA 1923

Luxuriously restored Mediterranean compound surrounded by lush grounds. Amenities include a vast 2-story living room w/fireplace, dining room, library, huge gourmet kitchen, breakfast area & adjacent family room. Upstairs, 3 bedrooms include a sumptuous master retreat w/elegant bath + 2 additional bedrooms & bath. A few steps up is a terrace w/ studio & views. Below is an additional bedroom/bath suite. Entertaining terraces, gated motor court, gardens & mature trees add to this legendary estate.

Gary Bergevin 323-422-7876
BERKSHIRE HATHAWAY

www.LaGranadaDrive.com

6491 RODGERTON DR Open 11-2 — NEW
$1,650,000 3+3.5 ARCHITECTURAL

BEACHWOOD MODERN…AN ARTISTIC DEPARTURE FROM THE ORDINARY

Lofty ceilings, gallery walls, oversized parlour & city views - fit for entertaining. Cooks kitchen, sunny breakfast nook customized w/installation from LA graffiti artist Means Mar. Formal DR leads to pool, spa & hillside garden. Feels like a permanent vacation. Dramatic master ste & library on own floor. With outdoor seating, more views, impressive closets, wrap around fireplace & decadent master bath, this enormous master suite is perfection. Truly a sophisticated, luxurious escape.

Rogers+Stellini 310.963.4205
NOURMAND&ASSOCIATES

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

2465 N GOWER ST Open 11-2 593/F2 — NEW
$1,295,000 4+3 ARCHITECTURAL

MLS#15-934431

VIEW PROPERTY, PRICED TO SELL! BEST VALUE IN AREA!

Stunning architectural uber chic, modern view property. Rebuilt w/ designer high end finishes. Enter to 12' ceilings, open floor plan, oversized windows allowing light to pour in. Downstairs w/ Brazilian cherry wood floors, stacked stone fireplace in liv room, stone wall in din rm. Chef's Kit w/ professional grade Fisher & Paykel appliances. One Bedroom down, perfect for office. 3 Bedrooms upstairs all w/ balconies. Master w/ spa style bath & downtown views. Rooftop patio w/ jetliner views.

Robert Howell 310-734-2250
KELLER WILLIAMS, BH

Dshwshr,Frzr,Grbg Disp,Fridg

3234 ELLINGTON DRIVE Refresh. 11-2 563 7C — NEW
$1,199,000 3+2 2sty-SPANISH

MLS#SR15225201cn

EXQUISITE 3 BEDROOM SPANISH HACIENDA IN HOLLYWOOD HILLS

Spanish beauty in the Hollywood Hills 3+2/studio/private flat yard with lagoon-like in ground spa. Classic details are abundant- the HDWD floors, saltillo tile, beehive FP, exposed hand-gouged beams, textured plaster walls. Upgraded kitch/ baths, encl. front patio, large great room and formal dining. Two bdrms down(one could be downstairs master) and beautiful upstairs master suite incl. tree-top views of this lush setting. Entertainer's private park-like large yrd. Min. to dining, shops, studios

Donna Haim 818-613-4606
RODEO REALTY

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

3222 BENDA PL Open 11-2 563D7 — red
$2,995,000 6+5 TRADITIONAL

MLS#15-917575

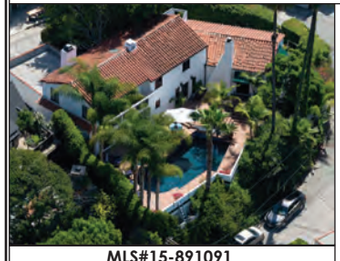
JUST REDUCED

Meticulously maintained Paul William's estate. Marlon Brando's primary residence when he moved to LA. Became Yoga Center, LA Yoga IYI - members - Stacy Keach, Tina Louise, Carole King. Home to other celebrities including David Carradine, Barbara Hershey, Frank Zappa. Gated/ private on 2/3 of an acre. Main level has master & 3 add bd, dining, living, sunroom, deck, kitchen. Lower level has 2 guest suites & family room. Outdoor area has pool, 2 grassy areas, BBQ area, bamboo forest & sports court.

Joseph Babajian 310-623-8800
RODEO REALTY - BH

www.3222BendaPlace.com

6001 GRACIOSA DR Open 11-2 593G2 — rev
$2,495,000 3+4 SPANISH



MLS#15-891091

PRICE REDUCTION OF $400,000

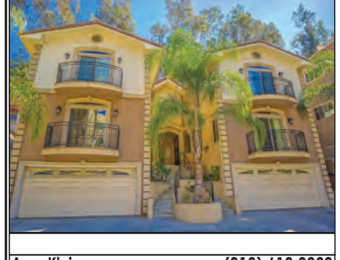
Spanish 2-story. Private and Gated. 3 bedroom, 4 bathrooms, spectacular Pool with a Spa. Views of the ocean and canyons. Immaculate remodel with designer surfaces. Done, Done, and Done.

James Nasser 310-351-9450
WEA

Blt-Ins,Dshwshr,Rng/Ovn,Fridg

30 Hollywood Hills East — Condo / Co-op

3300 BARHAM BLV, UNIT 102 Open 11-2 — NEW
$949,000 4+4 3sty-MEDITERRANEAN



HUGE, BEAUTIFUL TOWNHOUSE---CENTRAL AND CONVENIENT!

Location!! This Universal Studios, Hollywood Hills, Hollywood, Burbank, Studio City adjacent location just can't be beat!! Built in 2008, your buyer gets a townhouse with just ONE shared wall--in a 2-unit complex! Space: 4 bedrooms, 4 baths and 2,707 feet.(3 bedrooms up and one down with separate entrance for a long-term visitor.) 3-car garage and parking for several cars on the driveway. Beautiful bamboo floors throughout. Modern fixtures and appliances. Come and see/show. Don't miss this!

Amy Klein (818) 618 8393
RODEO REALTY

www.BarhamBlvd.com

TUESDAY

31 Playa Del Rey — Single Family

7970 W 79TH ST Refresh. 11-2 702C2
$1,859,900 4+3.5 2sty-CONTEMP MED
NEW

MLS#15-950465
Pat Cornog 310-463-3733
POWER BROKERS INTL.

COMPLIMENTARY ESPRESSO BAR W/ ICED AND HOT BEVERAGES, 11-2

Enjoy a hot or iced espresso while you tour! Many custom details! 9' ceilings, wood flrs, 3 fps, + guest house! Open LR/DR. Gourmet Chef's kitchen. SS appl. Butler's pantry w/ wine fridge, walk-in pantry, wine cellar. Island w/ brkfst bar opens to FR w/ fp & French doors lead to landscaped yard w/ patio + no water turf. Enormous Master suite + 3 more BR, 2 ba, open den/office, lndry rm complete the 2nd flr. 3 car gar. Central HVAC. Casita/gst hse w/ ¾ bath. Front bdrms have partial ocean view.

Guest House, 3 Car Gar, Courtyard w//FP

39 Playa Vista — Single Family

12412 LUCILE ST Open 11-2
$1,275,000 3+2 TRADITIONAL
NEW

MLS#15-950131
Ziga Weisseisen
RE/MAX ESTATE PROPER

BEAUTIFUL, GATED, 1 STORY HOME IN SOUTH SILICON BEACH. OPEN & SPACIOUS LIVING ROOM WITH FIRE PLACE, OUTDOOR DECK GREAT FOR ENTERTAINING. KITCHEN WITH GRANITE COUNTER TOPS & HIGH END APPLIANCES, FORMAL DINNING ROOM, DOUBLE SINK MASTER BATHROOM. WITH CARPORT PARKING GARAGE CAN BE USED AS AN OFFICE/ WORK STUDIO. MINUTES FROM PLAYA DEL REY ELEMENTARY (900+), WHOLE FOODS, NEW MOVIE THEATER, BUSINESS OFFICES, SHOPPING & BEACHES. ALSO AVAILABLE FOR LEASE FOR $4995/ MONTH.

Cbl,Dshwshr,Dryer,Frzr,Hood Fan,Other

61 Lake Balboa — Single Family

7952 GENESTA AVE Open 11-2
$929,000 5+6 2sty-TRADITIONAL
NEW

MLS#15-950757
Robert Baer 323-377-5661
CAP EQUITY REALTY

LAKE BALBOA ESTATE - UNDER $235 SQ. FT.!

Enjoy entertaining friends and family in the oversized dine-in kitchen with lots of counter space and vintage stove. Host an al fresco dinner party under the expansive pergola covered back patio complete with outdoor kitchen. The home also features a great room with a central stone fireplace, vaulted ceilings and a wall of French doors leading to the large back yard that allows for seamless indoor/outdoor flow. Light and bright home office with wrap around deck. 2 master suites.

Sited on nearly 1/3 of an acre!

