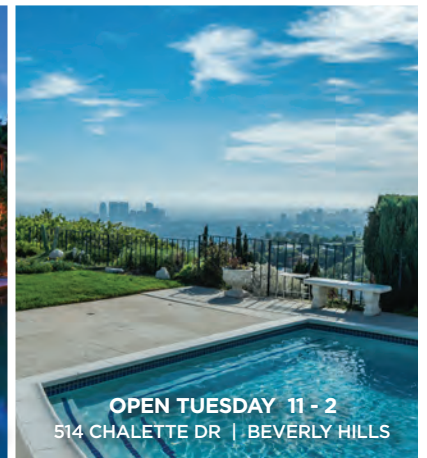
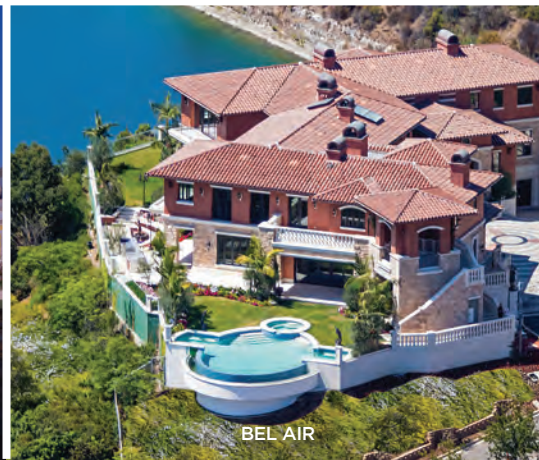


Joyce Rey

DISTINGUISHED LIFESTYLES

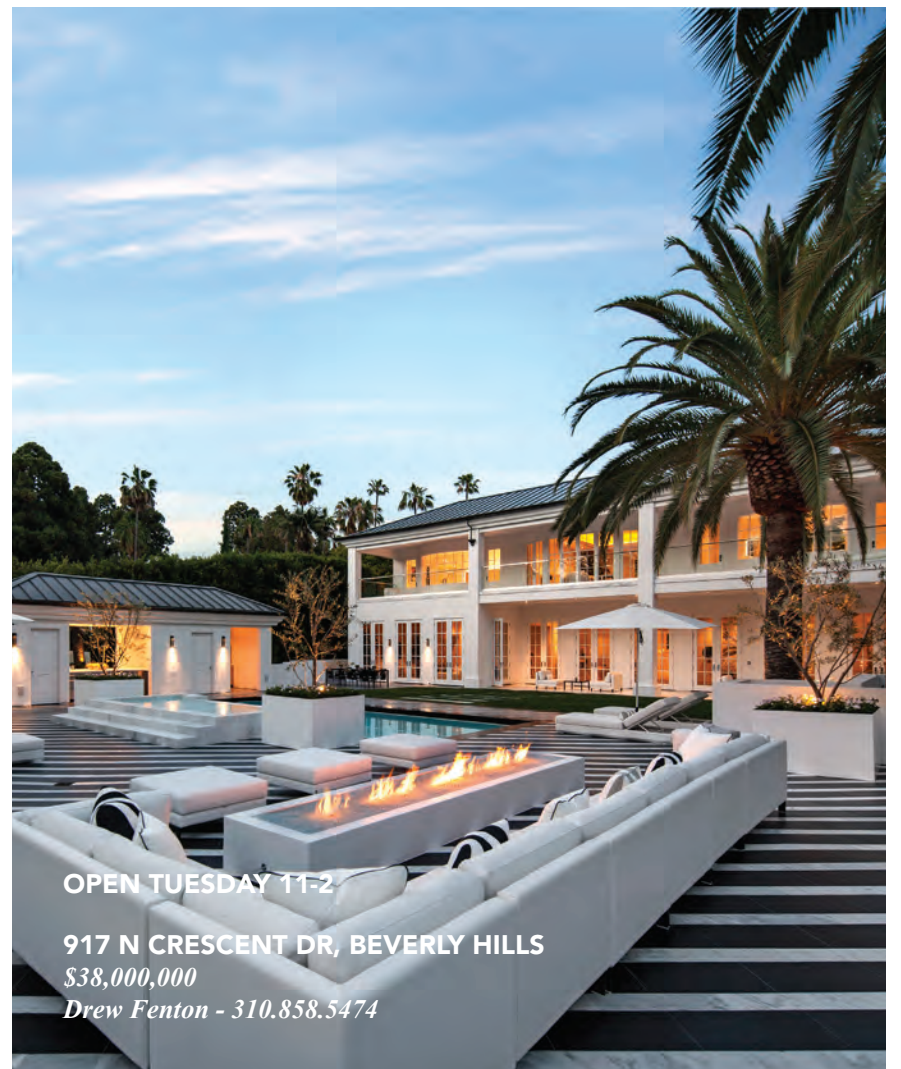


JOYCE REY EXECUTIVE DIRECTOR

(310) 285-7529 | Joyce@JoyceRey.com | www.JoyceRey.com | CalBRE #00465013

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OPEN TUESDAY 11-2

917 N CRESCENT DR, BEVERLY HILLS

\$38,000,000

Drew Fenton - 310.858.5474

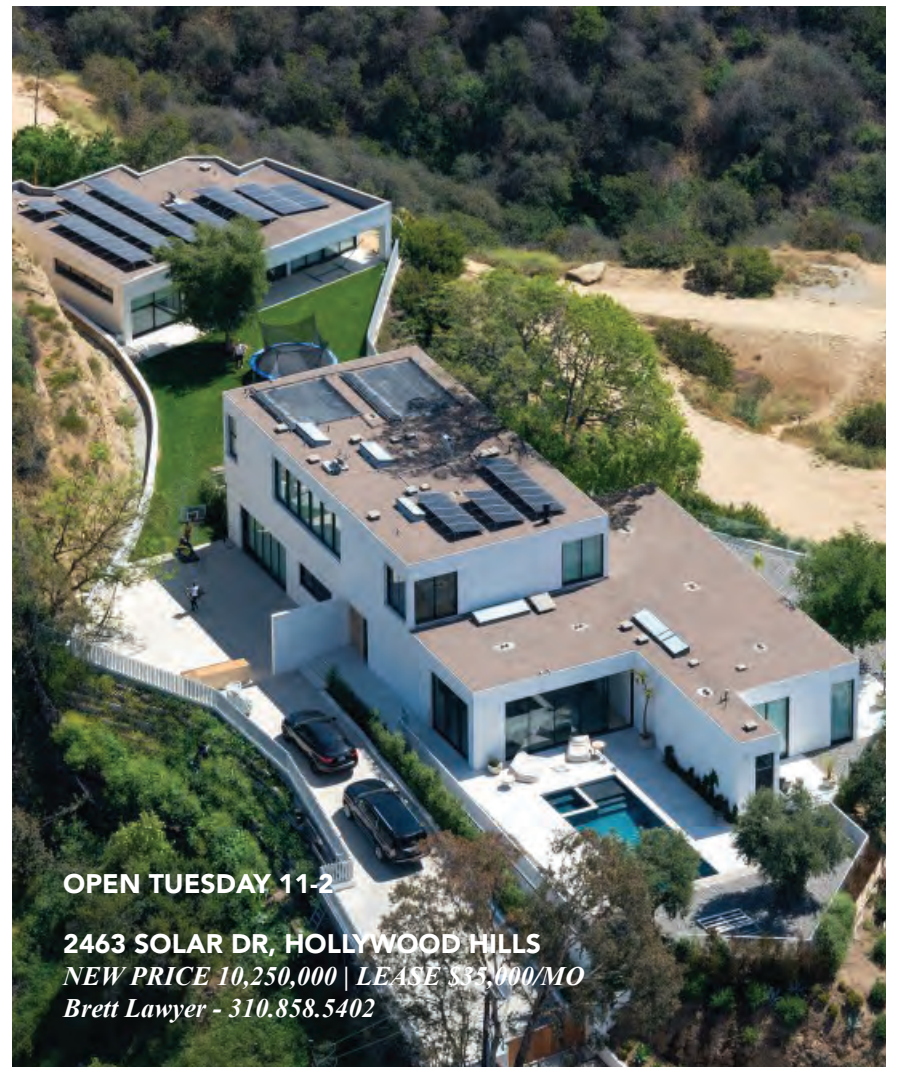


OPEN TUESDAY 11-2

1514 SAN REMO DR, PACIFIC PALISADES

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

Judy Feder - 310.890.0033



OPEN TUESDAY 11-2

2463 SOLAR DR, HOLLYWOOD HILLS

NEW PRICE 10,250,000 | LEASE \$35,000/MO

Brett Lawyer - 310.858.5402

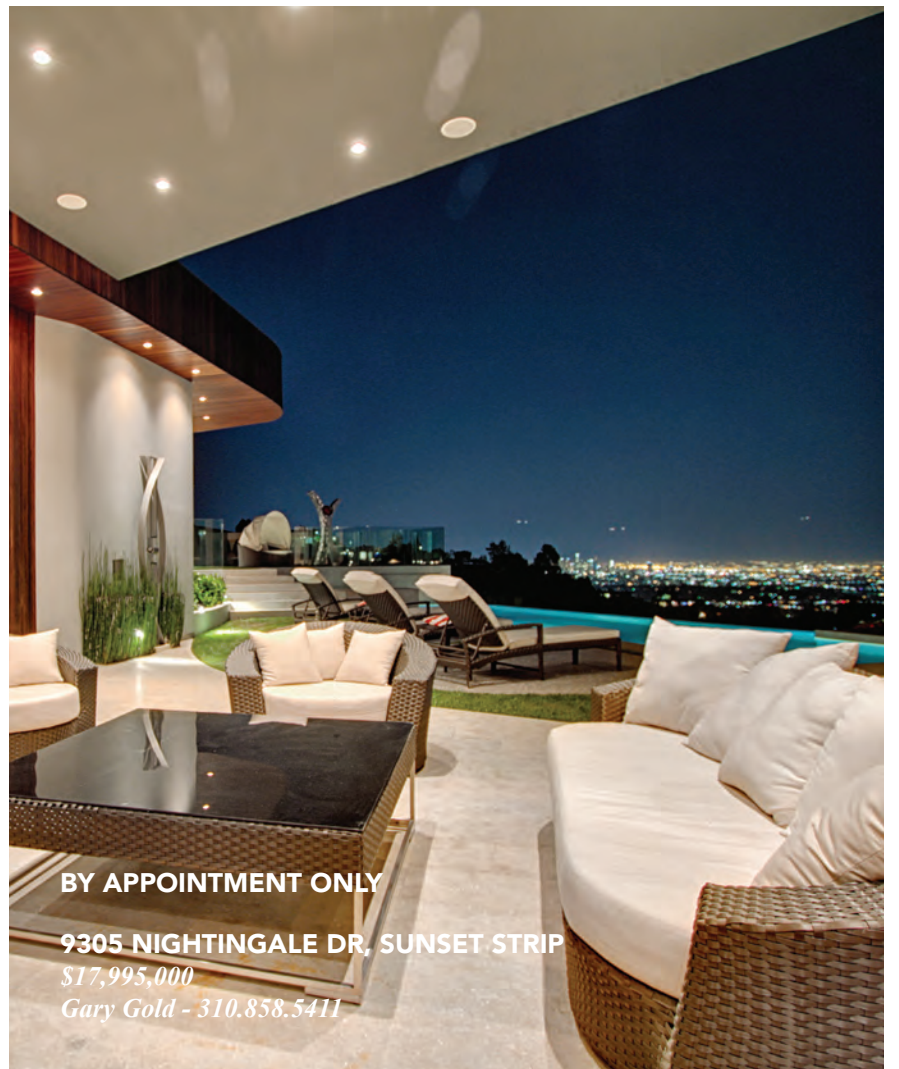


TWILIGHT OPEN TUESDAY 5-7:30PM

9233 SWALLOW DR, SUNSET STRIP

NEW PRICE \$18,950,000

David Yocum - 310.560.6164



BY APPOINTMENT ONLY

9305 NIGHTINGALE DR, SUNSET STRIP

\$17,995,000

Gary Gold - 310.858.5411



OPEN TUESDAY 11-2

965 N ALPINE DR, BEVERLY HILLS

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Drew Fenton, Barbara Duskin - 310.858.5474

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GEORGE DEUTSCH, DESIGNER – BUILDER, 1963

PRIVATE SHOWINGS OFFERED

7187 Macapa Drive – Los Angeles
Expressionist Modernism above the Outpost

George Deutsch, a master craftsman and cabinet maker from Germany, worked on a number of John Lautner's projects. Closely involved with the Lautner office, George eventually built his own Lautner-designed house just around the corner from John's famous Carling Residence. This property, just two doors from Deutsch's Lautner House, has often been mistaken in the past for one by Lautner as well. But George built this house on his own. The design successfully reflects George's deep immersion in the design concepts and esthetics honed while working in the Lautner circle. Carefully sited, the triangular two-story design seamlessly integrates the indoor space with the outdoors. Located in Upper Outpost Estates, the residence has views of the surrounding hills as well as the city, and includes 3 bedrooms, 3 baths and an outdoor spa surrounded by green space.

\$1,800,000 / David Koch 323-497-9098

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ASSOCIATES

Macapa!



