

TUESDAY

**01 Beverly Hills** Single Family

<b>965 N ALPINE DR</b>	Open	11-2	<b>NEW</b>
\$12,950,000	3+5	ARCHITECTURAL	



**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.

MLS#15-941593	D Fenton & B Duskin	310-858-5474	www.hiltonhyland.com
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<b>1000 LAUREL WAY</b>	Open	11-2	<b>NEW</b>
\$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.

MLS#15-949667	Joyce Rey	(310)285-7529	www.hiltonhyland.com
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<b>514 CHALETTE DR</b>	Open	11-2	<b>NEW</b>
\$9,000,000	4+5	CONTEMPORARY	



**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.

MLS#15-949667	Joyce Rey	(310)285-7529	www.hiltonhyland.com
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<b>521 N RODEO DR</b>	Lunch	11-2	<b>NEW</b>
\$5,495,000	4+4	2sty-SPANISH	




**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 & DECORA BATH TILING. QUIANT 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.

MLS#15-949233	MICHAEL J. LIBOW	310-285-7509	WWW.521RODEO.COM
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<b>1700 GREEN ACRES DR</b>	Open	12-3	592D6	<b>red</b>
\$12,495,000	5+7	MEDITERRANEAN		



**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/tp. 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.

MLS#14-785291	Myra Nourmand	310-888-3333	BBQ,BI-Ins,
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<b>917 N CRESCENT DR</b>	Open	11-2	<b>rev</b>
\$38,000,000	6+10	FRENCH	



**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.

MLS#15-943657	Drew Fenton	310-858-5474	www.hiltonhyland.com
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<b>1023 N ROXBURY DR</b>	Open	11-2	592D7	<b>rev</b>
\$19,750,000	8+7	MEDITERRANEAN		



**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.

MLS#15-885951	Myra N & Michael N	310.888.3333	www.NorthRoxburyEstate.com
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<b>321 S CANON DR</b>	Refresh.	11-1	<b>rev</b>
\$3,299,000	4+5	2sty-TRADITIONAL	



**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

MLS#15-944651	Daniel Bani-Esraili	310-7293436	BI-Ins,Dshwshr,Dryer,Fridg,pool
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**01 Beverly Hills** Condo / Co-op

<b>344 N PALM DR #302</b>	Open	11-2	<b>red</b>
\$995,000	+095000	2+3	




**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.

MLS#15-938689	Rochelle M/Gayle W	310-968-8828	www.344NPalm.com
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<b>447 N DOHENY DR #101</b>	Open	11-2	592XY	<b>rev</b>
\$1,699,000	2+3	CONTEMPORARY		




**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.


MLS#15-946937	ST.JAMES+CANTER	310.704.4248	WWW.447DOHENY101.COM
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TUESDAY

**02 Beverly Hills Post Office** *Single Family*

<b>13951 DURHAM RD</b>	Open 11-2	<b>rev</b>
<b>\$8,500,000</b>	5+6 MEDITERRANEAN	
		
<p><b>MAGNIFICENT MEDITERRANEAN IN MULHOLLAND ESTATES</b></p> <p>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.</p>		
MLS#15-940559	Beverly Matus 310 990-3771	READY PROPERTIES

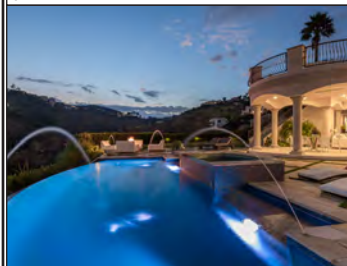
<b>2539 BENEDICT CANYON DR</b>	Open 12-2 592B2	<b>rev</b>
<b>\$5,395,000</b>	5+7 ARCHITECTURAL	
		
<p>Located in the estate area of Upper Benedict Canyon and hidden behind gates is this secluded oasis compound. A large motorcourt greets the visitor with guest parking. A dramatic resort like pool and 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.</p>		
MLS#14-814107	Valerie Fitzgerald 310-285-7515	COLDWELL BANKER RESI
Blt-Ins,Dshwshr,Elvtr,Grbg Disp		

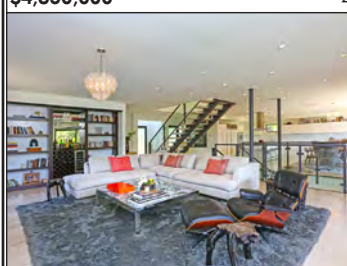
<b>1531 BENEDICT CANYON DR</b>	Open 11-3	<b>rev</b>
<b>\$1,695,000</b>	3+2 COUNTRY ENGLISH	
		
<p><b>BEVERLY HILLS STORYBOOK CHARMER!</b></p> <p>Timeless charmer. Designer perfected with absolute attention to detail!This 2 story 3bd 2Ba w/pool and grotto/spa is a romantic paradise beyond compare.The 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 &amp; dining room lead to an outdoor oasis that complement the design of this lovely home.Lushly landscaped backyard w/pool</p>		
MLS#15-947387	Jason Ventress 3102833833	ACTION NOW REALTY
Rng/Ovn,Fridg		

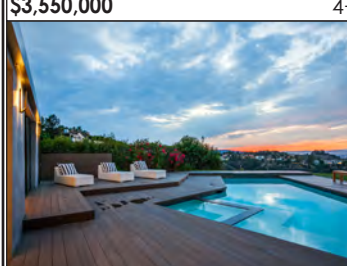
<b>1531 BENEDICT CANYON DR</b>	Open 11-2	<b>rev</b>
<b>\$1,695,000</b>	3+2 COUNTRY ENGLISH	
		
<p>Timeless Beverly Hills storybook charmer. Designer perfected with absolute attention to detail!This 2 story 3bd 2Ba w/ pool make for a romantic paradise beyond compare.The cozy warm interior features chocolate 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 &amp; dining room lead to an outdoor oasis that complement the design of this lovely home.</p>		
MLS#15-947387	Jason Ventress 3102833833	ACTION NOW REALTY
Rng/Ovn,Fridg		

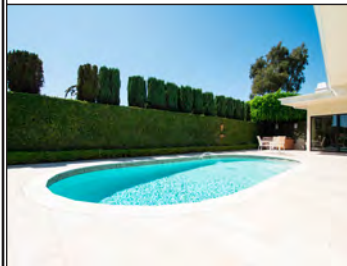
**03 Sunset Strip - Hollywood Hills West** *Single Family*

<b>9233 SWALLOW DR</b>	Open 5-7:30	<b>NEW</b>
<b>\$18,950,000</b>	5+8 2sty-ARCHITECTURAL	
		
<p><b>SPECIAL TWILIGHT OPEN - NEW CONSTRUCTION</b></p> <p>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.</p>		
David Yocum 310-560-6164	HILTON & HYLAND	www.9233swallow.com

<b>2009 MOUNT OLYMPUS DR</b>	Open 11-2	<b>NEW</b>
<b>\$9,495,000</b>	6+10 3sty-CONTEMP MED	
		
<p><b>ESTATE LIVING IN MOUNT OLYMPUS</b></p> <p>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>		
P. Lester A. Comora 310.488.5962	THE AGENCY	Infinity Pool   Car Gallery   Theater

<b>2501 ASTRAL DR</b>	Open 11-2	<b>NEW</b>
<b>\$4,850,000</b>	4+6 MODERN	
		
<p><b>STUNNING MODERN HOME WITH POOL, VIEWS AND GRASSY YARD</b></p> <p>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!</p>		
MLS#15-938497	Steve Frankel 310-281-3981	COLDWELL BANKER BH-N
www.stevefrankel.com		

<b>2709 EDWIN PL</b>	Refresh. 11-2	<b>NEW</b>
<b>\$3,550,000</b>	4+4.5 MODERN	
		
<p><b>MODERN LUXURY HIGH ABOVE MULHOLLAND</b></p> <p>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.</p>		
Kerry Marsico 213.700.6515	COLDWELL BANKER	OPEN: Tues 11-2   Sat + Sun 2-5

<b>2171 MOUNT OLYMPUS DR</b>	Open 11-1	<b>NEW</b>
<b>\$3,095,000</b>	4+4.5 CONTEMPORARY	
		
<p><b>VIEW HOME - OPEN 11AM TO 1PM ONLY</b></p> <p>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.</p>		
KJ Marmon, Roy Shachaf 310-749-4995	HILTONHYLAND/RODEO	KJMarmon.com




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TUESDAY

<b>8014 BRIAR SUMMIT DR</b>	Refresh. 11-2	<b>NEW</b>
\$2,995,000	4+5 MID-CENTURY	
	<b>STUNNING CELEBRITY-OWNED MID-CENTURY COMPOUND</b>	
<p>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 &amp; 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 &amp; spa, cabana w/entertainment center &amp;fridge, custom sports court &amp; BBQ area. Highly coveted Laurel Canyon location</p>		
<p>MLS#15-950119 Rona Passman 310.403.3811 HILTON &amp; HYLAND</p>		
www.hiltonhyland.com		

<b>2234 RIDGEMONT DR</b>	Open 11-2	<b>NEW</b>
\$990,000	2+2 CONTEMPORARY	
	<b>DEVELOPER'S DREAM SITE WITH CANYON VIEWS!</b>	
<p>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.</p>		
<p>MLS#15-950493 Barrie Renee Avedon JOHN AAROE GROUP</p>		
None		

<b>8551 EDWIN DR</b>	Refresh. 11-2	<b>NEW</b>
\$2,395,000	5+3.5 MID-CENTURY	
	<b>LAURE HILLS MID CENTURY WITH POOL AND VIEWS!</b>	
<p>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</p>		
<p>Tori Horowitz 323 489 5444 DEASY/PENNER &amp; PART.</p>		