72 Sherman Oaks — Single Family

13521 RAND DR Open 11-2
$1,875,000 4+4 CONTEMPORARY
NEW

MLS#15-949635
Aren Afsharian 310-278-3311
HILTON & HYLAND

CONTEMPORARY SHERMAN OAKS VIEW PROPERTY

The best panoramic views of the Valley. This bright, contemporary home has recently completed an extensive and tasteful renovation and is located on one of the most sought-after enclaves in Sherman Oaks. Consisting of 4 bedrooms and 4 bathrooms, the residence has an open and free-flowing floor plan offering spectacular indoor/outdoor living. The home features a comfortable living room, media room, a gourmet kitchen with stainless steel appliances and an adjacent laundry room.

www.hiltonhyland.com

OPEN HOUSE STATUS LEGEND

NEW - new *(Automatic Status)*
NEW* - new not yet listed
red - reduced
rev - review *(Automatic Status)*
bom - back on market

(Automatic Status - The MLS®/CLAW will automatically assign the *New* or the *Review* status.)

3942 GLENRIDGE DR Refresh. 11-2
$1,675,000 5+4.5 TRADITIONAL
NEW

MLS#15-949199
Kirk Thomas 661.733.3475
KELLER WILLIAMS

TURN KEY TRADITIONAL SOUTH OF BLVD WITH STUNNING VIEWS!

Beautiful hilltop traditional home with spectacular views offers 5bd+4.5 baths with lovely crown molding and distressed maple hardwood floors throughout. The formal living room and dining room greet you as you walk through the front door. An open concept living area boasts the chef's kitchen which features professional grade Thermador appliances, granite countertops, and a breakfast area. Stepping outside from the family room is the large flagstone entertainers terrace and grassy lawn.

Dshwshr,Grbg Disp,Micro,Rng/Ovn

15034 ENCANTO DR Open 11-2 561/H5
$1,675,000 4+4 CONTEMPORARY
NEW

J. Altman & A. Anu 310.819.3250
DOUGLAS ELLIMAN

STUNNING CONTEMPORARY SHERMAN OAKS FORTRESS

Contemporary fortress w/designer finishes offering extreme privacy/functionality for serious entertaining. Open layout, vaulted ceilings, hardwood floors, outdoor living areas, floor to ceiling windows, chef's kitchen w/granite counters, stainless appliances & large pantry. Master suite w/2 walk-in closets, spa bath with limestone counters, rainfall shower, Jacuzzi tub. Gym with rubber floor & mirrored walls. Tech systems include Nest, Sonos, automatic window shades, ambient mood lighting

www.TheAltmanBrothers.com

13529 RAND DR Open 11-2
$1,499,000 3+2 2sty-CONTEMPORARY
NEW

A. Rosenfeld/K. Giese 310.595.5915
MERCER VINE

COMPLETELY REMODELED SHERMAN OAKS CONTEMPORARY

Stunning, private and completely remodeled Sherman Oaks hillside contemporary with spectacular views. This bright 3 bedroom 2 bathroom home features enormous windows, 2-story vaulted ceilings in the living area, wood floors and elegant custom finishes throughout. Conveniently located just moments to Ventura Blvd, restaurants and shopping. The private outdoor spaces afford views of gorgeous sunsets and city lights by night. Don't miss this opportunity to own your dream home!

OPEN HOUSE Tuesday and Friday 11-2pm

3648 SHERIDGE DR Refresh. 11-2
$1,495,000 3+3 1sty-ARCHITECTURAL
NEW

T.BERNS & A.KAPLAN 310.722.0744
CBBH NORTH

STUNNING MODERN MASTERPIECE IN SHERMAN OAKS HILLS

3 BR/3BA in Prime Sherman Oaks Hills! Completely updated & remodeled w/ all the modern amenities for the pickiest of buyers. Professional Viking appliances in the massive Chef's kitchen, completely open to the dining & living areas. 8.1 Surround System in the Media Room for the film buff or sports enthusiast along with indoor/outdoor speakers throughout. 140 recessed programmable lights, 9 security cameras, Pool & Spa operated by remote, 2 car garage and ample entertaining areas. Must see!!!

VIKING APPLIANCES IN OPEN CHEF'S KITCHEN

14436 GLORIETTA DR Open 11-2 562A7
$1,249,000 3+3 CONTEMPORARY
NEW

MLS#15-949597
H Boyd & M LaMontagna 310-994-3140
HILTON & HYLAND

OPEN TUESDAY & FRIDAY 11-2

This sophisticated and refined contemporary home is ideally located in the private hills of Sherman Oaks. The deluxe high ceilings give a gallery-style feel to the sun drenched, modern living space. Boasting an open floor plan ideal for entertaining, the wide-plank hardwood floors create a warm ambiance throughout. Complete with a sleek, gourmet chef's kitchen with stainless steel appliances, 3 luxuriously large bedrooms that all have direct access to the expansive upper terrace.

www.hiltonhyland.com

TUESDAY

14101 CHANDLER — Lunch 12-2 — rev
$1,825,000 — 5+6 — ARCHITECTURAL

MLS#15-921949

James Muske 310-281-3901
COLDWELL BANKER RESI

LEGENDARY CHANDLER ESTATES

Bright and inviting entry w beautiful beveled glass windows, opens to grand living room w dramatic, soaring vaulted ceiling, fireplace and beautiful Brazilian mahogany floors. Cook's kitchen w center island, granite counter tops, 6 burner Thermador range, 2 separate ovens & sinks, and eat-in area. Formal dining room w adj. granite counter top serving area/bar w wine fridge. Spacious private master suite w fireplace and walk in closet opens to sunny patio space and so much more! See full page ad!

Dshwshr,Hood Fan,Rng/Ovn,Fridg

3301 LAUREL CANYON — Open 11-2 — NEW
$1,200,000 — 3+2 — 1sty-TRADITIONAL

MLS#15-949969

Marcia Taylor 310-467-3443
COLDWELL BANKER RESI

BUILD YOUR DREAM HOME!!

Ideally located South of the Blvd, this 21,347 sq ft. mostly flat lot has unlimited potential to renovate or build home of your dreams.Driveway has stoplight access to Laurel Canyon at Canton. The home has 3 bedrooms, 2 baths and pool. Very large backyard area with mature trees.

Dshwshr,Dryer,Rng/Ovn,Fridg

72 Sherman Oaks — Lease

13714 VALLEY VISTA — Open 11-2 — red
$9,200 — 4+4 — CONTEMP MED

MLS#15-939539

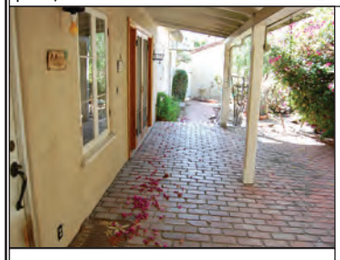
J.Babajan/A.Gharibian 310-623-8800
RODEO REALTY - BH

JUST REDUCED!

Elegant entry opens to living rm w/ fireplace & wine cave that can hold over 100 bottles. Grad dual staircase opens to formal dining & family rm w/ direct access to patio. Chefs kitchen, w/ breakfast area, is entertainers dream w/ an island, new top-of-the-line stainless steel appliances, built in water filtration system, instant hot water dispenser & 27-bottle wine cooler. Spacious master suite. Master bath w/ Mr. Steam shower & walk-in closet. Backyard overlooks mountain views & has pool/spa.

www.13714valleyvistadrive.com

3815 LAUREL CANYON BLV — Open 11-2 — NEW
$725,000 — 2+1 — 1sty-CALIFORNIA BUNGALOW



RANDY TROUP 310-451-4949
CB BRENTWOOD

FIRST TIME ON MARKET IN OVER 50 YEARS

This 2 bedrooms / 1 bath is a diamond in the rough with old school character. Fixer-upper or Tear-down. First time on market in over 50 years. The house exterior is hidden from the street by a 12 foot hedge. Features include a large covered brick patio, a fireplace, coved ceilings, laundry room, and a CA basement. The detached 2 car garage is entered from the back alley. Across the street from the Carpenter Community Charter School. 2 blocks to Ventura Blvd shops & restaurants.

2 Blocks South of Ventura Blvd

73 Studio City — Single Family

3646 SUNSWEPT DR — Open 11-2 — NEW
$1,749,000 — 3+3.5 — 2sty-SPANISH

Babbitt/Walker 310-804-6027
COLDWELL BANKER BH/S

SENSATIONAL PRIVATE CELEBRITY HIDEAWAY

Situated on a long, private drive this Spanish charmer awaits you - totally private and secluded - huge remodeled pool/spa - head on views of the valley - house has been remodeled - hardwood floors throughout - contemporary kitchen w/ seating area - open floor plan with dining, living and den - 2 bedrooms down - baths ensuite and beautiful master suite upstairs - oversized lot of 27,941 sq. ft. - rare offering for this price point - co-listed w/ Bruce Walker of Rodeo Realty/BH.

Refrig, stove, dishwasher, washer, dryer

3163 DONA CONCHITA PL — Open 11-2 — NEW
$1,499,000 — 4+5 — TRADITIONAL

MLS#15-949047

David Flate 310-991-9651
TELES PROPERTIES

GREAT HOME IN CARPENTER COMMUNITY CHARTER SCHOOL DISTRICT.