OPPORTUNITY FOR A NEW VISION

OPEN TUESDAY 11 – 2PM

**7139 Macapa Drive – Los Angeles
Upper Outpost Estates**

1956 single story Ranch in Upper Outpost Estates with panoramic views of the Hollywood Sign, City Lights, the Hollywood Reservoir. Unique 3 bedroom 3 bath en suite configuration separated by center office hall. Mostly original condition including cabinetry, built in's, ceramic tile and stone fireplace. One of the largest flat lots in the area. Geological survey was completed by seller for construction of a second story master suite and infinity pool and may be provided with accepted offer.

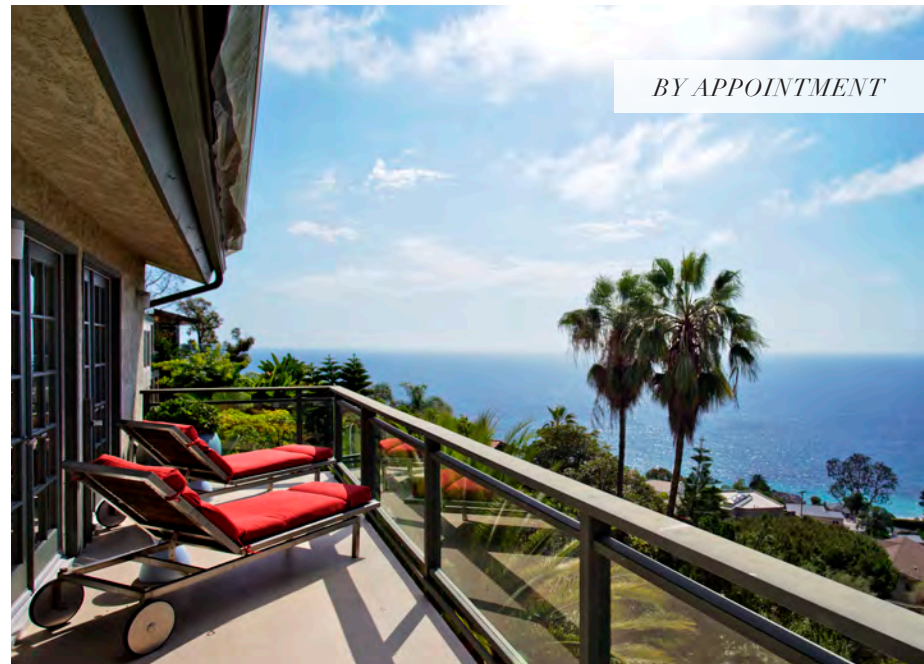
\$1,999,000 / David Koch 323-497-9098

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BY APPOINTMENT



BY APPOINTMENT



31885 Circle Drive / \$11,995,000

4 BD
5.5 BA

LAGUNA BEACH
31885CIRCLED.R.COM

Inspiring, sleek, sexy, warm, smart and inviting, the architectural masterpiece is one of only a few brand-new homes on the coast in Laguna Beach, reflecting more than a decade of design and construction that has resulted in a virtually transparent 3-level estate destined to remain a significant residential achievement for generations to come.

KEVIN DEES
call 310.500.3015

31321 Ceanothus Drive / \$2,649,000

3 BD
3.5 BA

LAGUNA BEACH
KEVINDEES.COM

Moments from West Street and Thousand Steps beaches, the bright and contemporary design hosts vaulted ceilings, clerestory windows, an abundance of French doors that open to view patios and balconies, hardwood flooring and designer carpet, and an impressive 2-door entry.

KEVIN DEES
call 310.500.3015

A commitment to you.

BY APPOINTMENT



OPEN TUESDAY 11-2

6 BD
8 BA
views

14635 WHITFIELD AVENUE, PACIFIC PALISADES
offered at **\$5,795,000** / 14635WHITFIELDAVE.COM
DAVID KELMENSEN / call 310.500.1430



5 BD
8 BA
tennis court

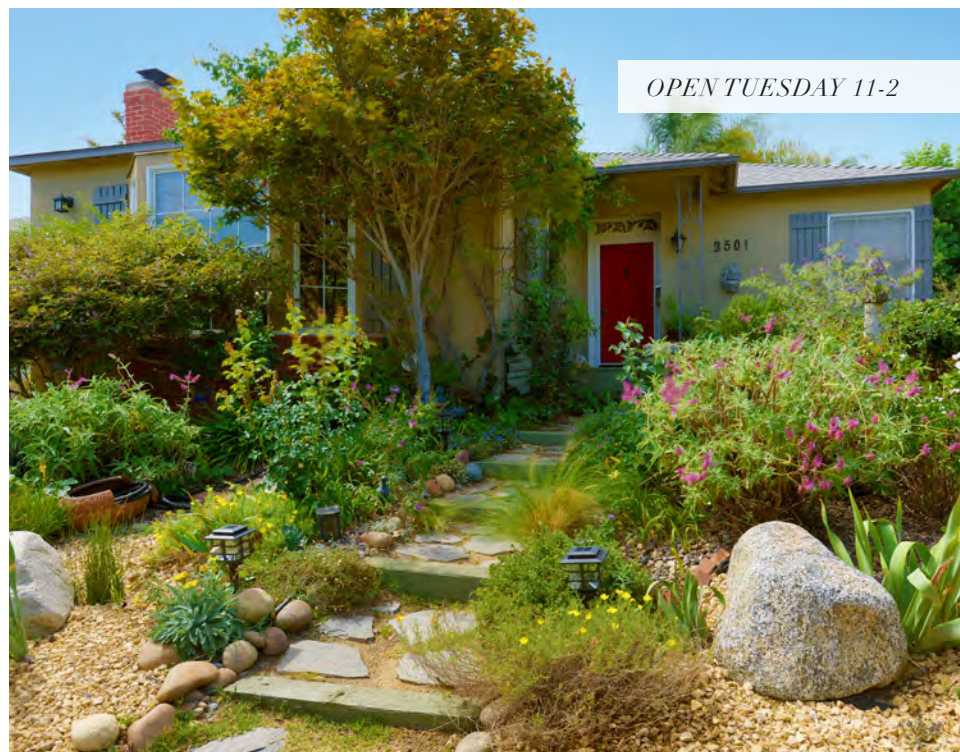
3901 VALLEY MEADOW ROAD, ENCINO
offered at **\$5,699,000** / 3901VALLEYMEADOW.COM
JENNY SAVITSKY | LEE ZAMOS / call 310.500.1395



OPEN TUESDAY 11-2

4 BD
3.5 BA
ocean views

1368 GOUCHER STREET, PACIFIC PALISADES
offered at **\$2,499,000** / 1368GOUCHER.COM
DAVID KELMENSEN / call 310.500.1430



OPEN TUESDAY 11-2

3 BD
2 BA
art studio

2501 S. CANFIELD AVENUE, BEVERLYWOOD
offered at **\$1,299,000** / 2501SCANFIELDAVE.COM
MITCHELL WALLIS / call 310.770.6860

LOS ANGELES AFFILIATE OF  **LEVERAGE**
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Pt



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aaroe.com

SHOWN BY APPOINTMENT

13319 Mulholland Dr
Beverly Hills P.O. | \$9,250,000
13319Mulholland.com
Joan Duffy
310.995.0900



OPEN TUES. 11-2 | NEW LISTING



10480 Wellworth Ave, Westwood
10480Wellworth.com \$1,699,000
Melinda & Scott Tamkin 310.493.4141

SHOWN BY APPOINTMENT



7484 Mulholland Dr, Sunset Strip
7484mulholland.aaroehomes.com \$1,749,000
Corey Weiss 310.420.8101

SHOWN BY APPOINTMENT



1933 Holmby Ave
Westwood | \$3,295,000
1933Holmby.com
Sally Forster Jones
310.691.7888

SHOWN BY APPOINTMENT



9307 Burton Way B, Beverly Hills
9307BurtonUnitB.aaroe.site \$1,250,000
Scott Hillenbrand 818.621.1805

SHOWN BY APPOINTMENT



1625 Queens Rd, Sunset Strip
1625queens.com \$1,498,000
Susan Andrews 323.829.8811

JOHN AAROE GROUP



NEW LISTING

2009 El Cerrito Pl
Sunset Strip | \$2,395,000
2009elcerritopl.aaroe.site
Aaron Kirman
424.249.7162



SHOWN BY APPOINTMENT

1525 Blue Jay Way
Sunset Strip | \$20,000,000
1525bluejayway.aaroe.site
Ryan Davis & Paul Stukin
310.999.1377 & 310.779.2595



SHOWN BY APPOINTMENT

4791 Bonvue Ave, Los Feliz
themoorehouse1964.com
Aaron Kirman

\$2,795,000
424.249.7162



NEW PRICE

4727 Balboa Ave, Encino
4727balboa.com
Sally Forster Jones

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310.691.7888



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1654 N. Doheny Dr, Sunset Strip
1654dohenydrive.aaroehomes.com
Darryl Wilson

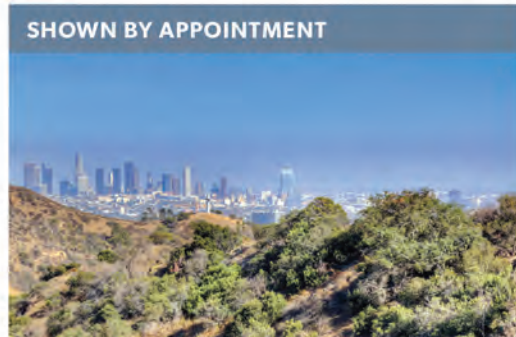
\$7,295,000
323.314.3500



OPEN TUES. 11-2 | NEW PRICE

3110 Hollyridge Dr, Hollywood Hills
3110hollyridge.com
Susan Andrews & True Cross

\$1,999,999
323.829.8811



SHOWN BY APPOINTMENT

6800 Mulholland Dr, Hollywood Hills
6800mulholland.com
Ken Shields

\$2,050,000
310.270.5152



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3343 N. Knoll Dr, Hollywood Hills
3343knoll.aaroe.site
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CARTER+ORLAND
www.2436COMMONWEALTH.com

213.703.1001
DorothyCarter@kw.com



4008 SUMAC DRIVE, SHERMAN OAKS
LISTED AT \$1,699,900

OPEN TUESDAY 11-2PM

Beautiful 4 bedroom + office, 4.5 bathroom home in Sherman Oaks. Main level grand room with 20 ft ceilings offers city and hill views. Remodeled kitchen. Spectacular master bedroom featuring expansive views of city and canyon. The luxurious master bathroom, steam room, custom closets and media room.

LUIS CARMONA/LETTY VERMEULEN 213.908.2255
www.4008SUMAC.com lc@carmonarealestate.com



1001 N. CRESCENT HTS, WEHO/LA 90046
LISTED AT \$1,595,000

OPEN TUESDAY 11-2PM

Open floor plan • Flexible layout for bedrooms, work and family spaces • Penthouse suite with indoor-outdoor living areas, outdoor fplc, gas bbq connection and panoramic views • Wired for smart systems & audio/visual • Multi-climate zones • Fleetwood sliding doors • Bosch kitchen appliances • Hans Grohe fixtures • Kohler sinks • Hardwood floors • Indoor laundry • Architecture by Modative • Access from Romaine • Sprinklers thruout • Walkscore.com®-rated 92

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310.734.8120
ErikLerner@RealEstateAchitect.com



3441 CABRILLO BLVD, MAR VISTA
LISTED AT \$1,595,000

OPEN TUESDAY 11-2PM

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JACK BITTON

www.CABRILLOHOUSE.com

310.780.8880

jack@bittongroup.com



3741 BRILLIANT PLACE, GLASSELL PARK
LISTED AT \$1,199,900

OPEN TUESDAY 11-2PM

Beautiful and hi-tech home quietly sits alongside the Glassell Park hilltop, facing the most amazing panoramic, breathtaking views, sweeping from DTLA to Griffith Observatory to Glendale, especially when the sun is setting and at night, with views like a vast basket of twinkling diamonds, not to mention the spectacular July 4th fireworks display.

