

01

Beverly Hills

Single Family

1018 SUMMIT DR

Open


11-1:30

\$13,750,000

7+8.5

CONTEMPORARY

NEW



LOWER SUMMIT CELEBRITY HIDEAWAY

Spectacular grounds awaits you in this grand estate in lower Summit. The bright natural light, soaring ceilings, large rooms and unusually expansive and private flat outdoor space are perfect for indoor and outdoor grandeur entertaining. The large master suite has both his and hers baths and walk-in custom built-in closets. Children's wing, guest house, staff quarters, 11 car parking and a beautiful large pool and spa complete this special Beverly Hills property.

Mitra Berman

310.387.6199

NELSON SHELTON

www.MitraBermanHomes.com

✕ 628 N SIERRA DR

Lunch

11-2

\$7,850,000

6+6

2sty-TRADITIONAL

NEW



JUST LISTED IN THE BEVERLY HILLS FLATS

This modest but whimsical French Normandy home commands its place on one of the best streets in BH. The main floor showcases a formal LR, dining room, kitchen with adjoining breakfast area, a gorgeous wood-paneled study and a light-drenched FR complete with a wet bar overlooking the grounds. Elegant French doors open to a resort-like backyard with a large pool, spa and a detached guest house. This traditional masterpiece offers privacy and warmth, perfect place for your family to call home.

Rochelle Maize

3109688828

NOURMAND & ASSOCIATE

Blt-Ins,Cbl,Dshwshr,Dryer,

✕ 519 N ROXBURY DR

Lunch

11-2

\$6,399,999

6+4.5

2sty-MODERN

NEW



PRIME WEST END FLATS ON ROXBURY DR.

6 bedroom, 4.5 bath home features an L-shaped floor plan w/ all the main public spaces overlooking the park-like backyard. Open kitchen w/ granite counter tops,Viking cooktop, oven, & Sub-Zero refrigerator. Master BR is located on the 1st floor. 5 bedrooms upstairs plus an office space w/ built-in shelving. Lush landscaping and mature trees are located throughout the property. Pool and spa with rock waterfall, built-in BBQ and multiple seating areas. Move-in, remodel, or build your dream home.

Mike Nourmand&Adam Sires

310.498.1024

NOURMAND&ASSOCIATES

Catered Lunch

1119 SCHUYLER RD

Open

11-2

\$7,695,000

4+4

1sty-TRADITIONAL

rev



WONDERFUL 1 STORY IN SPECTACULAR SETTING!

Beautiful single story home on lower Schuyler on large 30,262 sq ft lot with private park like setting & endless mature trees. Sitting directly across the street from one of Beverly Hills largest & most iconic properties. Wonderful move-in condition with open spacious living room opening to the pool & majestic grounds and setting. Wonderful kitchen with breakfast room, formal dining, terrific master with doors opening to the pool area and beautiful kids bedrooms. Beverly Hills School District.

MLS#17-264896

Ginger Glass

310-927-9307

COLDWELL BANKER BHN

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

01

Beverly Hills

Condo / Co-op

430 N OAKHURST DR, UNIT 302


Open

11-2

\$1,999,999

4+2.5

NEW



BEAUTIFUL CONDO IN PRIME BH LOCATION

A rare offering in the very desirable Chateau de Chene luxury condos. Only 4 bedroom unit in the building. Corner unit w/ 1 common wall, tons of natural light, 4 balconies, laundry room & eat in kitchen. Open floor plan w/ formal dining & living. Separate master w/ large walk-in. Master bath incld double sink, spa tub, & steam shower. Completely remodeled in 8/14 w/ top of the line materials & appliances. Recessed lighting, hi ceilings, crown molding & plantation shutters.

Kathie Arastoo

310-869-1144

JAG-BH

01

Beverly Hills

Lease

1119 SCHUYLER RD

Open

11-2

\$13,500

4+4

1sty-TRADITIONAL

rev



WONDERFUL 1 STORY IN SPECTACULAR SETTING!

Beautiful single story home on lower Schuyler on large 30,262 sq. ft. lot w/private park-like setting & endless mature trees. Sitting directly across the street from one of Beverly Hills largest & most iconic properties. Wonderful move-in condition w/open, spacious living room opening to the pool & majestic grounds & setting. Wonderful kitchen w/breakfast room, formal dining, terrific master w/doors opening to the pool area & beautiful kids bedrooms. Beverly Hills School District.

MLS#17-274602

Ginger Glass

310-927-9307

COLDWELL BANKER BHN

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

02

Beverly Hills Post Office

Single Family

9308 READCREST DR

Open

11-2

\$7,995,000

4+6

NEW



RENOVATED CLASSIC SPANISH COLONIAL

Travertine and Maple wood floors throughout, vintage French doors and hardware with clerestory windows brightening the living room overlooking the loggia, rolling green lawn and pool area. The master suite has a sitting room with city view, walk-in closet, and master bath. Additionally, there is an adjacent outdoor kitchen with seating and fire pit overlooking the pool area. This home offers comfort and privacy for the discriminating buyer.

MLS#17-277526

Richard Maslan

310.858.5473

HILTON & HYLAND

HiltonHyland.com

13331 MULHOLLAND DR

Open


11-2

\$6,950,000

4+6

2sty-CONTEMPORARY

NEW



GATED CONTEMP. WITH PANORAMIC VIEWS

Grand 2 story Contemp. on private promontory. 4BR 6BA 6,700+ sf int. 53,000+ sf lot. Majestic CA Oaks, lush landscaping & tranquil refection pond create a serene sanctuary. FP in Fam Rm & Mstr Suite. Gourmet Kit. Gated motor court with ample parking. 3 car garage, elec. car charging station.

MLS#17-280660

Peter Whyte

310-650-8480

COLDWELL BANKER

Views of City Lights & San Gabriel Mntns

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TUESDAY

1455 LINDACREST DR	Open	11-2	NEW
\$5,395,000	5+5	2sty-COUNTRY FRENCH	



THE KIND OF HOUSE DREAMS ARE MADE OF

Exquisitely detailed Normandy residence. 5 en-suite BRs, generous center-island kit, breathtaking 2-story LR, formal DR, loft library, beautiful gardens. An exceptional collection of architectural elements gathered over years of travel and dating from the 18th and 19th centuries. Weathered antique beams throughout. Unique iron and brass interior lighting blends with natural sunlight to bathe the interior spaces in a magical glow. Truly an exceptional property.

RON de SALVO 310-560-9388
CB RES BROKERAGE

2376 KIMRIDGE ROAD	Open	11-2	red
\$4,250,000	4+5	MODERN	




MAJOR \$250K REDUCTION! MODERN BEVERLY HILLS "ART-LOFT" HOME

Stunning Beverly Hills Residence created with exquisite attention to every detail in 2017 situated on a quiet cul-de-sac street. This uber-sexy entertainer's sanctuary has a massive interior open floor plan living/dining area with extraordinary light, immense scale, and dramatic 14ft ceilings offering an elevated lifestyle experience! Custom gourmet Bauformat German kitchen. Spectacular 1850sf rooftop! The over 4500sf, 4 bedroom, 4.5 bathroom showpiece features 2 luxurious master bedroom suites.

MLS#17-269720
ST. JAMES + CANTER 310-704-4248
BERKSHIRE HATHAWAY

WWW.2376KIMRIDGE.COM

9305 HAZEN DR	Open	11-2	NEW
\$5,350,000	4+5	2sty-TRADITIONAL	



ROMANCE AND SOPHISTICATION IN PRIME BHPO

"PINE SONG" -- a gated estate on 1+ acre of privacy and seclusion. Exceptional refinement and exquisite proportions. LR with tray beam ceiling and FP, formal DR, cook's kitchen and intimate den/screening room. 2 lavish master suites (one with FP), lovely guest BR and separate office/gym. Outdoor beamed loggia with kitchen and stone fireplace. Lovely gardens, brick walkways, towering trees. Pool and spa. A rare and remarkable offering.

Carswell / de Salvo 310-345-7500
TELES / CB

1460 DONHILL DR	Refresh.	11-2	red
\$3,495,000	3885000	3+3 1sty-MID-CENTURY	




NEW PRICE ON THIS PRIME BHPO MID CENTURY GEM

City views and abundant light are the staring features of this newly remodeled three-bedroom, three-bathroom, mid-century modern home in prime Beverly Hills Post Office. Privacy and serenity in a rare, single story home that offers an open, flowing floor plan with wonderfully high ceilings and spacious rooms that have been beautifully updated. Located at the end of a cul-de-sac, only five minutes from the heart of Beverly Hills and in the evening enjoy the sparkling lights below.

MLS#17-270842
Doug Sandler 3102663120
THE AGENCY

new quartz counters and appliances, View

1453 SAN YSIDRO DR	Open	11-2	NEW
\$4,999,999	5+6	MEDITERRANEAN	



GATED MEDITERRANEAN IN BHPO

Gated and walled 5 bed + 6 bath Mediterranean in lower BHPO. Grand 2-sty entry, formal living room w/ high ceilings. Large gourmet kitchen w/ top of the line appliances, center island and granite counter-tops complete w/ large breakfast area. Double doors open to magical gardens w/ pool and spa. Elevator and 2 car garage.

MLS#17-267068
Myra Nourmand&P. Stevens 310-888-3333
NOURMAND & ASSOCIATES

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

2201 COLDWATER CANYON DR	Refresh.	11-2	red
\$1,650,000	+699000	2+3 1sty-RANCH	



REDUCED! BRING ALL OFFERS!

Seller motivated! Just reduced 50K! Great opportunity - to rebuild, add on or just move in! Spacious remodeled home on a large lot, approx. 10,400 sq.ft. This beautiful home features 2 bedrooms, cozy den with fireplace, hardwood floors throughout, remodeled kitchen w/granite counters & breakfast area, large living room w/fireplace,ample dining room, large master suite, good size 2nd bedroom & more! Great indoor/outdoor access to lush backyard. Gated front yard w/circular driveway & 2 car garage.

MLS#17-253606
Linda Semon 310.351.3995
COLDWELL BANKER SM

www.2201coldwatercanyon.com

9625 OAK PASS RD	Open	11-2	NEW
\$3,650,000	3+3	CONTEMPORARY	



UNIQUE ARCHITECTURAL CONTEMPORARY

Opportunity to own existing property or purchase re-built. Situated behind sought-after Oak Pass Rd, is this gated residence. Chef's kitchen w/Viking appliances, stone countertops & island. Architectural touches shown w/ exterior metal wall panels, vaulted wood-beam ceilings, stone fireplaces, hardwood & stone floors. Outdoor space w/ grassy yard w/trees for privacy & heated pool/spa, BBQ & canyon views. Rebuilt option for \$5,950,000 for 3-story, 4 bed/6.5 bath, approx. 6,000 sf Modern Estate.

Sally Forster Jones 310.691.7888
JOHN AAROE GROUP

9625oakpassroad.com

9374 BEVERLY CREST DR	Open	12-2	rev
\$11,950,000	5+6	ARCHITECTURAL	




9374 BEVERLY CREST DR

Newly designed and decorated, this is an absolutely stunning contemporary with massive city and ocean views from every room in the house. Gated and private from the street the glass entry opens into a spacious entry with commanding 180-degree views. The master suite is on this level- it is large with a sitting area, fireplace, and terrace. You can watch the sunset over the Pacific Ocean from bed!

MLS#16-130256
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Bit-Ins,Dshwshr,Elvtr,Hood Fan,Rng/Ovn

2870 BENEDICT CANYON DR	Open	11-2	NEW
\$2,999,000	4+4	2sty-MID-CENTURY	




MID-CENTURY GEM NOW AVAILABLE FOR LAND VALUE

INCREDIBLE VALUE! Exquisite mid-century modern architectural gem situated on 1 1/2 acres is now being offered at land value alone. 4 Bedrooms, 3 1/2 baths, office, gym, kidney shaped pool and extraordinary views from this light, bright and private gated sanctuary surrounded by multi-million dollar estates. Rare opportunity to own a valuable piece of LA at a great price.

MLS#17-281936
S. Apelian/J. Rey 323-804-3400
CB BEVERLY HILLS S.

www.StephenApelian.com

2500 BRIARCREST RD	Open	11-2	rev
\$6,395,000	4+6	ARCHITECTURAL	



ARCHITECTURAL MASTERPIECE

The Caverhill residence is possibly Zoltan Pali's most thought provoking achievement in modernist architecture. This fully automated home has been meticulously designed and executed from its steel construction to the relationships between structure and elements, home and statement. The exteriors futuristic yet timeless "fin" design controls light and shade creating a prism effect.

MLS#17-209706
Aaron Kirman 310-849-2485
JOHN AAROE GROUP

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

3037 FRANKLIN CANYON DR	Open	11-2	CHIC!
\$2,499,000	3+3.5	ARCHITECTURAL	



A BEVERLY HILLS MODERN RETREAT IN A PARK-LIKE SETTING


Located steps away from Franklin Canyon Park, (in a prime Beverly Hills Post Office location), this home strikes a balance between city life and nature like nothing in the area. XL living room with sky-high ceilings, walls of glass, and a fireplace (1 of 4 in the home). Living opens to the outdoors on 2 sides. Dining (w/fireplace), family (w/fireplace), and kitchen/breakfast bar areas. Master (w/fireplace) and wardrobe room. Private elevator, 2-car garage, double lot with lawn. WARNER ELEMENTARY

MLS#17-273712
C. JACOBS | J. YARBROUGH 323.854.4300
KW BEVERLY HILLS

www.3037FranklinCanyon.com

rev

2300 MOUNT OLYMPUS DR	Open	11-2
\$4,988,000	5+6	2sty-MODERN



HOLLYWOOD HILLS ARCHITECTURAL!