Great home in Carpenter Community Charter School district. On a peaceful, quiet cul-de-sac. Ideal floor plan with 3 bedrooms upstairs including master. Additional bedroom downstairs, w/ updated kitchen equipped w/ all Viking stainless steel appliances. Fantastic bonus room w/ high pitched ceiling, bar and views (great for multiple purposes - family/tv room, game room, music lounge, man cave, office, etc). Large flat backyard w/ room to play and entertain. Generous pool with diving board.

Atc Fan,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

95 Mount Washington — Single Family

567 CRANE BLV — Lunch 11-2 — NEW
$1,095,000 — 4+4.5 — 3sty-CONTEMPORARY

Thomas Inatomi 323.671.1249
BERKSHIRE HATHAWAY

SPACIOUS CONTEMPORARY W/VIEWS ... PLEASE JOIN ME FOR LUNCH!

www.567Crane.com Spacious Contemporary w/4 beds, incl generous master suite, 4½ baths, den, living rm, family rm, 3 fp, 3 view balconies, cook's kitchen, breakfast nook, game rm & office. Gated, 2 car garage w/extra storage space & direct entry. Separate bonus guest studio w/kitchenette. A/C, wood & tile floors and fresh int paint. Observation deck affords 360 degree, jetliner views. Rear yard w/lush landscaping & meandering walkways. Also included is a separate but accessible, down slope lot.

Refrig, Micro, Stove, Oven, Dshwshr, W&D

260 Palos Verdes Estates — Single Family

2600 VIA CAMPESINA — Open 11-2 — red
$2,395,000 — 3+3 — CONTEMPORARY

MLS#15-935193

Peter Whyte 310-777-6327
COLDWELL BANKER

IMPECCABLE PALOS VERDES CONTEMPORARY

Gracious Contemp. with soaring, vaulted beam ceilings and huge picture windows. Flag stone entry. Stone fireplace in living room. Spacious formal dining rm. Nice interior courtyard has BBQ, brick floors and thick hedges for entertaining in ultimate privacy. Gourmet Kit. with tumbled marble and granite. Master w/French doors opening to lush gardens. Handsome den with built-in bookcases. 2 additional bedroom suites. Tremendous storage and two car garage.

280 Rancho Palos Verdes — Single Family

5053 ROCKVALLEY RD — Open 11-2 — rev
$1,249,888 — 4+3 — 2sty-TRADITIONAL

MLS#15-919273

Abtin Missaghi 310-625-3001
KELLER WILLIAMS RLTY

4 BR/ 3 BA REMODELED PALOS VERDES DREAM HOME!

Reduced! Come see and fall in love with this Amazing 2 Story Completely Remodeled Home and enjoy the tasteful finishes throughout. Located on a quiet cul de sac and known for its award winning school district, this Rancho Palos Verdes Home is just under 2,500 square feet and has 4 Bedroom/ 3 Baths.The chef's kitchen spares no expense with all new stylish cabinetry, brand new stainless steel appliances, and quartz countertops.All bathrooms have beautifully designed tile work, custom made Vanities

Rng/Ovn, Fridge.

THURSDAY OPEN HOUSES

41 Park Hills Heights — Single Family

4152 PUNTA ALTA DR — Refresh. 11:30-2 — NEW
$1,325,000 — 5+6 — TRADITIONAL

MLS#15-947597

Maple Patton 3106177063
COLDWELL BANKER RESI

BALDWIN VISTA VIEW HOME

Absolutely stunning view home! 5 bedrooms, 6 bathrooms, almost totally rebuilt in 2005. Nested in one of the most desirable and sought after neighborhoods with great views of LA city lights and all the privacy one could desire. Move-in condition and features 3 fireplaces, spacious kitchen with granite counter tops, center island & wine cooler. Large master suite with fireplace, large walk-in closet, separate shower and tub, private balcony and exercise area or office. All bedrooms are en-suites.

BBQ,Dshwshr,Hood Fan,Micro,Rng/Ovn

95 Mount Washington — Single Family

567 CRANE BLV — Lunch 12-3 — NEW
$1,095,000 — 4+4.5 — CONTEMP MED

Thomas Inatomi 323.671.1249
BERKSHIRE HATHAWAY

SPACIOUS CONTEMPORARY W/VIEWS ... PLEASE JOIN ME FOR LUNCH!

www.567Crane.com Spacious Contemporary w/4 beds, incl generous master suite, 4½ baths, den, living rm, family rm, 3 fp, 3 view balconies, cook's kitchen, breakfast nook, game rm & office. Gated, 2 car garage w/extra storage space & direct entry. Separate bonus guest studio w/kitchenette. A/C, wood & tile floors and fresh int paint. Observation deck affords 360 degree, jetliner views. Rear yard w/lush landscaping & meandering walkways. Also included is a separate but accessible, down slope lot.

Refrig,Micro, Stove, Oven, Dshwshr, W&D

FRIDAY OPEN HOUSES

76 North Hollywood — Single Family

5142 RIVERTON AVE — Open 11-2 — 563A2 — red
$749,000 — 3+2 — 1sty-TRADITIONAL

MLS#15-939301

Omega Group-Randy Wright 310.927.6818
KELLER WILLIAMS

BEAUTIFUL NOHO GARDENER'S DREAM WWW.5142RIVERTON.COM

This recently remodeled NOHO Arts district 1628 sft 3 BDR 2 bth house PLUS 360 sq ft detached converted garage on a tree-lined street is steps from trendy restaurants, bars, Toluca Lake Elementary, gyms, park and library. Recent remodels incl: NEW custom chef's kitchen with Wolf gas range, dbl convection microwave and oven, dbl door fridge, farm sink and new dishwasher. Amazing orchard and gardens. This move-in ready home is priced for an immediate sale. Many recent improvements. A must see!

www.OmegaGroup.LA

BY APPOINTMENT

03 Sunset Strip - Hollywood Hills West — Single Family

2805 NICHOLS CANYON RD — red
$2,475,000 — 3+3 — MEDITERRANEAN

MLS#15-918809

Corey Weiss 310-420-8101
JOHN AAROE GROUP

MAJOR REDUCTION PHENOMENAL UPSIDE POTENTIAL

MAJOR REDUCTION! PHENOMENAL UPSIDE POTENTIAL. BRING ALL OFFERS!Magnificent estate on flat 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. designed and built by Fred Smathers, surrounded by high walls 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.

Bltins,Cent Vac,Dshwshr,Dryer,Frzr,Other

OPEN HOUSE STATUS LEGEND

NEW - new *(Automatic Status)*
NEW* - new not yet listed
red - reduced
rev - review *(Automatic Status)*
bom - back on market

(Automatic Status - The MLS®/CLAW will automatically assign the *New* or the *Review* status.)

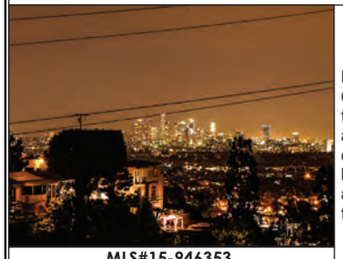
homesnap PRO
The Power of The MLS™ Right in Your Hands
Now Available! A New Way to Run Your Business Away from Your Desk!
Stay Connected with Your Colleagues and Clients While You're on the Go!

SUNDAY OPEN HOUSES

SUNDAY

03 Sunset Strip - Hollywood Hills West — Single Family

1440 MILLER DR — Open 2-5 — rev
$2,395,000 — 4+4 — MODERN



MLS#15-946353

Tomer Fedida 323-577-4201
FEDIDA PROPERTIES, I

VIEWS! VIEWS VIEWS!

BY FAR THE BEST VALUE IN HOLLYWOOD HILLS - WEST Captivating city views you have grown accustomed to driving through endless winding roads to see. Less than a minute and a half from the Sunset Strip, disappear into a private oasis offering almost 3,000 square feet of living space, balcony space on every level and more than enough room for a pool. Seller can provide plans for the pool upon request, though the permits have expired.

Cbl,Dshwshr,Dryer,Grbg Disp,Fridg,Other

6640 WHITLEY TER — Open 2-5 — 593E3 — rev
$2,099,000 — 4+6 — MEDITERRANEAN

MLS#15-890595

Julie Jones 323-481-2061
SOTHEBY'S REALTY

HIP HOLLYWOOD VIEW HOUSE WITH POOL

Awesome city views, saltwater pool, spa, and pool house. Gated, with chic interior design. Open floor plan features Great room with cozy fireplace, vaulted ceilings, surround sound, walls of glass. Kitchen with rich dark cabinetry, large marble breakfast bar. Media room or den, office, collector's wine room, 4 bedrooms, lush backyard. Solar powered. Private, flexible floor plan with 2nd kitchen. Top of the world view just a few blocks above the city.

Blt-Ins,Solar Pwer

04 Bel Air - Holmby Hills — Single Family

1610 LINDAMERE PL — Open 2-5 — 591J4 — rev
$3,495,000 — 5+5 — MID-CENTURY

MLS#15-947585

Victoria Risko 310-882-0246
SOTHEBY'S INTERNATIO

Chic 2 story mid-century with wonderful light and volume. Serene and peaceful setting off of beautiful Stone Canyon w greenbelt views from all rooms. Perfect for entertaining, soaring ceilings throughout the formal dining room, family room and grand living room. Spacious open kitchen with Caesar stone counters, limestone heated floors and state of the art appliances. Sumptuous master suite with sitting room, huge walk-in closet and marble bath. 3 additional bedrooms plus office and loft.