<b>2585 LEICESTER DR</b>	Open 11-2	<b>red</b>
\$2,100,000	4+4 CONTEMPORARY	
	<b>REDUCED! GORGEOUS CONTEMPORARY WITH STUNNING VIEWS!</b>	
<p>A perfect blend of style &amp; sophistication, this light filled architectural w/soaring ceilings, multiple decks &amp; 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 &amp; 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.</p>		
<p>MLS#15-934079 Sally Forster Jones 3106917888 JOHN AAROE GROUP</p>		
www.2585leicester.com		

<b>8634 FRANKLIN AVE</b>	Lunch 11-2	<b>NEW</b>
\$2,295,000	2+3 ARCHITECTURAL	
	<b>LUNCH SERVED 11-2 &amp; WINE &amp; CHEESE AT TWILIGHT FROM 6PM-8PM</b>	
<p>Awash with light and surrounded w/blue skies &amp; 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 &amp; outdoor one.The eat-in kitchen is outfitted with Viking appliances and Carrera marble counter tops &amp; 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!!</p>		
<p>MLS#15-948085 Jane Schore 323-573-6562 COLDWELL BANKER SS</p>		
www.ShoppingwithSchore.com		

<b>2463 SOLAR DR</b>	Open 11-2	593C2	<b>rev</b>
\$10,250,000	6+11	MODERN	
	<b>INCREDIBLE MODERN COMPOUND</b>		
<p>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.</p>			
<p>MLS#15-904543 Brett Lawyer 310-858-5402 HILTON &amp; HYLAND</p>			
www.hiltonhyland.com			

<b>1541 N GARDNER ST</b>	Open 11-2	593/C4	<b>NEW</b>
\$1,699,000	3+2.5	1sty-CALIFORNIA BUNGALOW	
	<b>GORGEOUS REMODELED HOME WITH GREAT TASTE &amp; STYLE.</b>		
<p>Come fall in love with this gorgeous 3 Bedroom &amp; 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 &amp; 2 of the bedrooms &amp; bathroom. Gourmet Kitchen w/Center Island, formal dining room. Over sized living room w/vaulted ceilings &amp; French doors to patio &amp; large lush yard &amp; bonus room. Close to Runyon Canyon hiking, shops &amp; restaurants. Great holiday gift for the one you love!</p>			
<p>David T. Kessler 310-245-6715 SOTHEY'S BEV HILLS</p>			
hurry - 1st time on market in 11 years!			


<b>1377 MILLER PL</b>	Open 11-2	<b>rev</b>
\$4,695,000	4+4 ARCHITECTURAL	
	<b>STUNNING ARCHITECTURAL HOME W SPECTACULAR VIEWS</b>	
<p>Stunning Architectural home w spectacular views in a chic celebrity enclave seconds away from Sunset Strip. The living&amp; dining rooms open to expansive deck &amp; pool. Kitchen w/Viking appliances, custom cabinets &amp; granite countertops. Guest suite w/private entrance. 2nd level includes loft office w/built-ins, 2nd bed w/full bath &amp; master suite. A rooftop deck adds to this home's awesome possibilities for entertainment. This gorgeous home will satisfy the most discerning architectural buyer.</p>		
<p>MLS#15-946313 Sevak Kachadurian 3105601688 WEA</p>		
Blt-Ins,Dshwshr,Dryer,Other		

<b>2426 GREENVALLEY RD</b>	Open 11-2	592/H2	<b>NEW</b>
\$1,499,000	3+4	2sty-CAPE COD	
	<b>MODERN CAPE COD RENOVATION</b>		
<p>Spotless Newly Renovated 1030's Cape Cod: Expanded &amp; modernized for today's living. Stunning open kitchen w/ new cabinetry, stainless steel appliances &amp; quartz counters. Private yard w/mature trees &amp; 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 &amp; beautiful new floors, doors, windows &amp; lighting. Blocks from the Mulholland Tennis Club &amp; Wonderland Elementary School.</p>			
<p>Nick Small 3105022055 RODEO REALTY SUNSET</p>			
Ground-Up Remodel / All-New Systems			

<b>1556 N SIERRA BONITA AVE</b>	Open 11-2	<b>rev</b>
\$3,100,000	5+7 CRAFTSMAN	
	<b>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.</b>	
<p>MLS#15-944495 William Thon LAMERICA REAL ESTATE</p>		
Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg		

TUESDAY

<b>8508 ALLENWOOD RD</b>	Open	11-2	<b>rev</b>
<b>\$2,695,000</b>	4+3	MODERN	
<b>EXOTIC OASIS</b>			
 <p>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 &amp; 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 &amp; l</p>			
MLS#15-943303		BBQ,Blt-Ins	
Ambra Bisconti 310-498-2151		HILTON & HYLAND	

<b>8769 SKYLINE DR</b>	Open	11-2	<b>rev</b>
<b>\$2,175,000</b>	4+5	3sty-CONTEMPORARY	
<b>LUNCH SERVED</b>			
 <p>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</p>			
MLS#15-948553		Blt-Ins,Cbl,Dshwshr,Dryer,Crbg Disp	
Gene Bush 310-657-5050		COLDWELL BANKER RESI	

**03 Sunset Strip - Hollywood Hills West** Land

<b>2381 N SUNSET PLAZA DR</b>	Open	11-2	592H3	<b>NEW</b>
<b>\$4,795,000</b>	Land			
<b>SOARING ABOVE THE BIRD STREETS!</b>				
 <p>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.</p>				
MLS#15-941907		www.TomAndRandyProperties.com		
Tom Scrocco/Randy Isaacs 310-887-0255		COLDWELL BANKER - SS		

**03 Sunset Strip - Hollywood Hills West** Lease

<b>8914 DEVLIN PL</b>	Open	11-2	<b>rev</b>
<b>\$24,995</b>	4+4	CONTEMPORARY	
<b>FURNISHED LEASE WITH AMAZING VIEWS!</b>			
 <p>Chic &amp; sophisticated fully furnished contemporary with city views. Above the Sunset Strip on prime cul-de sac St, this light filled home will offer you the best in S. California living, w/ high ceilings and walls of french doors opening out to Sun drenched pool &amp; outdoor area. Large kitchen with center isle &amp; breakfast area &amp; 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.</p>			
MLS#15-942887		www.8914devlin.com	
Sally Forster Jones 3106917888		JOHN AAROE GROUP	


**REMINDER**


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

**04 Bel Air - Holmby Hills** Single Family

<b>1714 STONE CANYON RD</b>	Open	11-2	<b>NEW</b>
<b>\$22,500,000</b>	8+12		
<b>CLASSICALLY-INSPIRED COMPOUND</b>			
 <p>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.</p>			
Aron Kirman, Neyshia Go 310-882-8357		JOHN AAROE GROUP-BH	
Blt-Ins,Dshwshr,Dryer,Hood Fan,Micro,Otr			

<b>1709 ROSCOMARE RD</b>	Open	11-2	541H4	<b>NEW</b>
<b>\$1,895,000</b>	4+3	1sty-RANCH		
<b>UPDATED BEL AIR RANCH ON LARGE LOT</b>				
 <p>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.</p>				
MLS#15-949535		Blt-Ins,Washer, Dryer		
Rosanne Howard 310 968-1815		SOTHEBY'S		

<b>1247 CASIANO RD</b>	Open	11-2	<b>NEW</b>
<b>\$1,725,000</b>	4+3.5	TRADITIONAL	
<b>LOWER BEL AIR TRADITIONAL</b>			
 <p>Wonderfully updated Traditional in Lower Bel Air on Casiano Rd w/ leafy canyon &amp; Getty views. Done in a pleasing color pallet, this sunny home has custom built-ins, crisp trim &amp; panels, plantation shutters, all set in a desirable floorplan. Living rm, formal dining rm &amp; built-in bar. Large kitchen w/ granite counters &amp; breakfast nook. A family rm opens to wood deck. Large master w/ dual baths &amp; closets. Dramatic hillside pool/spa framed by a wood deck w/ soothing cyn views. Warner Ave School.</p>			
MLS#15-938555		www.1247CasianoRd.com	
Larry Young 310-777-2879		BERKSHIRE HATHAWAY	

<b>10451 SANDALL LN</b>	Open	11-2	<b>NEW</b>
<b>\$1,490,000</b>	3+2	CRAFTSMAN	
<b>CHARMING CRAFTSMAN HOME WITH STUNNING CANYON VIEWS</b>			
 <p>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.</p>			
Aron Kirman, Neyshia Go 310-882-8357		JOHN AAROE GROUP-BH	
Blt-Ins,Dshwshr,Dryer,Range/Oven			

<b>2605 BASIL LN</b>	Open	11-2	<b>NEW</b>
<b>\$1,285,000</b>	3+2.5	CONTEMPORARY	
<b>EXCEPTIONALLY REMODELED BEL AIR RIDGE HOME</b>			
 <p>Step into this light and bright Bel Air Ridge home. Features an open floor-plan w/ inviting formal living &amp; 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 &amp; 2 guest bedrooms. Hardwood floors, custom shutters, and recessed lighting. Close to Beverly Glen Village. Roscomare Elementary.</p>			
J. Grauman / S. Arana 310.403.6477		THE AGENCY	
Range/oven, dishwasher, washer/dryer			

TUESDAY

<b>920 N BEVERLY GLEN</b>	Open	11-2	<b>NEW</b>
<b>\$999,000</b>	2+2	TRADITIONAL	



**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.

MLS#15-950169  
Sally FJ/Meredith S. 3106917888  
JOHN AAROE GROUP

www.920beverlyglen.com

<b>10469 LINDBROOK DR</b>	Open	11-2	<b>rev</b>
<b>\$3,700,000</b>	4+4	SPANISH	



**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.

MLS#15-917105  
Susan Smith 310-492-0733  
HILTON & HYLAND

www.hiltonhyland.com

**05 Westwood - Century City** *Single Family*

**05 Westwood - Century City** *Condo / Co-op*

<b>771 HOLMBY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$6,450,000</b>	7+6.5	TRADITIONAL	