CYNDY NGUYEN

www.3741BRILLIANTPL.com

310.940.7527

cyndytherealtor@gmail.com

1322 S. SIERRA BONITA, LOS ANGELES
LISTED AT \$1,185,000

BY APPOINTMENT

Gorgeous English 3 bed, 2 bath with contemporary finishes. Great entertaining house with front courtyard with outdoor fireplace for evening dinners, backyard with huge covered deck with outdoor living room and full sound system. Garage has been utilized as writer and painter's retreat with upstairs loft and additional bath. 3rd bedroom listed is being used as an office or screening room

JEFF LEMEN

www.THECUNNINGHAMGROUP.net

310.482.2033

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Beverly Hills Brokerage
Richard Klug 310.991.1333

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Malibu - Point Dume Brokerage
Tony Mark 310.457.6275



HOLLYWOOD HILLS | 6640 Whitley Terrace 4BD/5.5BA | web: 0308298 | **\$2,099,000**
Sunset Strip Brokerage
Julie Jones 323.481.2061



BEL AIR | 1709 Roscomare Road 4BD/3BA | web: 0027321 | **\$1,895,000**
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Rosanne Howard 310.968.1815



WOODLAND HILLS | Gated 2-story Traditional 4BD/2.5BA | web: 0343733 | **\$1,085,000**
Pacific Palisades Brokerage
Sanaz Siamak 310.403.4584



HOLLYWOOD | Fountain + Gower 1258 N. Gower St. | web: 0286382 | **\$819,990**
Los Feliz Brokerage
Bryant, Reichling 323.671.2385



WEST HOLLYWOOD | 8960 Cynthia St., Unit CL1 2BD/2BA | web: 0308502 | **\$795,000**
Sunset Strip Brokerage
Tracey D. Clarke 310.888.3828, John Giddins 310.666.6365

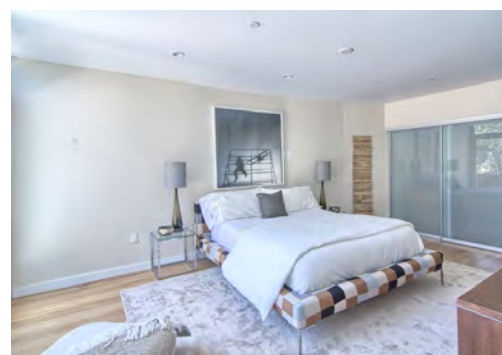
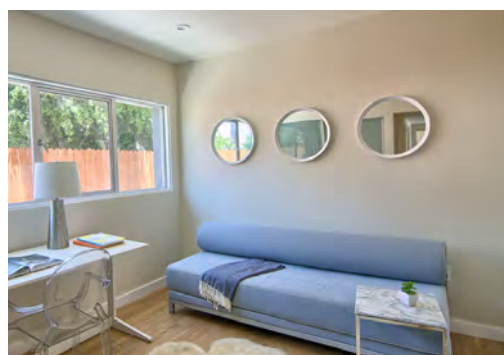
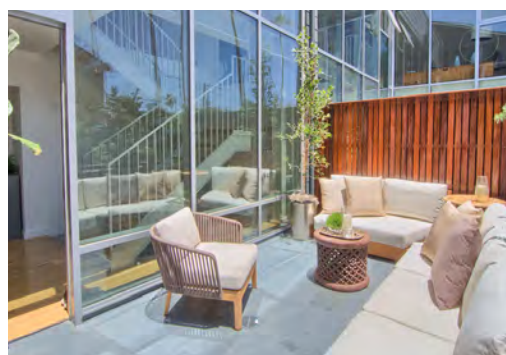
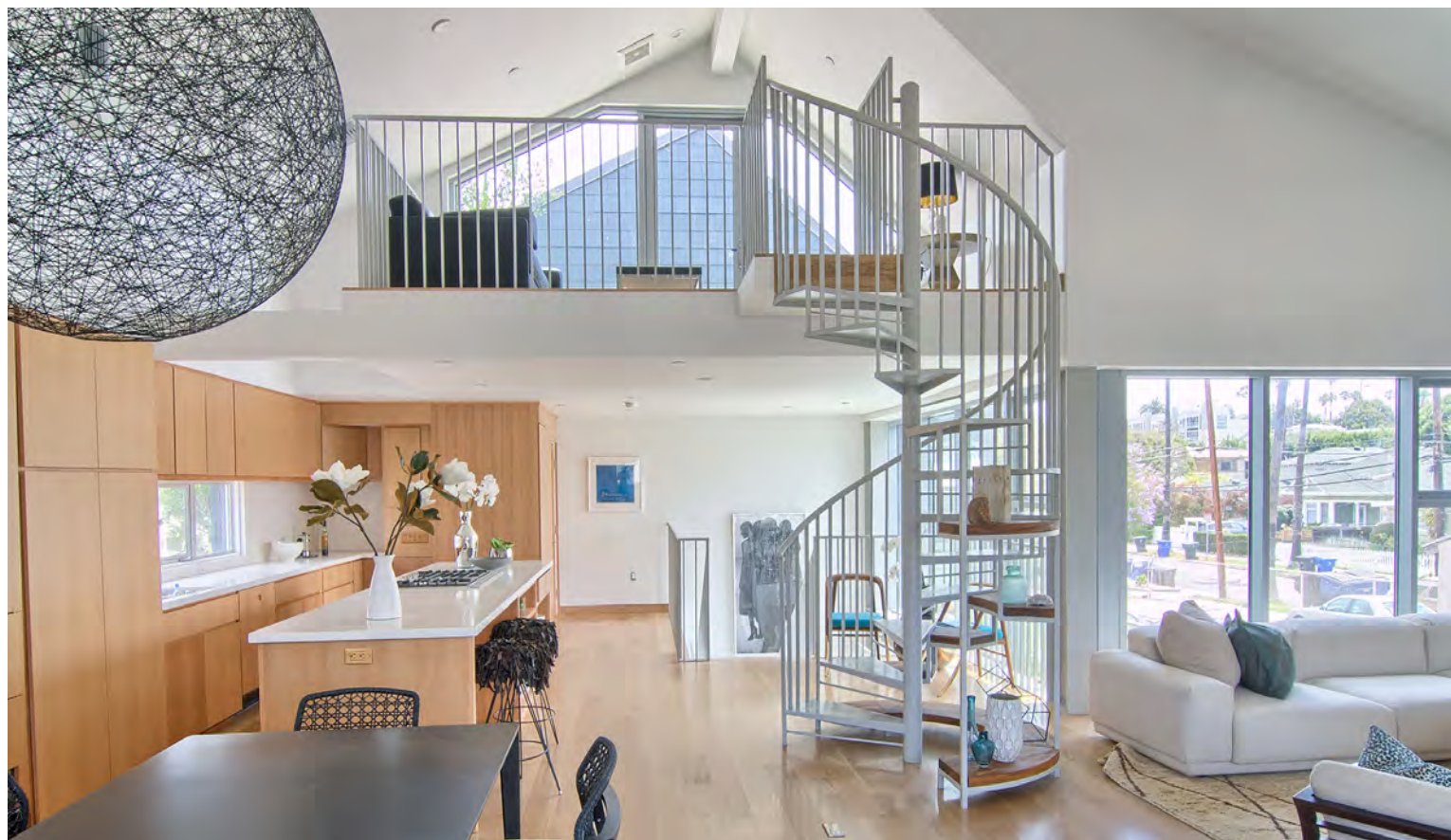
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 Rosalie Klein 323.935.8680
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29365 Castlehill Dr · Agoura Hills **\$2,350,000**
 Alan Bess 310.867.1900
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8786 Lookout Mountain · Hollywood Hills **\$1,449,000**
 Raphael Barragán, Federico Salvatori 310.663.3676
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 Sandra Miller 310.616.6213
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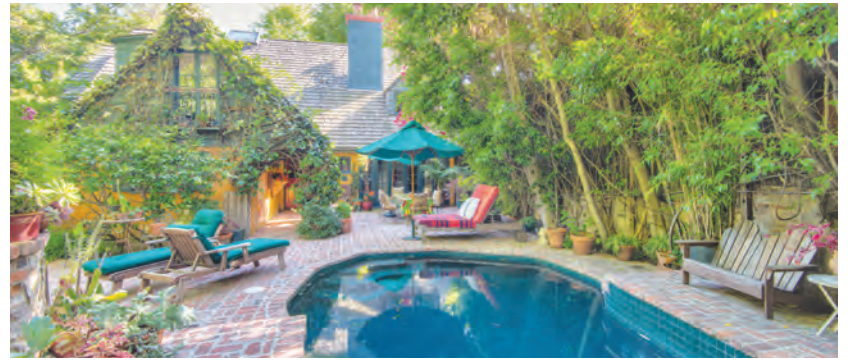
BRENTWOOD 400 N Bristol Avenue
5 Bedrooms | 6.5 Baths | \$11,995,000



BEVERLY HILLS 9575 Hidden Valley Road
4 Bedrooms | 6 Baths | \$10,750,000



BRENTWOOD 12036 Benmore Terrace
4 Bedrooms | 3.5 Baths | \$4,995,000



SUNSET STRIP 9092 St. Ives Drive
4 Bedrooms | 4 Baths | \$3,795,000



OJAI 1148 McNeill Road
4 Bedrooms | 3.5 Baths | **NEW PRICE** \$3,199,000



ENCINO 5447 Encino Avenue
5 Bedrooms | 6 Baths | \$1,750,000



SILVER LAKE 1630 Silverwood Terrace
3 Bedrooms | 2 Baths | \$995,000



BEVERLY HILLS 9505 Hidden Valley Road
5 Bedrooms | 6 Baths | \$22,500/mo. lease

JULIETTE HOHNEN

323.422.7147

juliette.hohnen@elliman.com

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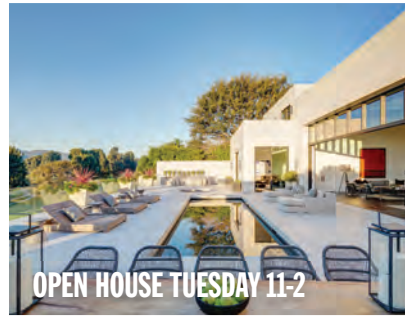
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BRENTWOOD | 12036 Benmore Terrace
 \$4,995,000
 Juliette Hohnen 323.422.7147



SUNSET STRIP | 1259 N Clark Street
 \$1,865,000
 Gersh Gershunoff 213.359.0328
 Tori Barnao 323.633.1878



SUNSET STRIP | 9092 St. Ives Drive
 \$3,795,000
 Juliette Hohnen 323.422.7147



SHERMAN OAKS | 15034 Encanto Drive
NEW LISTING | \$1,675,000
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 Alexandre Anu 310.571.5757



OJAI | 1148 McNell Road
NEW PRICE | \$3,199,000
 Juliette Hohnen 323.422.7147



SILVER LAKE | 3439 Winslow Drive
NEW LISTING | \$1,499,000
 Josh Altman 310.819.3250
 Matthew Altman 323.791.9398



BEVERLYWOOD | 8902 Gibson Street
 \$1,199,000
 Jeeb O'Reilly 310.980.5304
 Tori Barnao 323.633.1878



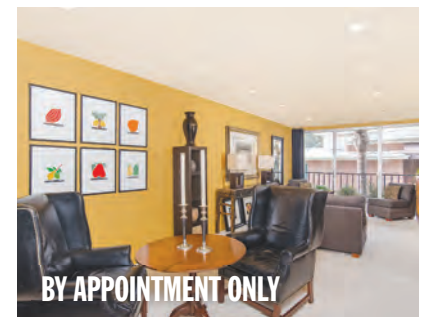
WEST HOLLYWOOD | 825 N. Kings Road #9
 \$1,199,000 | \$5,500/mo. lease
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 Tori Barnao 323.633.1878



HANCOCK PARK | 4661 Wilshire Blvd
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 Heather Bilyeu 310.935.0906



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LUCIDWEST.COM

7551 W SUNSET BLVD, STE 201
LOS ANGELES, CA 90046
323.815.8900



OPEN TUESDAY 11-2

6001 CARLTON WAY | UNIT 310 HOLLYWOOD

1 Bedroom | 1 Bath | 920 SQFT | \$550,000

HENDRICK | AHLUWALIA

CHIC CITY LIVING AT THE METROPOL

Located in New Hollywood near the Arlight, Trader Joes, the Metro, weekly farmer's market and all the Hollywood hot spots. This fabulous 1 bedroom/1 bathroom residence has an open floor plan with hardwood floors and dual pane windows. Kitchen with honed granite countertops, stainless steel appliances plus a full size steam washer and dryer in the unit. Bathroom has dual vanities, walk-in shower and large tub. Enjoy coffee or dinner from the lovely balcony with views of the Hollywood Hills. Unit comes with 2 tandem parking spots. The complex features resident gym, lounge and 25 guest parking spots.



817 N ALFRED ST | UNIT 103 WEST HOLLYWOOD VICINITY

2 Bedrooms | 3 Baths | 1,365 SQFT | \$795,000

JONATHAN LONDON

WEST HOLLYWOOD'S LUXURY DEVELOPMENT

Ground floor unit boasting luxurious, modern finishes throughout; this beautiful 2 bedroom 3 bathroom home sets the bar high - featuring a large master with plenty of storage, and a generous second bedroom with its own private terrace. Enjoy a spacious lounge, a 3rd guest bathroom, a washer dryer, and a stunning kitchen including stainless steel appliances, granite counter-tops, and modern white carpentry throughout. This beautiful building offers gated underground parking for 2 cars, a private rooftop club house, and a stunning sun deck with panoramic views of the Hollywood Hills.

751 N FAIRFAX AVE | UNIT 5

WEST HOLLYWOOD VICINITY

2 Bedrooms | 2 Baths | 1,210 sqft | \$990,000

FRONT FACING, LOFT STYLE, BALCONY WITH VIEWS, LARGE STORAGE
HENDRICK | AHLUWALIA



751 N FAIRFAX AVE | UNIT 7

WEST HOLLYWOOD VICINITY

2 Bedrooms | 2.5 Baths | 1,410 sqft | \$1,100,000

TOP FLOOR, TOWNHOUSE STYLE, BALCONY WITH VIEWS, LARGE STORAGE
HENDRICK | AHLUWALIA



2217 VESTAL AVE

SILVER LAKE - ECHO PARK

2 Bedrooms | 3 Baths | 1,370 sqft | \$950,000

HENDRICK | AHLUWALIA

REMODELED BEAUTY WITH PERMITTED BONUS STRUCTURE

The "Date Built" might say 1912 but this home was almost completely rebuilt in 2014! The front house is a well thought-out 2 bed + 2 bath, open concept living space that spills out to a gracious deck. Comfort features include custom cabinetry, quartz countertops, Jenn Air and Fisher&Paykel appliances plus updated plumbing, electrical and central heat/AC. Keep it green with the tankless water heater, energy efficient windows, xeriscaping, LED lighting, and a whole house water filtration system. Newly constructed upper structure has big views and a loft-like feel - and a 1/2 bath makes it the perfect guest quarters, home office or art studio.