Blt-Ins,Cbl,Dshwshr

11 Venice — Single Family

520 BROADWAY ST — Refresh. 11-2 — red
$2,845,000 ~~2950000~~ — 4+4 — NEW PROJECT

MLS#15-931645

Sharon Rifelli 310-418-5862
RE/MAX ESTATE PROPER

BROKERS OPEN HOUSE 11 - 2 SUNDAY OPEN HOUSES 2 - 5

Spectacular New Construction. Cutting edge New York style loft with huge great room, state of the art kitchen and luxurious master suite. Wonderful mix of materials. No better home in Venice for entertaining than this. Bonus roof deck includes fire pit, built in seating and grill. Walk to Abbot Kinney and the beach. For the most discriminating Venice buyer.

State of the Art Kitchen and Baths

OPEN HOUSE STATUS LEGEND

NEW - new *(Automatic Status)*
NEW* - new not yet listed
red - reduced
rev - review *(Automatic Status)*
bom - back on market

(Automatic Status - The MLS®/CLAW will automatically assign the *New* or the *Review* status.)

51 West Hills — Single Family

6457 ELLENVIEW AVE — Lunch 2-5 — NEW
$818,000 — 4+2 — TRADITIONAL

MLS#15-949691

Anthony Beitashour 323-657-7976
TRULINE REALTY

BEAUTIFULLY REMODELED HOME

Newly remodeled 4 bedroom 3 bath home with a beautiful contemporary design. Great open layout with a bright and open floor plan. Enjoy cooking in your grand kitchen with all new high end stainless appliances, large counter top space, and ample cabinet storage. The entire home flows very well from the kitchen to the family room, dining room, and living room. Great school districts with quiet and private neighborhoods. Home was completely remodeled with too many upgrades to list!

Dshwshr,Rng/Ovn,Fridg

94 Glassell Park — Single Family

3606 PARRISH AVE — Open 1-5 — 594 H3 — NEW
$959,000 — 3+4 — MODERN

Ralph Suarez 818-203-5661
DILBECK REAL ESTATE

PRIME GLASSELL PARK LOCATION

3 bedroom,3.5 bath,tri-level home.Balconies w/French doors & large casement windows open to tranquil canyon views. From the rooftop deck,clear 270° views!The bedroom & large bath have walls of windows.The living area has fireplace w/glistening stainless-steel tiles,wet bar,half bath,& dining area w/French doors to another balcony.The kitchen has stainless-steel appliances,quartz counters,cabinets & storage,eating bar,breakfast nook.The lower level has 2 bedrooms, each w/it's own bath.

OH 10/11/15 Caravan 10/13/15

3610 PARRISH AVE — Open 1-5 — 594 H3 — NEW
$949,000 — 4+4 — MODERN

Ralph Suarez 818-203-5661
DILBECK REAL ESTATE

PRIME GLASSELL PARK LOCATION

4 bedroom,3.5 bath,tri-level home, feels a world away from hectic city life with lush canyon views from almost every room.The living room has a sleek fireplace & wet bar & French doors opening to a large balcony w/expansive views!The well designed kitchen has stainless-steel appliances,quartz counters,plenty of storage, & a breakfast nook.The bedroom & bath have walls of window.The lower level has 3 bedrooms, one w/a private balcony.Neutral tones,dual-paned windows,central heat & air.

OH 10/11/15 Caravan 11/13/15

3614 PARRISH AVE — Open 1-5 — 594 H3 — NEW
$939,000 — 3+4 — MODERN

Ralph Suarez 818-203-5661
DILBECK REAL ESTATE

PRIME GLASSELL PARK LOCATION

3 bedroom, 3.5 bath,tri-level home.The entry has its own small & very charming balcony.Private bedroom at this level,w/balcony #2,walk-in closet,& large bath.The living area on the second level includes fireplace,wet bar,&French doors to balcony #3 with 270° views.The kitchen has eating bar,stainless-steel appliances,quartz counters,breakfast nook,pantry & half bath.Downstairs, 2 bedrooms each w/ their own baths & walk-in closets,1 w/balcony!2 car garage,recessed lighting,central heat and air.

OH 10/11/15 Caravan 11/13/15

THE MLS.COM
Property Website & Virtual Tour
Available for all your Active, Back-up, and Pending listings.

We've been in the same Beverly Hills location for 25 years and are looking forward to serving you for the next 25!

Mary Bension
Co-Owner & Escrow Manager

Mireya Roudenko
Sr. Escrow Officer

Kilita Smith
Sr. Escrow Officer

Michael Farfel
Escrow Officer

Luz Lopez
Escrow Officer

Beth L. Peerce
Co-Owner

MB ESCROW INC

The Independent Escrow Company with the Best Service in Town

9454 Wilshire Boulevard Suite 901
Beverly Hills, California 90212
(310) 273-7106

THERE ARE PIECES THAT FURNISH A HOME

AND THOSE THAT DEFINE IT...

310.556.0418 INQUIRIES@DRESSEDDESIGN.COM WWW.DRESSEDDESIGN.COM

DRESSED INC.

Call our office

for a complimentary

design consultaion.

Beth Ann Shepherd, President

facebook

THERE ARE PIECES THAT FURNISH A HOME

AND THOSE THAT DEFINE IT...

310.556.0418 INQUIRIES@DRESSEDDESIGN.COM WWW.DRESSEDDESIGN.COM

DRESSED INC.

Call our office

for a complimentary

design consultaion.

Beth Ann Shepherd, President

facebook

COHEN
financial group

We are the industry's top mortgage professionals getting more complex deals done than anyone else.

Custom-Fit Solutions

A unique and personalized approach to every situation including **self-employed**, **high-net-worth**, and **foreign borrowers**.

Quick Closures

Direct channel to banks' executives for quicker approvals and unmatched professional expertise to get deals done.

Relationship-Based Client Experience

The highest reputation in the industry with excellent rapport with Sellers' Agents.

Transparency & Communication Throughout The Entire Process

Consistent execution on all loans with no surprises.

$10 Billion
LOANS FUNDED

18,000
LOANS CLOSED

30+
YEARS EXPERIENCE

cohenfinancialgroup.com
P 310.777.5401 | F 310.777.5410

*By dollar volume in 2014, *Scotsman Guide*, April 2015.

©2015 Cohen Financial Group, a division of CS Financial, Inc. All rights reserved. Not all applicants will qualify. CS Financial, Inc. is a real estate broker licensed by the CA Bureau of Real Estate, lic# 01257559, NMLS# 31132. Equal housing lender.

BANC Home Loans

30 DAYS OR LESS
AVERAGE CLOSE TIME

WE HAVE MORE WAYS TO SAY YES!

BANC HOME LOANS, a division of Banc of California N.A., (NYSE: BANC) has provided home loans to borrowers throughout California and across the West since 1941. We combine the speed and agility of a decentralized mortgage lender, with the expertise and resources of a tier-one bank–and our complete selection of portfolio lending products offer ***More Ways To Say YES!*** to your buyers.

FLEXIBLE PORTFOLIO LENDING

- Non-QM Experts
- Alternative Documentation
  - 1-Year Tax Return
  - 12-Months Bank Statements
  - Asset Depletion
- Expanded Criteria (Second Chance) Programs:
  - FICOs to 620*
- I/O Options Available on Most Programs

*on exception only

CONVENTIONAL LENDING

- Conventional Conforming ("Agency")
- Agency High Balance
- Jumbo/Non-conforming
- Jumbo Conduits
- FHA, VA, CalHFA, USDA
- Renovation Lending: 203(k), HomeStyle®, Construction Lending
- Home Equity Line of Credit (HELOC)
- Reverse Mortgages
- Niche Products

We asked over 2,500 Banc Home Loans clients to provide their feedback and the results are unanimously positive:

91% give us the Service Rating of ***Excellent****

96% indicated they ***"would refer or recommend us to friends or family"****

800.874.5952 | banchomeloans.com/branch/beverly-hills

*Third-party survey representing 2,542 client responses over a 365-day period, April 2014 to April 2015.