**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.

MLS#15-950307  
Sara Zommick 310-990-9183  
TELES PROPERTIES

BBQ,Blf-Ins,Cbl,Dshwshr,Dryer,Other

<b>1880 VETERAN AVE #106</b>	Open	11-2	<b>NEW</b>
<b>\$749,000</b>	2+2	TRADITIONAL	




**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.

MLS#15-950469  
Chad Lund/Patty Best 310-801-2641  
TELES PROPERTIES, IN

Blf-Ins,Dshwshr,Rng/Ovn

<b>2049 FOX HILLS DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,699,000</b>	5+4	CAPE COD	



**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 qtlty 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.

MLS#15-950087  
Chad Lund 310-801-2641  
TELES PROPERTIES

Blf-Ins,Dshwshr,Hood Fan,Rng/Ovn

<b>1440 VETERAN AVE, UNIT 240</b>	Open	11-2	<b>NEW</b>
<b>\$419,000</b>	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, wtrfalls, koi ponds, pool & spa. The turnkey 1 bed/1 bath condo was remoldd 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 hrwd flrs, recessed lighting & new heat/AC. Blny faces quietr-side of bldg overlooking trees & grass. HOA incl; all utilities & eq ins. Bldg remodeling lobby.

MLS#15-944661  
Scott McIntosh 310-500-6107  
COLDWELL BANKER BW

www.1440Veteran240.com

<b>752 WESTHOLME AVE</b>	Open	11-2	632-B2	<b>NEW</b>
<b>\$2,350,000</b>	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

MLS#15-950087  
Jim Bremner 310-622-7445  
GIBSON INTL

www.752Westholme.com

<b>10776 WILSHIRE #1604</b>	Open	11-2	<b>rev</b>
<b>\$5,095,000</b>	3+4	CONTEMPORARY	



**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.

MLS#15-944661  
O'Connor & Aluise 323 702 1970  
THE AGENCY & KW

Dshwshr,Dryer,Elvtr,Frzr,Crbg Disp,Other

<b>265 DENSLOW AVE</b>	Refresh.	11-2	631 J1	<b>NEW</b>
<b>\$1,799,000</b>	3+2	2sty-TRADITIONAL		



**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!

MLS#15-950623  
Mickey Kessler 310-367-2322  
COLDWELL BANKER

Frzr,Fridg

**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

<b>1841 BENECIA AVE</b>	Open	11-2	<b>NEW</b>
\$8,500	5+5	2sty-MEDITERRANEAN	
			
<b>PRIME CENTURY CITY LEASE</b>			
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			
Blf-Ins,Cent Vac,Dshwshr,Grbg Disp,			

**06 Brentwood** Single Family

<b>X 270 S CANYON VIEW DR</b>	Lunch	11-2	<b>NEW</b>
\$10,250,000	4+5		
			
<b>COUNTRY COMPOUND ON TRUE - PARK - LIKE GROUNDS</b>			
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/Beih Styne 818-761-3646 COLDWELL BANKER RES			

<b>1710 MANDEVILLE CANYON RD</b>	Open	11-2	<b>NEW</b>
\$7,995,000	6+7	2sty-ARCHITECTURAL	
			
<b>ARCHITECTURAL GEM IN LOWER MANDEVILLE</b>			
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			

<b>14 OAKMONT DR</b>	Open	11-2	<b>NEW</b>
\$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			

<b>12607 PROMONTORY RD</b>	Open	11-2	591E4	<b>NEW</b>
\$2,850,000	5+5	2sty-TRADITIONAL		
				
<b>NEW X! PARK-LIKE MOUNTAINGATE W/24HR GUARD-GATED SECURITY</b>				
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				

<b>2317 CANYONBACK RD</b>	Open	11-2	591 E4	<b>NEW</b>
\$2,350,000	5+6	2sty-VILLA		
				
<b>NEW X! OVER 4100SF, 5BR + MAJESTIC MOUNTAIN VIEWS + POOL</b>				
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				

<b>418 S GRETNA GREEN WAY</b>	Open	11-2	631/G4	<b>NEW</b>
\$2,295,000	4+3	2sty-TRADITIONAL		
				
<b>FIRST TIME ON THE MARKET IN 52 YEARS!</b>				
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				

<b>12553 THE VISTA</b>	Open	11-2	591E4	<b>red</b>
\$1,645,000	+745000	2+3	TRADITIONAL	
				
<b>MOUNTAINGATE-PARK LIKE SERENITY W/24HR GUARD-GATED SECURITY</b>				
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				

<b>607 26TH ST</b>	Open	11-2	631F5	<b>rev</b>
\$5,195,000	6+7	3sty-CONTEMP MED		
				
<b>TUSCAN MEDITERRANEAN NORTH OF MONTANA WWW.60726THSTREET.COM</b>				
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				


**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!

**06 Brentwood** Condo / Co-op

<b>X 11916 GORHAM AVE, UNIT 201</b> Lunch 11-2		<b>NEW</b>
<b>\$1,269,000</b>	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

<b>X 11740 W SUNSET BLV, UNIT 35</b> Lunch 11-2		<b>NEW</b>
<b>\$1,249,000</b>	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

<b>330 S BARRINGTON AVE #302</b> Open 11-2		<b>NEW</b>
<b>\$749,000</b>	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.

Shann Silver 310-458-4024  
PARTNERS TRUST SM

Built-ins

<b>838 S BARRINGTON AVE #203</b> Open 11-2		<b>NEW</b>
<b>\$675,000</b>	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.

Mary Ann Saxon 310 770-3940  
COLDWELL BANKER - BW

Cbl,Dshwshr,Grbg Disp,Intrcm,Microwave

<b>11718 DARLINGTON AVE, UNIT 6</b> Open 11-2		<b>NEW</b>
<b>\$610,000</b>	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

<b>575 MORENO AVE</b> Open 11-2 631F5		<b>NEW</b>
<b>\$32,500</b>	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!

Charles Pence 310-458-4024  
PARTNERS TRUST SM

Built-ins

**07 West L.A.** Single Family

<b>2835 S BENTLEY AVE</b> Open 11-2		<b>NEW</b>
<b>\$969,000</b>	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

Michael Haddad 310-430-4842  
RE/MAX ESTATE PROPER

www.MichaelHaddad.com

<b>2530 S BUNDY DR</b> Open 11-2 672-A1		<b>NEW</b>
<b>\$879,000</b>	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

<b>1804 S BARRINGTON AVE #D</b> Open 11-2		<b>NEW</b>
<b>\$824,900</b>	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.

Gary Limjap 310-458-4024  
COLDWELL BANKER - SM

Bit-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

<b>1800 COLBY AVE #304</b>	Open	11-2	632A6	<b>NEW</b>
\$658,800	2+2	CONTEMPORARY		



**BEST CONDO FOR THE \$\$\$**

Top Floor single level condominium. Recently Remodeled. Much sought after West L.A. location. Leave your 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

<b>1810 S BARRINGTON AVE #1</b>	Open	11-2	<b>red</b>
\$1,098,000	3+3	3sty-SPANISH	




**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  
Cng Fan,Dshwshr,Dryer

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



**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*

<b>2543 PATRICIA AVE</b>	Refresh.	11-2	<b>NEW</b>
\$2,995,000	5+4.5	2sty-TUDOR	



**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 Klm 714-873-7856  
FLS REAL ESTATE  
Broker's Open House

**09 Beverlywood Vicinity** *Single Family*

<b>2325 DUXBURY CIR</b>	Open	11-2	<b>NEW</b>
\$5,199,000	7+6	TRADITIONAL	



**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

<b>1517 EDRIIS DR</b>	Refresh.	11-2	<b>NEW</b>
\$1,995,000	3+2	TRADITIONAL	



**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

<b>1443 HI POINT ST</b>	Open	11-2	<b>NEW</b>
\$879,000	2+3	3sty-MODERN	



**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


<b>2601 S HALM AVE</b>	Open	11-2	<b>NEW</b>
\$799,000	3+1	SPANISH	



**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



**Property Website & Virtual Tour**

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





TUESDAY

**09 Beverlywood Vicinity** Condo / Co-op

<b>1238 S HOLT AVE, UNIT 2</b>	Refresh.	11-2	<b>NEW</b>
<b>\$689,000</b>		2+2.5	
<b>LARGE PRIVATE REAR UNIT</b>			
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 JOHN AAROE GROUP		310.433.0633	www.ClintonAndTodd.com

<b>1112 S BEDFORD DR #203</b>	Open	11-2	632F3	<b>rev</b>
<b>\$799,000</b>		2+2	FRENCH	
<b>PRISTINE 2BD/2BA CONDO ADJ TO BH &amp; 2 BLKS FROM ROXBURY PARK</b>				
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!				
Greenberg / Weinstock BERKSHIRE HATHAWAY		310-968-0605	www.1112SBedfordUnit203.com	

**10 West Hollywood Vicinity** Single Family

<b>1001 N CRESCENT HEIGHTS BL</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,595,000</b>		3+3.5	ARCHITECTURAL
<b>THE LAST REMAINING HOUSE AT BENTO BOX 5</b>			
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.			
Erik Lerner KELLER WILLIAMS		(310) 734-8120	BentoBox5.com

<b>9007 PHYLLIS AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,149,000</b>		2+1	SPANISH
<b>ADORABLE SPANISH BUNGALOW</b>			
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!			
Ladd Jackson HILTON & HYLAND		310-346-1744	www.9007phyllis.com