Striking architectural gated estate perched atop Mount Olympus w/ commanding city light views from voluminous rooms w/ floor to ceiling glass awash in sunlight & sophistication. Luxurious master suite w/ Princess walk-in closet, sleek Miele kitchen w/ dual dishwashers, induction cooktop, custom oak cabinets, & long leathered granite counter. Make a statement entrance through 10' high oak door into double height foyer. Four en suite bedrooms are separated to maintain privacy of you & your guests.

Shawn Kormondy 323-638-7567
KW BEVERLY HILLS

Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro

NEW

1643 CLEAR VIEW DR	Open	11-2
\$2,395,000	3+4	2sty-CONTEMPORARY



GREAT VIEWS, MOVE IN READY, WONDERFUL STREET

This beautifully remodeled home is move in ready in a wonderful BHPO location and a traffic light at Benedict. The original redesign of the "to die for" master suite was done by famed designer John Cotrell. The master closet is enormous with a magnificent bath. The master suite looks out on serene trees and mountain views. Many decks and an enclosed front porch/patio for outdoor living. Great home for entertaining with grand entry, bright and light, with well designed floor plan.

MLS#17-271512
Barbara Nichols 310-273-6369
NICHOLS R.E. & GEN.C

Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan

rev

2660 SKYWIN WAY	Open	11-2
\$4,895,000	5+4	2sty-CONTEMPORARY



BRAND NEW WITH VALLEY VIEWS

Stunning architectural was designed by A N D Studio - winner of the AIA LA 2017 Residential Architectural Merit Award and sits on a commanding view site in Laurel Canyon's prestigious Laurel Hills. Completed in 2017, this is the perfect L.A. Pad with sweeping views of the San Fernando Valley, a large open kitchen dining living experience that opens up to an equally impressive outdoor kitchen dining and living space. Pool & Hot tub.

MLS#17-279552
Brian Ades 3105038080
SOTHEBY'S

NEW

2519 HUTTON DR	Refresh.	11-2
\$1,825,000	3+3	1sty-TRADITIONAL




Charming three bedroom home has great flow and large family room. Hardwood floors and natural light from a "wall of french doors". Beautiful cook's kitchen with formal dining room and a step down family room. Outdoor area has a beautiful spa, patios and an Artist Studio. Gated and private, epitomizes the California indoor-outdoor lifestyle.

MLS#17-253486
Leslie Kavanaugh 310-432-7232
RODEO REALTY - BH

Built-ins

rev

1413 QUEENS RD	Open	11-2
\$4,795,000	4+5	MODERN



CONTEMPORARY ON THE SUNSET STRIP

An exquisitely crafted contemporary on the Sunset Strip with expansive views of the city lights. More than 4,200 sq. ft. of refined interior living boasting exceptional finishes throughout. An open floor plan with chef's kitchen, a dramatic floor-to-ceiling fireplace separating the dining space and living area, and sliding glass doors opening to an expansive yard with infinity pool, fireplace and BBQ w/ outdoor eating area.

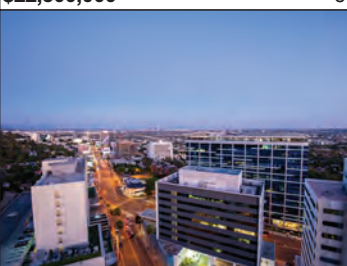
MLS#17-279560
Jason Oppenheim 310-990-6656
THE OPPENHEIM GROUP

www.ogroup.com

NEW

03 Sunset Strip - Hollywood Hills West Single Family

9255 DOHENY RD, UNIT 1702	Open	11-2
\$22,500,000	0+0	



SIERRA TOWER, TRIPLE UNIT

This unit is a combined Triple Unit, that is 6,000sqft. The all 3 units (1702,1704,1706) have been combined into one. Making this the most exclusive condo offering in the city. With more than 180° views from the heart of the iconic Sunset Strip all the way out across the ocean, and into Trousdale. The unit has approved plans and permits.

Paul Stukin 310.779.2595
JOHN AAROE GROUP

NEW

1523 N 3/8 DOHENY DR	Open	11-2
\$2,395,000	4+6	CONTEMPORARY



BIRD STREETS DEVELOPMENT OPPORTUNITY


An exceptional development opportunity in the Bird Streets with city/canyon views & a long privately gated driveway. The current architectural plans call for approx. 4,100 sq. ft. of contemporary interior living space complete with high ceilings, a large open kitchen, 4 bedrooms, 6 bathrooms, and a spacious master suite with large en-suite closet and bathroom. An expansive yard with bbq/social area, large swimming pool and private hillside on the land allows hiking with views of the entire city.

MLS#17-278814
Jason Oppenheim 3109906656
THE OPPENHEIM GROUP

www.ogroup.com

NEW

1610 VIEWMONT DR	Open	11-2
\$4,995,000	4+5	3sty-CONTEMPORARY



PRIME SS MODERN W/ BREATHTAKING UNOBSTRUCTED CITY VIEWS


Entire home has been thoughtfully constructed w/ highest quality finishes available. Enter main level to warm, light-filled open floor plan, chef's kitchen w/ Wolf gas range, dual Wolf ovens, dual dishwashers, Sub-Zero fridge/freezer, massive 20' island. 2nd level w/ 3 large bedroom suites incl tremendous master retreat w/ huge walk-in closet. Top level entertainment/flex space w/ pocket doors open to rooftop sky deck w/ mesmerizing downtown to ocean views completes this Sunset Plaza showpiece.

A. Anu & J. Greene 310.819.3250
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

NEW

2825 LA CUESTA DR	Open	11-2
\$1,850,000	3+2	ARCHITECTURAL



REMASTERED ARCHITECTURAL

This stunning mid century modern home has been completely remastered by restoration expert Chris Salay, and exemplifies the architectural prowess that this neighborhood has become known for. With names like Neutra, Dorman, and Lautner for neighbors, this home will add its name to the list of famed residences in the area. The home showcases updated contemporary features while staying true to the famed mid century modern style.

MLS#17-282106
Aaron Kirman 4242497162
JOHN AAROE GROUP

Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg

NEW

2758 HOLLYVIEW CT	Open	11-2	NEW
\$1,688,000	4+4		



YOUR HOLLYWOOD HILLS TUSCAN PARADISE

A luxurious villa minutes away from world-class shopping dining & entertaining and LA's best hiking trails in your backyard. Set in a quiet, private & gated community off historic Mulholland Drive & perched high above Hollywood. Take in soaring views of LA's most notorious landmarks: from the world-famous Hollywood sign, Griffith Observatory to the DTLA skyline and you're walking distance to the Hollywood Bowl. With convenient access to the 101, Runyon Canyon, West Hollywood, and Beverly Hills.

David Assman W&W HILTON & HYLAND 310.721.1734

WILLIAMS & WILLIAMS

1571 QUEENS RD	Open	11-2	rev
\$2,695,000	3+4	2sty-CONTEMPORARY	



LIGHT BRIGHT QUEENS ROAD JEWEL WITH POOL

Light floods this newly renovated Contemporary Traditional close in on Queens Road. This 3 bedroom house boasts 2 full master suites. One of which overlooks the glistening pool, while the other has views of the city. The home also features a bonus room with private entrance, perfect for home office, guest quarters or an airBNB opportunity. The garage has direct access to the house, here you will find additional storage. totally turnkey and ready to move in!

MLS#17-276188

Brent Watson 310-600-9119

COLDWELL BANKER RESI 1571queensroad.com

6987 LA PRESA DR	Lunch	11-2	NEW
\$1,395,000	3+2	2sty-CONTEMPORARY	




INDOOR,OUTDOOR LIVING AT IT'S FINEST

Sensational 1951 Mid-Century home in Outpost Canyon with head-on downtown city skyline views! Re-designed and expanded with an open floor plan soaking up all the views. Features include large windows, hardwood floors, wood beamed ceilings, fireplace, convertible den/3rd bedroom. Gourmet kitchen has stainless counters and custom cabinetry & opens to the dining room and one of the patios. The Bathrooms feature 1 inch tile, marble, and custom fixtures. Master Bedroom has amazing city views

Adrienne Kessler 310 722 6699

RODEO REALTY/ BH

3259 DOS PALOS DR	Refresh.	11-2	rev
\$1,900,000	4+4	3sty-MEDITERRANEAN	



*****NEW PRICE*** BEAUTIFUL MEDITERRANEAN W/VIEWS**


3,494 SF 3-story Med w gorgeous details - rich wood floors, wrought iron accents, period arches. Large gourmet kitchen w rainforest marble, wine fridge, viking range, hammered copper veggie sink, built in bar. 3 bedrooms up, lower level in-law suite. Huge storage area with wine cellar. 3 stacked stone fireplaces. Gorgeous open views. Tiered xeriscape yard, multiple decks for entertaining, turf dog run or putting green. This one is a winner!

MLS#17-273892

Denise Rosner (310)508-9482

KELLER WILLIAMS BH Blt-Ins,Clng Fan,Dshwshr,Dryer,Frzr

1458 N KINGS RD	Open	11-2	red
\$3,995,000	4+95000	3+3 TRADITIONAL	



GATED EAST COAST TRADITIONAL IN PRIME SUNSET STRIP

Now priced to sell! Beautifully appointed with classic period details. Large living rm w/ fireplace + adjacent study. French doors, dark wood flrs, formal dining room. Kit w/ center island and sunny breakfast room. 2nd floor w/ an over-sized master suite, large walk-in closet + city views. 2 additional family bedrooms + family/media room.Unique grounds include a large yard, beautiful pool, sculpted hedges + specimen trees. 2 car garage w/ bonus room for gym/studio.

MLS#17-268092

Brett Lawyer 310.858.5402

HILTON & HYLAND Available For Lease \$15,000 Unfurnished

03 Sunset Strip - Hollywood Hills West *Condo / Co-op*

7135 HOLLYWOOD #1006	Open	11-2	red
\$649,000	679000	2+2 CONTEMPORARY	



NEW PRICE! GREAT VALUE + GREAT VIEWS! REDONE!

Fantastic city views from every room! Great remodeled 10th floor unit at the Hollywood Versailles Tower. Light and bright open floor plan with newer flooring, stunning remodeled kitchen with Caesar stone counters, custom cabinets, recessed lights, newer appliances. Luxurious renovated baths with double sinks, top of the line fixtures, beautiful tiles. Huge balcony to enjoy the wonderful city views from. Laundry inside. Full service luxury high rise. 2nd parking space can be rented from HOA.

MLS#17-272248

J. Martinez/S. Seeram 310 779 3990

PT & SIR washer/dryer/stove/refrig

3581 MULTIVIEW DR	Open	11-2	rev
\$4,590,000	6+6.5	CONTEMPORARY	



CELEBRITY-WORTHY COMPOUND!!

NEWLY REMODELED! Huge motor court. 9,300 sq.ft. 6 bed/6.5 baths. High ceilings. Open floor plan. Grand living room connects to sizable dining room & Chef's Kitchen. The East Wing of the home has massive THEATER, two bedrooms, junior master suite w/outdoor patio & GYM. Vast master suite has endless closet space & DUAL, luxurious baths. West Wing has bedroom & en-suite bath, plus multiple lounge/bonus areas. Beautiful View from the house and the pool/spa.

MLS#17-269232

Roger Perry 310-600-1553

RODEO REALTY - BH www.RogerPerry.com

04 Bel Air - Holmby Hills *Single Family*

1804 RIAL LN	Open	11-2	NEW
\$15,995,000	0+0	CONTEMPORARY	



INCREDIBLE DEVELOPMENT OPPORTUNITY WITH VIEWS


Incredible development opportunity in prestigious East Gate Bel Air w/360 degree city, mountain, & ocean views. Located on a quiet & private cul-de-sac off of Bel Air Road, this property consists of 2 lots totaling just under 40,000 sq.ft. w/ the foundations already in place for the construction of two magnificent Contemporary estates. 1804 Rial Lane offers the foundation & plans for an apx. 9,335 sq.ft. 2-story residence, & 1816 Rial Lane an apx. 9,235 sq.ft. 2-story residence.

MLS#17-280216

Jade Mills 310-285-7508

COLDWELL BANKER

1505 ORIOLE LN	Open	11-2	rev
\$2,799,000	2+3	MODERN	



BIRD STREETS, UNOBSTRUCTED VIEWS

Natural light throughout, flooded with the floor to ceiling walls of glass showcasing stunning views of Los Angeles and Century City, located just minutes from the action on Sunset Strip. Ample deck space affords capacity for alfresco entertaining overlooking city views with complete privacy whilst a curated interior of designer furnishings by Minotti among others and modern art collection sets this apart from the rest.

MLS#17-253124

Patrick Fogarty 310.779.2415

HILTON & HYLAND HiltonHyland.com

THE MLS.com

NEW & Improved Reports!