JEFFERSON HENDRICK

Jefferson@LucidWest.com | 323.251.7883



RAJEEV AHLUWALIA

Rajeev@LucidWest.com | 310.717.7414



JONATHAN LONDON

JLondon@LucidWest.com | 310.634.2812



WEST HOLLYWOOD | 8960 Cynthia Street Unit CL1

Web: 0308322 | 8960CynthiaStreet.com

2 br, 2 ba | Interior: 1,196 sq.ft. (approx)

Offered at **\$795,000**

- Stunning remodeled unit
- Located in much sought after Norma Triangle
- Modern clean-lines and open floor plan
- Faces South and looks out onto a quiet tree lined street
- Living room w/wide plank oak wood floors, fireplace and large picturesque window
- Large private balcony
- Kitchen w/Silestone countertops, subway tile backsplash, stainless steel appliances and breakfast bar
- Carrera marble countertops and subway tile backsplash in bathrooms
- Two side by side parking spaces
- Building amenities include pool, sunning area, newly remodeled lobby, controlled access and EQ insurance

John Giddins

310.888.3799

JohnGiddins@gmail.com

CalBRE#: 01242450

Tracey D. Clarke

310.880.7513

Tracey.Clarke@sothebyshomes.com

CalBRE#: 01330679

SUNSET STRIP BROKERAGE | 310.205.0305

9255 Sunset Blvd., Mezzanine, Los Angeles, CA 90069

sothebyshomes.com/losangeles

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WESTSIDE ESTATE AGENCY



The Park Bel Air

\$115,000,000

The finest "bespoke" estate collection to be built in LA. Perfect location directly across the street from Hotel Bel Air. There will be 3 homes on almost 11 acres. This is the first estate to be released. Permitted & ready to build. Enter a long gated drive to a private estate with its own gatehouse. The details are too voluminous to include all, but here are some of the details: 3 acres, city + ocean views, main residence: 42,539 sf (6 bdr en suite), guest house: 15,418 sf (5 bdr en suite, 4 staff en suite), IMAX theater, fitness center, 2-lane bowling alley, elevators, art vault, full-service spa & esthetician room, golf & race car simulator, underground auto gallery for 19 cars with underground connector tunnel, two pools (89 ft and 75 ft). All prospects must be fully vetted. Also for sale is lot only at \$45m. www.weahomes.com/listing/788-tortuoso-way

Kurt Rappaport (310) 860-8889 • Stephen Shapiro (310) 860-8888 • Fred J. Bernstein (310) 300-0599

CalBRE #01036061

CalBRE #01257836

CalBRE #01476689



Once in a Generation World-Class Estate, Brentwood

\$55,000,000

A pvt 10-acre compound w/city, ocean, & mtn views. Boasts a main residence w/a dramatic gallery entry hall, 7 BRs, 8 full baths, 4 half baths, chef's kitchen, 2-stry light filled library, prof. screening rm, paneled library, formal LR, outdr DR, & a luxe master ste. Swimmers pool, gym, tennis crt, 35 car garage, staff offices/facilities, security offices, 2 sensational gst hses, & rolling lawns. www.1911westridgeroad.com

Fred J. Bernstein (310) 300-0599

CalBRE #01476689



John Byers Architect - Hollywood History in BHPO

\$42,500,000

Also know as the "Barrymore Estate", built by famed architect John Byers for King Vidor in the late 1920's (Vidor sold it to John Barrymore). Main house w/3 BRs + a paneled den, library, DR, & an octagon-shaped LR. Paths & ponds + 2 gst cottages. Tremendous romance. A tree trunk floor in the den, FP in the entry, a one-time opium rm & a classic Old Hollywood pool w/waterfall. www.weahomes.com/listing/bella-vista

Stephen Shapiro (310) 860-8888

CalBRE #01257836



Spectacular Contemporary Estate, Holmby Hills

\$35,500,000

Incredible scale & state-of-the-art amenities. 16,000+ sf home w/high ceilings, open spaces & walls of glass. Dramatic 2-story LR, formal DR, gourmet kitchen + catering kitchen, screening rm, gym & massage rm, wine cellar, elevator & more. Gorgeous master ste + 6 add'l BR ste on approx 1.4 acres. Infinity pool w/waterfall, gardens, outdoor kitchen, & tennis court. www.weahomes.com/listing/faring

Kurt Rappaport (310) 860-8889

CalBRE #01036061



Open Tuesday, October 20th 11-2pm: 6001 Graciosa Dr, Hollywood Hills

\$2,495,000

Price Reduction of \$400,000! Beautiful Spanish 2-story home. Private and gated. 3 bedrooms, 4 bathrooms. Spectacular pool with a spa. Views of the city and ocean. Perfect for entertaining. Done, done, and done. www.6001graciosa.com

James Nasser (310) 351-9450

CalBRE #01073042



BEVERLY HILLS | 210 NORTH CANON DRIVE, BEVERLY HILLS, CA 90210 (310) 247-7770

MALIBU | "IN THE COUNTRY MART" 23410 CIVIC CENTER WAY, MALIBU, CA 90265 (310) 456-1171

MIAMI | 2100 PONCE DE LEON BLVD, 7TH FLOOR, CORAL GABLES, FL 33134 (305) 447-1471

NEW LUXURY RESIDENCES *in the Heart of Beverly Hills* Model Grand Opening



Immediate Move-Ins / Quick Commission* / Schedule an Appointment Today

FEATURED HOME

RESIDENCE 107 - \$2,500,000

2,700 Sq. Ft. / First-Floor Unit in Private 10-Unit Building / 3 Bedrooms / 3.5 Baths

Direct Elevator Access / Expansive Patio / MLS#: 15-947089



460 N. Palm Drive, Beverly Hills, CA 90210 // 460Palm.com // 310.205.0625 // MLS#: 15-947021

*Broker must accompany client on first visit and complete registration form to receive broker co-op – no exceptions. Photo shown does not reflect actual homesites. Photo shown is of the Plan 5 model home. Builder has the right to change square footage, plans and pricing without notice. Square footage is approximate. ©2015 ETCO Homes. CalBRE license no. 01878688.

 etcoHOMES 

460
PALM
BEVERLY HILLS

view



FEATURED
Properties

**COLDWELL
BANKER** 
RESIDENTIAL BROKERAGE

SIMI VALLEY | \$4,999,000
Represented by Christophe Choo (310) 777-6342



ARCADIA | \$2,458,000
Spectacular updated Highland Oaks view home w/4BR, 4/BA, gourmet kitchen & Arcadia schools
ASH RIZK (626) 393-5695



BEVERLY HILLS | \$7,950,000
Charming 2sty 5BD Mediterranean. Extra-deep lot. Pool/patios/lawn.
MICHAEL LIBOW (310) 285-7509



BEVERLY HILLS PO | \$24,995,000
Spectacular grand estate views of the San Fernando Valley. Apx 17,100sf. Apx 35,880sf lot.
GINGER GLASS (310) 927-9307



CALABASAS | \$1,525,000
Calabasas Park Estates, Braemar home, nestled in the cul-de-sac. Walled courtyard entry.
HEIDI ADAMS (818) 591-8326



ENCINO | \$2,249,000
One of a kind, custom and high quality modern home on a large lot in prime Encino area.
AVI BARAZANI (818) 528-2210



HANCOCK PARK | \$1,800,000
Majestic estate located in Country Club Park. 6BD/4BA, pool, perfect for entertaining.
SUNHEE KILMER (323) 462-0867



LA CAÑADA FLINTRIDGE | \$3,795,000
6BD/5BA, 5,882 sq. ft. on expansive lot. 2BD/1BA Guest House. Views, Pool, Spa & Sport Ct.
DOUG & TIM DRUMMOND (818) 446-6374



LADERA HEIGHTS | \$1,195,000
Impressive Ladera Crest home, 2 FR, gourmet kitchen, granite counters, luxurious MBR suite
BOB WALDRON & JESSICA HEREDIA (310) 337-9225



LOS ANGELES | \$1,395,000
Architectural 2-story 4BR/2.5BA home in Los Feliz w/ terraced yard and hillside views.
JULIE LOVETT (310) 899-3514



MALIBU | \$12,950,000
Spectacular newly restored ocean-view Architectural estate w/pool, tennis ct, guest house.
ELLEN FRANCISCO (310) 589-2464



MALIBU | \$3,075,000
Special home w/panoramic ocean view 4199 sf. 1 acre. Custom home, one-of-a-kind grounds.
KATHY ELLIS (310) 804-4526



MAR VISTA | \$1,695,000
A stunning exceptional rebuild! Open plan & entertainer's delight w/ indoor/outdoor living
LINDA SCHEFT (310) 985-5812



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

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

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

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



MONTECITO | \$4,995,000
Single Level 4 BD estate w mtn views & pool.
SUSAN BURNS ASSOCIATES (805) 565-8822



OXNARD | \$1,204,000
Remarkable 4+3.5. Beach Living in Style! Naturally lit living space.
JULIE TAYLOR (805) 648-5051



PACIFIC PALISADES | \$2,995,000
Mid-century 2+1 on the rim of the fabled San Remo Dr with striking ocean and city views.
FRAN FLANAGAN PROPERTIES (310) 801-9805



PASADENA | \$2,788,000
Rare opportunity to buy a luxurious Mediterranean estate on a huge lot SAN MARINO schools.
JOSEPHINE YANG (626) 685-4068



PASADENA | \$2,399,998
Spectacular resort-style contemporary home seclusion, space.
CHRISTIAN STILLMARK (626) 319-6927



RANCHO PALOS VERDES | \$1,299,000
4BD/2BA | Panoramic views from all main rooms
LINDA CAVETTE (310) 722-7550



SANTA MONICA | \$1,349,000
Premier locale. Open 2bd + 2ba wrap-around patios+ocean view.
JOAN CAPLIS (310) 748-2208



SHERMAN OAKS | \$1,995,000
Newer Spanish style estate, quality built with thoughtful floor plan. 5BD + home office.
BARRY DANTAGNAN (818) 426-8677



SILVER LAKE | \$999,999
Premium SLK Mid-Cent/Grt Vus. Up 2+1 w/1+1 attach lwr in-law or mstr www.1880Lucile.com
GRACE GAERLAN (323) 428-9747



SUNSET STRIP | \$2,999,000
Custom built, 5 beds & 5.5 baths. Stunning head on city to ocean views. Approx 4539 s.f.
STEVEN SPREAFICO (424) 278-1671



VENICE | \$6,995,000
Amazing opportunity to own one or two side by side ocean front fourplex's in Venice Beach
CRAIG O' ROURKE (310) 714-5452



WESTLAKE VILLAGE | \$2,450,000
Custom North Ranch Estate. Pvt & gated. Stream & 2 waterfalls flow through the property.
TAMARA CAMPBELL (805) 495-1048

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

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

Sherman Oaks (818) 995-2424
Studio City (818) 788-5400
Sunset Strip (310) 278-9470
Venice (424) 280-7400

Ventura (805) 648-5051
Westchester (424) 702-3000
Westlake Village (805) 495-1048
COLDWELLBANKERHOMES.COM



RESIDENTIAL BROKERAGE

MY LUXURY EQUITY VIEW

with Estate Planner Dan Shapiro
by Bret Parsons

The architecture of one's home equity can dictate the design of one's retirement, and, if desired, result in pretax contributions to favorite charities. If the profit from the sale of your home is \$1.5M, you'll pay about \$400K in capital gains taxes, leaving \$1.1M. Invested in bonds @ 3%, the \$33K annual income is insufficient to sustain even a modest lifestyle. Look at three alternatives to minimize taxes and maximize retirement income. 1) A 1031 Exchange—lease your home at fair market value for two years. The \$1.5M profit can be exchanged for property generating inflation protected income of 5%, or \$75K annually. 2) Charitable Annuity--donate the appreciated property to a charity that sells it at fair market value to provide you with an annuity that, depending on age, can generate as much as 12% income for life, or \$180K annually. 3) Charitable Remainder Trust--an irrevocable trust structured to manage the investments. To qualify, minimum annual distributions of 5%, or \$75K, are generally required. Income generated by the trust in excess of 5% can accumulate tax-free or be distributed. Selling a home is serious business, so consult with your tax experts first.

www.DMSLawyer.com



ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: ROLAND E COATE



SAN MARINO | \$9,800,000
Magnificent Colonial Revival Masterpiece by Renowned Architect Roland Coate.
Kellie Kao Miles (818) 268-6302

ARCHITECT: BERTRAM GOODHUE



MONTECITO | \$6,150,000
Montecito's best location at top of quiet country lane near Upper Village, schools, shops.
Randy Solakian (805) 565-2208

ARCHITECT: JACK MOSES



MALIBU | \$2,000,000
Dramatic Monte Nido residence with staggering panoramic views of the SM Mountains.
Susan Monus and Brenda Hayward (310) 589-2477

TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME,
CONTACT BRET@BRETPARSONS.COM OR (310) 281-4346 FOR A SUPERB ARCHITECTURAL SPECIALIST.