<b>9026 VISTA GRANDE ST</b>	Open	12-2	<b>red</b>
<b>\$1,399,000</b>	+450000	2+2	1sty-SPANISH
<b>JUST REDUCED! BEAUTIFUL SANTA FE 2BR IN NORMA TRIANGLE</b>			
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!			
The Kostrey Collection KW LARCHMONT		310-621-4341	Blt-In,Dshwshr,Dryer,Rng/Ovn,Fridg,Other

<b>823 N GARDNER ST</b>	Refresh.	11-2	<b>rev</b>
<b>\$3,395,000</b>		5+5	2sty-CONTEMPORARY
<b>ARCHITECTURAL SHOWSTOPPER W SPECTACULAR VIEWS</b>			
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.			
Joan Fitzpatrick KELLER WILLIAMS HH		310-428-5626	

**10 West Hollywood Vicinity** Condo / Co-op

<b>812 N CROFT AVE, PH401</b>	Open	11-2	VIEWS!!!	<b>NEW</b>
<b>\$1,595,000</b>		2+2.5	1sty-MODERN	
<b>WEST HOLLYWOOD PENTHOUSE WITH EXPLOSIVE VIEWS!</b>				
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 LA LUXE GROUP   KWBH		310.904.3568	www.812Croft.com	

<b>1132 N OGDEN DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,368,000</b>		3+3	ARCHITECTURAL
<b>LUXURY TOWN HOME IN THE HEART OF WEHO</b>			
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.			
Coleman Laffoon HILTON & HYLAND		323-702-5551	www.hiltonhyland.com

<b>8960 CYNTHIA ST #CL1</b>	Refresh.	11-2	592H6	<b>NEW</b>
<b>\$795,000</b>		2+2	CONTEMPORARY	
<b>STUNNING REMODEL IN NORMA TRIANGLE</b>				
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.				
T.D.Clarke/J. Giddins SOTHEY'S SUNSET		310.880.7513	8960CynthiaStreet.com	

Do **RIGHT** by Your Sellers  
Put their Property in the **MLS**

Listings in the MLS Get More Exposure  
More Offers & More Money

TUESDAY

<b>1219 SUNSET PLAZA DR, UNIT 2</b> Refresh. 11-2		<b>NEW</b>
\$759,999	2+2 1sty-TRADITIONAL	



**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

<b>10 West Hollywood Vicinity</b>		<b>Income</b>

<b>X 972 N SAN VICENTE BLV</b> Lunch 11-2		<b>NEW</b>
\$1,495,000	Duplex 2sty-TRADITIONAL	

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

<b>8960 CYNTHIA ST #202</b> Open 11-2		<b>NEW</b>
\$499,000	1+1 1sty-ARCHITECTURAL	




**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.

MLS#15-950207  
Bruno Abisror 818.419.1459  
SOTHEBY'S INT'L RLTY  
www.AbisrorProperties.com

<b>1246 N FULLER AVE</b> Open 11-2		<b>NEW</b>
\$1,350,000	Duplex 2sty-CRAFTSMAN	




**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, dining with built- ins, kitchen with breakfast area, laundry, 1 bd, 1ba, walk in closets.

MLS#15-950047  
Laki (Lucky) Wiefing 323-828-0810  
KELLER WILLIAMS RLTY  
Blt-Ins,Dsh,Wshsr/Dryer,Micro,Other.

**11 Venice** Single Family

<b>1033 CAROL DR #301</b> Open 12-3		<b>rev</b>
\$949,900	2+2 MODERN	




**\*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!

MLS#15-944341  
Daniel P Signani 310-777-7510  
ENGEL & VOLKERS BEVE  
Dshwshr,Fridge,Range,WA/DR

<b>2408 CLEMENT AVE</b> Open 11-2		<b>NEW</b>
\$2,995,000	3+3 ARCHITECTURAL	



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.

MLS#15-949461  
Elisabeth Halsted 310-820-9340  
BERKSHIRE HATHAWAY H  
Dshwshr,Frzr,Rng/Ovn,Fridg,Wshr

<b>1037 N LAUREL AVE #6</b> Open 11-2		<b>rev</b>
\$799,000	2+2 ARCHITECTURAL	

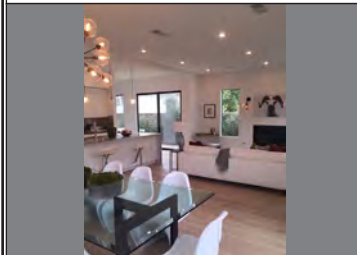


**ULTRA-COOL REINVISIONED TOP FLOOR 2BD+2BA ARCHITECTURAL LOFT**

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 voluminous 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!

MLS#15-946941  
ST.JAMES+CANTER 310.704.4248  
BERKSHIRE HATHAWAY  
WWW.1037LAUREL6.COM

<b>X 1043 MARCO PL</b> Lunch 11-2		<b>NEW</b>
\$2,295,000	4+4 2sty-ARCHITECTURAL	




**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

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



**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.

MLS#15-947795  
Gina Martino & Ed Fitz 310.266.3120  
THE AGENCY  
Enter off Hilldale

<b>859 NOWITA PL</b> Open 11-2		<b>NEW</b>
\$1,999,000	3+2 CALIFORNIA BUNGALOW	



**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.

MLS#15-945455  
Suzanne Frank 310-314-8300  
RE/MAX ESTATE PROPER  
Blt-Ins, all appliances


TUESDAY

<b>X 2412 CLEMENT AVE</b>	Lunch 11-2 671J6	<b>NEW</b>
<b>\$1,488,000</b>	2+1.75 1sty-CONTEMPORARY	
	<b>BRING YOUR VENICE BUYERS!</b>	
	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.	
MLS#15-950249		
Tina & Ian Hale RE/MAX ESTATE PROPER	310-200-2298	Upgraded windows, newer roof / gutters

<b>1439 CABRILLO AVE</b>	Open 11-2	<b>rev</b>
<b>\$2,150,000</b>	4+2 CALIFORNIA BUNGALOW	
	<b>BEACH BUNGALOW- PRICE JUST REDUCED!</b>	
	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".	
MLS#15-934269		
Suzanne Frank RE/MAX ESTATE PROPER	310-314-8300	Grbg Disp,Rng/Ovn,Fridg, Wshr/dryer


<b>X 1531 LOUELLA AVE</b>	Lunch 11-2	<b>NEW</b>
<b>\$1,425,000</b>	3+2 CALIFORNIA BUNGALOW	
	<b>PARADISE IN VENICE</b>	
	Words can't describe the vibe of this laid back Venice traditional home, just come by and see for yourself.	
MLS#15-949823		
Michael Sammons SOTHEBY'S INTERNATIO	310-980-0755	


**11 Venice** Condo / Co-op


<b>1046 PRINCETON DR #118</b>	Open 11-2 672A6	<b>rev</b>
<b>\$840,000</b>	0+1 ARCHITECTURAL	
	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	
MLS#15-913117		
Lee Johnson SOTHEBY'S INTERNATIO	310-892-2244	Rng/Oven,Cbl,Dshwshr,GrbgDisp,Fridge,M/W

<b>X 947 INDIANA AVE</b>	Lunch 11-2	<b>NEW</b>
<b>\$1,145,000</b>	2+1 CALIFORNIA BUNGALOW	
	<b>SUNNY VENICE OASIS</b>	
	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!	
MLS#15-950533		
Tiffany Rochelle PARDEE PROPERTIES, I	310-210-2213	Dryer,Rng/Ovn,Fridg,Wshr

**11 Venice** Income

<b>2210 PACIFIC AVE</b>	Open 11-2	<b>rev</b>
<b>\$2,495,000</b>		
	<b>COMPLETELY REMODELED VACANT 4PLEX IN SILICON BEACH.</b>	
	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	
MLS#15-918281		
Andrew Wilson RE/MAX ESTATE PROPER	310.387.1297	Cbl,Grbg Disp,Rng/Ovn,Fridg

<b>518 BROADWAY ST</b>	Refresh. 11-2	<b>red</b>
<b>\$2,655,000</b>	2750000 3+2.5 CONTEMPORARY	
	<b>BROKER'S OPEN HOUSE 11- 2 SUNDAY OPEN HOUSE 2 - 5 PM</b>	
	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.	
MLS#15-940149		
Sharon Rifelli RE/MAX ESTATE PROPER	310-418-5862	State of the Art Kitchen and Baths

<b>129 BROOKS AVE</b>	Open 11-2	<b>rev</b>
<b>\$1,850,000</b>	Duplex CALIFORNIA BUNGALOW	
	<b>VENICE BEACH OPPORTUNITY, STEPS FROM HE SAND!</b>	
	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!	
MLS#15-944489		
Tamra (Tami) Pardee PARDEE PROPERTIES, I	310-907-6517	Cing Fan,Rng/Ovn,Fridg

<b>2349 BEACH AVE</b>	Open 11-2 671J6	<b>red</b>
<b>\$1,849,000</b>	2+2.5 2sty-TRADITIONAL	
	<b>PRICE REDUCTION IN PRIME VENICE NEIGHBORHOOD</b>	
	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.	
MLS#15-922079		
Emily Bregman BERKSHIRE HATHAWAY	310-699-7038	BBQ,Blt-Ins,Dshwshr,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

<b>660 HARBOR ST #1</b>	Open	11-2	<b>NEW</b>
\$8,200	3+3	MODERN	




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.

**MLS#15-949945**  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

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

<b>1638 ABBOT KINNEY</b>	Open	11-2	671H6	<b>red</b>
\$7,400	2+2	ARCHITECTURAL		



**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.

**MLS#15-886175**  
Nicole Contreras 310.614.4952  
NOURMAND&ASSOCIATES

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

**12 Marina Del Rey** Condo / Co-op

<b>4211 REDWOOD AVE, UNIT 408</b>	Open	11-2	<b>NEW</b>
\$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 sun decks and frsided courtyards.