VESTA PLUS™ Features Now Available on The MLS™

04 Bel Air - Holmby Hills

Lease

1300 ROSCOMARE RD	Open	12-2	NEW
\$9,800	4+3	1sty-FRENCH NORMANDY	



FANTASTIC BEL AIR LEASE!

Very charming home for lease in lower Roscomare Road. This home features a large living room with hardwood floors, high ceilings & fireplace. Formal dining room with hardwood floors, newly updated kitchen with all Viking appliances and cozy breakfast area off kitchen.. Bathrooms are newly updated with Carrera marble counter tops. Spacious Master suite with ample closet space. New heating and air conditioning. Totally private backyard with large patio area and upper pool with cabana sitting area.

MLS#17-248988
Joyce Spector/Steve Durb 310-749-8827
GIBSON INTERNATIONAL

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

05 Westwood - Century City

Single Family

X 10582 OHIO AVE	Lunch	11-2	NEW
\$1,699,000	4+2	1sty-TRADITIONAL	



DEVELOPER'S DREAM PROPERTY IN PRIME WESTWOOD!

TRUST SALE! SOLD IN STRICTLY "AS IS, WHERE IS" CONDITION. NO GUARANTEES NOR WARRANTIES WHATSOEVER. 1ST TIME FOR SALE IN MANY DECADES. THIS ROUGH AND DETERIORATED 1STY HOME IS SITED ON A FANTASTIC FLAT 6,500 SQ FT PARCEL. DEVELOPMENT OF A 2STY HOME WILL ALLOW FOR PARTIAL NORTHWARD-FACING WILSHIRE CORRIDOR VIEWS. AS THERE ARE TOO FEW AMENITIES TO MENTION IN THE HOME, PLEASE REMAIN FOCUSED ON THE GREAT LOCATION WHICH IS PROXIMATE TO THE BEST OF THE WESTSIDE OF LOS ANGELES.

MLS#17-281772
MICHAEL J. LIBOW 310-285-7509
CBRRB - BH S

WWW.10582OHIO.COM

2028 MANNING AVE	Open	11-2	NEW
\$1,569,000	3+2	SPANISH	



SPANISH BEAUTIFULLY UPDATED 3 BED/2 BATH

Mid-block location filled w/ light & charm. Inviting Covered arched front porch opens to entry w/ closet & window. Large living room w/ Spanish details & fireplace opens to formal dining room w/ picture window. Brand new, sunny kitchen includes quartz countertops, skylight, stainless steel appliances, & breakfast bar. Master suite w/ double closets & french doors opening to paver-tiled patio & privately landscaped yard w/ fruit trees. Master full bathroom w/ separate bath /shower & tile finishes.

MLS#17-279302
Chad Lund 310.801.2641
TELES PROPERTIES

www.2028manningavenue.com

05 Westwood - Century City

Condo / Co-op

10727 WILSHIRE BLV, UNIT 503	Open	11-2	NEW
\$1,770,000	2+2.5	1sty-CONTEMPORARY	



TWILIGHT OPEN 6:15 TO 7:30 P.M. WINE & CHEESE

Chic & Sophisticated. Rear (North Facing) Condo at The Remington, luxurious Full Service bldg. Priv. Elevator. 10' Ceilings & floor to ceiling Windows w/tranquil Tree Top & Bel Air Mtn Views. Stunning LR, w/Art Wall for collectors, custom Lighting & lit walls/floors. Master w/peaceful & serene views, Walk-In Closet. Beautiful HW Floors & built in Speakers. Gourmet Kitchen. Powder Room w/Glass Walls, 2nd en-suite BR. Exceptional property w/24 hour Valet & Concierge, Gym, Pool, Wine Storage & more

MLS#17-259466
Nili Hudson 310.622.7422
GIBSON INTERNATIONAL

www.TheRemington503.com

10750 WILSHIRE BLV, UNIT 1203	Open	11-2	NEW
\$1,625,000	3+3.5	MID-CENTURY	




CITY-TO-OCEAN VIEWS IN THE WESTFORD

The first opportunity to own famed architect and artist Fred Rochlin's high-rise residence, perched in a rarely available, southeast (rear) facing '03' floorplan in The Westford, with all the earmarks of International Style Mid-Century Design, on the 12th floor with unimpeded city-to-ocean views. Having trained with master architects Charles Eames and Lloyd Wright, the imprimatur of Rochlin, and his wife - noted writer and historian Harriet Rochlin, are embedded throughout both public and...

T. Rustad P. Maurice 310-623-8825
RODEO REALTY - BH

Westford1203.com

1925 OVERLAND AVE, UNIT 305	Open	11-2	NEW
\$899,000	3+3	CONTEMPORARY	



AN AIRY AND SUN-LIT THREE-BEDROOM WESTWOOD GEM!

Surrounded by windows on all 4 sides, this recently remodeled, top floor unit has virtually no common walls. Single-level, modern design. The master suite offers nearly 500 square feet, a private balcony, and a separate entrance that is ideal for a home office or in-town visitors. Stainless steel kitchen appliances, new flooring throughout, and private laundry. Near Westwood Charter Elementary. A can't-miss opportunity to own a spacious find in one of L.A.'s most desirable locations!

Masi/Whitaker 310-488-4880
GIBSON INTERNATIONAL

Refrigerator, Dishwasher, Stove/Oven

1811 MANNING AVE #201	Open	11-2	NEW
\$899,000	3+3	OTHER	



DELIGHTFUL 3 BED + 3 BATH CONDO WESTWOOD/CENTURY CITY

Welcome To This Beautiful, Quiet & Spacious Single-Level Unit w/Only One Common Wall, w/ Airy Dining/Living Room w/Fireplace which Each that Open Onto a Balcony for Your Indoor/Outdoor Entertainment. Boasting New Swedish Wide-Planked Kahrs Flrs Thruout Kitchen w/New Stainless Steel Appliances, lots of Cabinetry, & Breakfast Area.Master Suite, w/His & Her closet & Vast En Suite Bathroom, Double Vanity, Shower & Spa Tub. Central A/C. Washer/Dryer inside. Low HOA! Westwood Charter Elementary!

MLS#17-281818
Holly Hakimian 3106999363
KELLER WILLIAMS RLTY


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

1830 WESTHOLME AVE, UNIT 203	Open	11-2	NEW
\$795,000	2+2.5	CONTEMPORARY	

Spacious, 2 Bedrooms, 2.5 Baths, 1590 square feet, 1 common wall unit. Double doors open to a foyer that leads to a living room with a fireplace, wet bar and private balcony. 2 Master suites

Garb disp, refig,ext storage,
Rada Roberts 310 871-9763
COLDWELL BANKER

1200 CLUB VIEW DR #600	Open	11-2	rev
\$8,200,000	3+4	CONTEMPORARY	



BEVERLY WEST RESIDENCES

Beverly West is an ultra-luxe private, 22-story boutique high-rise overlooking the Los Angeles Country Club with 35 breathtaking, light-filled residences. 360° Views stretch east from Beverly Hills to Hollywood and Downtown, south to Century City and west to the Pacific. Beverly West is the ultimate in Southern California luxury living with amenities ranging from a 24-hour doorman and concierge service, security team, and valet, to a saltwater pool and Pilates studio.

MLS#17-259466
Jeff Hyland Bill Simpson 310.994.0455
HILTON & HYLAND

BeverlyWestResidences.com


15,000+ real estate professionals. Working together, to make homeownership happen.

THE
MLS
 .COM

MAKING THE MARKET WORK™

TUESDAY

875 COMSTOCK AVE #17A	Open	11-2	rev
\$1,998,000	2+3	CONTEMPORARY	



FINALLY VACANT...READY FOR IMMEDIATE SHOWINGS!

Experience an exquisitely remodeled corner unit with the finest of finishes including coffered ceilings and marble counter tops. Oversized master bedroom with sunrise downtown views & 2 large closets, generous cooks kitchen with staff entrance. This north/east facing residence with its huge balcony delivers stunning country club, mountain and downtown views and offers the finest quality amenities of a high end full service building.

MLS#17-229784
Segal/Ojeda & Mia Trudeau 310-902-6767
PARTNERS TRUST & HH

2122 CENTURY PARK LN #313	Refresh.	11-2	rev
\$1,250,000	3+2.5	CONTEMP MED	



OPEN HOUSE ON 10-24-17 FROM 11-2

Welcome! A lovely, spacious unit in the highly sought after Park Place Community. With high ceilings and plenty of natural light, 3 bedroom 2.5 bath unit is an incredible place to call home. As you walk in through the foyer you will notice the large and beautifully updated kitchen, with new stainless steel appliances, which opens up to the light and bright dining and living room. High ceilings throughout. 24/7 security, gym, saunas, bbq areas, pools, tennis courts, side by side parking.

MLS#17-277404
Souzan Khatami 310-499-8420
EXCLUSIVE REALTY INC

Dshwshr, Frzr, Rng/Ovn, Fridg, Wshr

05 Westwood - Century City

Lease

10604 WELLWORTH AVE	Open	11-2	NEW
\$6,900	4+3	2sty-MONTEREY COLONIAL	



INCREDIBLE LEASE OPPORTUNITY

Beautiful, updated home in highly desirable location. Large living room w/ fireplace and stained glass bay window. Formal dining room & remodeled cook's kitchen with bkf area and stainless appliances. Second floor offers 2 master sized bedrooms with ensuite baths and walk-in closets. First floor has guest bedroom plus den/4th. Wood floors throughout. Direct access from 2 car garage. Fenced yard with patio, close to Westwood Village, Century City and sought after Fairburn Elementary school.

MLS#17-274102
Jane Gavens 3104975166
JOHN AAROE GROUP

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

06 Brentwood

Single Family

428 HOMEWOOD RD	Open	11-2	NEW
\$8,495,000	6+6	TRADITIONAL	



GATED NEW ENGLAND TRADITIONAL ESTATE IN PRIME BRENTWOOD

Sprawling Trad estate on 23k+ Sq Ft/assr lot w/ broad frontage on one of BW's most desirable sts. Remod w/ grt taste, quality & attn to detail. Wful charm, ideal flr plan & gorg pvt grounds incl circ drive, lg grassy yd, patios, pl/spa, putting grn, paddle tennis ct & mature trees. Fab mstr w/ FP, private terrace, lavish bath & rm size closet. Cook's kitch, 2 fam rms each w/ French drs, office, detached gst rm/gym, bar, wine cellar & 4 FP's plus firepit. Rare oppty!

MLS#17-281970
David Offer 310-820-9341
BERKSHIRE HATHAWAY

www.428homewood.com

466 N BUNDY DR	Lunch	11-2	NEW
\$7,365,000	5+7	2sty-CONTEMPORARY	



QUINTESSENTIAL BRENTWOOD LIVING

Nestled among trees in the heart of Brentwood, this contemporary farmhouse is an idyllic example of modern LA living. Beloved local architect Ken Ungar's design perfectly captures California living w/ naturally flowing spaces throughout this 5 bed 7 bath home, taking in 6,500sqft of interiors on more than a 1/3rd of an acre. The ground floor effortlessly blends a dedicated formal living & dining room, an open family room connecting to gourmet chef's kitchen with full Butler's pantry and wet bar.

Justin Alexander 310-907-6517
HALTON PARDEE

www.HaltonPardee.com

521 N ROBINWOOD DR	Open	11-2	NEW
\$6,295,000	5+6	2sty-TRADITIONAL	




EXCEPTIONAL NEW TRADITIONAL WITH 360 DEGREE ROOF DECK VIEWS.

Exceptional, refined new Traditional. Major ground up construction with soaring two-story foyer and light-filled open flow. Wonderful home for entertaining, with expansive living, dining and great rooms. Gourmet kitchen. Master suite with spacious volume. Three additional bedrooms up, all with ensuite baths. Media room, sparkling pool, rooftop deck w/360 degree views from the ocean to the Getty and Century City. A serene, oasis, blending indoor/outdoor living, comfort, and unparalleled design.

Todd Baker 310-801-1475
COLDWELL BANKER

www.521NorthRobinwood.com

11325 FARLIN ST	Refresh.	11-2	NEW
\$3,795,000	5+0	CONTEMPORARY	



CONTEMPORARY BRENTWOOD ESTATE

Beautiful New Contemporary Brentwood estate, situated on a private lot with a large back yard great for entertaining. Open light filled floor plan with 5 bedrooms, double master suite with hardwood floors, top of the line appliances and finishes. Prime location with great schools, close to shops, restaurants. Truly a rare Brentwood find!

N. Contreras & T. Alpin 310.614.4952
NOURMAND & ASSOCIATES

Espresso Bar | Also Open Thurs. 5-8p.m.

12607 PROMONTORY RD	Open	11-2	591E4	NEW
\$3,499,000	5+5	2sty-MEDITERRANEAN		



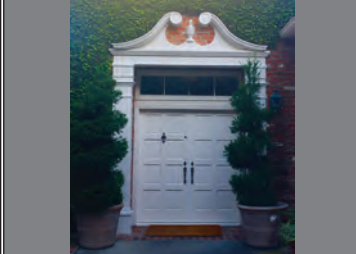
*** PRIVATE POOL * SCENIC VIEWS * 5BR, 5024SF ***

Impressive 5BR Italian View Estate w/gorgeous curb appeal. Panoramic views overlook majestic mountains. Expansive backyard, fabulous private Pool, entertainer's patios & lushly landscaped gardens. Filled w/warmth & quality the 5BR, 4.5BA floorplan, w/over 5,020 sqft, features a bright, dramatic interior w/great scale, high ceilings, tall doors & oversized windows. The park-like enclave of Mountaingate in Brentwood features resort-like amenities w/optional membership to MGCC.