BRET PARSONS
DIRECTOR, ARCHITECTURAL DIVISION



GORGEOUS HOLLYWOOD HILLS HIDEAWAY



8769 Skyline Drive

\$2,175,000

Open Tuesday 11-2 pm

- 4 Beds, 5 Baths
- Great room w/high ceilings
- Brazillian Tigerwood floors
- Wonderland School District
- Stunning kitchen & baths
- Grassy yard & open patio



Gene Bush

CaIBRE #01433309

310.657.5050

Genebush@gmail.com

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12733 WEST SUNSET BLVD

OPEN TUESDAY 11AM - 2PM



Host tennis tournaments and football games on this one-of-a-kind 33,000 sq. ft. lot with expansive lawn and gardens, including a pool, cabana, and N/S Championship tennis court. Located behind gates with a large circular drive, the custom main house has large rooms, all open to the playful grounds. At this price one could tear down the house and create a grand estate. \$6,495,000

MARY LU TUTHILL

310.979.3990 | MARYLUTUTHILL.COM

OPEN TUESDAY, OCTOBER 20TH, 12PM-2PM



14101 Chandler Blvd. Sherman Oaks, CA 91401

Entry is bright, inviting and opens to spacious living room with dramatic vaulted ceiling, walls of glass, fireplace and beautiful Brazilian mahogany floors. Cook's kitchen with center island, granite counter tops, six burner Thermador range, two separate ovens & sinks, and eat-in area. Formal dining room with adjacent granite counter top serving area with wine refrigerator. Private master suite with fireplace and walk in closet opens to sunny patio space. Grassy backyard with covered patio is perfect for entertaining. Gated front and side entry driveways lead to four-car carport. Four zone HVAC. Abundant storage throughout. Desirable and convenient Chandler Estates location.

www.14101chandlerboulevard.com

\$1,825,000

James Muske
Coldwell Banker
310.281.3901
www.jimmuske.com
CalBRE # 00758095



John Muske
Teles Properties
424.202.3240
CalBRE #01905791

EXCEPTIONAL BRENTWOOD PRIVATE SPANISH MEDITERRANEAN ESTATE



140 S CLIFFWOOD, BRENTWOOD | OPEN TUESDAY 11 - 2
\$10,350,000

Exceptional private, gated, exquisite Spanish Mediterranean estate exuding warmth and charm. Surrounded by mature giant Palm trees, "million dollar landscaping". Interior design by James Magni. French doors open from the beautiful living and dining room to stone terraces and pergolas with fountain. Great entertaining area. Luxurious Master suite with exquisite antique fireplace, veranda, spacious his and hers separate bathrooms and walk in closets. 4 additional suites and 2 family rooms and wood cabinetry office. Solid oak floors, highest quality finishes throughout. Pool surrounded with fruit trees, palms and sycamores. Private paradise in Brentwood Park. A truly wonderful family home.

Joyce Rey

JOYCE REY EXECUTIVE DIRECTOR
(310) 285-7529 | Joyce@JoyceRey.com
www.JoyceRey.com | CalBRE #00465013

ARLENE RUTENBERG JOYCE REY TEAM
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www.ArleneRutenberg.com | CalBRE #01249501



Joyce Rey



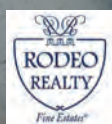
TROUSDALE DEVELOPMENT OPPORTUNITY

514 CHALETTE DRIVE, BEVERLY HILLS | OPEN TUESDAY 11 - 2

\$9,000,000



JOYCE REY EXECUTIVE DIRECTOR
(310) 285-7529 | Joyce@JoyceRey.com
www.JoyceRey.com | CalBRE #00465013



ROGER PERRY EXECUTIVE ESTATES DIRECTOR, RODEO REALTY
(310) 600-1553 | RPerry@RogerPerry.com
www.RogerPerry.com | CalBRE #01882885



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DEVELOPMENT OPPORTUNITY



8875 THRASHER AVENUE

\$9,950,000 **HUGE PRICE REDUCTION**

Build your dream estate on over 2 acres in the coveted Bird Streets. Incredible sweeping views from Downtown to Santa Monica, property being sold with previous soils report and approval letter, slope band analysis, survey, and conceptual renderings. With 475 feet of street frontage, very favorable soil conditions, and no neighbors in close proximity, one can build over 20,000 square feet or divide the lot and build 2 houses (Per seller, buyer to verify).

Joyce Rey

JOYCE REY EXECUTIVE DIRECTOR

(310) 285-7529 | Joyce@JoyceRey.com

www.JoyceRey.com | CalBRE #00465013

STEPHEN APELIAN PARTNER

(310) 804-3400 | Stephen@JoyceRey.com

www.StephenApelian.com | CalBRE #01885055



MAGNIFICENT COLONIAL MANOR

In A Highly Coveted Location



www.1850Lombardy.com



Kellie Kao Miles

818.268.6302 | Kellie@KellieKaoMiles.com

www.KellieKaoMiles.com | CalBRE# 01897301

1850 Lombardy Road, San Marino

Offered At \$9,800,000



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Classic 2 Story Spanish on Magical Rodeo Drive



521 North Rodeo Drive • Beverly Hills

- 1st time for sale in decades!
- A true charmer with authentic details
- Dramatic entry with sweeping staircase
- 3 Bedrooms upstairs + maid's quarters downstairs
- Quaint den w/FP and large breakfast room
- Master suite w/walk-in and deco-era tiled bath
- Grand and gracious formal living and dining rooms
- Updated kitchen with top built-ins
- Huge grassy rear yard
- Trust sale delivered in strictly 'as is' condition
- Endless possibilities on world-renowned street of dreams



Grand Opening Tuesday, October 20th • 11-2

\$5,495,000

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





107 NORTH CLIFFWOOD AVENUE

OPEN TUESDAY 11AM - 2PM



Invite friends for football and soccer weekends, on this beautiful, flat corner lot in the Park. Surrounded by stately Sycamores, it provides a safe, open setting for all type of outdoor games and parties. Jump in the pool for a quick dip to cool off in the hot October sun. Take advantage of this well-priced property and build whatever style home you wish on a street with very stylish and expensive homes. \$4,495,000 | \$13,000/mo

MARY LU TUTHILL

310.979.3990 | MARYLUTUTHILL.COM

STUNNING MODERN HOME WITH POOL, VIEWS AND GRASSY YARD

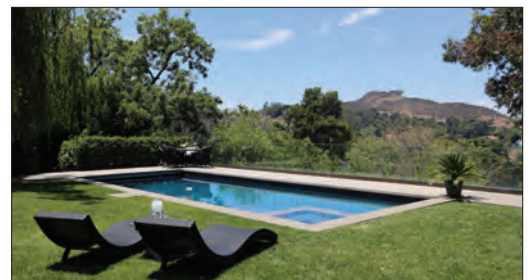


2501 ASTRAL DRIVE, HOLLYWOOD HILLS

Bold Architectural designed by Brian Murphy. Loft-like spaces with walls-of-glass throughout. Living room with wide-planked oak wood floors, fireplace and bar. Chef's kitchen with top-quality appliances that opens into 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. There are two additional bedroom suites upstairs. Lower level media/playroom. Guest suite. Separate gym or office with its own entrance. Magnificent large flat grassy yard, pool and spa. Gorgeous canyon and treetop views. Secluded and private. Beautiful living in the Hills!

OFFERED AT \$4,850,000

OPEN TUESDAY 11AM - 2PM



For more photos, visit www.2501Astral.com



STEVE FRANKEL
DISTINCTIVE HOMES

CALL 310.281.3981
www.SteveFrankel.com

MOUNTAINGATE IN BRENTWOOD

24HR security



MAJESTIC 5BR MOUNTAIN VIEW VILLA

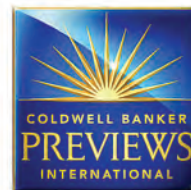
2317 Canyonback Road Los Angeles 90049

New X! 1st time on market | 5BR's, 5.50BA's, 4100 sqft | Resort like backyard, Pool & Spa | Majestic Mountain Views | Expansive floorplan, open bright interior | Fabulous Master Suite | 2-car garage | Great Buy - \$573. sqft



OPEN TUES OCT 20TH 11-2P

\$2,350,000



TANIA FERRIS

310-713-8234

TaniaFerris68@aol.com

CalBRE#00664167



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MOUNTAINGATE IN BRENTWOOD

24HR guard gated security



TRANQUIL LUXURY TOWNHOME

12553 The Vista, Los Angeles 90049

2750sqft | 2 BR's, huge Den, 2.50BA | Lovely backyard w/private SPA | 2-car garage Pristine condition, recently remodeled | Dramatic interior with high ceilings and expansive rooms | Fabulous Value - under \$600/sf!



OPEN TUES OCT 20TH 11-2P

\$1,645,000

www.12553TheVista.com



TANIA FERRIS

310-713-8234

TaniaFerris68@aol.com

CalBRE#00664167



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MOUNTAINGATE IN BRENTWOOD

24HR guard gated security



STATELY 5BR TRADITIONAL

12607 Promontory Road, Los Angeles 90049

New X! 1st time on market | 5BR's, 5Baths, 5050 sqft | Sensational backyard with Pool | Tranquil Views | Excellent condition | LR, FDR, FamRm, Den | 3-car garage Exceptional Master Retreat | Priced at \$566. sqft - an amazing value!



OPEN TUES OCT 20TH 11-2P

\$2,845,000

www.12607Promontory.com



TANIA FERRIS

310-713-8234

TaniaFerris68@aol.com

CalBRE#00664167



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Broker's Open

Tuesday 10/20/2015

11:00 AM - 2:00 PM

Twilight Reception

Tuesday 10/20/2015 ~ 5:00 PM - 8:00 PM

Fine Wines & Hors D'oeuvres



11905 SALTAIR TERRACE, BRENTWOOD

offered at \$4,275,000



Catered By: Shannon Events & Catering
Please Be Kind Enough To RSVP:
310-566-8823

ALL NEW LUXURY IN BRENTWOOD

4 BEDS | 4.5 BATHS | 4,610 SQ FT | WWW.11905SALTAIRTERRACE.COM

Stunning all new renovation has just been completed. No expense was spared! This beautiful family home in the heart of Brentwood on a cul-de-sac location will welcome you with a light and open floor plan. This stunning home features all new appliances, Caprisi hardwood floors, custom decora cabinets, smart home technology, two laundry room/areas, media room, Cat 6 networking and a peaceful master retreat.

With 80 foot trees and a creek-side view you cannot find a more peaceful setting. close to all the best shopping and dining in Brentwood.

An incredible home in a most desired area. Don't miss this opportunity! A must see!

CONTACT MICHAEL RODGERS TODAY FOR A PRIVATE SHOWING!



Michael Rodgers

Director of Luxury Estates, The Rodgers Group, Inc.
310.255.3453 d | 310.280.8983 m
Michael@Michaelrogers.com
www.MichaelRodgers.com

BERKSHIRE HATHAWAY | California Properties
HomeServices



\$5,495,000 **17633 Hidden Oaks Rd, Encino**
Jordan R Reghetti 818-730-0505
Paparazzi private, w/ intense panoramic views, gated.
6BD/7BA, office, theater, private tennis.



\$3,895,000 **4415 Woodley Ave, Encino**
Shanks/Davis 818.326.2415/818.606.9805
View estate with 7BD/6BA, 5560 sf on 0.92 acres (per
appr) with infinity pool. www.4415Woodley.com



\$3,779,000 **760 Latimer Rd, Santa Monica**
Isabelle Mizrahi 310.230.3720
Rustic Cyn Architectural. Great in/outdoor flow. 3BD/3BA.
Master with sitting room, fireplace & deck.



\$2,799,000 **1112 Wellesley Ave, Brentwood**
Sandi Jacoby 310.820.9312
Reduced! 5BD/5½BA Medit w/ gated front entry; fab yard
& patio; open kitch/fam area; bonus room; hrdwd floors.



\$2,675,000 **1705 Ocean Ave #301, Santa Monica**
Dan & Charlee Nessel 310.365.0195
A premier 2BD/2½BA + den front, corner unit in luxurious
Waverly with Ocean, mountain & park views.



\$2,595,000 **2285 La Granada Dr, Hollywood Dell**
Gary Bergevin 323.422.7876
Restored compound located up a private gated drive with
4BD/3½BA, huge kitchen, den & studio.



\$2,495,000 **1629 N Crescent Heights Bl, Sunset Strip**
Risher & Grisham 310.210.8648/310.210.9484
Private 3BD/3½BA view home meticulously updated with
high-end finishes. 1629northcrescentheights.com



\$2,399,500 **3604 Holboro Dr, Los Feliz**
Don Underwood 818.489.8929
Exquisite, updated 4BD/3½BA Cape Cod. Lush, verdant
ultra-private grounds include salt water pool & spa.



\$1,950,000 **822 E Alamar Ave, Santa Barbara**
Kerry L Mormann 805.689.3242
16± acre (assr) building site in Santa Barbara! Ocean
views, ideal equestrian/AG estate.



\$1,395,000 **5501 Fulton Ave, Sherman Oaks**
Matt Epstein 818.789.7408
Gated Chandler Estates. All large rooms. 6BD/5½BA.
4,375 sq ft, 7,402 sq ft lot (per assr).



\$1,199,000 **3726 Effingham Pl, Los Feliz**
Gary Bergevin 323.422.7876
Traditional home with views. 3BD/2BA, office & a den
with doors leading to a lush flat yard.



\$1,155,000 **3958 Beethoven St, Palms**
Ian L Brooks 310.428.6569
Spanish single-family duplex. Front is 2BD/2BA. Back unit
is a studio with bath. Lot zoned R3.