©2015 Banc of California, National Association, dba Banc Home Loans. All rights reserved. Not all applicants will qualify. Some products offered by Banc Home Loans include modified documentation requirements and may have a higher interest rate, more points or more fees than other products requiring documentation. Minimum FICO, reserve, and other requirements apply. Contact your Loan Officer for additional program guidelines, restrictions, and eligibility requirements. Rates, points, APR's and programs are subject to change at any time until locked-in. NMLS #530611 EQUAL OPPORTUNITY LENDER | MEMBER FDIC

newamerican® FUNDING

LA WEST

AMERICA'S FASTEST-GROWING Inc. 5000 PRIVATE COMPANIES

TOP 100 MORTGAGE COMPANIES IN AMERICA

TOP WORK PLACES 2014 ORANGE COUNTY REGISTER

14 BUSINESS DAY CLOSE GUARANTEE*

24 hr credit approval by Sr. Underwriters
24 hr underwriting turn time for Purchase loans

ERIN HICKEY
Branch Manager, nmls# 1000261
310.849.6845
erin.hickey@nafinc.com

ELI WEINBERGER
Sales Manager, nmls# 486143
310.927.2467
eli.weinberger@nafinc.com

SCOTT ENGEL
Sales Manager, nmls# 260965
310.739.6243
scott.engel@nafinc.com

RICK KLEINFINGER
Sr. Loan Consultant, nmls# 260526
310.429.7683
rick.kleinfinger@nafinc.com

JAY GOLDBERG
Sr. Loan Consultant, nmls# 261023
310.600.1988
jay.goldberg@nafinc.com

DANIEL GAT
Sr. Loan Consultant, nmls# 261049
310.363.5800
daniel.gat@nafinc.com

STEPHANIE KATES
Sr. Loan Consultant, nmls# 481277
818.231.8960
stephanie.kates@nafinc.com

RON SEQUEIRA
Loan Consultant, nmls# 40105
626.388.4007
ron.sequeira@nafinc.com

RAMIN LAVI
Loan Consultant, nmls# 1053717
714.390.8249
ramin.lavi@nafinc.com

JAMES GUZIK
Loan Consultant, nmls# 486122
213.373.3032
james.guzik@nafinc.com

CHRISTIAN CRANDALL
Loan Consultant, nmls# 78846
323.707.3532
christian.crandall@nafinc.com

WILFREDO PERDOMO
Loan Consultant, nmls# 1032590
310.409.2158
wilfredo.perdomo@nafinc.com

JOIN OUR TEAM

TODD SEABOLD
Regional Manager, VP – LA West
nmls# 486120

310.367.7696
todd.seabold@nafinc.com

VISIT US AT OUR LOCAL BRANCH OR GO ONLINE TODAY!

9465 WILSHIRE BLVD. SUITE 400, BEVERLY HILLS, CA 90212
branch.newamericanfunding.com/beverlyhills

*14 business day guarantee only applies to purchase transactions. This guarantee does not apply to Reverse Mortgages, FHA 203k, loans that require prior approval from an investor, brokered loans, or loans with a 2nd td. The guarantee does not apply if events occur beyond the control of New American Funding, including but not limited to; appraised value, escrow or title delays, 2nd lien holder approval, short sale approval, or lender conditions that cannot be met by any party. The 14 day trigger begins when your initial application package is complete and you have authorized credit card payment for your appraisal. If New American Funding fails to perform otherwise, a credit of $250 will be applied toward closing costs. Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act - NMLS ID #6606. © New American Funding. New American and New American Funding are registered trademarks of Broker Solutions Inc. dba New American Funding. All Rights Reserved. Corporate Office is located at 14511 Myford Road, Suite 100, Tustin CA 92780. Phone (800) 450-2010. 6/2015

$257.1 Million

YTD VOLUME THROUGH SEPTEMBER

$174.1M YTD Purchase Business

All of my clients use our Digital Mortgage and it's been a total game-changer.

By the first conversation, I've already reviewed credit, income and assets. What used to be a one-hour call now takes 20 minutes.

Now I'm able to talk to twice as many clients and realtors during the week and generate way more business."

Shant Banosian
NMLS ID: 7206

2014 loan volume: $178.9M
2014 Scotsman Guide rank: 10

Our Digital Mortgage helps you close more loans. Period. Contact me today to learn more.

James Elliott
Senior Vice President, Divisional Manager
12121 Wilshire Blvd, Ste 350 • Los Angeles, CA 90025

(310) 806-4604
james.elliott@guaranteedrate.com
guaranteedrate.com/CALosAngeles

guaranteed Rate® | The Home Purchase Experts®

Guaranteed Rate is an Equal Opportunity Employer

EQUAL HOUSING LENDER James Elliott NMLS ID:120474 CA - CA-DOC120474 - 413 0699 • NMLS ID #2611 (Nationwide Mortgage Licensing System www.nmlsconsumeraccess.org) • CA - Licensed by the Department of Business Oversight, Division of Corporations under the California Residential Mortgage Lending Act Lic #4130699

*This ad is not a solicitation of business and is not intended for consumers.

AS SEEN IN THE WALL STREET JOURNAL

No Tax Return Loans*

310-859-0488

Foreign National Loans
From $500K to $25 million.

2.500%

2.643% APR

3/1 Adjustable Rate Mortgage
$500,000 - $4,500,000 • 60% LTV
1st Lien Loans

Self Employed & Real Estate Investor OK
Purchase, Rate and Term and Cash-out
30-Day Close!

3.750%

3.907% APR

5/1 Adjustable Rate Mortgage
$500,000 - $4,500,000 • 60% LTV
1st Lien Loans

Sampling of rates as of October 14, 2015

Irrevocable Trust, Blind Trust, & LLC Vesting OK. Purchase or Refinance. Business Funds Allowed.

CHRIS FURIE
BRE 01004991 | NMLS 357449
chris@insigniamortgage.com

#6 NATIONALLY RANKED MORTGAGE BROKER PER SCOTSMAN GUIDE

insignia MORTGAGE

DAMON GERMANIDES
BRE 01794261 | NMLS 317894
damon@insigniamortgage.com

#32 NATIONALLY RANKED MORTGAGE BROKER PER SCOTSMAN GUIDE

9595 Wilshire Blvd., #205, Beverly Hills, CA 90212 | www.insigniamortgage.com

©2015 Insignia Mortgage, Inc. *(1) These products require other forms of income documentation and asset verification in lieu of tax returns. Not all applicants will qualify. Some products we offer may have a higher interest rate, more points or more fees than other products requiring documentation. Minimum FICO, reserve, and other requirements apply. Contact your loan officer for additional program guidelines, restrictions, and eligibility requirements. Rates, points, APRs and programs are subject to change without notice. Loan to values (LTV) are based on appraised value. Actual closing times will vary based on borrower qualifications and loan terms. Insignia Mortgage, Inc., is a real estate broker licensed by the CA Bureau of Real Estate, BRE #01969620, NMLS #1277691. (2) With an interest-only mortgage payment, you will not pay down the loan's principal balance during the interest-only period. Once the interest-only period ends, your payments will increase to pay back the principal and interest. Rates are subject to increase over the life of the loan. Contact your Insignia Mortgage, Inc. loan officer to determine what your payments might be once the interest-only period ends. (3) Loan to Cost (LTC) is defined as the acquisition price of the property plus the cost to build as determined by a bank appraisal. Loan to values (LTV) are values based on a bank appraisal.

STAGING AND INTERIORS • RESIDENTIAL • COMMERCIAL • LUXURY FURNITURE LEASES
WEST AND EAST COAST • 310 204 5353 • www.meridithbaer.com

MERIDITH BAER HOME

#JOINNESTSEEKERS

JOIN OUR LEADING BRAND

NEARLY **700** SALES PEOPLE & SUPPORT STAFF

15 OFFICE LOCATIONS

Call the Regional Managing Director, Jason Galardi, 310.980.1256 jgalardi@nestseekers.com for a personal and confidential interview.

WWW.NESTSEEKERS/CAREERS

LICENSED REAL ESTATE BROKER NY, FL, CA

See All Our Listings At
NestSeekers.com

Nest Seekers
INTERNATIONAL

JASON GALARDI JOINS NEST SEEKERS INTERNATIONAL AS REGIONAL MANAGING DIRECTOR OF BEVERLY HILLS BRANCH

BEVERLY HILLS, CA--(Newswire - Oct 14, 2015) - Nest Seekers International (www.NestSeekers.com), one of the nation's leading commercial and residential real estate brokerages currently featured on Bravo TV's hit reality series Million Dollar Listing New York, today announced the appointment of Jason P. Galardi to the role of regional managing director for its Los Angeles branch, Nest Seekers Beverly Hills. Galardi will lead the branch's heavy recruitment efforts, while also developing world-class real estate training and education programs. He will report directly to Eddie Shapiro, CEO and founder of Nest Seekers International.

"With almost two decades in the real estate industry, Jason has proven himself to be a leader, educator, mentor and top producing agent throughout his expansive career," said Shapiro. "Additionally, his connectivity to a wide-ranging network of realtors and influencers will be instrumental in increasing Nest Seekers Beverly Hills' production as the leading brokerage in Los Angeles' highly competitive real estate market."

Galardi brings more than 15 years of real estate experience to Nest Seekers' leadership team. Most recently, he was one of the top producing agents at Keller Williams Beverly Hills, the largest commercial and residential real estate brokerage in the country. There, he developed innovative marketing programs that led him to represent the finest clientele and homes in Beverly Hills, Sunset Strip, Hollywood Hills and the Greater Westside of Los Angeles. Throughout this time, when markets continually changed as the real estate industry continuously evolved, Galardi and his team consistently adapted and excelled to meet the needs of his clients and he now looks forward to providing the same quality of production to the growing team at Nest Seekers Beverly Hills.