MLS#17-279140
Tania Ferris 310-713-8234
COLDWELL BANKER

24HR SECURITY Mountaingate in Brentwood

12424 W SUNSET BLV	Open	11-2	NEW
\$2,975,000	4+4	TRADITIONAL	



UPDATED TRADITIONAL

Updated Traditional with artistic flare and Architectural features. Gracious living room with high ceiling and custom fireplace. Formal dining room with high ceiling. Large family kitchen with honed Calcutta gold marble sinks and countertops, custom cabinetry, high end appliances and fixtures. Kitchen opens to family room and breakfast area with charming fireplace. Master suite opens to patio, master bath with custom 2 sink vanities, sunken mosaic tub/shower. Reclaimed French tile doors.

Kathryn Davis 310.995.1090
BERKSHIRE HATHAWAY

THE
MLS.com

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VESTA PLUS™ Features Now Available on The MLS™
POWERED BY THE MLS™

2116 COUNTRY HILL LN	Open	11-2	591F4	NEW
\$2,888,000	4+5	2sty-MEDITERRANEAN		
	GREAT GOLF COURSE LOCATION & FABULOUS BACKYARD			
Nearly 5,000sqft with a fabulous 2sty floorplan. Prime MGCC golf course location overlooking scenic Fairway and Mountain Views throughout. Hugh, expansive, completely private backyard with large grassy areas, romantic Gazebo & great entertainers spaces, very peaceful, w/an incredibly serene setting at the end of a private drive. Great indoor-outdoor flow, bright interior, hardwood floors & high ceilings. Excellent Master w/Office, Library & fabulous Kitchen w/ FamilyRm. Inviting LR+FDR.				
MLS#17-261842				
Tania Ferris 310-713-8234				
COLDWELL BANKER		24HR SECURITY Mountaingate in Brentwood		

384 N KENTER AVE	Open	11-2	NEW
\$1,995,000	3+3	2sty-MID-CENTURY	
	ARCHITECTURAL DETAIL MEETS CLASSIC DESIGN!		
Perched atop Kenter Avenue! A mod entryway, Stunning living room with high wood beamed ceilings; brick fireplace and walls of glass overlooking mature trees. Formal dining room, a pristine galley kitchen provides abundant cabinets with an intimate sun-filled breakfast room. The serene outdoor living space showcases Zen inspired gardens, lush landscaping, mature pines and private dining patios perfect for warm autumn nights. A true authentic mid-century masterpiece!			
Rory PosinKristian Bonk 310-839-8500		RE/MAX WEST LA	
www.RESULTSRealEstateGroup.com			

TUESDAY

2322 CANYONBACK RD	Open	11-2	591E4	NEW
\$2,695,000	4+6	2sty-TRADITIONAL		
	PRIZED GOLF COURSE LOCATION W/ INCREDIBLE VIEWS & 5400SF			
The Best Views in Brentwood! Huge 5400sf House, Huge Backyard & Breathtaking Fairway, DTLA CityLights & MtnViews, This an incredible value. Check the comps-at \$496sf this is an amazing opportunity to have one of the best homes on the Westside. Expansive floorplan features 4 fabulous ensuite bedrms, DEN, Office & 5.50BA. Tremendous interior scale, high ceilings & beautiful HW flrs. Exceptional MasterRetreat w/fabulous views, Office or Gym, 2 Private baths & 2 walk-in closets. 3-carGAR.				
MLS#17-258250				
Tania Ferris 310-713-8234				
COLDWELL BANKER		24HR SEC PATROLMountaingate in Brentwood		


12544 THE VISTA	Open	11-2	591E4	NEW
\$1,718,000	2+3	TRADITIONAL		
	**NEW LISTING** PRIME GOLF COURSE LOCATION W/SCENIC VIEWS			
Like-new condition, this stunning appx. 2750sf townhome has been exquisitely & fully remodeled & updated with the finest finishes & a stunning transitional decor. Premiere golf course location overlooking breathtaking views of scenic fairways, city lights and mountains. Dramatic, open & spacious interior w/soaring ceilings & HW flrs throughout. Impressive LivingRoom, DiningRoom & Den. Spectacular newly designed Kitchen, Garden-side Master Suite & new bath. Lovely large bkyd. 2-car garage.				
MLS#17-276300				
Tania Ferris 310-713-8234				
COLDWELL BANKER		24HR SECURITY Mountaingate in Brentwood		

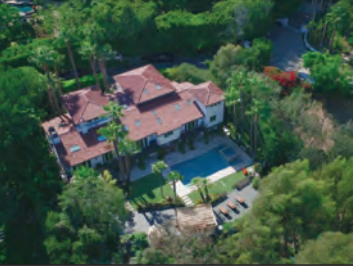
2457 PESQUERA DR	Open	11-2	NEW	
\$2,649,000	4+3	MEDITERRANEAN		
	EXPLOSIVE SANTA MONICA MOUNTAIN VIEWS			
Contemporary Mediterranean 1- story estate in the heart of Brentwood featuring unobstructed explosive Santa Monica Mountain Reserve views. Impressive high ceiling entry with marble and wood floors throughout. Sun filled open floor plan with multiple entertaining areas. Floor to ceiling French glass doors offer seamless indoor/ outdoor entertaining surrounded by private natural beauty. Well maintained and move-in ready or ideal for redevelopment with upside.				
MLS#17-278396				
Esfandi / DiPrizio 310-266-2777				
KELLER WILLIAMS BH		www.2457PesqueraDr.com		

237 N BOWLING GREEN WAY	Open	11-2	red
\$4,995,000	5085000	5+6	
	MUST SEE!		
Newly built in 2015 Cape Cod masterpiece fully equipped w every amenity for California living. This five bedroom, six bath home is ideally located North of Sunset w easy access to work & school commute. Private west-facing yard including a saltwater pool, spa, outdoor fireplace, & built-in entertaining area. Quiet neighborhood on beautiful street with sidewalks and blooming magnolias. The home is conceived w all modern luxuries, family-friendly open floor plan, & an eye toward entertaining.			
MLS#17-275486			
Simon Beardmore 310-481-4345			
SOTHEBY'S INT. RLTY.		BBQ,Blt-Ins,Cbl,Dshwshr,Frzr,Other	

3452 MANDEVILLE CANYON RD	Open	11-2	NEW	
\$2,195,000	3+2.5	1sty-RANCH		
	BLISSFUL CANYON LIVING.....			
Remodeled + contemporized, spacious home on broad ±18k lot. Open flr plan w pitched ceilings in LR & FR w 2-sided fireplace as centerpiece. Gourmet kitchen w Serpentine counters, s/s apps & roomy mud rm w tons of storage. Brazilian hw flooring throughout common areas & glass bay sliders that open to private yard & gardens w water fall. Gr8 master ste w lovely bath -marble vanity & doub sinks. 2 gst rms share jack/jill bath. 2-car garage w direct access + circular driveway provide e-z parking.				
Joan Caplis/Susan Stark 310.345.7450				
CB BW / GIBSON INTL.		MandevilleCanyonHomes.com		

12357 RIDGE CIR	Open	11-2	red
\$2,190,000	2350000	3+4	
	TREAT YOUR EYES!		
HUGE REDUCTION! Amazing quality, elegance & detail in this fabulous townhouse in The Ridge in Mountaingate Open space, high ceilings, large bright rooms. Great closets, master bedroom with view of north golf course. Great space for entertaining in kitchen, dining area, den. Third floor area opened up with a very large office with tons of storage. Outdoor kitchen with BBQ on patio. Venetian plaster on some walls. 24 hour guard gate, community pool.			
MLS#17-271320			
Carole Schiffer 310-442-1384			
COLDWELL BANKER RESI		Fan,BBQ,Blt-Ins,Cbl,Dshwshr etc.	

12391 RIDGE CIRCLE	Open	11-2	591F3	NEW
\$2,195,000	4+5	2sty-TRADITIONAL		
	RARE CUSTOM END UNIT WITH ELEVATOR AND NEARLY 4600SQFT			
The Ridge w/24HR guard gated SEC. At \$480 sf this is an Incredible Value! Nearly 4600sqft of luxury & elegance. Serene tree-top views with a beautiful wrap around backyard. Private interior Elevator built into this customized end-unit. Largest floorplan, remodeled & expanded. Dramatic & impressive formal entry w/graceful circular staircase, beautiful HW flrs, crown moldings & huge windows. Stunning LivingRm w/soaring ceilings & an exquisite wetbar, lovely DiningRm + DEN. Excellent Master Suite				
MLS#17-266404				
Tania Ferris 310-713-8234				
COLDWELL BANKER		24HR SECURITY Mountaingate in Brentwood		

475 HALVERN DR	Open	12-2	rev
\$9,995,000	5+7	CONTEMP MED	
	475 HALVERN DR		
Step into a private paradise. Walled and gated contemporary mediterranean estate on a quiet cul-de-sac featuring sun filled skylit rooms that open to decks and terraces, courtyards overlooking a virtual private parkland, a resort like yard with pool and spa, outdoor stainless steel kitchen/ frig/BBQ and a romantic fire pit open cabana setting. Indoor/ outdoor living at its finest.			
MLS#17-251614			
Valerie Fitzgerald 310-285-7515			
COLDWELL BANKER RESI		BBQ,Dshwshr,Dryer,Grbg Disp,Rng/Ovn	

12730 W SUNSET BLVD	Open	11-2	rev
\$7,195,000	5+5	2sty-SPANISH	



BRENTWOOD PARK - ALMOST 1 ACRE LOT WITH 1928 SPANISH

DON'T LET SUNSET BLVD. FOOL YOU, THIS IS A MUST-SEE! Gracious 1928 classic Spanish in Brentwood Park set on almost 1 acre of completely secluded park-like grounds with over 120 feet of frontage. Teeming with historical details yet modern day amenities, this 5,540-SF, 5-bedroom, 5-bathroom-home is set away from the street and offers gated privacy. Backyard includes a paddle tennis court, vast lawn, mature trees and outdoor seating. One of the most coveted areas of Brentwood.

MLS#17-271434
David Kelmenson 310-863-3030
THE AGENCY

Updated Classic Spanish

12303 RIDGE CIR	Open	11-2	rev
\$1,729,000	3+4	2sty-CONTEMPORARY	



VACATION LIVING ALL YEAR LONG!

Impeccable home located at The Ridge at Mountaingate. Gorgeous move-in condition with great outdoor areas and voluminous, light filled rooms. There is one bedroom with private bath plus a powder room on the first floor. The second floor has a sumptuous master bedroom with gorgeous views of the mountains. There is also an open loft area on the second floor that makes an ideal office space. This home is across from the community pool. Move right in and feel like you are on a permanent vacation.

MLS#17-278244
Carla Winnie 310 344-4740
GIBSON INTERNATIONAL

www.12303Ridge.com

12374 RIDGE CIR	Open	11-2	rev
\$1,669,000	2+3	TRADITIONAL	



IMPECCABLE & BEAUTIFUL

Centrally-located with easy access to the Westside and Valley, and set behind a 24-hr guard gate, this home is beautifully done and in move-in condition. Bright entry with floor-to-ceiling windows. Large living room with high ceiling and elegant fireplace opens to enclosed sun room. Dining room off updated stainless steel kitchen with breakfast area and bar. Upper level enjoys an open family room w/skylights and two bedroom suites. Hardwood floors throughout. Private back patio and grass yard.

MLS#17-264156
Michael Edlen 3102307373
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Ceil Fan

06 Brentwood Condo / Co-op

1120 GRANVILLE AVE, UNIT 301	Open	11-2	NEW
\$1,399,000	2+3	3sty-CONTEMPORARY	



STUNNING PENTHOUSE IN THE HEART OF BRENTWOOD

Stunning Contemporary Penthouse in the Heart of Brentwood. This top floor, corner unit is a unique and private oasis in the upscale community of Brentwood. Soaring ceilings in both the living room and master bedroom, accompanied with several skylights fill the unit with light throughout the day. The unit features hardwood floors, an open floor plan, and a loft that provides a flexible space. The unit boasts one of the largest private rooftop decks in the neighborhood with 360 degree views.

Alex Quaid/Laurie Kradin 310-717-1054
PT/TELES

Valet Parking

06 Brentwood Lease

2086 SUMMIT POINT DR	Open	11-2	591E4	NEW
\$12,900	4+4	2sty-MEDITERRANEAN		



RARE LEASE OFFERING! HUGE HOME, BIG BKDY, SPECTACULAR VIEWS

Prime location with sensational head-on city & golf course views everywhere! Huge, wrap-around grassy backyard with gorgeous gardens & entertainers patio. Fabulous curb appeal. This newer built home with appx. 4500sf of luxury is in pristine move-in condition. 4BR+OFC. Lovely hardwood floors with a neutral decor. Ideal, well designed floorplan with dramatic LivingRoom, formal DiningRoom, Library/Office, expansive FamilyRoom & great open Kitchen. Lovely Master w/breathtaking views. 3-car garage

MLS#17-268572
Tania Ferris 310-713-8234
COLDWELL BANKER

24HR SECURITY Mountaingate in Brentwood

2436 ARBUTUS DR	Open	11-2	NEW
\$6,950	4+2.5	MID-CENTURY	



SENSATIONAL BRENTWOOD LEASE OPPORTUNITY...