**Eric Lavey (310) 908-6800**  
www.theagencyre.com

**13 Palms - Mar Vista** Single Family

<b>3437 KEESHEN DR</b>	Open	11-2	672C2	<b>NEW</b>
\$1,789,000	3+2.5	TRADITIONAL		



**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.

**MLS#15-949935**  
Sherri Noel 310-994-8721  
KELLER WILLIAMS-SM

Dshwshr, Micro, Rng/Ovn, Fridg

<b>3441 CABRILLO</b>	Refresh.	11-2	<b>NEW</b>
\$1,595,000	3+2	CONTEMPORARY	



**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.

**MLS#15-947739**  
Jack Bitton 3107808880  
KELLER WILLIAMS RLTY

Dshwshr, Grbg Disp, Micro, Fridg

<b>3007 DAHLGREN AVE</b>	Open	11-2	<b>NEW</b>
\$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

<b>3153 CORINTH AVE</b>	Open	11-2	<b>NEW</b>
\$1,095,000	4+2	TRADITIONAL	



**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

**MLS#15-949465**  
Ron Wynn  
COLDWELL BANKER RESI

Rng/Ovn

<b>2481 ARMACOST AVE</b>	Refresh.	11-2	<b>NEW</b>
\$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

<b>3200 STONER AVE</b>	Open	11-2	672B2	<b>red</b>
\$1,695,000	3+2.5	OTHER		



**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.

**MLS#15-942033**  
Sherri Noel 310-994-8721  
KELLER WILLIAMS-SM

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

**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

<b>11825 ROWLES CT</b>	Open	11-2	<b>rev</b>
<b>\$1,718,000</b>	4+3	MEDITERRANEAN	



**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!

MLS#15-941343  
Bobbie Carrasco 310-396-7829  
RON MICHAEL PROP

Blt-Ins,Dshwshr,Hood Fan,Fridg

<b>333 22ND ST</b>	Open	11-2	<b>rev</b>
<b>\$5,495,000</b>	4+6	VILLA	



**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/frpce, large formal dining. Family rm w/frpce & 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 & 3/4 bath, media/game rm.

MLS#15-938713  
John Hathorn 310-458-4024  
PARTNERS TRUST SM

Built-ins

**14 Santa Monica** Single Family

<b>327 22ND ST</b>	Open	10-1	<b>NEW</b>
<b>\$4,995,000</b>	5+5.5	MEDITERRANEAN	



**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!

MLS#sb15157812mr  
Rosanna Liberucci 310-600-1662  
SHOREWOOD REALTORS

**14 Santa Monica** Condo / Co-op

<b>2336 28TH ST, UNIT E</b>	Open	11-2	671/J1	<b>NEW</b>
<b>\$895,000</b>	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

<b>1711 WELLESLEY DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,999,500</b>	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

<b>854 18TH ST #14</b>	Refresh.	11-2	<b>NEW</b>
<b>\$875,000</b>	2+2	TRADITIONAL	



**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!

MLS#15-950237  
Tiffany Rochelle 310-988-9766  
PARDEE PROPERTIES, I

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

<b>2206 MARINE ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,589,000</b>	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

<b>1227 24TH ST #B</b>	Open	11-2	<b>NEW</b>
<b>\$699,000</b>	2+2	CONTEMPORARY	




**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.

MLS#15-950697  
Simon Sallom  
COLDWELL BANKER RESI

<b>2121 LA MESA DR</b>	Open	11-2	<b>rev</b>
<b>\$18,495,000</b>	5+7	CONTEMPORARY	



**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.

MLS#15-940507  
Tracy Tutor Maitas 310.871.6149  
DOUGLAS ELLIMAN

<b>933 11TH ST, UNIT 6</b>	Refresh.	11-2	<b>NEW</b>
<b>\$675,000</b>	2+2	2sty-TRADITIONAL	

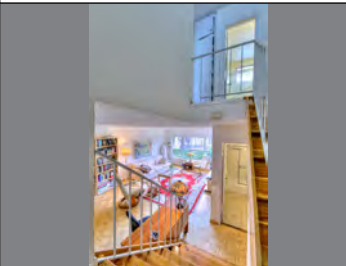


**GREAT CONDO IN SANTA MONICA NEAR MONTANA AVE**

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

<b>828 LINCOLN BLVD #10</b>	Open	11-2	<b>NEW</b>
<b>\$649,000</b>	2+2	MID-CENTURY	
	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		
MLS#15-950641	Brian Maser 3107091946 MASER CONDO SALES TE Dshwshr		

<b>1018 KAGAWA ST</b>	Open	11-2	<b>NEW</b>
<b>\$5,589,000</b>	6+7	CAPE COD	
	<b>BRAND NEW CONTEMPORARY CAPE COD IN ALPHABET STREETS</b> 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.		
MLS#15-943675	Anthony Marguleas 310-293-9280 AMALFI ESTATES Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp,Ot		

**14 Santa Monica** *Income*


<b>2525 7TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,850,000</b>		TRADITIONAL	
	<b>OCEAN PARK FREE STANDING HOME + 3 RENTAL UNITS ON 7TH STREET</b> 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.		
MLS#15-950773	Dannie Cavanaugh 310-837-7161 CAVANAUGH REALTORS None		

<b>17001 BOLLINGER DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,789,000</b>	5+4	TRADITIONAL	
	<b>OPEN TUESDAY 11-2, LUNCH WILL BE SERVED!</b> 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 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.		
MLS#15-936279	Anthony Marguleas 310-573-4245 AMALFI ESTATES Dshwshr,Frzr,Micro,Rng/Ovn,Fridg		

<b>1222 CHELSEA AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,875,000</b>		COTTAGE	
	<b>ONE OF A KIND SANTA MONICA OPPORTUNITY!</b> 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.		
MLS#15-941565	Tamra (Tami) Pardee 310-907-6517 PARDEE PROPERTIES, I Rng/Ovn,Fridg		

<b>15861 SEABEC CIR</b>	Open	11-2	<b>NEW</b>
<b>\$2,695,000</b>	4+3	TRADITIONAL	
	<b>STORYBOOK HOME ON EXPANSIVE LOT</b> 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.		
MLS#15-949263	Anthony Marguleas 310-293-9280 AMALFI ESTATES		

**15 Pacific Palisades** *Single Family*


<b>1514 SAN REMO DR</b>	Open	11-2	<b>NEW</b>
<b>\$11,950,000</b>	5+7	ARCHITECTURAL	
	<b>UNPARALLELED CHIC</b> "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.		
MLS#15-949263	Judy Feder 310-890-0033 HILTON & HYLAND www.hiltonhyland.com		

<b>1368 GOUCHER ST</b>	Open	11-2	<b>NEW</b>
<b>\$2,499,000</b>	4+4	2sty-TRADITIONAL	
	<b>OCEAN VIEWS &amp; STEPS TO THE PALISADES VILLAGE</b> 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.		
MLS#15-949263	David Kelmenson 310-500-1430 PARTNERS TRUST BRENT www.1368Goucher.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.


<b>1265 RIMMER AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,295,000</b>	2+2	RANCH	
	<b>A PALISADES CABIN RETREAT</b> 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.		
MLS#15-947521	Ellen McCormick 310-230-3707 BERKSHIRE HATHAWAY www.1265Rimmer.com		

TUESDAY

<b>1276 RIMMER AVE</b>	Open 11-2	<b>NEW</b>
<b>\$2,295,000</b>	2+2 MID-CENTURY	
	<b>A PALISADES SANCTUARY</b>	
<p>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.</p>		
MLS#15-947697	www.1276Rimmer.com	
Ellen McCormick 310-230-3707	BERKSHIRE HATHAWAY	

<b>14635 WHITFIELD AVE</b>	Open 11-2	<b>rev</b>
<b>\$5,795,000</b>	6+8 3sty-CONTEMPORARY	
	<b>NEW CONSTRUCTION   ONE OF THE BEST VALUES IN THE PALISADES</b>	
<p>Expansive ocean views set on a secluded &amp; quiet street, just steps to the Palisades Village - shopping, restaurants, schools, beach, hiking, bike path &amp; the all-new Caruso Development. 6,455 Sq.Ft. w/ 6 bedroom suites, gym, screening area, wet bar, 2 family rooms, wine room &amp; elevator. Kitchen, family &amp; 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.</p>		
MLS#15-919755	www.14635WhitfieldAve.com	
David Kelmenson 310-500-1430	PARTNERS TRUST BRENT	

<b>845 HAVERFORD AVE</b>	Refresh. 11-2 631A5	<b>NEW</b>
<b>\$1,875,000</b>	2+3 1sty-RANCH	
	<b>VILLAGE DUPLEX DELIVERED VACANT</b>	
<p>Excellent &amp; 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 &amp; build new. Unit 845 is a 1 bedroom &amp; 1 bath w/ laundry and private open patio. Unit 847 is a 1 bedroom &amp; 1 3/4 baths w/ laundry and private brick patio. Spacious detached 2-car garage.</p>		
MLS#15-950667	Excellent Village Location	
Dustin Hall 310.625.1971	BERKSHIRE HATHAWAY	

<b>16951 LIVORNO DR</b>	Open 11-2	<b>rev</b>
<b>\$4,150,000</b>	5+6 TRADITIONAL	
	<b>GORGEOUS NEWER CONSTRUCTION</b>	
<p>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.</p>		
MLS#15-942345		
John Closson	BERKSHIRE HATHAWAY H	