"Nest Seekers International was an obvious choice for me. They have proven themselves as an industry leader by focusing in on what matters most, their employees and their clients," said Galardi. "Recruiting, training and educating the best agents in the business will be my immediate focal points. I am dedicated to having the most talented and hardest working agents around."

Prior to Nest Seekers and Keller Williams, Galardi spent almost 4 years at Coldwell Banker Previews on the Sunset Strip, where he first developed the moniker of the Multi Million Dollar Listing Agent (MMDLA), amassing several millions of dollars in garnered sales volume. Galardi also spent four years in the mortgage industry, first as director of operations at AmericalMortgage and later as owner and operator of JPGMortgage. Jason studied at the University of Nevada, Las Vegas.

ABOUT NEST SEEKERS BEVERLY HILLS

Launched in November 2013, Nest Seekers Beverly Hills was formed out of a vision for successful expansion into the West Coast realty landscape, spearheaded by **Eddie Shapiro, CEO of Nest Seekers International-** a leading real estate brokerage based in New York. Alongside valued stakeholders, Shapiro has created a foothold for the Nest Seekers brand in Los Angeles' transcendent world-class market of the Platinum Triangle, with a storefront located at the epicenter of "Realty Row" in Beverly Hills. Since its inception in 2002, Nest Seekers has continually been cited as one of the top leading real estate brokerages in the country with several billion dollars in sales. Beginning in 2010, Nest Seekers has garnered world-renowned acclaim as one of two brokerages with high-profile agents featured on Bravo TV's hit reality series, Million Dollar Listing New York, which was nominated for a Primetime Emmy Award in 2014. Nest Seekers is a pioneering firm on the cutting edge of ideas, concepts, advertising and technology, constantly reinventing the standard of service and delivering superior performance as a fully-integrated marketing and management firm, with agents frequently featured as experts on top rated media outlets such as BBC, Bloomberg, CNBC, New York Times, Wall Street Journal and various real estate reality shows. Comprised as one of four primary pillars in the country, Nest Seekers Beverly Hills is joined alongside branches in New York, the Hamptons and Miami with a combined total of 15 office locations nationwide and an impending international expansion to both China and the United Kingdom in 2015.

Nest Seekers Beverly Hills is part of a family of real estate enterprises, including the LEV Real Estate Group (www.LevRealEstate.com), a commercial realty management firm specializing in developments, investments and construction, as well as Churchill Corporate Services (www.FurnishedHousing.com), a premier service for extended-stay hotels and corporate housing. All entities synergistically combine to create a proficient, self-sustaining and unique real estate consortium, allowing Nest Seekers to continually innovate and transcend every level of the industry's vast spectrum.

Call the Regional Managing Director, Jason Galardi, 310.980.1256 jgalardi@nestseekers.com
for a personal and confidential interview

Licensed Real Estate Broker NY, FL, CA. The Nest Seekers Beverly Hills office is owned by a subsidiary of Nest Seekers LLC. California BRE # 01934785. Equal Housing Opportunity.

MCP | Mortgage Capital Partners

Exciting New Jumbo Options

85% Jumbo Loan
ONE LOAN, NO MORTGAGE INSURANCE

30yr Fixed Rate and ARM Products Available

up to **$3,000,000** loan amount

85% Interest Only
IO FIRST + FIXED SECOND MORTGAGE

10/1, 7/1 or 5/1 ARM plus Fixed Rate HELOC

up to **$1,700,000** loan amount

90% Jumbo Loan
NO MORTGAGE INSURANCE

30yr Fixed Rate or ARM plus Interest Only HELOC

up to **$1,500,000** combined loan amount

Minimize Down Payment, Maximize Monthly Cash Flow!

Hector Zuniga
Senior Vice-President
310-295-6255 direct
hzuniga@mortgcap.com
CAL BRE #01326840
NMLS #263277

SOUTHERN CALIFORNIA BRANCHES

Los Angeles
12400 Wilshire Blvd. Suite 900
Los Angeles, CA 90025

Calabasas
23564 Calabasas Road, Suite 201W
Calabasas, CA 91302

Beverly Hills
9595 Wilshire Blvd, Suite 205
Beverly Hills, CA 90212

Westlake Village
5701 Lindero Canyon Road, Ste. 203
Westlake, CA 91362

Freddie Mac VA USDA FannieMae EQUAL HOUSING LENDER MORTGAGE BANKERS ASSOCIATION MEMBER

This is not an offer for extension of credit or a commitment to lend. Information for Real Estate Professionals only. Materials not intended for use by or distribution to consumers as defined by Section 226.2 of Regulation Z, which implements the Truth-in-Lending Act. Minimum FICO, reserve, and other requirements apply. Programs are subject to change at any time until locked in. LTVs are based on appraised value. Not all applicants will qualify. Mortgage Capital Partners, Inc. is a lender under California Real Estate License #01858965. NMLS #239902. © 2015 Mortgage Capital Partners, Inc.

WINTRUST MORTGAGE

WE DRIVE *FAST TURN TIMES!*

Here at Wintrust Mortgage, we drive most of the loan process in house. This allows us control and fast turn services on our files. We welcome the challenge of comparing details and turn times.

We're here for all of your needs, in Los Angeles, and across the nation. Don't forget that we can lend in all 50 states!

- High-touch customer service
- Quick turn times and funding
- A dedicated support team
- Jumbo pricing
- Variety of ARM loan pricing

Sherman Oaks
15060 Ventura Blvd., Ste. 490
Sherman Oaks CA 91403
(818) 386-6666

Beverly Hills
350 S. Beverly Dr., Ste. 350
Beverly Hills CA 90212
(310) 676-6666

Palos Verdes
28924 S. Western Ave., Ste. 201
Palos Verdes CA 90275
(310) 521-5242

Northridge
18860 Nordhoff St., Ste. 201
Northridge CA 91324
(818) 534-2441

Valencia
27240 Turnberry Ln., Ste. 200
Valencia CA 91355
(661) 362-0722

Pasadena
200 S. Los Robles Ave., Ste. 230
Pasadena, CA 91101
(626) 316-5768

Westlake Village
2555 Townsgate Rd., Ste. 315
Westlake Village, CA 91361
(818) 386-6666

WWW.WINTRUSTMORTGAGE.COM

EQUAL HOUSING LENDER

This information is intended for mortgage and real estate professional use only and is not an advertisement to extend customer credit as defined by Section 1026.2 Regulation Z. Wintrust Mortgage is a division of Barrington Bank & Trust Company, N.A., a Wintrust Community Bank NMLS# 449042 © 2015 Wintrust Mortgage. 151005002KO

ENGEL&VÖLKERS WELCOMES

Audrey Peters
310.422.2526
Audrey.Peters@EVUSA.com

Justin Greenberg
310.867.5613
Justin.Greenberg@EVUSA.com

Passion. Competence. Exclusivity.

Raphael Barragán and Daniel Signani proudly welcome the newest members of service advisors, Audrey Peters and Justin Greenberg, to our Beverly Hills team. At Engel & Völkers, advisors do much more than just help their clients buy and sell a home. They offer guidance and insight in ways not every agent can and we are proud of the exceptional level of service we provide to our clients.

For a confidential conversation, please contact Daniel Signani today at 310.435.2659.

ENGEL&VÖLKERS®

SANTA MONICA
SantaMonica.EVUSA.com
EVSantaMonica
310.460.2525

BEVERLY HILLS
BeverlyHills.EVUSA.com
EngelVolkersBeverlyHills
310.777.7510

LOS ANGELES
LosAngeles.EVUSA.com
EngelVolkersLosAngeles
323.937.5101

Granite Escrow & Settlement Services
is proud to announce our opening of
our newest location in Santa Monica.

Zack Tenney
Sales Executive

Lori Weaver
Senior Escrow Officer
Branch Manager

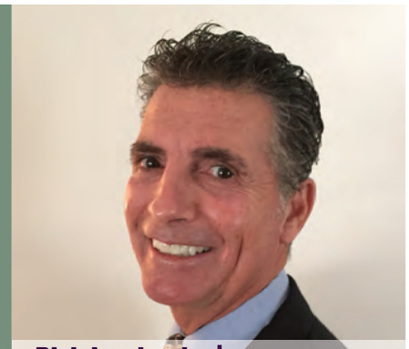
Chris Marquez
Executive Vice President:
Sales / Marketing
Los Angeles Region

Santa Monica Branch Office
2001 Wilshire Blvd, Suite 325
Santa Monica, CA 90403
(310) 207-0110 - Main Line

Beverly Hills | Carlsbad | Irvine | Newport Beach | San Diego
Santa Monica | Sherman Oaks | Temecula

www.graniteescrow.com

HAVING A TEAM WHO IS COMMITTED TO YOUR SUCCESS MAKES ALL THE DIFFERENCE.



Rick Lombardo | NMLS# 662155
(310) 435-7439

Linda Cohen | NMLS# 236951
(818) 731-2077

Vic Kosor | NMLS# 339109
(805) 490-9825

Sam Manoo | NMLS# 949421
(310) 266-8624

Josh Pascua | NMLS# 584337
(805) 883-4528

YOUR PHOTO COULD BE HERE!