Bright & spacious split-level floor plan on a rare, scenic, 1 acre+ lot w/ Burgess pool. Inviting step-down LR w/ pitched beam ceilings & expansive windows framing patio, pool & vast private yard. Step-up formal DR has built-in buffet, wood flrs & opens to patio. Open kitchen/family rm w/breakfast bar & access to covered entertainer's dream outdoor room. Guest wing includes 3 bds & share a full bath w/double sinks. Stairs off entry lead to master wing w/wall of closets, canyon views +full bath.

MLS#17-274850
Susan Stark/Joan Caplis (310) 345-7450
GIBSON / CB BW

MandevilleCanyonHomes.com

07 West L.A. Single Family

11417 NATIONAL BLVD	Lunch	11-2	rev
\$1,299,999	3+2	TRADITIONAL	



CHARMING HOME W/ ENCHANTING YARD IN WEST LA

Unwind in this enchanting home that offers a peaceful atmosphere w/charming living room, formal dining, remodeled kitchen w/granite counters & breakfast area, den/office & family room w/bar ideal for gatherings. Large master w/sizable closets & French doors that open to the yard. Enjoy the covered deck w/hot tub or nestle under shaded fruit trees. This home offers privacy, convenience & easy access to neighborhood amenities, parks & Freeways.

MLS#17-274604
SallyFJones/ColinKelly 310-691-7888
JOHN AAROE GROUP

11417national.com

07 West L.A. Condo / Co-op

1714 FEDERAL AVE	Open	11-2	NEW
\$675,000	2+2.5	2sty-CONTEMPORARY	



FRONT FACING TOWNHOUSE

Terrific 2bed/2bath in great WLA location. Freshly painted, new flooring, light fixtures, cabinet hardware. Spacious living/dining area with fireplace and doors leading to private front patio. Eat-in area adjacent to kitchen. Powder room. Great bonus room w/large window (not included in square footage). Master w/fireplace, vaulted ceiling,walk-in closet, private bath. Second bedroom w/private bath. Side-by-side laundry. Direct entry from side by side parking in community garage.

Vicki Driscoll 310-622-7420
GIBSON INTERNATIONAL

washer,dryer,refrigerator,dishwasher,

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09 Beverlywood Vicinity

Single Family

2412 S BEVERLY DR	Open	11-2	NEW
\$2,400,000	4+3.5	1sty-TRADITIONAL	




SOPHISTICATED 4BR POOL HOME ON 9400+ SQFT LOT

Sophisticated 1-story 4BR+3.5BA Traditional w/pool in prime Beverlywood HOA. Features open concept sitting area w/tp & formal dining area, stylish living rm opening to gourmet chef's kitchen w/ctr island, breakfast area. Backyard w/patio deck, lrg pvt landscaped grounds & swimmer's pool w/rock waterfall. 4 spacious BRs including ensuite master & junior suite. Features central HVAC, designer fixtures & attached 2-car garage. Large 9,401 sqft and close to BH, Century City & Pico/Beverly shops.

MLS#17-281620
Jeremy Ives
COMPASS (310)858-1902
2412SouthBeverlyDrive.com

9717 CASHIO ST	Open	11-2	NEW
\$1,395,000	3+2	CONTEMPORARY	



INCREDIBLE VALUE STARTER HOME IN PRIME BEVERLYWOOD

Move into existing home or build new. This light & bright home comes w/vaulted ceilings, oversized family room & sizeable windows. Kitchen features abundant storage & overlooks the grassy yard & fruit tree. Master bedroom is equipped w/glass doors which open to outside patio. Custom built cabinetry & shelving throughout. Tons of parking available & additional 2-car detached garage. Only moments away from places of worship, grocery stores, shops & restaurants. This opportunity will not last!

Sally Forster Jones 310.691.7888
JOHN AAROE GROUP
9717cashio.com

9036 HARGIS ST	Open	11-2	NEW
\$929,000	2+1	1sty-TRADITIONAL	



CHARMING HOME IN BEVERLYWOOD

Lovely traditional w/ great curb appeal. 2bd/1ba on big lot. Great opportunity to add value; perfect starter home/condo alternative. Super cute w/ beautiful hrdwd flrs & bay windows. Spacious living room, formal dining room, kitchen & laundry room. Large landscaped backyard w/ built in bbq w/lots of space for al fresco dining, outdoor lounging, grassy area for kids & pets. Wonderful central location w/ easy access to Beaches, Downtown, BH & adjacent to hip Culver City and public transport.

Nina Chinn 424-888-3130
JOHN AAROE GROUP

8808 DAVID AVE	Refresh.	11-2	NEW
\$835,000	2+1	SPANISH	



SPANISH BUNGALOW IN REYNIER VILLAGE

Tucked in the vibrant neighborhood of Reynier Village this Spanish bungalow is nestled on a private cul-de-sac. Front entrance opens into a light filled living room with a large arched window and dining area that offers a flow perfect for entertaining. Updated spacious kitchen and 2 bedrooms with an private backyard perfect for el fresco dining. Centrally located to shops, cafes along the hip Robertson strip, near Culver City, Beverly Hills, Century City, LACMA, Expo line and Helms Bakery.

MLS#17-279146
Laura Anderson
KELLER WILLIAMS 323.646.6569
Dshwshr,Rng/Ovn,Fridg

09 Beverlywood Vicinity

Condo / Co-op

1278 S CAMDEN DR #202	Open	11-2	NEW
\$1,350,000	3+3.5	TRADITIONAL	



RARE AND SPACIOUS 3BR CONDO WITH SPECTACULAR VIEWS!

Rare 3BR,3.5BA 2nd flr corner unit w/spectacular panoramic views & incredible location! Almost 2400 sqft of living space, this bright & spacious unit offers open LR&DR, chef's galley kitchen & 3 ensuite BRs featuring master w/luxurious spa-like bath. Boasts hi-ceilings, multiple Juliet balconies, central HVAC & laundry in unit. Building amenities include fitness ctr, rec rm, controlled access, secured side x side parking & lrg pvt storage space. Close to BH, Century City & Pico/Beverly shops.

MLS#17-281962
Jeremy Ives
COMPASS (310)858-1902
1278SouthCamdenDrive202.com

1135 REXFORD DR #404	Refresh.	11-2	NEW
\$1,050,000	2+3	CONTEMPORARY	



RARE UPDATED 2BD+2.5BA PENTHOUSE FLOOR UNIT, W/ LOW HOA'S

Stylish top floor, updated unit located on the border of BH and Beverlywood. This 2BR, 2.5BA ready for move-in has an open floor plan with spacious living and dining area that opens to a prvt tiled balcony with amazing Century City views. Updated kitchen with granite counters, stainless steel appliances, and breakfast bar/area. Master bdr w/ walk-in closet & contemporary master bath w/ double sink vanity, separate custom tub and glass shower.

MLS#17-268902
Alexis Boris Assoulina
JOHN AAROE GROUP 310-990-6894
Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

09 Beverlywood Vicinity

Income

8607 AIRDROME ST	Open	11-2	NEW
\$1,150,000		SPANISH	



PRIME LOCATION FIRST TIME ON MARKET IN 30 YEARS

Adorable spacious duplex has been recently painted, immaculately maintained and loved for many years. Spanish paved steps lead to a sweet front porch, perfect for relaxing w/ a cup of tea & watch the world go by. The vacant front unit was recently beautifully painted, has an over sized living rm filled with natural light, gleaming refinished hrdwd flrs, high ceilings & beautiful crown moldings. Dining area also has crown moldings w/ Dutch door leading to an adorable kitchen w/ newer appliances.

MLS#17-281294
Anne Austin
COLDWELL BANKER HPS 213-718-1527
Cbl,Dshwshr,Dryer,Grbg Disp,Fridg,Other

3103 S HALM AVE	Refresh.	11-2	NEW
\$897,000		SPANISH	



REMARKABLE DEVELOPMENT OR OWNER/USER OPPORTUNITY

This duplex provides a remarkable opportunity for a developer or owner/user on a 5,040 sq. ft. lot, zoned LAR1.5. Unit one is a 1 bed/1bath and features hardwood & tile floors, walk-in closet, updated bathroom, and decorative fireplace. Laundry is also available in the 1-car garage/storage space provided. The second unit features 2 bed/2 bath w/ an open kitchen & living area, crown molding, hardwood & tile floors, subway tiles in bathrooms, washer & dryer in unit and 1-car garage/storage space.

Jonathan Pearson 310-907-6517
HALTON PARDEE
Dshwshr,Rng/Ovn



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TUESDAY

10 West Hollywood Vicinity

Single Family

824 N LA JOLLA AVE		Open	11-2
\$3,850,000	5+5	CONTEMPORARY	

NEW

SLEEK & SEXY ARCHITECTURAL WITH AN EXPANSIVE OPEN FLOOR PLAN

Great square footage in one of the most coveted areas of West Hollywood. Soaring ceilings with floating wood flanks, pendulous glass railed open-tread staircase, reclaimed wood finishes, Venetian plaster accents and architectural detail throughout. Luxurious and open one of a kind Italian Kitchen opens to living and family rooms creating an open loft feel. Enjoy the true LA experience, where the outdoor and indoor environment become synonymous.

MLS#17-280704
Zach Goldsmith 310.908.6860
HILTON & HYLAND

HiltonHyland.com

735 N STANLEY AVE		Refresh.	11-2
\$2,999,999	3149000	4+5	2sty-SPANISH

NEW CONSTRUCTION TIMELESS SPANISH CITY VILLA IN MELROSE

Spanish-Moorish inspired city villa designed by Timothy Corrigan has 9 ft high ceilings and seductively decorated interiors. Arched entry ways, custom decorative panel moldings, Trompe-l'oeil gas fireplaces and walls, custom luxe drapery, cathedral ceiling foyer and open floor plan family room and gourmet kitchen complete with Jenn-Air appliances. Lush secluded backyard features a saline pool, spa, BBQ, fire pit and dining area. Integrated speakers, Nest, and smart-ready technology and security.

MLS#17-261756
THE JMTEAM 323-377-8332
JOHN AAROE GROUP

www.735NStanley.com

10 West Hollywood Vicinity

Condo / Co-op

903 N VISTA ST		Refresh.	11-2
\$1,999,999	5+4	SPANISH	

NEW

DESIGNER SPANISH REVIVAL NESTLED IN A LUSH SECRET GARDEN

Currently a lucrative and well-maintained vacation rental that grossed approx \$200K in 2017 and \$280K in 2016! This Spanish home with a new pool and infinity spa was completely reconstructed, expanded and beautifully revived in 2014. Nestled in a fully gated and privately hedged secret garden, this sanctuary welcomes you with a magical front courtyard. The home features a rare one-story 5 BD 3.5 BA floorplan exuding endless charm. The home is a stroll to Trader Joes and Sprouts food markets!

MLS#17-277698
Jay Martinez/Gil Dirige 323-377-8332
JOHN AAROE GROUP

www.903NVista.com

1129 LARRABEE ST, UNIT 11		Open	11-2
\$850,000	2+2	1sty-CONTEMPORARY	

NEW

PRIME REMODELED WEST HOLLYWOOD CONDO

Beautifully remodeled two-bedroom, two-bathroom condo just above the Sunset Strip. This modern redone residence includes a white chef's kitchen, open dining area, and living room featuring wet bar, fireplace, and floor-to-ceiling glass doors. The living space opens to a wrap around balcony with peek-a-boo city views and space for entertaining. Centrally located on Larrabee Street, this residence is minutes from restaurants, shops, and nightlife.

Jon Grauman 424-238-2484
THE AGENCY

8724 ASHCROFT AVE		Open	11-2
\$1,950,000	2+2	CAPE COD	

NEW

Located in the heart of prime West Hollywood, sits this ultra-private, gated home that defines the quintessential lifestyle of the neighborhood. Located just moments from the famed Melrose Place and Robertson, this home gives you the best of both worlds, with un-paralleled privacy and access to the world renowned amenities and lifestyle of the WeHo. The home features an open living and dining room with vaulted ceilings and skylights throughout that cast natural light throughout the home.

MLS#17-281850
Arvin Haddadzadeh
JOHN AAROE GROUP

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

851 N KINGS RD #PH304		Open	11-2
\$1,748,000	3+3	CONTEMPORARY	

rev

ROYALTY AT ITS FINEST IN THIS PENTHOUSE

The best of the best penthouses in the most coveted building! This is the crown jewel penthouse with modern taste. Step into the 1,950 square foot unit and you will see the vaulted ceiling and updated amenities. After passing the generous sized bedrooms, in unit laundry, and the first balcony, walk upstairs to an additional bedroom/loft with bathroom. From there, step onto the incredibly large, over 700 square foot private deck with majestic City views.