<b>1460 AMALFI DR</b>	Open 11-2	<b>red</b>
<b>\$6,995,000</b>	7350000 5+4.5 2sty-TRADITIONAL	
	<b>NEW PRICE! CLASSIC 1941 RIVIERA TRADITIONAL!</b>	
<p>Rare opportunity, one of a kind restored 1941 Riviera classic. Designed by Louis T. Laskin, home has been lovingly maintained &amp; updated by current owners for 28 years. Formal entrance leads to large LR w/fireplace, FDR, den, 50's style kitchen, separate breakfast room &amp; enclosed sunroom. Distant ocean views. Custom designed English garden w/ hundreds of rose bushes, fruit trees &amp; hedges. Flowers &amp; herbs abound the garden w/open &amp; covered patios areas for enjoyment, relaxation &amp; entertaining.</p>		
MLS#15-945265	Atc Fan,Blt-Ins,Cbl,Dshwshr,Dryer,Other	
Pekar Ellis Real Estate 310.496.5977	GIBSON INTERNATIONAL	

<b>928 LAS LOMAS AVE</b>	Open 11-2 630J4	<b>rev</b>
<b>\$3,750,000</b>	4+5 CONTEMPORARY	
	<b>ARCHITECTURAL STYLE</b>	
<p>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 &amp; DR with entertaining space, which features soaring ceilings.</p>		
MLS#15-933069		
Marco Rufo 310-488-6914	BERKSHIRE HATHAWAY	

<b>1459 VIA CRESTA</b>	Open 11-2 630J4	<b>rev</b>
<b>\$6,995,000</b>	5+5.5 2sty-TRADITIONAL	
	<b>WWW.1459VIACRESTA.COM</b>	
<p>Graced with sweeping city, coastline &amp; mountain vistas on approx. 1.25 acres w/ 6,200 sq.ft. in the prestigious 24 hour guard-gated Ridgeview Country Estates. Formal living &amp; dining rooms, wine cellar, home theater, imported British pub, 7 fireplaces, large gourmet kitchen &amp; family room opening to fully heated outdoor living room, pool, spa, &amp; sprawling lawns. Magnificent master suite &amp; sitting room, veranda, sumptuous bath, steam room &amp; tub. This home also has the option of having 6 bedrooms.</p>		
MLS#15-931885	www.PropertiesByGold.com	
Beverly & Kimberly Gold 310-496-5995	GIBSON INTERNATIONAL	


<b>858 FISKE ST</b>	Open 11-1	<b>rev</b>
<b>\$3,495,000</b>	5+4.5 2sty-TRADITIONAL	
	<b>BRAND NEW CONTEMPORARY EAST COAST IN ALPHABET STREETS</b>	
<p>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, &amp; shops.</p>		
MLS#15-926857		
Craig Natvig 310.573.7721	COLDWELL BANKER-PAC.	

**15 Pacific Palisades** Condo / Co-op

<b>16799 CHARMEL LN</b>	Open 11-2 630G3	<b>rev</b>
<b>\$6,295,000</b>	4+6 1sty-CONTEMPORARY	
	<b>NEW CONTEMPORARY WITH CITY, OCEAN &amp; CATALINA ISLAND VIEWS!</b>	
<p>Dramatic Ocean &amp; 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 &amp; Wolf &amp; Bosch appliances. The den may be converted to a fifth bedroom. Detached office/guest house.</p>		
MLS#15-935235	BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other	
Ali Rassekhi 310-359-5695	COLDWELL BANKER RESI	

<b>1662 MICHAEL LN</b>	Open 11-2	<b>NEW</b>
<b>\$1,300,000</b>	3+3.5 3sty-MEDITERRANEAN	
	<b>BEAUTIFUL 500 PLAN WITH GREAT VIEWS</b>	
<p>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.</p>		
Aberle/Convey 310-230-2452	COLDWELL BANKER-PAC.	


TUESDAY

<b>17109 PALISADES CIR</b>	Open	11-2	<b>NEW</b>
<b>\$929,000</b>	3+3	CONTEMP MED	
	<b>UPDATED TOWNHOUSE IN COVETED PALISADES HIGHLANDS</b>		
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 RODEO REALTY	310.867.0563	http://17109palisades.com/	

<b>379 N BRONSON AVE</b>	Open	11-2	593 G7	<b>NEW</b>
<b>\$1,150,000</b>	2+2	1sty-TRADITIONAL		
	<b>CHARMING 2BD/2BA LARCHMONT VILLAGE HOME</b>			
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		www.coregrouppla.com		
Pete Buonocore KW - LARCHMONT	323-762-2561			

**16 Mid Los Angeles** Single Family

<b>3264 FAY AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,278,000</b>	3+4	3sty-ARCHITECTURAL	
	<b>NEW CONSTRUCTION - CULVER CITY ARTS DISTRICT ADJACENT</b>		
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		Blf-Ins,Dshwshr,Grbg Disp,Fridg	
Tamra (Tami) Pardee PARDEE PROPERTIES, I	310-907-6517		


<b>1229 S CITRUS AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,050,000</b>	3+2	1sty-COUNTRY ENGLISH	
	<b>TACO TUESDAY !!!</b>		
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 KW LARCHMONT		(323) 797-1314	

<b>1806 S ORANGE GROVE AVE</b>	Lunch	11-2	<b>rev</b>
<b>\$989,000</b>	4+3	2sty-SPANISH	
	<b>BIG &amp; BEAUTIFUL 2-STORY SPANISH!! COME ENJOY CATERED LUNCH!</b>		
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		www.2StorySpanish.com	
Tia Hughes RODEO REALTY- BRENTW	310-720-0993		

<b>111 N IRVING BLVD</b>	Open	11-2	<b>red</b>
<b>\$2,099,000</b>	3+3	MEDITERRANEAN	
	<b>LARCHMONT CLOSE WITH POOL!</b>		
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		Fridge, Dshwr, Stove, W/D	
Lisa Hutchins COLDWELL BANKER RES.	323-216-6938		

**18 Hancock Park-Wilshire** Single Family

<b>458 S MANSFIELD AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,788,000</b>	5+6	2sty-CONTEMPORARY	
	<b>SEE FULL PAGE AD!</b>		
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		Dshwshr,Dryer,Micr,Rng/Ovn,Wshr	
Harris/Parnes/Umansky THE AGENCY	424-400-5915		

<b>533 N IRVING BLVD</b>	Open	11-2	<b>red</b>
<b>\$1,395,000</b>	3+2	1sty-COUNTRY ENGLISH	
	<b>FABULOUS HOUSE!</b>		
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		Blf-Ins,Cling Fan,Dshwshr,Dryer,Grbg Disp	
Bruce Walker RODEO REALTY - BEVER	310-623-8722		

<b>96 FREMONT PL</b>	Open	11-2	633 F3	<b>rev</b>
<b>\$3,875,000</b>	5+3	2sty-MEDITERRANEAN		
	<b>BEHIND THE GATES OF FREMONT PLACE</b>			
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		Elegant and Graceful Mediterranean		
The Woodwards KELLER WILLIAMS LARC	323 422 0888			



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TUESDAY

<b>529 N HIGHLAND AVE</b>	Open	11-2	593	<b>rev</b>
<b>\$2,899,000</b>	4+3	2sty-TRADITIONAL		



**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!

MLS#15-945061  
 Alan Henlein 310-476-2788  
 RE/MAX ESTATE PROPER Bit-Ins

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

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




**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

<b>1143 S RIMPAU BLVD</b>	Open	11-2	<b>rev</b>
<b>\$1,975,000</b>	Duplex	2sty-SPANISH	



**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

MLS#15-947113  
 Katharyn Bracci 310-569-3667  
 KW BEVERLY HILLS Clng Fans,Dshwshr,Wsh/Dryer,Grbg Disp

<b>1355 KENISTON AVE</b>	Open	11-2	633E4	<b>rev</b>
<b>\$775,000</b>	1sty-SPANISH			



**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!

MLS#15-934883  
 Omega Group-Randy Wright 310.927.6818  
 KELLER WILLIAMS www.OmegaGroup.LA

**19 Beverly Center-Miracle Mile** Single Family

<b>1229 S ORANGE DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$925,000</b>	2+2	SPANISH	



**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

<b>726 N MANSFIELD AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,549,990</b>	4+5	2sty-CONTEMPORARY	




**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!!

MLS#15-886089  
 The Sunset Team 310-623-1345  
 KW HOLLYWOOD HILLS www.726Mansfield.com

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



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.