CONTACT US FOR INFORMATION ON OUR OPENINGS FOR LOAN ORIGINATORS
800.957.0010

"Whenever I need to get a deal closed quickly, **I ALWAYS CALL FIRST CAPITAL** and they always get the job done."
~ Delphine Mann
Coldwell Banker
Previews International

At First Capital, our loan officers are dedicated to earning your business by providing customized financing options to meet your unique needs. They work hand in hand with your real estate agent to ensure that you are making the best choices for your financial goals. We only partner with Top Real Estate companies – and you.

LOCAL LENDING • LOCAL DECISIONS • LOCAL PEOPLE

FC | First Capital
A Mortgage Company

800.957.0010
FirstCapitalmtg.com

RMR Financial, LLC d/b/a First Capital, 16780 Lark Avenue, Los Gatos, CA 95032. NMLS ID #49456 (www.nmlsconsumeraccess.org). Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act. This is not a commitment to lend. Loan programs, rates and terms subject to change without notice and are subject to property and credit approval. For informational purposes only. Restrictions may apply. Your real estate professional is not a mortgage lender. Please contact your Loan Officer for information about mortgage products and your eligibility for home financing.

EQUAL HOUSING LENDER

KW DTLA

AND WE'VE
JUST BEGUN

Call for a confidential appointment.

ANDREA LESLIE

CEO | TEAM LEADER

213.797.7001

andrealeslie@kw.com

kw DOWNTOWN LA
KELLERWILLIAMS. REALTY

KW COMMERCIAL℠

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.

Specializing in Commercial and Residential Sales.

700 S. FLOWER STREET, SUITE 2900, LOS ANGELES, CA 90017

RE/MAX
ESTATE PROPERTIES

LosAngeles.Lifeextraordinary.

Congratulations to our Top Agents for September 2015!

Sparks Landon
Abbot Kinney

Suzy Frank
Abbot Kinney

Charles Le
Beverly Hills

Diane Witz
Beverly Hills

Bill Ruane
El Segundo

Matt Crabbs
El Segundo

Robert Villanueva
Santa Monica

Steve Miller
Santa Monica

Jane St. John
Marina del Rey/Venice

Andrew Wilson
Marina del Rey/Venice

Kristian Bonk
West LA/Westwood

Elizabeth Marquart
West LA/Westwood

~ Top Teams ~

Berman/Kandel/Freedman
Marina del Rey/Venice

Lori Donahoo & Jeff White
West LA / Westwood

Hartman Cole Group
West LA / Westwood

Abbot Kinney 310-396-2600 | Beverly Hills 310-205-0050 | Down Town Manhattan Beach 310-937-5700 | El Segundo 310-322-1425 | Malaga Cove 310-378-9494
Manhattan Beach 310-376-2225 | Marina Del Rey/Venice 310-577-5300 | Miraleste 310-831-0222 | Rancho Palos Verdes 310-514-1364 | Redondo Beach 310-378-7747
San Pedro 310-831-0150 | Santa Monica 310-264-2225 | Silver Spur 310-544-9999 | South Bay 310-378-9889 | West LA / Westwood 310-559-5570

THE AGENCY

THE AGENCY WELCOMES

Michelle Ficarra

Michelle Ficarra is one of the rare few for whom real estate is a full time profession, a passion and a lifestyle. Her illustrious career spans over 26 years where she has worked alongside some of the most well-known leaders in the industry. The experience she has gained has set her apart as one of the most knowledgeable, thorough and discreet professionals. Michelle has consistently ranked as a top producer receiving several prestigious awards. She has been consulted by such news media outlets as The Los Angeles Times, Extra, Entertainment Tonight, E! News, Entertainment Weekly and In Style.

BEVERLY HILLS OFFICE

DIRECTOR OF SALES - OFFICE OF DAVID PARNES & JAMES HARRIS

424.400.5944

MFicarra@TheAgencyRE.com

www.bhglaar.com
BEVERLY HILLS/GREATER LOS ANGELES ASSOCIATION OF REALTORS®

Educational Seminars

6330 SAN VICENTE BOULEVARD | SUITE 100 | LOS ANGELES | CALIFORNIA | 90048

FLIPS UNCOVERED

A CLOSE LOOK AT PURCHASING REHABS

BY JOHN LAROCCA - PRESIDENT LAROCCA INSPECTIONS

- What are common unpermitted items found on flips?
- What prior inspection reports and documents should be asked about?
- Common errors made by flippers, which can affect a new buyer and their home later on
- What types of inspections might a buyer want to get before purchasing a property that's being flipped?

REFRESHMENTS PROVIDED
FRIDAY, OCTOBER 23RD @ 11:00AM

REGISTER ONLINE AT WW.BHGLAAR.COM

www.bhglaar.com
BEVERLY HILLS/GREATER LOS ANGELES ASSOCIATION OF REALTORS®

6330 SAN VICENTE BLVD., SUITE 100
LOS ANGELES, CALIFORNIA 90048

www.TheMLS.com

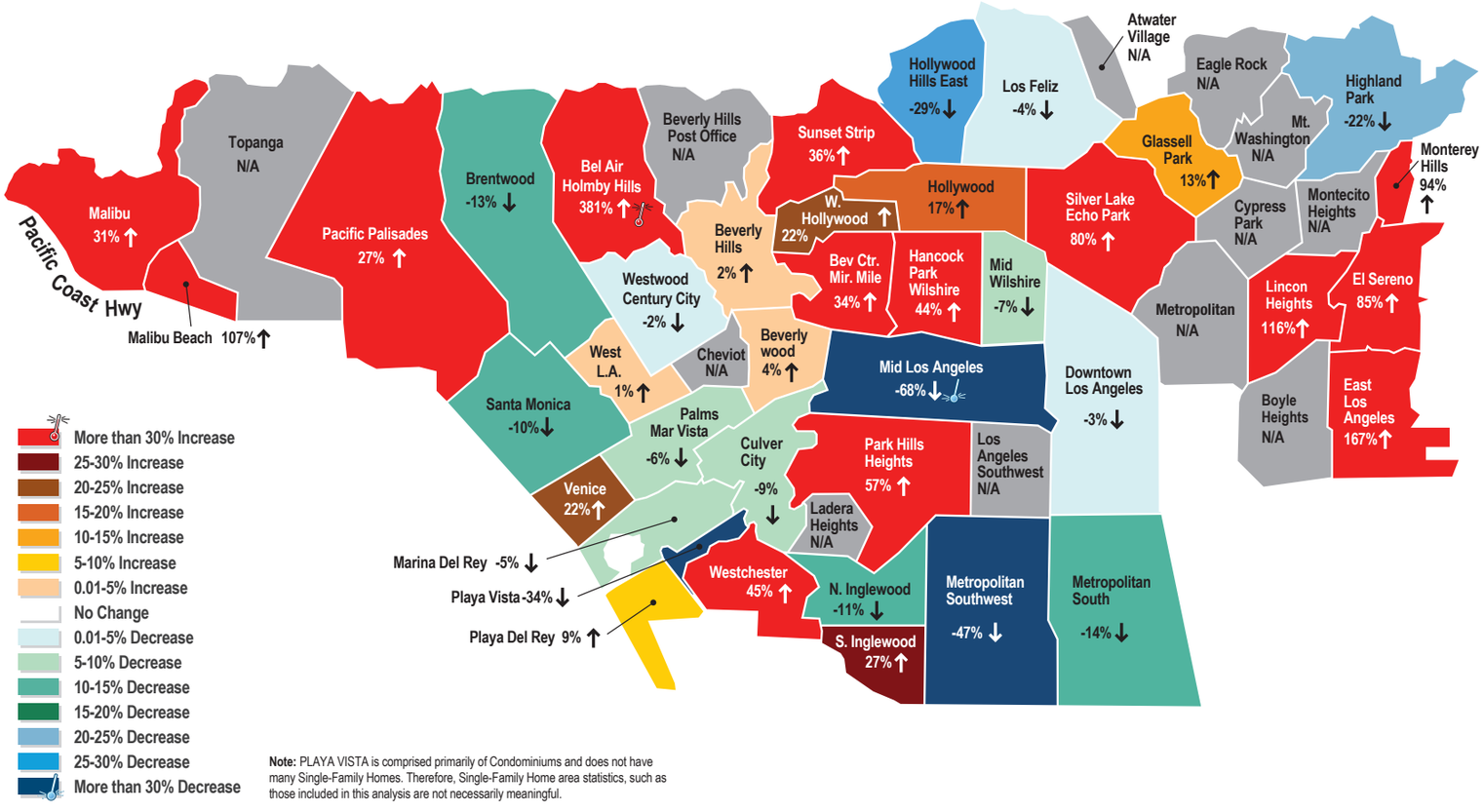
The Source Of Real Time Real Estate™

MARKET CLIMATE MAP

CONDO/COOP - SALES VOLUME 3rd Quarter 2015 vs. 2014 For The MLS™ Primary Areas

Interested in getting **REAL-TIME STATISTICS**?