Visit us online at bhscalifornia.com



elisabeth halsted



Modern Day Swedish Farm House In Venice 2408 Clement

Open House 10/20 11am-2pm

A Modern-day Swedish Farmhouse in Venice's coveted Serene Silver Triangle. With sleek lines and Masterful finishes this home defines Venice Living. Simplistic and fresh, this architectural gem, custom built in 2015 by Open Haus Design is bathed in volumes of natural light. With every angle and detail being carefully considered, this 3bed, 3bath plus open study, brings nature into every room. Rooms flow together seamlessly into an open large living area with vaulted ceilings and an eat-in kitchen. 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. **\$2,995,000**

www.2408clement.com



Elisabeth Halsted
310-820-9340 (office)
DRE# 0143495
eh@elisabethhalsted.com
www.elisabethhalsted.com



BERKSHIRE HATHAWAY
HomeServices
California Properties

BROKER OPEN

Tuesday & Friday 11-2

More info at
3451Loadstone.com



SOUTH-OF-BLVD TRADITIONAL

3451 Loadstone Dr | Sherman Oaks

Offered at \$1,495,000



Nestled in the hills of Sherman Oaks, near the end of the cul-de-sac, this character-rich updated home has much to offer. Sited on a large 14,440 sq ft lot, in a tranquil setting, this home has many upgrades, yet it retains much of its traditional charm. Gated entry leads to a formal foyer that opens to the expansive living room with vaulted ceiling, beautiful brick fireplace and French doors that open to the yard. The remodeled kitchen boasts top-of-the-line appliances (6-burner Pro series Wolf range, Sub-Zero, & Bosch). Granite counters, tumble stone backsplash, alder wood cabinetry and tons of storage make this a cook's dream. There is a sunny breakfast area that overlooks and accesses the trellis-covered patio. Spacious dining room easily seats ten. The separate family room has fireplace, vaulted beamed ceiling, and French doors to the large back yard with mountain views. Beautiful hardwood floors throughout.

Second level has spacious master with resort-style dual vanity bathroom, great closet space, and a balcony overlooking the yard. The two additional bedrooms are both spacious and share the other marble dual vanity gorgeous bathroom. The private serene yard with mountain views has a covered patio, several large open patios, beautiful fountain & grassy area. Spacious two-car attached garage. Ideal location in a peaceful setting, yet close to all. View more photos at www.3451Loadstone.com.



MONTY ICEMAN

"Making Real Estate Fun!"

818.521.2568

montyiceman@aol.com

CalBRE #01027602



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HomeServices
California Properties

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2206 Marine St
\$1,589,000

Isabelle Mizrahi isabelle@inthecanyon.com 310.230.3720

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BROKER'S OPEN

Tuesday, October 20th from 11am-2pm



MODERN CAPE COD RENOVATION

2426 Greenvally Road,
Hollywood Hills, California

Offered for sale at \$1,499,000



FEATURES INCLUDE

- Newly Remodeled & Expanded
- 1,717 Interior sq. Ft.
- Beautiful 6,825 Sq. Ft. Lot
- Open Plan Living Spaces
- Luxurious Top-Floor Master Suite
- 2 Additional Bedroom Suites
- Finished 2 Car Garage w/Direct Access to House
- Multiple Outdoor Entertaining Areas

INTERIOR SPACES INCLUDE

- Formal Entry
- Spacious Living Room
- Stunning New Designer Kitchen
- Dining Room
- Dramatic Sweeping Staircase to Master
- New Designer Bathrooms
- Beautiful New Finishes & Materials

NICK
SMALL



NICK SMALL

REALTOR®
CalBRE License #01305971

310.461.0420

Nick@NickSmall.com



WWW.NICKSMALL.COM

This is not intended as a solicitation if your property is currently listed. Rodeo Realty, Inc. does not guarantee the accuracy of the square footage, lot size or other information concerning the property provided by the seller or obtained from public records or other sources.

BROKER OPEN HOUSE

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



LUNCH & GIFT CARD GIVEAWAYS*

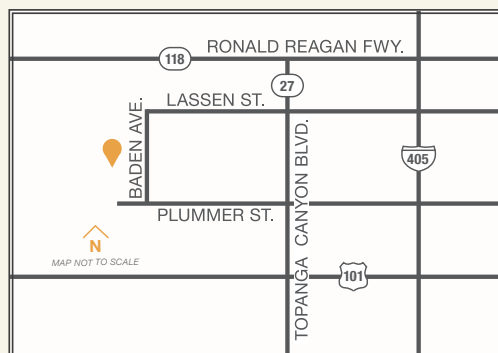
\$100 Lululemon Athletica® Gift Card & \$100 Nordstromsm Gift Card



Eight luxury single-family homes located in the foothills of Chatsworth, California

Priced from the Mid \$1.3 Millions

ESTATE-SIZED HOMES • UP TO 4,159 SQ. FT. • 1/2-ACRE LOTS
5 BEDS • 4.5 BATHS • 3-CAR GARAGES • EQUESTRIAN FRIENDLY



CAVALLO
ESTATES

Please call 818.878.8482 for an appointment.

Learn more at:

www.EmeraldHomes.com/Chatsworth

Sales office open Sat. and Sun., 11am – 4pm / 9611 Baden Ave., Chatsworth, CA 91311

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



4151 REDWOOD AVE, UNIT 303, LOS ANGELES, CA 90066



OPEN TUESDAY, 11AM-2PM



Photos of the model unit

Spectacular Architectural Townhome in the Heart of the Del Rey Arts District

3 Bedrooms, 3.5 Baths, Private 4-car Garage, Approx. 1,500 sq.ft. Offered at \$999,000

This spacious home includes three bedrooms, three and a half bathrooms. Soaring ceilings and floor to ceiling windows create a bright and airy atmosphere. Gorgeous walnut flooring on the main living level. The gourmet kitchen boasts Studio Becker cabinetry, Ceasarstone counter tops, glass subway tile back splash, and stainless steel appliances. Each bedroom is complete with en suite bathroom offering ultimate privacy. Private 3rd story deck to enjoy the sunsets. Over-sized, private garage with 4-car parking and ample storage. Walking distance to shops, cafes, dine-in theater and just a short bike ride to the beach and Abbot Kinney. Westside living at its best!

www.4151redwood303.com.



GRESSINGERGROUP
HOMES AND INVESTMENTS

Andrea Gressinger 310-940-1024
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CA BRE#01756680



jo dresner
properties

Jo Dresner 310-713-8982
jo@joedresner.com CA BRE#01314776



skyline HOME LOANS

Eddie Aviakian 310 907-8963
Eavakian@SkylineHL.com

THE ALTMAN BROTHERS



OPEN HOUSE TUESDAY 11-2

10534 ENCANTO DRIVE | SHERMAN OAKS | 4 BEDROOMS | 4 BATHS | \$1,675,000

STUNNING CONTEMPORARY SHERMAN OAKS FORTRESS

A stunning contemporary fortress with high-end designer finishes throughout; this gated 2004 built home feels like a boutique hotel & offers extreme privacy & functionality for serious entertaining. Located South of Ventura Blvd in Sherman Oaks' most desirable area, this property features an open layout with 30ft vaulted ceilings, hardwood floors, multiple outdoor living areas, & floor to ceiling windows providing expansive canyon views & an abundance of natural light throughout. Chef's kitchen with granite counters, bespoke cabinets, premium stainless appliances & large pantry. Sexy & serene master suite with 2 walk-in closets & spa-like bath with limestone counters, rainfall shower & large Jacuzzi tub. Dedicated gym with rubber sports tile floor & mirrored walls. Tech systems include Nest thermostats, Sonos home audio system, custom automatic window shades, & ambient mood lighting.

AB THE ALTMAN BROTHERS

JOSH & MATTHEW ALTMAN

310.819.3250 | Josh@TheAltmanBrothers.com

ALEXANDRE ANU

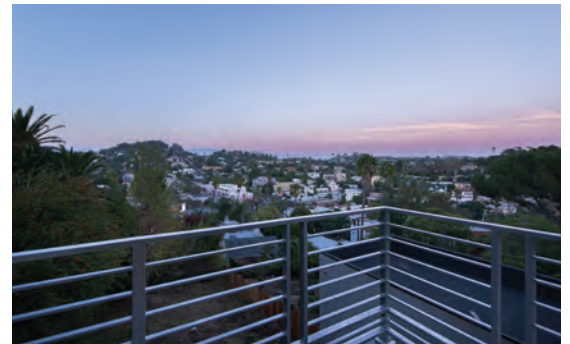
310.571.5757 | Alexandre@TheAltmanBrothers.com

THEALTMANBROTHERS.COM

 **Douglas Elliman** EST. 1911
REAL ESTATE

ELLIMAN.COM/CALIFORNIA

THE ALTMAN BROTHERS



OPEN HOUSE TUESDAY 11-2

3439 WINSLOW DRIVE | SILVER LAKE | 4 BEDROOMS | 3 BATHS | \$1,499,000

STUNNING NEW SILVER LAKE CONTEMPORARY

Stunning new contemporary in the heart of Silver Lake. This modern 4 bed, 3 bath is perched on a quiet hilltop & located just moments from the famed Sunset junction. Enjoy picturesque sunsets from nearly every room 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 floor plan, perfect for entertaining on the entry level. The second story consists of the bedrooms highlighted by stunning master suite. Here is a great opportunity to own a beautiful contemporary in Silver Lake.

AB THE ALTMAN BROTHERS

JOSH ALTMAN

310.819.3250 | Josh@TheAltmanBrothers.com

MATTHEW ALTMAN

323.791.9398 | Matthew@TheAltmanBrothers.com

THEALTMANBROTHERS.COM

 **Douglas Elliman** EST. 1911
REAL ESTATE

ELLIMAN.COM/CALIFORNIA



1710 MANDEVILLE CANYON ROAD

BRENTWOOD

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.

SANTIAGO ARANA

310.926.9808

6 BEDROOM | 7 BATHROOMS
5,823 SQ. FT. | 13,245 SQ. FT. LOT
OFFERED AT \$7,995,000



OPEN TUESDAY 11-2PM

NEW LISTING



An international associate of Savills

THEAGENCYRE.COM





10600 SANTA PAULA ROAD

UPPER OJAI

A mere 60 minutes from Los Angeles transports you and your family to another world – Gemstone Ranch in Ojai. Gemstone's 10 bucolic acres meet all of your relaxation and recreation desires - horses, tennis, organic farming or, that ultimate luxury, simply doing nothing. With an over 7,500 square foot main house and 1,200 square foot guest house, Gemstone offers every amenity of home, with a coveted single-story floor plan that invites opportunities to gather family and friends.

7 BEDROOM | 7 BATHROOMS
7,500 SQ. FT. | 435,598 SQ. FT. LOT
WWW.GEMSTONEOJAI.COM
OFFERED AT \$5,495,000

 CRAIG KNIZEK
818.618.1006

 JILL KRUTCHIK
818.259.1512



OPEN WEDNESDAY 11-3PM

NEW LISTING



An international associate of Savills

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2009 MOUNT OLYMPUS DRIVE

MOUNT OLYMPUS

6 BEDROOMS | 10 BATHROOMS | 33,729 SQ. FT. LOT

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.

PAUL LESTER
310.488.5962

AILEEN COMORA
424.230.3746

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$9,495,000



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THEAGENCYRE.COM





458 S. MANSFIELD AVE

HANCOCK PARK ADJACENT

5 BEDROOMS | 6 BATHROOMS | 4,733 SQ. FT. | 6,750 SQ. FT. LOT

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

OPEN TUESDAY 11-2 PM

NEW LISTING

OFFERED AT \$2,788,000

JAMES HARRIS
424.400.5915

DAVID PARNES
424.400.5916

MAURICIO UMANSKY
424.230.3701



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1822 N. WESTRIDGE ROAD

BRENTWOOD

A Stylish Brentwood Estate with Designer Pedigree. Renowned designer Nancy Heller has created a modern sanctuary in the heart of prime Brentwood. Situated on over one acre, a long, gated driveway leads up to the private estate with breathtaking views of Downtown to the ocean. No details were spared throughout the fully updated home with five en-suite bedrooms. Walls of Fleetwood glass slider doors open to a beautiful deck with an infinity pool overlooking the entire city. The home also features a large carport and two-car garage.

JONAS HELLER
424.221.5018

5 BEDROOM | 5.5 BATHROOMS
6,000 SQ. FT. | 49,036 SQ. FT. LOT
OFFERED AT \$10,995,000



NEW LISTING



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9274 SIERRA MAR DRIVE

SUNSET STRIP

3 BEDROOMS | 6 BATHROOMS | 4,431 SQ. FT. | 5,952 SQ. FT. LOT

Located on one of the most desirable and coveted areas of Los Angeles, this architectural masterpiece sits atop the Sunset Strip in the West Hollywood Hills known as “The Bird Streets”. Newly constructed in 2010, this three-bedroom, six-bathroom stunner is perfect for entertaining, but just as well-suited to cater to the every needs of the individual residents who desire privacy. Your dream home awaits you.

ALEJANDRO ALDRETE

424.230.3705

OPEN TUESDAY 11-2PM

NEW PRICE

OFFERED AT \$4,995,000



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11916 GORHAM AVE #201

BRENTWOOD

3 BEDROOMS | 2.5 BATHROOMS | 1,981 SQ. FT.

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. A short walk to Brentwood's finest stores and restaurants, offering the best of Southern California living.

JEN WINSTON

310.944.1167

OPEN TUESDAY 11-2PM

LUNCH PROVIDED BY
FIRST REPUBLIC BANK

OFFERED AT \$1,269,000

NEW LISTING



An international associate of Savills

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3115 N. BEACHWOOD DRIVE

BEACHWOOD CANYON

4 BEDROOMS | 3 BATHROOMS | 2,385 SQ. FT. | 11,681 SQ. FT. LOT

Located in the very popular Beachwood Canyon area, this traditional home is perfect for entertaining family & friends on the large front wood deck or the rear brick patio for al fresco dining. Inside, an open living room & bright dining room overlooks the back yard. Upstairs are 3 well-sized Bedrooms, light and bright with ample closet space. An attached art studio provides additional room for creativity or use as a media room. Close to Hollywood hiking trails, restaurants, shops and cinemas.