MLS#15-939205  
 Jeffrey Lemen 3104822033  
 KELLER WILLIAMS-SANT Bit-Ins,Clng Fan,Dshwshr,Rng/Ovn

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

<b>118 N KINGS RD #PH4</b>	Open	11-2	<b>rev</b>
<b>\$1,125,000</b>	3+3	CONTEMPORARY	



**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.

MLS#15-943607  
 ST.JAMES + CANTER 310.291.1029  
 BERKSHIRE HATHAWAY WWW.118KINGSROADPH4.COM

**REMINDER**

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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

<b>1212 S LA JOLLA AVE</b>		Refresh.	11-1	<b>red</b>
<b>\$5,100</b>	3+4	FRENCH NORMANDY		
<b>HOME FOR THE HOLIDAYS</b>				
<p>\$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.</p>				
MLS#15-913835		Bff-Ins		
Lisa Sherman SOTHEBY'S INTERNATIO		310-786-1851		

**20 Hollywood** Single Family

<b>1255 N CHEROKEE AVE</b>		Open	11-2	<b>NEW</b>
<b>\$995,000</b>	4+2	CRAFTSMAN		
<b>4BD DESIGNER CRAFTSMAN W/BONUS SEPARATE OFFICE</b>				
<p>Chic Craftsman stunner in the heart of Hollywood. Completely walled &amp; gated w/large front porch. Living room w/high ceilings, fireplace &amp; wood floors throughout which flow seamlessly into the dining room &amp; out to the private patio. Cook's kitchen w/SS appliances &amp; 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 &amp; lounging.</p>				
Grant Linscott KELLER WILLIAMS RLTY		323-333-6222		
stove, dishwasher, wine fridge				

<b>6073 W STUDIO CT</b>		Open	1-3	<b>NEW</b>
<b>\$819,990</b>	2+3	3sty-MODERN		
<b>BROKER'S OPEN SPECIAL TIMES FROM 1-3P</b>				
<p>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!</p>				
Bryant   Reichling SOTHEBY'S		323-601-800		
www.FountainGower.com				

**20 Hollywood** Condo / Co-op

<b>6253 HOLLYWOOD #308</b>		Open	11-2	<b>NEW</b>
<b>\$1,350,000</b>	2+2	ARCHITECTURAL		
<b>UBER-CHIC LOFT WITH OVER-SIZED TERRACE AT HOLLYWOOD &amp; VINE</b>				
<p>Own a part of Hollywood history on famed corner of Hollywood &amp; 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 &amp; valet parking.</p>				
Allie Riley & M.Collins COLDWELL BANKER BH		310-467-4567		
HollywoodBlvdLoft.com/				

**OPEN HOUSE STATUS LEGEND**

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

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

<b>1523 GORDON ST, UNIT 10</b>		Refresh.	11-2	<b>NEW</b>
<b>\$875,000</b>	1+2	3sty-ARCHITECTURAL		
<b>ARCHITECTURAL LOFT WITH GORGEOUS HOLLYWOOD SKYLINE VIEWS</b>				
<p>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.</p>				
Jay Martinez/Gil Dirige JOHN AAROE GROUP		323.377.8332		
www.1523GordonStreet10.com				

<b>6001 CARLTON WAY #310</b>		Open	11-2	<b>NEW</b>
<b>\$550,000</b>	1+1	ARCHITECTURAL		
<b>CHIC CITY LIVING AT THE METROPOL - 1BR/1BA</b>				
<p>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.</p>				
Hendrick/Ahluwalia LUCID WEST REALTY		323-251-7883		
Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn				

<b>6250 HOLLYWOOD BL. SUITE 11G</b>		Refresh.	11-2	<b>bom</b>
<b>\$1,387,000</b>	2+3	CONTEMPORARY		
<b>W-RESIDENCES - LUXURY 1720 SQ.FT, 2+3, BEST NORTH VIEW!</b>				
<p>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!</p>				
Joyce Kim COLDWELL BANKER RESI		213 503-0315		

**21 Silver Lake - Echo Park** Single Family


<b>3439 WINSLOW DR</b>		Open	11-2	594/C6	<b>NEW</b>
<b>\$1,499,000</b>	4+3	2sty-CONTEMPORARY			
<b>STUNNING NEW SILVER LAKE CONTEMPORARY</b>					
<p>Stunning new contemporary in the heart of Silver Lake boasting 4Bd/3BA &amp; 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 &amp; 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</p>					
Josh & Matthew Altman DOUGLAS ELLIMAN		310.819.3250			
www.TheAltmanBrothers.com					

<b>1326 LAVETA TER</b>		Open	11-2	<b>NEW</b>
<b>\$875,000</b>	4+2	SPANISH		
<b>1326 LAVETA TERRANCE</b>				
<p>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.</p>				
Paul Cruz KELLER WILLIAMS HH		310-498-4942		
CingFan,Dshwshr,Dryer,Grbg Disp,Hood Fan				

TUESDAY

**21 Silver Lake - Echo Park** Income

<b>1622 SILVERWOOD TER</b>		Open	11-2	<b>NEW</b>
<b>\$1,150,000</b>	Duplex	1sty-	TRADITIONAL	



**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.

MLS#15-946181

David Robles 323-761-6444  
KELLER WILLIAMS RLTY

Dshwshr,Rng/Ovn,Fridg

**22 Los Feliz** Single Family

<b>5015 LOS FELIZ BLV</b>		Lunch	11-2	<b>NEW</b>
<b>\$2,595,000</b>	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.

MLS#15-942715

Thomas O'Rourke  
BERKSHIRE HATHAWAY H

Dryer,Rng/Ovn,Wshr

<b>1932 TALMADGE ST</b>		Open	11-2	<b>NEW</b>
<b>\$1,799,000</b>	4+4	TRADITIONAL		



**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.

MLS#15-950765

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

Blf-Ins,Dshwshr,Hood Fan

<b>4022 TRACY ST</b>		Lunch	11-2	<b>NEW</b>
<b>\$995,000</b>	2+1.5	1sty-	SPANISH	



**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.

MLS#15-950275

Terri Mccortney (323) 460-7612  
COLDWELL BANKER HPN

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

<b>2369 LYRIC AVE</b>		Open	11-2	<b>red</b>
<b>\$1,699,000</b>	3+3	2sty-CONTEMPORARY		



**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!

MLS#15-935967

Leslie Romanesko 3104611830  
KELLER WILLIAMS HH

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

<b>2500 PARK OAK DR</b>		Refresh.	11-2	<b>rev</b>
<b>\$5,000,000</b>	4+4	SPANISH		



**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

MLS#15-942715

Thomas O'Rourke  
BERKSHIRE HATHAWAY H

Dryer,Rng/Ovn,Wshr

<b>1945 N HOBART BLVD</b>		Open	11-2	<b>rev</b>
<b>\$2,395,000</b>	4+4	SPANISH		



**1945 N HOBART BLVD**

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.

MLS#15-940083

Ann Eysenring 310-413-7666  
THE AGENCY

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

<b>1956 MYRA AVE</b>		Open	11-2	<b>rev</b>
<b>\$2,099,000</b>	5+4	2sty-VILLA		



**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.

MLS#15-949005

Bryant | Reichling 323-854-1780  
SOTHEBY'S

www.1956Myra.com

**22 Los Feliz** Income

<b>2014 N WESTERN AVE</b>		Open	11-2	<b>NEW</b>
<b>\$1,125,000</b>		MEDITERRANEAN		



**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. Living rm w/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.

MLS#15-947133

Rose Marin 323-807-0111  
COLDWELL BANKER RESI


Dshwshr,Dryer,Micro,Rng/Ovn,Other

**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

**28 Culver City** Condo / Co-op

<b>4058 MADISON AVE #B</b>	Open	11-2	<b>rev</b>
\$1,199,000	3+3	SPANISH	
			
<p><b>CATERED LUNCH BY IN-N-OUT BURGER TUESDAY 11-2</b></p> <p>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 &amp; low HOA dues, these townhouses feel like private homes</p>			
<p>MLS#15-925237</p> <p>Todd Miller 310-923-5353</p> <p>KELLER WILLIAMS-SM</p> <p><b>IN-N-OUT BURGERS SERVED TUESDAY 11-2PM</b></p>			

**29 Westchester** Condo / Co-op

<b>7111 LA TIJERA BLV, UNIT D102</b>	Open	11-2	<b>NEW</b>
\$449,000	2+2	1sty-CONTEMPORARY	
			
<p><b>BEAUTIFULLY REMODELED 2+2 CONDO</b></p> <p>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!</p>			
<p>remodeled, 2 fireplaces, in-unit laundry</p> <p>Dave &amp; Jeff Kaptain 310-432-6500</p> <p>KELLER WILLIAMS BH</p>			

**30 Hollywood Hills East** Single Family

<b>2285 LA GRANADA DR</b>	Open	11-2	<b>NEW</b>
\$2,595,000	4+3.5	3sty-MEDITERRANEAN	
			
<p><b>RESTORED MEDITERRANEAN COMPOUND CIRCA 1923</b></p> <p>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 &amp; adjacent family room. Upstairs, 3 bedrooms include a sumptuous master retreat w/elegant bath + 2 additional bedrooms &amp; bath. A few steps up is a terrace w/ studio &amp; views. Below is an additional bedroom/bath suite. Entertaining terraces, gated motor court, gardens &amp; mature trees add to this legendary estate.</p>			
<p>www.LaGranadaDrive.com</p> <p>Gary Bergevin 323-422-7876</p> <p>BERKSHIRE HATHAWAY</p>			

<b>6491 RODGERTON DR</b>	Open	11-2	<b>NEW</b>
\$1,650,000	3+3.5	ARCHITECTURAL	
			
<p><b>BEACHWOOD MODERN...AN ARTISTIC DEPARTURE FROM THE ORDINARY</b></p> <p>Lofty ceilings, gallery walls, oversized parlour &amp; 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 &amp; hillside garden. Feels like a permanent vacation. Dramatic master ste &amp; library on own floor. With outdoor seating, more views, impressive closets, wrap around fireplace &amp; decadent master bath, this enormous master suite is perfection. Truly a sophisticated, luxurious escape.</p>			
<p>Rogers+Stellini 310.963.4205</p> <p>NOURMAND&amp;ASSOCIATES</p>			

<b>2465 N GOWER ST</b>	Open	11-2	593/F2	<b>NEW</b>
\$1,295,000	4+3	ARCHITECTURAL		
				
<p><b>VIEW PROPERTY, PRICED TO SELL! BEST VALUE IN AREA!</b></p> <p>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 &amp; Paykel appliances. One Bedroom down, perfect for office. 3 Bedrooms upstairs all w/ balconies. Master w/ spa style bath &amp; downtown views. Rooftop patio w/ jetliner views.</p>				
<p>MLS#15-934431</p> <p>Robert Howell 310-734-2250</p> <p>KELLER WILLIAMS, BH</p> <p>Dshwshr,Frzr,Grbg Disp,Fridg</p>				