MLS#17-271032
Paul Wylie 323-515-9585
LAMERICA REAL ESTATE

Dshwshr,Rng/Ovn,Fridg

8901 ROSEWOOD AVE		Open	11-2
\$1,649,000	3+3	1sty-SPANISH	

NEW

STUNNING & SERENE | PRIVATE & GATED 1920S SPANISH BUNGALOW

This pvt & gated 20s Spanish bungalow situated in the sought after WeHo. 2 bds+2 bas, +a charming 1 bd/1 ba casita. Updtd w/designer finishes & modern apptmnts. Formal lvng rm, dark Walnut wd flrs, w/a charming, mantled frpic & picture window. The dramatically decored DR leads into the chef's kit (feat. in Better Homes & Gardens), flowing directly to the outdr dining area, great for entng. Lux mstr bdrm feat. an ensuite ba, dual closets, & French drs opening to bkdyd, w/stone patio & fountain.

Jacob Dadon 818.264.8780
JOHN AAROE GROUP

www.8901rosewood.aaroe.site

1420 N LAUREL AVE #104		Open	11-2
\$899,000	2+2	1sty-MODERN	

rev

CLEAN, MODERN, SEXY, OFF SUNSET

Beautiful 2/2 single-story, built in 2004. Upgraded chefs kitchen with subway tumbled marble back splash, Caesarstone counter tops, custom cabinetry & stainless steel appliances. Engineered Hardwood and stone flooring throughout. Large entertainers patio leads off the sun filled great room. Full-size laundry in unit. Gated tandem parking & guest parking. Private rooftop storage unit. Across the street from Trader Joe's, CVS, Starbucks, AMC movie, The Laugh Factory. Low HOA dues of \$321/mth

MLS#17-279514
Daniel P Signari 310-435-2659
TELES PROPERTIES

WA/DR,Fridge,GasRange,Micro,DW,WtrHtr

1400 N FULLER AVE #10		Open	11-2
\$1,299,000	3+4	CONTEMPORARY	

NEW

BEAUTIFULLY SOPHISTICATED TRI-LEVEL TOWNHOME

Beautifully sophisticated tri-level townhome with 3 bd rms, 3.5 baths, 2195 sqft, 2 roof decks, private 2 car garage with extra storage in an amazing location. Built in 2013, this property has wood floors throughout, custom Millwork built-ins, laundry closet, open chef-inspired kitchen with high-end appliances, grand central island and lots of cabinets/storage. 500 sqft bonus area on the top floor leads you to 2 separate rooftop living spaces with panoramic views of the Hlywd Hills & much more!

MLS#17-272596
Morgan Pasco 3106063887
MORGAN REAL ESTATE

Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan


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10 West Hollywood Vicinity

Income


9014 HARRATT ST	Open	11-2	NEW
\$3,295,000		CRAFTSMAN	
			
RARE COMPOUND - 2 UNITS DELIVERED VACANT			
<p>Rare opportunity-luxurious trophy compound on large, private lot in prime, Sunset Plaza location where Beverly Hills & Sunset Strip meet. Comfortable, urban hideaway set on lush, park-like grounds. One of the largest lots in all of Norma Triangle. A total of 4 dwellings - a 2-story, 3-bed + office SFR main residence w/1920's Craftsman architecture, 2-bd house, & duplex w/2-1bd/1ba. Tastefully updated & have separate private entrances w/ private gated yards/patios. Trophy property in world class location.</p>			
MLS#17-268740			
Grant Linscott	323-300-1174	Cing Fan, Dshwshr, Grbg Disp, Rng/Ovn, Fridg	
KELLER WILLIAMS REAL			

11 Venice

Single Family

2477 GLYNDON AVE	Refresh.	11-2	NEW
\$2,799,000	3+4	2sty-MODERN	
			
STUNNING MODERN NEW CONSTRUCTION IN VENICE			
<p>Soak in the Venice lifestyle w/ the light filled open concept interior, which flows to the outdoor courtyard & pool area. Enjoy the open living area w/fireplace & pocket sliding doors, encompassing an indoor/outdoor exp. ideal for entertaining. Smart home tech & engineered hardwood floors throughout along w/ designer finishes in the kitchen & bathrooms. Master suite includes a spacious walk-in closet & stunning bath w/soaking tub. Relax on the roof top deck & enjoy the evening sunsets.</p>			
MLS#17-275530			
Jonathan Pearson	310-907-6517	Blt-Ins, Dshwshr, Micro, Rng/Ovn, Fridg	
HALTON PARDEE			

1055 GARFIELD AVE	Refresh.	11-2	NEW
\$1,999,000	4+2	TRADITIONAL	
			
EXCELLENT DEVELOPMENT OPPORTUNITY IN VENICE			
<p>Incredible upside potential to either renovate or develop this LAR2 zoned home, which sits a very rare and hard to find 7,477 sqft lot. Current property is a 4 bed/ 2bath single family home recently converted from a duplex. There is a long driveway leading to the garage/studio in back of the property and spacious backyard area. Located on a quiet palm-lined street, near the highly coveted Coeur d'Alene School. Close to shops and restaurants on Abbot Kinney & Lincoln Blvd.</p>			
MLS#17-279178			
Jonathan Pearson	310-907-6517	Dshwshr, Rng/Ovn	
HALTON PARDEE			

237 WINDWARD AVE	Open	11-2	red
\$3,975,000	425986660	4+4	
			
OPEN TUESDAY 11AM-2PM TWILIGHT 5:30PM-7:30PM			
<p>Join Us For An Evening Of Cocktails And Hors D'oeuvres With Famed Venice Architect Robert Thibodeau. With soaring redwood ceilings, great natural light, large-scale rooms with Fleetwood doors and polished concrete and wood floors extending throughout. Entertain on the extensive rooftop deck with 360-degree views. This is an extremely well built, bright, airy modern home in the center of prime Venice just steps from the beach and the avant-garde eats and shops on renowned Abbot Kinney Blvd.</p>			
MLS#17-268374			
Zach Goldsmith	310.908.6860	Cocktails And Hors D'oeuvres	
HILTON & HYLAND			


734 PALMS BLVD	Open	11-2	rev
\$4,845,000	3+2.5	2sty-ARCHITECTURAL	
			
STUNNING VENICE ARCHITECTURAL RESIDENCE			
<p>A true masterpiece balancing simplicity, luxury & a modern lifestyle that embraces the outdoors. Designed by architects Marmol Radziner, this visionary 2-story, 3BR/2.5BA (plus office) architectural home uniquely blends spectacular indoor/outdoor spaces with the best contemporary finishes & features including open plan living/dining room, exceptional double height cook's kitchen, 700 SF covered outdoor living space with fireplace & cozy ceiling heaters & private backyard with room for a pool.</p>			
MLS#17-270078			
Jennifer Hughes	310-383-7299	www.734Palms.com	
BULLDOG REALTORS			


2313 MCKINLEY AVE	Open	11-2	rev
\$1,649,000	3+2		
			
VINTAGE BEACH COTTAGE			
<p>It has hardwood floors, a fireplace in the living room, and a center hall plan. There are several original details that have been preserved to make this a great opportunity. The en-suite master bedroom leads to a deck and parking area. The other two bedrooms are generous in size and share a full bathroom. The kitchen, large dining room, and living room boast a warm feeling for any gathering or occasion. This home is the one anyone wanting to live in Venice has been waiting for.</p>			
MLS#17-279352			
Ellen Conrad	424.202.3288	2313McKinleyAvenue.com	
TELES PROPERTIES			

11 Venice

Condo / Co-op

715 VENICE BLVD	Refresh.	11-2	NEW
\$2,795,000	3+3	3sty-ARCHITECTURAL	
			
SLEEK VENICE NEW CONSTRUCTION NEAR ABBOT KINNEY			
<p>Surround yourself with sleek luxury in this New Construction home moments from Abbot Kinney in Venice! The open-concept main level blends the indoor and outdoor living spaces, with perpendicular sliding door panels that open to your own private central courtyard, truly embracing the indoor/outdoor California lifestyle. Tall ceilings, open kitchen with island, and warm wood floors adorn the main living area, while two light-infused bedrooms complete the main level. Moments from Abbot Kinney!</p>			
MLS#17-281540			
Kerry Ann Sullivan	310-907-6517	www.HaltonPardee.com	
HALTON PARDEE			


646 FLOWER AVE, UNIT 3	Lunch	11-2	NEW
\$1,725,000	3+3.5	2sty-TRADITIONAL	
			
COMPLETELY REMODELED 3BR/3.5BA BOHO CHIC VENICE TOWNHOUSE			
<p>This is Los Angeles living, Venice Style. Located just a few blocks from the beach directly off of Rose Blvd, this completely remodeled 3BR/3.5BA townhome was designed by luxury home developer Simo Design, and has been featured numerous times on Remodelista for it's clean, inspirational composition. In the heart of Silicon Beach and just walking distance to world renowned restaurants on Abbot Kinney, the unique and creative ambience of this Venice sanctuary truly makes it an unmissable gem.</p>			
MLS#17-281540			
Rochelle Maize	3109688828	Blt-Ins, Cbl, Dshwshr, Dryer,	
NOURMAND & ASSOCIATE			

245 MAIN ST, UNIT 314	Open	11-2	NEW
\$1,395,000	2+2	2sty-MEDITERRANEAN	
			
MAIN ST CONDO WITH OCEAN VIEWS			
<p>Beautiful, big, bright 2 bedroom corner Penthouse with open kitchen, huge loft and ocean views. Living room features a fireplace, hardwood floors and two story high ceiling and windows. Living room, master bedroom and loft all have patios with ocean and mountain views. Security side by side parking with outside pool and spa only 2 blocks from the beach. Live in a Landmark building in the heart of Venice by the entrance to the Rose Corridor and Main Street.</p>			
MLS#17-281540			
Csaba Yollin	310-213-3948		
YOLLIN PROPERTIES			

VESTA PLUS™
POWERED BY THE MLS™

TUESDAY

615 HAMPTON DR #B201	Open	12-2	red
\$1,475,000	2+2	ARCHITECTURAL	



VENICE ART LOFT. PRICE REDUCED

Architectural live/work loft in an ideal location just blocks to Abbot Kinney, Main Street and the beach. Flooded with natural light, this open floor plan has an expansive living area with high ceilings, wood floors, gallery art walls and a great flow for entertaining. The minimalist design features exposed beams and a kitchen with concrete counters and stainless appliances. A spacious balcony faces a tree-lined street, yet within the center of all that Venice has to offer.

MLS#17-251248
Karen Juarez 3107014164
DEASY PENNER & PARTN

Dshwshr,Frzr,Grbg Disp,Rng/Ovn,Fridg

11 Venice Income

800 INDIANA AVE	Refresh.	11-2	NEW
\$3,995,000	Duplex	2sty-ARCHITECTURAL	



VENICE DUPLEX WITH INDUSTRIAL CHIC + WARMTH

Built in 2004 by famed local Venice architect Peter Fergin, this side-by-side duplex exudes both industrial chic and fabulous warmth. With one unit delivered vacant and the other unit on a month-to-month lease, this is a perfect owner-user opportunity or an easy-to-own income property for any level of investor. The design of the complex takes advantage of nature by incorporating large windows to bring in natural light, large patio spaces for enjoying the California weather.

Kerry Ann Sullivan 310-907-6517
HALTON PARDEE

www.HaltonPardee.com

12 Marina Del Rey Condo / Co-op

4265 MARINA CITY DR, UNIT 1103	Refresh.	11-2	NEW
\$1,495,000	3+2.5		



AMAZING TWO LEVEL PENTHOUSE W/ PANORAMIC VIEWS

Rare offering. Feels like a home in the sky. Outstanding amenities available in only a few buildings in Los Angeles. Join us Tuesday 11-2pm for Broker's Caravan and 5pm - 7pm for Twilight Open. Clients welcome, wine and refreshments will be served. Please bring ID and business cards for the guard gate.

David / Anna Solomon 424.400.5905
THE AGENCY

www.4265MarinaCity.com

13 Palms - Mar Vista Single Family

3416 BEETHOVEN ST	Open	11-2	NEW
\$3,500,000	5+6	3sty-MODERN	



MODERN MASTERPIECE

Newly constructed "smart home," conceived by designer Saman Takaloo, with oversized pivot door that steps into an airy, spacious room with oak flooring, countless custom features, and a wine cellar under stairs. Pass through the dining room into the modern kitchen which seamlessly flows to the family room and backyard via vanishing sliding glass doors that open up to the grass, fire pit and garage beyond. 5 large bedrooms all with private bathrooms. Rooftop with partial ocean views.

Michael Grady/Billy Rose 424-354-2929
THE AGENCY

"Smart Home" Rng/Ovn,Fridg,Frzr,Dshwshr

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

NEW New, automatic status
NEW* New, not yet listed
RED Reduced
REV Review, automatic status
BOM Back on Market

3532 GREENFIELD AVE	Open	11-2	NEW
\$1,699,000	4+3	TRADITIONAL	



WWW.3532GREENFIELD.COM

Gorgeous remodeled 4 bd & 3 ba Mar Vista home. Great Room has a gourmet kitchen with custom cabinets, quartz counters, stainless steel appliances and peninsula for counter dining. Amazing master suite with huge walk-in closet, beautiful master bathroom with oversized tiled shower and master sitting area that would make a nice office or in-room nursery. 2nd master suite has its own walk-in closet and marble tiled shower. Quiet neighborhood near all the shops, restaurants & Trader Joes!