Go to **TheMLS.com**™ Home Page and **CLICK** MLS™ STATISTICS CORNER



Note: PLAYA VISTA is comprised primarily of Condominiums and does not have many Single-Family Homes. Therefore, Single-Family Home area statistics, such as those included in this analysis are not necessarily meaningful.

CONDO/COOP SALES VOLUME & SOLD LISTINGS

AREA	Q3 - 2015 SALES VOLUME	Q3 - 2015 SOLD LISTINGS	Q3 - 2014 SALES VOLUME	Q3 - 2014 SOLD LISTINGS	% CHANGE
BEL AIR - HOLMBY HILLS	$2,645,500	4	$550,000	1	381%
EAST LOS ANGELES	$565,000	2	$212,000	1	167%
LINCOLN HEIGHTS	$3,678,500	10	$1,705,000	5	116%
MALIBU BEACH	$11,427,500	8	$5,517,700	5	107%
MONTEREY HILLS	$13,728,783	35	$7,094,038	19	94%
EL SERENO	$1,432,000	6	$773,000	3	85%
SILVER LAKE - ECHO PARK	$12,034,850	18	$6,679,940	12	80%
PARK HILLS HEIGHTS	$9,597,900	27	$6,111,050	22	57%
WESTCHESTER	$3,472,000	9	$2,389,900	6	45%
HANCOCK PARK - WILSHIRE	$31,060,000	52	$21,533,575	39	44%
SUNSET STRIP - HOLLYWOOD HILLS WEST	$18,463,500	30	$13,542,500	25	36%
BEVERLY CENTER - MIRACLE MILE	$28,294,888	37	$21,078,327	33	34%
MALIBU	$14,570,500	17	$11,117,000	13	31%
SOUTH INGLEWOOD	$323,000	1	$255,000	1	27%
PACIFIC PALISADES	$25,129,250	24	$19,838,750	23	27%
VENICE	$14,685,000	10	$12,027,000	10	22%
WEST HOLLYWOOD	$78,353,338	104	$65,449,870	100	20%
HOLLYWOOD	$26,676,600	29	$22,792,900	31	17%
GLASSELL PARK	$4,503,065	8	$3,988,862	10	13%
PLAYA DEL REY	$22,857,985	37	$20,926,764	42	9%
BEVERLYWOOD VICINITY	$10,118,500	15	$9,726,750	17	4%
BEVERLY HILLS	$48,210,400	34	$47,454,432	33	2%

Information herein deemed reliable, but not guaranteed.

homesnap
Introducing
The MLS™ New Mobile App
Now Available
Download homesnap today!

CONDO/COOP SALES VOLUME & SOLD LISTINGS

AREA	Q3 - 2015 SALES VOLUME	Q3 - 2015 SOLD LISTINGS	Q3 - 2014 SALES VOLUME	Q3 - 2014 SOLD LISTINGS	% CHANGE
WEST LOS ANGELES	$32,642,634	43	$32,295,095	53	1%
WESTWOOD - CENTURY CITY	$178,252,628	168	$182,600,856	158	-2%
DOWNTOWN LOS ANGELES	$72,457,938	116	$74,832,203	122	-3%
LOS FELIZ	$3,421,000	7	$3,553,000	7	-4%
MARINA DEL REY	$75,743,419	80	$79,521,525	92	-5%
PALMS - MAR VISTA	$20,618,600	39	$21,818,800	38	-6%
MID - WILSHIRE	$18,940,600	40	$20,465,600	41	-7%
CULVER CITY	$31,734,408	64	$34,818,225	75	-9%
SANTA MONICA	$159,620,763	133	$176,412,105	138	-10%
NORTH INGLEWOOD	$6,800,800	26	$7,604,100	39	-11%
BRENTWOOD	$48,443,400	63	$55,674,872	71	-13%
METROPOLITAN SOUTH	$240,000	1	$280,000	1	-14%
HIGHLAND PARK	$2,068,000	7	$2,661,000	9	-22%
HOLLYWOOD HILLS EAST	$3,519,500	7	$4,931,500	11	-29%
PLAYA VISTA	$20,257,000	24	$30,532,752	39	-34%
METROPOLITAN SOUTHWEST	$544,500	3	$1,035,000	3	-47%
MID LOS ANGELES	$835,000	2	$2,640,887	7	-68%
CYPRESS PARK	$2,407,614	4	$0	0	N/A
LADERA HEIGHTS	$1,270,000	3	$0	0	N/A
BOYLE HEIGHTS	$497,500	1	$0	0	N/A
ATWATER	$409,000	1	$0	0	N/A
EAGLE ROCK	$395,000	1	$0	0	N/A
LOS ANGELES SOUTHWEST	$365,000	1	$0	0	N/A
TOPANGA	$0	0	$0	0	N/A
CHEVIOT HILLS - RANCHO PARK	$0	0	$0	0	N/A
MOUNT WASHINGTON	$0	0	$0	0	N/A
MONTECITO HEIGHTS	$0	0	$0	0	N/A
BEVERLY HILLS POST OFFICE	$0	0	$0	0	N/A
METROPOLITAN	$0	0	$0	0	N/A

Questions regarding this information may be sent by e-mail to marketing@themls.com.

www.bhglaar.com
BEVERLY HILLS/GREATER LOS ANGELES ASSOCIATION OF REALTORS®

Educational Seminars

6330 SAN VICENTE BOULEVARD | SUITE 100 | LOS ANGELES | CALIFORNIA | 90048

zipForm® Basics Training

Beverly Hills/Greater L.A. AOR

6330 San Vicente Blvd. #100, L.A., CA 90048

Monday, October 26, 2015
11 a.m. - 12 p.m. | zipForm® Plus
12– 1 p.m. | zipLogix Digital Ink®

BEGINNER TRAINING ONLY!
Laptop and/or mobile devices (smartphones/tablets) are encouraged but not required.
PLEASE ARRIVE 15 MINS EARLY TO AVOID TECH ISSUES

LEARN TO ACCESS YOUR C.A.R. MEMBER BENEFITS

This training is for NEW users and as a refresher course! Learn about:

- Accessing zipForm® Plus
- Using FREE online document storage
- Import MLS data using MLS-Connect
- Send documents out for eSign with zipLogix Digital Ink®
- Accessing your NEW member benefit, zipForm® Mobile

REGISTER TODAY!

Call | 310-967-8800
Online | www.bhglaar.com
Members | $25
Non-Members | $30

CALIFORNIA ASSOCIATION OF REALTORS®

MORE

MORTGAGE OPTIONS.

WAYS TO QUALIFY.

CLOSED LOANS.

Interest Only ARM's at high LTV's and for investment properties

Qualify with only one year of tax returns

New "stated income" program for self-employed borrowers

Asset depletion qualifying for high-net-worth borrowers

FHA loans available: 3.5% down payment 96.5% loan

Commercial, apartments, land/construction, and in-house private money

Gloria Shulman

A Legend in the Industry for More Than 30 Years

CENTEK CAPITAL GROUP
Mortgage Bankers & Brokers

9100 Wilshire Blvd
Suite 275 E
Beverly Hills, CA 90212

T. 310-275-3202
F. 310-247-1232
Gloria@centek.com

NMLS 275995
BRE 00659928
www.centek.com

*Not all borrowers will qualify for all programs referenced in this ad. CenTek Capital Group is a broker licensed by the CA Bureau of Real Estate NMLS 275995 BRE 00659928

BRENTWOOD
REDUCED! Exclusive Brentwood Circle, Traditional 6+10, apx 9000sf Estate on nearly 30,000sf lot. Many luxurious amenities! LuxuryBrentwoodEstate.com
6 bedrooms, 10 baths, $10,850,000

Represented by: Linda May
T. 310.777.6247 | Linda@LindaMay.com

HOLLYWOOD HILLS
Private, grand scale, Mediterranean home in the Wonderland Elementary school district with unparalleled, unobstructed, magnificent city views.
5 bedrooms, 8 baths, $3,150,000

Represented by: Pita Rangel
T. 310.281.4575 | PitaRangel@coldwellbanker.com

TOPANGA
OPEN SUNDAY 2-5PM | 23605ZunigaRd.com Horse Property 9.98 Ac w/ Mountain Views, 3B/3B 3,603 sf Arena, 3 Corrals, Round pen, 3 Stall Stable.
3 bedrooms, 3 baths, $2,795,000

Represented by: Monica Perkal & Katherine Berlyn
T. 310.880.8977 | Homes@KBMalibu.com

PACIFIC PALISADES
Great Lower Marquez Location. 3+2½ on over ¼ acre on a large lot. Large deck off the living room. Great views from most rooms. www.16620LindaTer.com
3 bedrooms, 2.5 baths, $2,490,000

Represented by: Aberle/Convey
T. 310.230.2452 | jaberle@coldwellbanker.com

Africa North America Central America South America Asia Australia Caribbean Europe Middle East

COLDWELLBANKERPREVIEWS.COM

COLDWELL BANKER PREVIEWS INTERNATIONAL®

©2015 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker® and the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by 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 and with appropriate professionals.

COLDWELL BANKER RESIDENTIAL BROKERAGE