NINKEY DALTON
310.422.2536

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

NEW LISTING

OFFERED AT \$1,089,000



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1409 N. GENESEE AVE

SPAULDING SQUARE

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

OPEN SUNDAY 2-5PM

NEW LISTING

OFFERED AT \$2,750,000

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

JEFF KOHL
424.230.3707

JOSH MYLER
424.230.3733



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FEATURED HOME

Residence Three available for \$3,695,000



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

Call 310.698.7889 to schedule your private viewing

Carbon-Beach.com

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SOCAL
HOLDINGS



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ACCESSORY STUDIOS AVAILABLE, STARTING AT \$235,000



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ACCESSORY STUDIOS AVAILABLE ONLY UPON PURCHASE OF A RESIDENCE

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ELADGROUP

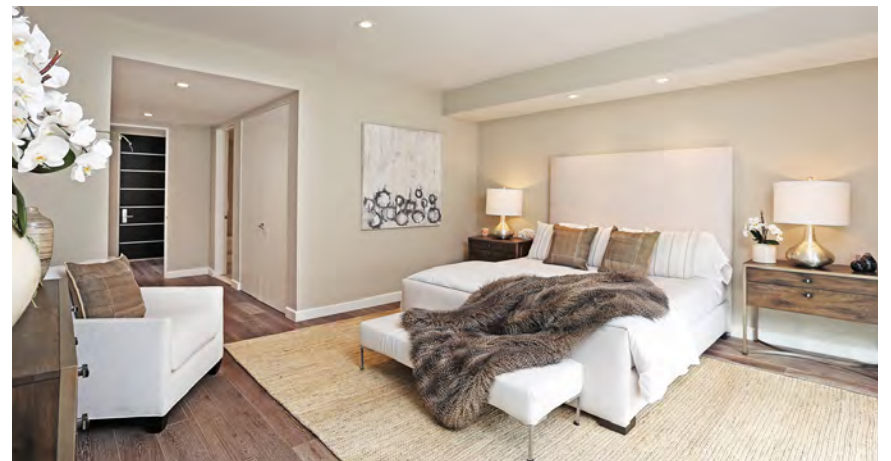

THE AGENCY



THE COSMOPOLITAN BW



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



441 S BARRINGTON AVE
BRENTWOOD

424.400.5943
THECOSMOBW.COM

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

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

OVER 55% UNDER CONTRACT

SOPHISTICATED, MODERN LIVING *in the heart of* BRENTWOOD

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The Agency CA RE #01904054



BEL AIR UPDATED RANCH WITH HUGE YARD

Sotheby's
INTERNATIONAL REALTY

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



1709 ROSCOMARE ROAD | \$1,895,000

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

ROSANNE HOWARD

CalBRE: 00450284

310.968.1815

rosanne.howard@sothebyshomes.com

BEVERLY HILLS BROKERAGE

9665 Wilshire Boulevard, 400

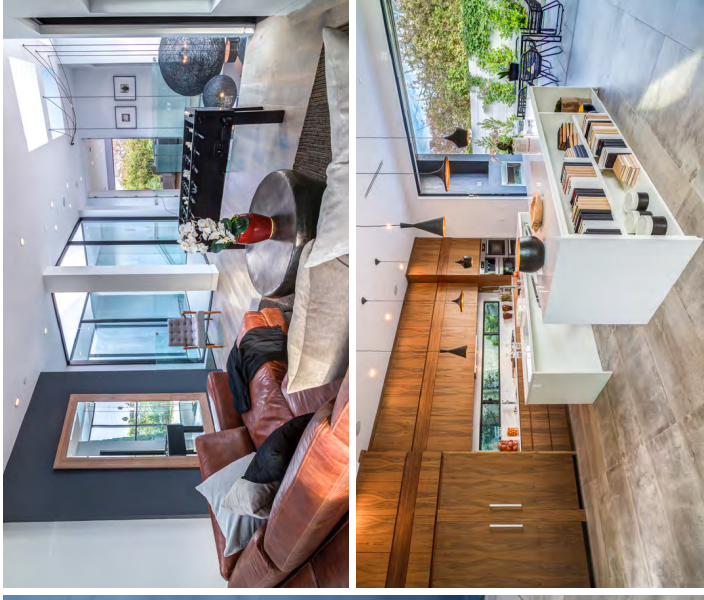
Beverly Hills, CA 90212

310.724.7000

sothebyshomes.com/losangeles

the sunset team

Redefining Real Estate sales | consulting | design



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

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

Offered at \$2,549,990 | www.726Mansfield.com

Alex Lombardo & Roberto Seixas MAIN 310.623.1345 WEBSITE thesunsetteam.com **KW** KELLER WILLIAMS REALTY

THE ASHTON TRIESTE

14 NEW LUXURY CONDOMINIUM RESIDENCES



OPEN TUESDAY 11 – 2 PM

10523 ASHTON AVE.
WESTWOOD
 Kathleen Angelini
 310 890 1951
ashtonnewcondos.com

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



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



BROKER OPEN HOUSE

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

LUNCH & GIFT CARD GIVEAWAYS*

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

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

Backyard Landscaping, 48" GE® Professional Series Kitchen

Specially Priced from \$849,000

FINAL CLOSEOUT!

Only 4 Move-In Ready Homes Available



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Carmen Roberts – CalBRE #01419373**


www.DRHorton.com/Valencia

3% Broker Co-Op**

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America's Builder

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



modern
living in
classic
hollywood

BROKER'S OPEN HOURS FROM 1P-3P

11 new single family residences

2 -3 bedrooms + 3.5 bathrooms

1,585 to 1,794 sf ft

Roof top terraces

2-car direct entry garages

From \$819,990

SALES OFFICE HOURS

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

fountain
+ gower

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



1258 Gower St.
Hollywood, CA 90028
FOUNTAINGOWER.COM

Call Today!

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



BY APPOINTMENT ONLY

9152 JANICE PL, BEVERLY HILLS

\$14,895,000

Mia Trudeau - 310.850.2747



RENDERING

BY APPOINTMENT ONLY

717 N TIGERTAIL RD, BRENTWOOD

\$13,950,000

Drew Fenton, Tyrone McKillen - 310.858.5474



OPEN TUESDAY 11-2

2325 DUXBURY CIRCLE, BEVERLYWOOD

\$5,199,000

Adi Werthman - 310.598.0260



OPEN TUESDAY 11-2

8014 BRIAR SUMMIT DR, HOLLYWOOD HILLS

\$2,995,000

Rona Passman - 310.403.3811



BY APPOINTMENT ONLY

9329 NIGHTINGALE DR, HOLLYWOOD HILLS

\$7,995,000

Barbara Robinson, Nichelle Robinson - 310.345.9836



BY APPOINTMENT ONLY

7100 LA PRESA DR, OUTPOST ESTATES

NEW PRICE \$5,975,000

Jonah Wilson - 310.858.5465



OPEN TUESDAY 11-2

1000 LAUREL WAY, BEVERLY HILLS

\$11,500,000

Jeff Hyland, Drew Fenton - 310.278.3311



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CHRISTIE'S
INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

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



OPEN TUESDAY 11-2

10469 LINDBROOK DR, LITTLE HOLMBY

\$3,700,000

Susan Smith - 310.415.5175



OPEN TUESDAY 11-2

8508 ALLENWOOD RD, SUNSET STRIP

\$2,695,000

Ambra Bisconti - 310.498.2151



OPEN TUESDAY 11-2

14436 GLORIETTA DR, SHERMAN OAKS

\$1,249,000

Heather Boyd & Michael LaMontagna - 310.994.3140



OPEN TUESDAY 11-2

9007 PHYLLIS AVE, WEST HOLLYWOOD

\$1,149,000

Ladd Jackson - 310.346.1744



OPEN TUESDAY 11-2

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



BY APPOINTMENT ONLY

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



OPEN TUESDAY 11-2

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



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TWILIGHT TUESDAY OPEN 5-7:30PM



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

NEW CONSTRUCTION | COMPLETED OCTOBER 2015



9233SWALLOW.COM

DAVID YOCUM
310.560.6164

10410 BELLAGIO ROAD

BEL-AIR
EAST GATE



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

JEFF HYLAND
310.278.3311



HILTON & HYLAND

2463 SOLAR DRIVE | HOLLYWOOD HILLS

\$10,250,000



NEW PRICE!
OPEN TUESDAY 11-2



BRETT LAWYER

310.858.5402

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9007 PHYLLIS AVENUE

WEST HOLLYWOOD

\$1,149,000

OPEN TUESDAY 11-2

LADD JACKSON
 **REAL ESTATE GROUP**

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LADD@LADDJACKSON.COM
CALBRE# 01405651



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1514 SAN REMO DRIVE
PACIFIC PALISADES

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

OPEN TUESDAY 11-2

JUDY FEDER
310.858.5464



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917



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

EXCLUSIVE REPRESENTATION

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310.858.5474



HILTON & HYLAND

965



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

EXCLUSIVE REPRESENTATION

DREW FENTON
310.858.5474

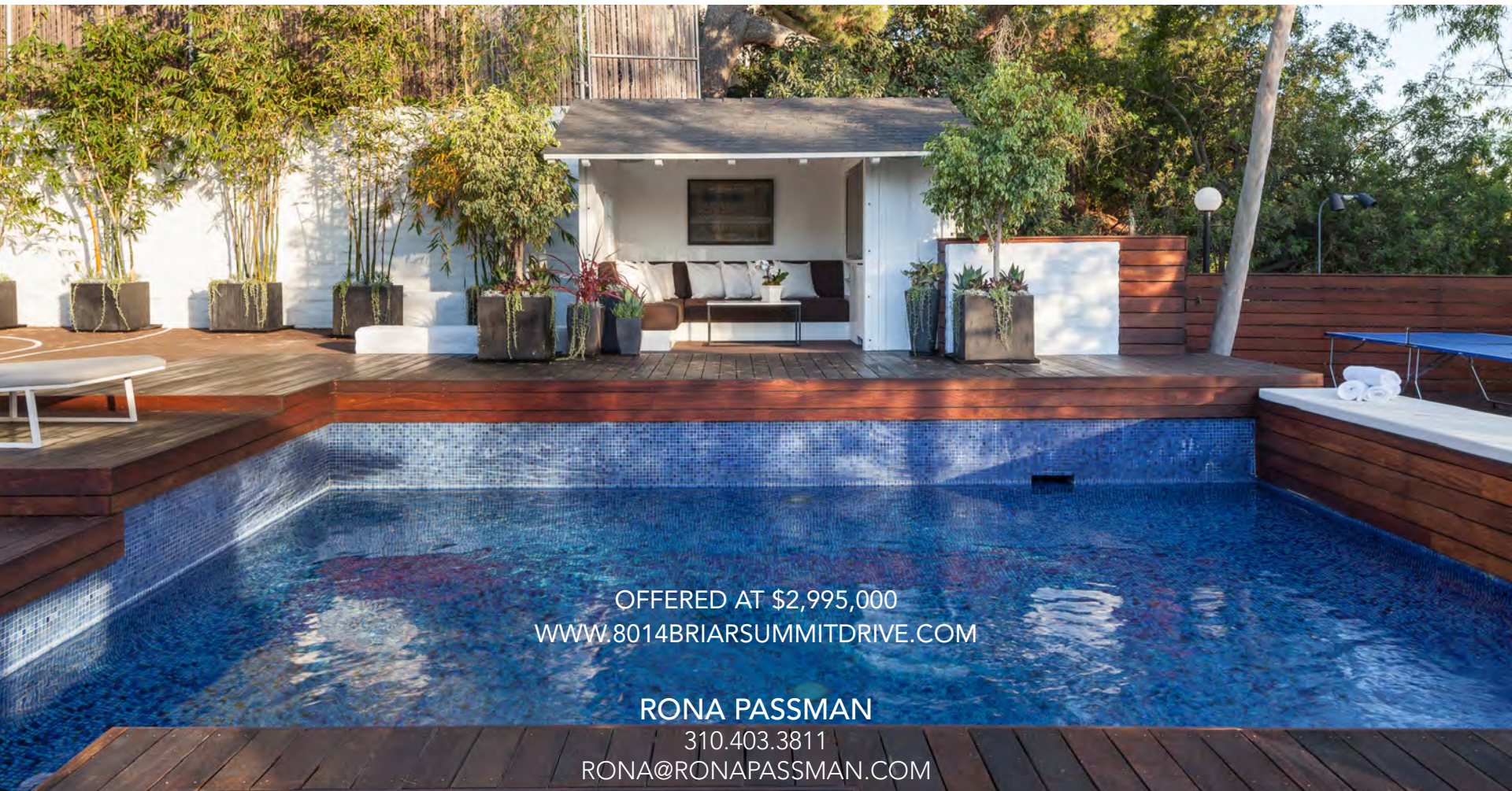
BARBARA DUSKIN
310.858.5408



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



OFFERED AT \$2,995,000
WWW.8014BRIARSUMMITDRIVE.COM

RONA PASSMAN
310.403.3811
RONA@RONAPASSMAN.COM

ÜBER SEXY ARCHITECTURAL LOFT WITH GORGEOUS HOLLYWOOD SKYLINE VIEWS



OPEN TUESDAY, OCTOBER 20TH FROM 11-2PM



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

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

For more information, text 'JMTeamHomes1' to 85377 or visit www.1523GordonStreet10.com.