MLS#17-281422
Todd Miller 3109235353
KELLER WILLIAMS-SM

Open House Sun 2-5pm & Tues 11-2pm

3421 ROSEWOOD AVE	Refresh.	11-2	NEW
\$1,295,000	3+2	TRADITIONAL	



WELCOMING WOOD STREETS TRADITIONAL

Quintessential Mar Vista Wood Street Charming! Located along a beautiful tree-lined street and featuring a private, grass backyard with attached deck, this home is ideal for those wanting to be in the oasis of the Westside. Inside, the open floor plan feels spacious and airy, especially with the wood-paneled pitched ceiling with built-in skylight, highlighted with a step-down living room centered by the stone-paneled fireplace. Cooking is exciting in the remodeled (circa 2013) kitchen.

Kerry Ann Sullivan 310-907-6517
HALTON PARDEE

www.HaltonPardee.com

3671 BOISE AVE	Refresh.	11-2	rev
\$1,795,000	3+2	TRADITIONAL	



PICTURE PERFECT IN PRIME MAR VISTA!

Open floor plan w/ charming living room leads to formal dining area. Gorgeous chef's kitchen has eat-in breakfast bar, Viking Professional range, center island & skylights. Master suite has walk-in closet, beautiful rustic barn door opening to 2nd closet & luxurious bathroom w/ elegant tub & classic bead board work. Refinished hardwood floors, fabulous natural light, grassy yard w/ mature trees & detached garage/art studio. Sellers installed security system w/ cameras & speakers in home.

MLS#17-260964
Rowe & Tzadik 424-203-1890
TELES PROPERTIES

Blt-Ins,Cing Fan,Dshwshr,Dryer,Grbg Disp

3753 ASHWOOD AVE	Refresh.	11-2	rev
\$1,439,000	3+2	1sty-TRADITIONAL	



MAR VISTA "WOODS" OPPORTUNITY

Coveted Mar Vista 'woods street'. Perfectly nestled on a quiet tree lined street w/an abundance of natural light, hardwood floors, an open living room/ dining area & remodeled kitchen w/breakfast bar. The converted garage has one bedroom, bath, kitchen & a skylight in the living room w/French doors to the backyard/patio area. Adjacent to the garage is an appx 200 SF Laundry/Office/Storage room. There is newer copper plumbing throughout. Easy access to Beach & Restaurants.

MLS#17-277664
Lydia Simon/ Rose Mayhew 310-699-5559
COLDWELL BANKER

www.3753Ashwood.com

13 Palms - Mar Vista Lease

3537 ST SUSAN PL	Open	11-2	NEW
\$7,000	4+3	TRADITIONAL	



LOOKING FOR A QUIET OASIS IN THE CITY?

Beautifully appointed 2 story, 4 bdrm. home on a quiet cul-de-sac has it all. Formal entry & living rm w/cathedral ceilings & frplc overlooks private bcktyrd w/spa, patio, turf & lemon tree. Enjoy entertaining in formal dining rm or family rm w/ frpl. Downstairs you will find a fabulous center island ktchn w/granite counters, prep sink, double oven, wine refig, brkfst bar, small workout rm & laundry rm. Spacious master ste. w/balcony, & 3 add. bdrms upstairs. Twice/month maid service included.

MLS#17-281106
Stacy Young / Dan Lackey (310) 367-7654
TELES PROPERTIES

3537saintsusanplace.com

11922 LAWLER ST

Open 11-2

NEW

\$5,900

3+2

TRADITIONAL



STUNNING VIEWS FROM MAR VISTA HILL HOME

3 + 2 home located on a quiet street, N of Palms, w/ beautifully refinished hrdwd flrs, central heat/air, recessed lighting, updt d kchn & baths & more. Formal entry leads you to the dining rm w/views & opens to the updt d kchn w/brkfst nook & separate lndry rm. Living rm w/city light views opens to a lanai & to private bckyrd. Located w/in award win. Mar Vista Elem. School District. Just down the hill you'll discover the Sun. Farmer's Market & new rest. on Venice Blvd + Whole Foods & Starbucks.

MLS#17-276396

Stacy Young/ Dan Lackey (310) 367-7654

TELES PROPERTIES

11922lawlerstreet.com

68 VILLAGE PKW

Open 11-2

NEW

\$995,000

2+2.5

MODERN



HIGHLY DESIRABLE VILLAGE PARK COMMUNITY

In the highly desirable Village Park Community of Santa Monica's Sunset Park, this two story townhouse with open floor plan and soaring wood-beamed ceilings is now available. A unique and verdant community in the center of Santa Monica, Village Park offers pool, community room, tennis court, and lush landscaping. 2 bedrooms plus den, 2 1/2 baths, updated powder room, modern tile and wool berber carpet, fire place, 2 patios, private 2 car garage with laundry.

Jenna Macari 310.467.1719

TELES PROPERTIES

www.68VillageParkway.com

14 Santa Monica

Single Family

1609 GEORGINA AVE

Open 11-2

NEW

\$4,995,000

4+4

2sty-MONTEREY COLONIAL



MONTEREY COLONIAL IN SANTA MONICA FLATS

This Classic Monterey Colonial home in the coveted Santa Monica flats is refreshingly bright and airy. Offering 3 beds up & 1bed down, and 4 Bathrooms, this home is filled with an abundance of light. Archways & hardwood floors throughout open to private gated backyard with Pool, Spa, and bonus media room. Situated in coveted Santa Monica Schools with sidewalks and tree lined streets close to some of the best dining and shopping. A place to call home.

Elisabeth Halsted 3108209340

BERKSHIRE HATHAWAY

609 WASHINGTON AVE, UNIT E


Open 11-2

NEW

\$939,000

2+2

2sty-FRENCH



REMODELED NORTH OF WILSHIRE SINGLE-LEVEL CONDO

Top (2nd) floor, south-facing, single-level condo in amazing location. Sun-filled living rm w/ gas fp & wall-to-wall Berber carpet. Lrg, private patio. Unit remodeled in 2015 w/ recessed lights, new windows. California Closets in master walk-in closet & 2nd bedroom & new doors throughout. Custom black-out shades in master & 2nd bdrm. Kitchen fully remodeled in 2006 w/ custom cabinets, Caesarstone countertops, & wine fridge. New stainless stove & fridge in 2016. One, deeded parking spot in garage.

Kate Bransfield 310.395.1133

COLDWELL BANKER

Stove, oven, micro, dishwasher, fridge

14 Santa Monica

Condo / Co-op

535 OCEAN AVE, UNIT 3D


Open 11-2

NEW

\$2,625,000

2+2

CONTEMPORARY



PRESTIGIOUS OCEANAIRE BUILDING

Incredible ocean and park view luxury condo in the prestigious Oceanaire building designed by world-renowned architect A. Quincy Jones. Impeccably remodeled featuring an open floor plan, wood floors and walls of glass covered by custom motorized window shades. An expansive wraparound balcony creates a wonderful indoor/outdoor flow that epitomizes the California lifestyle. Entertain in the open Chef's kitchen with granite countertops and Thermador stainless steel appliances.

Chris Hicks 310.820.9368

BERKSHIRE HATHAWAY

535ocean3d.com

1315 FRANKLIN ST #H

Open 11-2

NEW

\$585,000

2+1

TRADITIONAL



SANTA MONICA GARDEN VIEW CONDO

This enchanting, two bedrooms, one bath ground level condo unit features windows on three sides making it light and bright. Freshly painted and awaiting your personal touches. Also included, is a private garage and laundry room next door. Just a stroll to Bristol Farms, Star Bucks and other great Santa Monica shopping and restaurants, like Milo & Olive, The Wilshire and Douglas Park. Hurry, this gem won't last long!

Sherri Noel 310-994-8721

KELLER WILLIAMS-SANT

Dshwshr, Micro, Rng/Ovn, Fridg

1144 YALE ST #4


Open 11-2

NEW

\$1,299,000

2+3

2sty-TRADITIONAL



GREAT TOWNHOUSE N OF WILSHIRE WITH PRIVATE 2 CAR GARAGE!

Immaculate 2 bed 2 1/2 bath townhouse in small 9 unit complex in prime location North of Wilshire. Direct entry from oversized private 2 car garage. Beautifully remodeled kitchen with custom cabinetry and caesarstone countertops open to dining room. Master bedroom w/ walk in closet and gorgeous en suite designer style master bathroom - Second bedroom with walk in closet and bath, hardwood floors, moldings and special details throughout this immaculate home. oversized back patio - low HOA dues

MLS#17-282020

Mann/Marshall 310-740-1812

COLDWELL BANKER RESI

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

515 OCEAN AVE #SPHD

Open 11-2

red

\$4,900,000

3+4

MODERN



NEW PRICE....NEW LOOK...

Take another look at this amazing Penthouse on Ocean Avenue. Rare 3175 square foot Penthouse on Ocean Avenue with 3 bedroom suites, 4 bathrooms, private den, separate dining room, spacious, light, high ceilings. White water views from the living room and city lights, trees, mountain views from other rooms. Wrap around windows. Ocean breezes and views from every room. Make this home your own. Pool, spa, gym, concierge, valet and more. Across from Palisades Park, near Montana Ave., Promenade.

Kaaren Kurtzman 310-500-1627

JOHN AAROE GROUP

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

14 Santa Monica

Income


1128 BAY ST #A

Open 11-2

rev

\$1,799,000

CALIFORNIA BUNGALOW



INCREDIBLE DUPLEX IN DESIRABLE SUNSET PARK

Attention all builders, developers and individual investors! Attached front/rear duplex - each adorable unit has 2BR/1BA and features hardwood floors, character tile, and tons of natural light. Charming flat backyard w/ detached garage and rear alley access. Property is zoned SMR2. Terrific proximity to Santa Monica College, public parks, shops and cafes, and a short walk to the Viceroy and Shutters on the Beach. Front unit is tenant occupied.

MLS#17-268910

The Kostrey Collection 323-785-7545

NOURMAND & ASSOCIATE

NEW & Improved Reports!

VESTA PLUS™ Features Now Available on The MLS™

- ✓ Mobile Responsive Design

✓ Public Records Report

✓ GreatSchools Ratings

✓ Parcels Feature

✓ Map Layers

✓ Driving Directions

TUESDAY

15 Pacific Palisades

Single Family

933 BIENVENEDA AVE	Open	11-2
\$3,469,000	5+5	2sty-TRADITIONAL

NEW



BEAUTIFUL TRADITIONAL WITH GUEST HOUSE


Turn-key ready. Newly painted and appointed. This custom, Traditional 4 bedroom, 4 bath home, (over 4,000 sq. ft.) offers gracious indoor/outdoor living with large rooms and high ceilings, spacious family room, entertainer's kitchen, all flowing out to the multi-level yard. The DETACHED GUEST HOUSE (over 1,000 sq. ft.) features a full kitchen, bedroom, bath and large sitting area, and is encircled by huge wraparound decks. 3-car garage.

MLS#17-262862
Rod Aragon 310-863-1652
RODEO REALTY

BBQ,Blt-Ins

515 MUSKINGUM AVE	Open	11-2
\$3,350,000	5+4	3sty-CONTEMP MED

NEW



SPACIOUS OPEN PLAN WITH JAW DROPPING VIEWS!

Newer Mediterranean set on a quiet loop street with unobstructed ocean, canyon & mountain views. Bright & dramatic entry leads to wide open living & family rooms with bar/lounge area. Step down to the spacious dining off center-island kitchen - all opening up to huge entertaining deck & views. Five large bedrooms, 4 baths + several balconies, view decks & covered patios. Lower level game room, etc. (additional 1,200 sq. ft.) with 12-ft. ceiling opens to patio & view.

MLS#17-281870
Ben Lee 310.858.5489
CB - BEVERLY HILLS N

1424 AVENIDA DE CORTEZ	Open	11-2
\$2,169,000	4+3	2sty-TRADITIONAL

NEW




WONDERFUL TRADITIONAL ON QUIET STREET

Traditional on quiet street. Almost 3K sq ft. 4 big bedrooms or 3+ office. 3 baths. Beautiful, large low maintenance yard. Perfect for entertaining. Well-tended fruit trees. Upslope in back=ultimate privacy. Mountain views. Light & bright. Open floorplan. Maple floors; custom open staircase. Mid-century fireplace & bar seating area. Enormous amount of storage--all closets have hardwood built-ins & cedar. Marble entry opens to living room; huge den. Big master w/custom built-ins. 3-car garage.

MLS#17-268556
Rod Aragon 310-863-1652
RODEO REALTY

3534 SHOREHEIGHTS DR	Lunch	11-2
\$3,790,000	4+4	MID-CENTURY

red



BEACH CHIC

Possibly the single most unobstructed ocean view in all of Sunset Mesa. This completely and newly remodeled Mid-Century meets Beach Style Ranch home is perched at the top of a rise with awe inspiring 180-degree ocean views. Enter into a private, gated & grassy courtyard. Once inside you are greeted by an open floorplan/great room concept with 4bd/3.5ba + convertible den, an abundance of natural light, vaulted ceilings, clerestory windows and beautiful bleached wide-planked Oak floors.

MLS#17-268556
Dan Urbach 310.360.5096
THE AGENCY

www.3534Shoreheights.com

14300 W SUNSET BLVD	Open	11-2
\$20,000,000	9+11	TRADITIONAL

rev



EQUESTRIAN COMPOUND

This brand new Estate located in the prestigious area of Rustic Canyon sits on an ultra-private flat one-acre lot, surrounded by towering sycamore and redwood trees, butterfly gardens and a charming creek running along the back of the property. Behind its gates rests a stunning European Farmhouse designed by AIA Mclellan Architects in conjunction with interior designer Eliana Rokach.