<b>3234 ELLINGTON DRIVE</b>	Refresh.	11-2	563 7C	<b>NEW</b>
\$1,199,000	3+2	2sty-SPANISH		
				
<p><b>EXQUISITE 3 BEDROOM SPANISH HACIENDA IN HOLLYWOOD HILLS</b></p> <p>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</p>				
<p>MLS#SR15225201cn</p> <p>Donna Haim 818-613-4606</p> <p>RODEO REALTY</p> <p>Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn</p>				

<b>3222 BENDA PL</b>	Open	11-2	563D7	<b>red</b>
\$2,995,000	6+5	TRADITIONAL		
				
<p><b>JUST REDUCED</b></p> <p>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 &amp; 3 add bd, dining, living, sunroom, deck, kitchen. Lower level has 2 guest suites &amp; family room. Outdoor area has pool, 2 grassy areas, BBQ area, bamboo forest &amp; sports court.</p>				
<p>www.3222BendaPlace.com</p> <p>MLS#15-917575</p> <p>Joseph Babajian 310-623-8800</p> <p>RODEO REALTY - BH</p>				

<b>6001 GRACIOSA DR</b>	Open	11-2	593G2	<b>rev</b>
\$2,495,000	3+4	SPANISH		
				
<p><b>PRICE REDUCTION OF \$400,000</b></p> <p>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.</p>				
<p>Blf-Ins,Dshwshr,Rng/Ovn,Fridg</p> <p>James Nasser 310-351-9450</p> <p>WEA</p>				

**30 Hollywood Hills East** Condo / Co-op

<b>3300 BARHAM BLV, UNIT 102</b>	Open	11-2	<b>NEW</b>
\$949,000	4+4	3sty-MEDITERRANEAN	
			
<p><b>HUGE, BEAUTIFUL TOWNHOUSE---CENTRAL AND CONVENIENT!</b></p> <p>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!</p>			
<p>Amy Klein (818) 618 8393</p> <p>RODEO REALTY</p> <p>www.BarhamBlvd.com</p>			



TUESDAY

**31 Playa Del Rey** Single Family

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



**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, Indry rm complete the 2nd flr. 3 car gar. Central HVAC. Casita/gst hse w/ ¼ bath. Front bdrms have partial ocean view.

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

**39 Playa Vista** Single Family

<b>12412 LUCILE ST</b>	Open 11-2	<b>NEW</b>
<b>\$1,275,000</b>	3+2 TRADITIONAL	



**MLS#15-950131**

Ziga Weissesen 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

<b>7952 GENESTA AVE</b>	Open 11-2	<b>NEW</b>
<b>\$929,000</b>	5+6 2sty-TRADITIONAL	



**MLS#15-950757**

Robert Baer 323-377-5661  
CAP EQUITY REALTY

**LAKE BALBOA ESTATE - UNDER \$235 QK. 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

<b>13521 RAND DR</b>	Open 11-2	<b>NEW</b>
<b>\$1,875,000</b>	4+4 CONTEMPORARY	



**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**

<b>3942 GLENRIDGE DR</b>	Refresh. 11-2	<b>NEW</b>
<b>\$1,675,000</b>	5+4.5 TRADITIONAL	



**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**

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



**J. Altman & A. Anu DOUGLAS ELLIMAN**

310.819.3250

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

**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

<b>13529 RAND DR</b>	Open 11-2	<b>NEW</b>
<b>\$1,499,000</b>	3+2 2sty-CONTEMPORARY	



**A. Rosenfeld/K. Giese MERCER VINE**

310.595.5915

**OPEN HOUSE Tuesday and Friday 11-2pm**

**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!

<b>3648 SHERIDGE DR</b>	Refresh. 11-2	<b>NEW</b>
<b>\$1,495,000</b>	3+3 1sty-ARCHITECTURAL	



**T.BERNS & A.KAPLAN CBBH NORTH**

310.722.0744

**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**

<b>14436 GLORIETTA DR</b>	Open 11-2 562A7	<b>NEW</b>
<b>\$1,249,000</b>	3+3 CONTEMPORARY	



**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**

**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.)

TUESDAY

<b>X 14101 CHANDLER</b>	Lunch 12-2	<b>rev</b>
<b>\$1,825,000</b>	5+6 ARCHITECTURAL	

**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!

MLS#15-921949  
James Muske 310-281-3901  
COLDWELL BANKER RESI

Dshwshr,Hood Fan,Rng/Ovn,Fridg

<b>3301 LAUREL CANYON</b>	Open 11-2	<b>NEW</b>
<b>\$1,200,000</b>	3+2 1sty-TRADITIONAL	

**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.

MLS#15-949969  
Marcia Taylor 310-467-3443  
COLDWELL BANKER RESI

Dshwshr,Dryer,Rng/Ovn,Fridg

**72 Sherman Oaks** *Lease*

<b>13714 VALLEY VISTA</b>	Open 11-2	<b>red</b>
<b>\$9,200</b>	4+4 CONTEMP MED	

**JUST REDUCED!**

Elegant entry opens to living rm w/ fireplace & wine cave that can hold over 100 bottles. Grand 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.

MLS#15-939539  
J.Babajan/A.Gharibian 310-623-8800  
RODEO REALTY - BH

www.13714valleyvistadrive.com

**3815 LAUREL CANYON BLV** *Open 11-2* **NEW**

<b>\$725,000</b>	2+1 1sty-CALIFORNIA BUNGALOW
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**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.

RANDY TROUP 310-451-4949  
CB BRENTWOOD

2 Blocks South of Ventura Blvd

**73 Studio City** *Single Family*

<b>3646 SUNSWEPT DR</b>	Open 11-2	<b>NEW</b>
<b>\$1,749,000</b>	3+3.5 2sty-SPANISH	

**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.

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

Refrig, stove, dishwasher, washer, dryer

**95 Mount Washington** *Single Family*

<b>X 567 CRANE BLV</b>	Lunch 11-2	<b>NEW</b>
<b>\$1,095,000</b>	4+4.5 3sty-CONTEMPORARY	

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

www.567Crane.com Spacious Contemporary w/4 beds, incl generous master suite, 4 1/2 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.

Thomas Inatomi 323.671.1249  
BERKSHIRE HATHAWAY

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

**3163 DONA CONCHITA PL** *Open 11-2* **NEW**

<b>\$1,499,000</b>	4+5 TRADITIONAL
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**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.

MLS#15-949047  
David Flate 310-991-9651  
TELES PROPERTIES

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

**260 Palos Verdes Estates** *Single Family*

<b>2600 VIA CAMPESINA</b>	Open 11-2	<b>red</b>
<b>\$2,395,000</b>	3+3 CONTEMPORARY	

**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.

MLS#15-935193  
Peter Whyte 310-777-6327  
COLDWELL BANKER

**Do RIGHT by Your Sellers**  
**Put their Property in the MLS**

Listings in the MLS Get More Exposure  
More Offers & More Money

**280 Rancho Palos Verdes** *Single Family*

<b>5053 ROCKVALLEY RD</b>		Open	11-2	<b>rev</b>
<b>\$1,249,888</b>	4+3	2sty-TRADITIONAL		
		<b>4 BR/ 3 BA REMODELED PALOS VERDES DREAM HOME!</b>		
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				
MLS#15-919273		Rng/Ovn, Fridge.		
Abtin Missaghi 310-625-3001		KELLER WILLIAMS RLTY		

**THURSDAY OPEN HOUSES**

**41 Park Hills Heights** *Single Family*


<b>4152 PUNTA ALTA DR</b>		Refresh.	11:30-2	<b>NEW</b>
<b>\$1,325,000</b>	5+6	TRADITIONAL		
		<b>BALDWIN VISTA VIEW HOME</b>		
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.				
MLS#15-947597		BBQ,Dshwshr,Hood Fan,Micro,Rng/Ovn		
Maple Patton 3106177063		COLDWELL BANKER RESI		

**95 Mount Washington** *Single Family*

<b>567 CRANE BLV</b>		Lunch	12-3	<b>NEW</b>
<b>\$1,095,000</b>	4+4.5	CONTEMP MED		
		<b>SPACIOUS CONTEMPORARY W/VIEWS ... PLEASE JOIN ME FOR LUNCH!</b>		
www.567Crane.com Spacious Contemporary w/4 beds, incl generous master suite, 4 1/2 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.				
Thomas Inalomi 323.671.1249		Refrig, Micro, Stove, Oven, Dshwshr, W&D		
BERKSHIRE HATHAWAY				

**FRIDAY OPEN HOUSES**

**76 North Hollywood** *Single Family*

<b>5142 RIVERTON AVE</b>		Open	11-2	563A2	<b>red</b>
<b>\$749,000</b>	3+2	1sty-TRADITIONAL			
		<b>BEAUTIFUL NOHO GARDENER'S DREAM</b>			
		<b>WWW.5142RIVERTON.COM</b>			
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!					
MLS#15-939301		www.OmegaGroup.LA			
Omega Group-Randy Wright 310.927.6818		KELLER WILLIAMS			

**BY APPOINTMENT**

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

<b>2805 NICHOLS CANYON RD</b>		<b>red</b>
<b>\$2,475,000</b>	3+3 MEDITERRANEAN	
		<b>MAJOR REDUCTION PHENOMENAL UPSIDE POTENTIAL</b>
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.		
MLS#15-918809		Bllns,Cent Vac,Dshwshr,Dryer,Frzr,Other
Corey Weiss 310-420-8101		
JOHN AAROE GROUP		


**OPEN HOUSE STATUS LEGEND**

**NEW** - new (Automatic Status)      **rev** - review (Automatic Status)

**NEW\*** - new not yet listed      **bom** - back on market


**red** - reduced

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



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TUESDAY THURSDAY, FRIDAY & BY APPOINTMENT