JAY MARTINEZ
Team Leader | The JM Team
323.377.8332 mobile
jay@jmteamhomes.com

GILBERT DIRIGE, CPA
Realtor | The JM Team
310.801.0317 mobile
gilbert@jmteamhomes.com

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2014 Best of Trulia Top Agent Award

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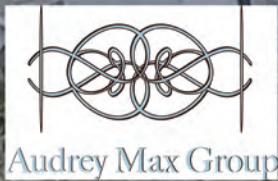
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CLASSICALLY-INSPIRED COMPOUND

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

OPEN TUESDAY 11-2





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TINA EAVERS
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310.266.0947
tinaeavers@gmail.com



STUNNING TWO-STORY TRADITIONAL



801 NORTH SIERRA DRIVE, BEVERLY HILLS
\$14,750,000 | 801sierra.com



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aaronkirman.com

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PRIME DEVELOPMENT OPPORTUNITY ON 10+ ACRES



9501 GLOAMING DRIVE, BEVERLY HILLS P.O.
\$23,950,000 | 9501gloamingdr.aaroe.site



JOHN AAROE GROUP





MAJOR REDUCTION PHENOMENAL UPSIDE POTENTIAL

SHOWN BY APPOINTMENT

2805 Nichols Canyon Road, Nichols Canyon

New price \$2,475,000

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



COREY WEISS
Realtor®

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JOHN AAROE GROUP



3222 BENDA PLACE, HOLLYWOOD HILLS

www.3222BendaPlace.com

JUST REDUCED \$2,995,000

OPEN TUESDAY 11-2



JOE BABAJIAN

310.623.8800 • JOEBABAJIAN.COM CALBRE #00813384

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COMPLETELY REDONE MID-CENTURY MODERN BEACHWOOD CANYON



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



BROKER'S OPEN TUESDAY, OCTOBER 20TH 11-2 PM



Andrew Moore

323-422-3253 • AndrewMooreLA@gmail.com

This is not intended as a solicitation if your property is currently listed. CalBRE License #01723650.



Laurel Hills Mid-Century with Explosive Views

8551 Edwin Drive, Laurel Canyon

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

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

8551Edwin.com

\$2,395,000



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





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



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

Offered at \$4,995,000



NICKI & KAREN
 laporta crystal

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



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

Offered at \$5,495,000



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

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

Johnny Lee Schell
818.621.0999
CalBRE#01902430

Beth Styne
310.367.3388
CalBRE#00815705

Because you deserve the best.



OPEN HOUSE TUESDAY October 20th from 11:00am - 2:00pm

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

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

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

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

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

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




David T. Kessler

310.245.6715

david.kessler@sothebyshomes.com

davidtkessler.com

 @DavidTKessler

 facebook.com/davidtkessler

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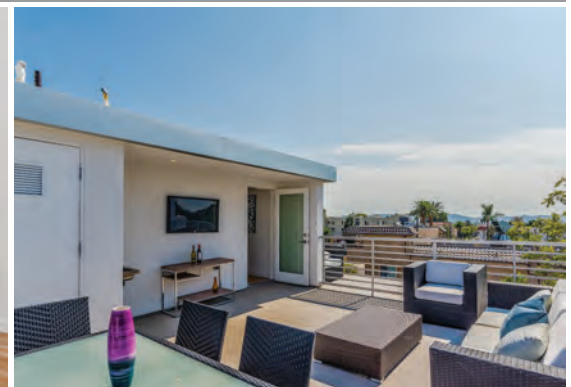
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CREST
FIVE

**5 NEW
Modern Homes**

**Brokers Open Tuesday, 11-2 pm | Lunch Served!
Wine & Cheese Thursday, Oct. 22nd from 6-7:30 pm**



1443 Hi Point Street, Los Angeles 90035

5 NEW Modern Homes on Gated Private Street, 2 BD w/flex 3rd, 3 BA, Designer Kitchen & Baths, Dramatic Open Floor Plans, Designer Finishes, Private Direct Entry Garages, Huge Rooftop Decks w/Iconic City Views.



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& Associates**

323.333.6222

grant@excitingla.com

NEW DEVELOPMENT SPECIALIST
Keller Williams LF Associates (BRE#01715002)

Starting from the high \$800s

For more info: (310) 870-3339

www.crestfive.com

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REDUCED TO SELL

BEVERLY HILLS ESTATE

1700 GREEN ACRES DRIVE | OPEN TUES 12-3PM

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

Reduced to \$12,495,000 | www.PremierBHEstate.com



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fax: 310.278.9900

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1023 N ROXBURY DRIVE



MUST RSVP TO ATTEND OPEN HOUSE 310.888.3333

TUES 11-2 | CATERED LUNCH

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

Offered at \$19,750,000

www.NorthRoxburyEstate.com



Myra Nourmand

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— 4009 VALLEYMEADOW.COM —

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



15,000 SF • 25,926 SF LOT • 7 BEDROOMS • 10 BATHROOMS



Offered at \$7,385,000

4009 Valley Meadow Road, Encino

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PANE**
EXCELLENCE

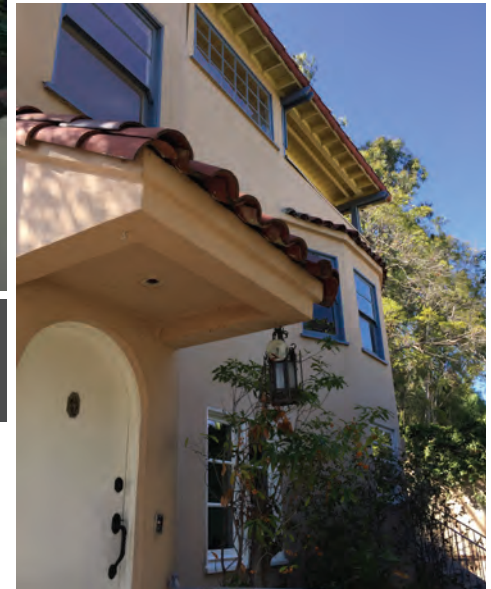
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HOLLYWOOD HILLS DEVELOPMENT OPPORTUNITY



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

ORIGINAL 1930'S MEDITERRANEAN COMPOUND

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

ASKING \$1,099,000
SURVEY COMPLETED
INITIAL PLANS AVAILABLE

OPEN TUESDAY 11-2PM



MICHAEL ROZALES
michael@rcg-la.com
213.840.9080

KIM FINESTONE
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310.770.3892

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MODERN LUXURY HIGH ABOVE MULHOLLAND



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

\$ 3,550,000



KERRY MARSICO

213.700.6515

kerry@kerrymarsico.com

kerrymarsico.com

2709 EDWIN PL

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

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UNDER CONSTRUCTION NOW!
WWW.1731SUMMITRIDGE.COM



1731 SUMMITRIDGE DRIVE, BEVERLY HILLS › OPEN TUESDAY 11-2

Spectacular gated architectural compound with amazing unobstructed City to Ocean Views located on it's own promontory! Amazing opportunity to purchase Over 11,000 sq feet of open contemporary luxury with 7 bedrooms, 9 bathrooms, den/office, professional chefs kitchen with walk-in refrigerator, three-story glass elevator, 500+ bottle wine cellar, 16-seat theater, private gym, beauty salon and spa suite, staff quarters, zero-edge infinity pool with integrated spa! Hillside fire pit, roof deck - three-car garage with motor court. Will be one of LA's first Wellness homes.

LISTED AT \$24,000,000 OR AS-IS TO BUILDERS & DEVELOPERS FOR \$9,500,000



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SIGNATURE PROPERTIES
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joeconvery@yahoo.com
CalBRE #01196113

Exquisite Vintage Condo @THE FAUBOURG ST. DENIS



308 N. SYCAMORE AVE #104 • OFFERED AT \$1,395,000

WWW.FAUBOURG104.COM

3 Bedrooms • 2.5 Bathrooms • 1917 Sq. Ft. • Built 1928

Rare first floor SW corner unit in this legendary French Normandy building. Dramatic & bright as you enter through a 27 foot 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 and egg & dart crown mouldings. A large master suite includes walk in closet and large spa inspired bath. Study could be used as 3rd bedroom. The building defines true old Hollywood glamour and elegance. Welcome to the Faubourg St. Denis.

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

TWILIGHT OPEN ON TUESDAY OCTOBER 20TH 6PM TO 8PM *cheese & wine served*

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MERCER → VINE



OPEN HOUSE TUES & FRI 11-2
SHERMAN OAKS
13529 RAND DR

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



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KYLE GIESE
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MERCERVINE.COM

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

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BEL AIR
638 SIENA WAY

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

ADAM ROSENFELD - 310.595.5915
KYLE GIESE - 310.975.5838



BEVERLY HILLS
1966 CARLA RIDGE RD

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

ADAM ROSENFELD - 310.595.5915
KYLE GIESE - 310.975.5838



BEVERLY HILLS
1271 LOMA VISTA DR

\$ 6,250,000 / 4^{BD} 4^{BA} 4,192 sqft

ADAM ROSENFELD - 310.595.5915
KYLE GIESE - 310.975.5838



BEVERLY HILLS
9040 ALTO CEDRO DR

\$ 4,299,000 / 5^{BD} 5^{BA} 3,505 sqft

ADAM ROSENFELD - 310.595.5915
KYLE GIESE - 310.975.5838



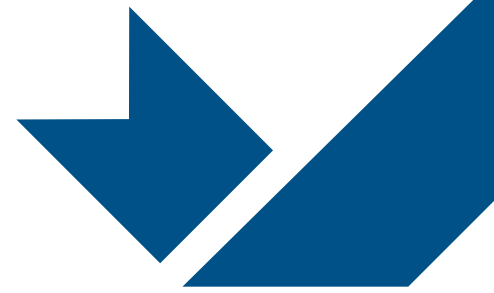
TARZANA
5427 SHIRLEY AVE

\$ 1,899,000 / 5^{BD} 5^{BA} 3,200 sqft

MIKE ROSENFELD - 305.968.4248



MERCER VINE




BEVERLY HILLS
1258 LAGO VISTA

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

ADAM ROSENFELD - 310.595.5915
KYLE GIESE - 310.975.5838



HOLLYWOOD HILLS
7900 GRANITO DR

\$ 6,995,000 / LAND 4 PARCELS

ADAM ROSENFELD - 310.595.5915
KYLE GIESE - 310.975.5838



SHERMAN OAKS
15553 ROYAL RIDGE RD

\$ 1,699,000 / 4^{BD} 3^{BA} 3,061 SQFT

ADAM ROSENFELD - 310.595.5915
KYLE GIESE - 310.975.5838



TARZANA
19528 BRAEWOOD DR

\$ 1,549,000 / 5^{BD} 4^{BA} 3,217 SQFT

MATT WESSELS - 310.854.9434
TRAVIS SCHENCK - 775.815.3665



OPEN HOUSE TUES & FRI 11-2

SHERMAN OAKS
13529 RAND DR

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

ADAM ROSENFELD - 310.595.5915
KYLE GIESE - 310.975.5838

MERCERVINE.COM

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

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TWO TENNIS COURT ESTATES



804 W KENNETH RD

GLENDALE

\$2,495,000

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

652 ROBIN GLEN

GLENDALE

\$2,575,000

Sweeping City Views from this 1977-built private compound on over 2 acres that looks south to Downtown LA and west across the San Fernando Valley and features a sparkling pool, N/S facing tennis court, private master suite, big family room and separate 828 sf entertainment facility/guest house.

4 Bdrms, 3.5 Bathrooms, Office, Family Rm 3,391 sf on two lots totaling 87,120 sf per assr. MLS ID: 315008069-IT



Gerri Cragnotti

Broker/Owner

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GerriCrag@me.com

www.GerriCragnotti.com

CalBRE: #00346376



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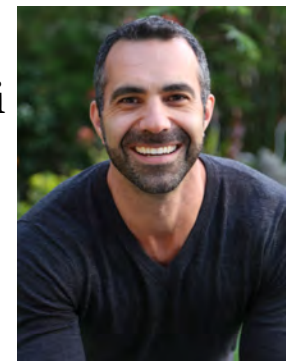
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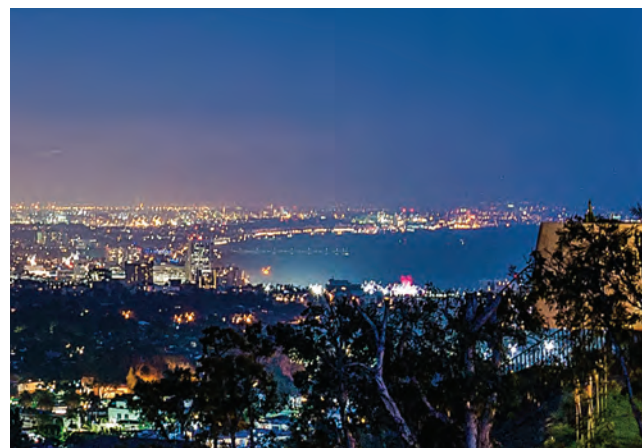
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www.Character-Homes.com



\$50,000 bonus to selling agent if escrow opens by December 25, 2015!

OPEN TUESDAY 11-2: 1459 Via Cresta, Pacific Palisades

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

Offered at \$6,995,000 | www.1459ViaCresta.com



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