MLS#17-279966
Aaron Kirman 424-249-7162
JOHN AAROE GROUP

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

15515 VIA DE LAS OLAS	Open	11-2
\$6,735,000	4+5	MID-CENTURY

rev



MID- CENTURY ON 2 OCEAN VIEW BLUFF LOTS

Mid-century jewel on 2 flat lots totaling 16,693 square-feet. This mid century bluff home is gorgeous as is or create your own estate. Enjoy coastal living and awe -inspiring panoramic ocean views while being just moments from the newly developed Palisades Village. The development possibilities are excellent as the site consists of two legally zoned and separate view-laden lots. Take Beirut for access to Via De Las Olas.

MLS#17-268788
Mike Deasy/Sara Clephane 310-909-4648
DEASY PENNER & PARTN

15515viadelasolas.com

18420 WAKECREST DR	Open	11-2
\$2,395,000	3+1.75	1sty-MID-CENTURY

rev



QUEEN'S NECKLACE, SANTA MONICA BAY, WHITEWATER VIEW BEAUTY

Unique opportunity to purchase a wonderful one level mid-century home with major ocean views from living, family, dining rooms, and master suite. Ready for your enjoyment, or tailor to your taste and create a view showpiece to call home. Updated baths, new ocean view deck. Desirable location minutes to the beach, world class restaurants, Palisades, Santa Monica, Malibu centers.

MLS#17-279766
Marta Samulon 3104965996
GIBSON INTERNATIONAL


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

18 Hancock Park-Wilshire

Single Family

5170 W 2ND ST	Open	11-2
\$8,000,000	5+7	ARCHITECTURAL

NEW



ARCHITECTURAL IN HANCOCK PARK

This stunning architectural masterpiece located in the famed Hancock Park was designed by Bob Ray Offenhauser. Behind a private gate, tucked at the end of a cul-de-sac and backing up to Wilshire Country Club, this is possibly the most private residence in the prestigious neighborhood.

MLS#17-270808
Aaron Kirman 4242497162
JOHN AAROE GROUP

223 S PLYMOUTH BLVD	Open	11-2	633G1
\$2,995,000	4+3	2sty-MEDITERRANEAN	

NEW



A GREAT OPPORTUNITY TO OWN THIS WINDSOR SQUARE MEDITERRANEAN


Windsor Square home w/ central hall entry, formal living room & formal dining room. The remodeled kitchen has an eating area, office area and family room. A grand staircase leads to 4 bedrooms upstairs. The master bedroom has remodeled bath w/spa tub for relaxing on those hard days or romantic nights. French doors lead to covered patios & large grassy yard - perfect for entertaining! Hardwood floors, paver tiles, recessed lighting & designer fixtures & AC/heating. Close to Larchmont Village.

MLS#17-270808
Barbara Allen (323) 610-1781
COLDWELL BANKER HPN

BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other

230 S LARCHMONT BLV	Open	11-2
\$2,190,000	3+2.5	2sty-SPANISH

NEW



MAGICAL SPANISH LESS THAN 2 BLOCKS FROM POPULAR LARCHMONT!

Magical Spanish less than 2 blocks from Larchmont! Beautifully landscaped and freshly painted inside! Light filled entry to a grand scale living room with soaring ceilings. Detailed archway leads to fabulous dining & breakfast rooms that flow to patios and yard. Vintage kitchen overlooks grassy backyard (room for pool!) 3 bed/2.5 baths total include a classic green + black original tiled deco bath downstairs and 1 bed/1 bath up. So many possibilities to reimagine or enjoy as is! A/C, HPOZ.

MLS#17-279966
Lisa Hutchins 323-460-7626
COLDWELL BANKER RES.

520 S NORTON AVE	Open	11-2	NEW
\$1,872,000	4+3	2sty-TUDOR	




DELIGHTFUL STORYBOOK ENGLISH TUDOR HOME IN WINDSOR SQUARE

Storybook English Tudor w/ European countryside feel. Main floor: LR w/ barreled ceilings, built-ins & frplc & dj. den/BR. Gourmet kitchen w/ high-end appliances, FDR, guest quarters w/bath. Upstairs: Master w/ bath & office/nursery w/ balcony. Bedroom w/ hallway bath, dd'l rm used as bedroom. Separate structure w/ artist studio. Private lush grounds w/ waterfall and koi pond. Upgrades: heat and air, 200 amp electrical panel, bolted foundation, copper plumbing, solar panels & more.

MLS#17-282022
Pete Buonocore 323-762-2561
KW - LARCHMONT

www.520Norton.com

906 N HUDSON AVE	Lunch	11-2	NEW
\$1,575,000	3+4	ARCHITECTURAL	



4 NEW SINGLE FAMILY HOMES WITH VIEWS!

Skye Hudson is 4 architectural homes in Hollywood near Hancock Park. Sophisticated finishes + designer touches w/hardwood floors & walls of glass. Cook's kitchen w/36" Miele stove + custom cabinetry w/eat-in bar, living room + private patio. Two en-suite bedrooms incl. expansive master w/WIC closet + bath. Media Room/Flex space w/private bath & 2 decks w/Fleetwood doors that disappear to mesmerizing city views. 2 car garage & NEST. Down the street enjoy Providence, Osteria Mozza & Petit Trois.

Grant Linscott 323-300-1174
KELLER WILLIAMS RLTY

stove, fridge, dishwasher, microwave

1212 S HIGHLAND AVE	Open	11-2	NEW
\$1,399,000	3+2	1sty-SPANISH	




BEAUTIFUL COURTYARD SPANISH!

Incredible offering of this 1924 "Spanish Colonial" classically named "Buena Fortuna". Original hardwood flooring, hi-coved ceiling in living room, beautifully redone kitchen with banquet, den off living room and new deck in back. Master en-suite that opens to the private yard with Jacuzzi hot tub. French doors, beautiful decorative fireplace mantel, Aquasana water filtration system, Viking range, Bosch dishwasher, refinished floors, freshly painted and wif controlled electrical.

MLS#17-279996
Bruce Walker 310-623-8722
RODEO REALTY - BEVER

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

541 N LUCERNE	Open	11-2	red
\$1,985,000	2+50000	4+3 MODERN	



Beautifully renovated home with a modern charm in Larchmont Village. Surrounded by trees & newly redone front & back landscaping. Great contemporary open floor plan with newly redone hardwood floors & all new appliances put into the kitchen. 3 spacious bedrooms, spacious living room in front & an additional large 4th bedroom that can be used as a family room or entertainment room. Formal dining room with a charming side terrace, cozy backyard, & 2 cars attached garage.

MLS#17-271386
Yongho Rho
RE/MAX MEGA GROUP

Dshwshr,Rng/Ovn,Fridg

18 Hancock Park-Wilshire *Income*

1037 S LONGWOOD AVE	Open	11-2	NEW
\$1,399,000	Duplex	2sty-SPANISH	



UNIQUE DUPLEX IN LONGWOOD HIGHLANDS COMES WITH ITS OWN BROOK

Great opportunity to acquire an income property in popular Longwood Highlands with a brook running through it. 2 3BD, 1.50 BA with bonus studio. Large unusual lot on a street with plenty of restored income property.

MLS#17-281374
Richard Battaglia 323 422 7886
JOHN AAROE GROUP

Dshwshr

19 Beverly Center-Miracle Mile *Single Family*

716 N MARTEL AVE	Open	11-2	NEW
\$4,149,000	4+6	ARCHITECTURAL	



A true compound in the Beverly Grove. Situated on a massive 8,200+ square foot lot, this estate offers all the amenities desired by LA's most spoiled buyer.. Peer through the main level and into the cabana while reflecting above an over-sized negative edge pool and expansive back yard. 4 over-sized bedrooms plus dedicated theater. Head upstairs and on to the spacious roof-top deck with built in jacuzzi and admire some of LA's most distinguished landmarks.

MLS#17-280838
Tomer Fedida (323)577-4201
FEDIDA PROPERTIES, I

Frzr,Grbg Disp,Hood Fan,Micro,Phone Sys

531 N STANLEY AVE	Open	11-2	NEW
\$3,499,900	4+4.5	3sty-CAPE COD	



TRADITIONAL ARCHITECTURE ROOFTOP OASIS! WWW.531STANLEY.COM

Walled & gated, traditional Cape Cod, formal LR & DR, oversized FMR w/boxed beam ceilings, fireplace & folding walls of glass opening to a sunny, west facing backyard entertainment mecca. 380sf covered seating area w/ fireplace-TV area, inviting pool-hot tub combo & plenty of room to relax. One-of-a-kind designer 4 bedroom, 4.5 bath home, over 5000sf, blending indoor & outdoor as one. This includes almost 800sf of rooftop deck w/ built-in bar & 360 degree unobstructed VIEWS of the City & Hills.

MLS#17-280384
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS HH

www.OmegaGroup.LA

1028 ALVIRA ST	Open	11-2	NEW
\$1,695,000	3+3		



SPACIOUS SPANISH COLONIAL REVIVAL IN HISTORIC SOUTH CARTHAY

Enter through the light filled Spanish style courtyard complete w/many original archways. Formal entry leads to spacious step down living room w/high ceilings, wood burning fireplace & French doors that open to charming interior courtyard w/wood burning fireplace. Dining room offers ample space for entertaining with courtyard view. Light & bright den features wood beamed ceiling & custom built-in cabinet. Large updated chef's kitchen. Gated backyard w/ pool & pergola covered seating area.

Nancy Sanborn 310-777-2858
BERKSHIRE HATHAWAY

www.SanbornTeam.com

6521 MARYLAND DR	Open	11-2	red
\$2,990,000	4+4	2sty-MODERN	



SLEEK AND MODERN ARCHITECTURAL SMART HOME

Sleek architectural home with custom floating staircase, open layout, soaring ceilings, glass walls, clean lines, and high end finishes. Combining kitchen, formal living and dining room with an indoor/outdoor feel due to glass walls that disappear into grassy back yard with pool and BBQ. Currently 4 beds & 3.5 baths this home features moving walls that can easily transform the den into a 5th bedroom. Private master suite with lounge area, office, walk in closet and its own zen meditation garden

MLS#17-270666
Katia Miramontes 310-310-0324
KELLER WILLIAMS BH

www.6521Maryland.com

531 N FULLER AVE	Refresh.	11-2	red
\$2,799,000	2995000	5+5 2sty-MEDITERRANEAN	




NOW THE BEST VALUE IN A HOT NEIGHBORHOOD!

BRAND NEW CONSTRUCTION ON X-DEEP LOT. 2STY MEDITERRANEAN VILLA WITH SUNLIT ROOMS, HIGH CEILINGS, STUNNING WOOD FLOORS. VOLUMINOUS 2STY "GREAT" ROOM SETS THE TONE. HUGE FORMAL DINING ROOM. SEPARATE DEN/OFFICE. DUAL GUEST BATHS DOWNSTAIRS. AMAZING CENTER-ISLE KITCHEN/FAMILY ROOM COMBINATION. MASTER SUITE WITH WALK-IN/BALCONY/LUXE BATH. DEEP YARD WITH POOL/SPA/PERGOLA/PATIOS/LAWN/POOL BATH. DIRECT-ACCESS 2 CAR GARAGE FOR PRIVACY AND SECURITY. PERFECT FOR INTIMATE OR LARGE SCALE ENTERTAINING.

MLS#17-255408
LIBOW/HELBLING 310-285-7509
CBBR/JOHN AAROE

WWW.531FULLER.COM

6207 W 5TH ST	Open	11-2	rev
\$3,100,000	4+5	SPANISH	



NEW CONSTRUCTION WITH A SOPHISTICATED KITCHEN

Beautiful and tasteful new elegant construction at its very finest! Incredible California indoor/outdoor lifestyle situated in the Beverly Grove area. This gorgeous custom home features high ceilings, natural light, open floor concept, 4 ensuite bedrooms of which the master bedroom boasts a fireplace, large dressing room with custom cabinetry and beautiful master bath with custom vanity, free-standing tub and spacious shower with frame-less door.

MLS#17-268274
Paul Wylie 323-515-9585
LAMERICA REAL ESTATE

Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan

6683 W DAYCHAR DR	Refresh.	11-2	rev
\$1,159,000	2+4	ARCHITECTURAL	



GORGEOUS ARCHITECTURE AT SUNSET AND LAS PALMAS!

Introducing The Las Palmas Four- a modern community featuring 4 architectural residences by the award-winning Telemachus Studio. Just south of Sunset Blvd. and boasting an incredible 96/100 Walk Score, residents enjoy close proximity to the best that Hollywood offers- restaurants, cafes, bars, the Metro, Arc Light and more! Each residence features 2 beds w/en suite bathrooms + ground level flex space w/half bath. Roof top deck boasts sweeping views of Hollywood and the Griffith Observatory.

MLS#17-279866
Bryant | Reichling 323.395.9084
COMPASS

www.laspalmas4.com

534 N SIERRA BONITA AVE	Open	11-2	rev
\$2,745,000	4+5	SPANISH	



A MODERN SPANISH DREAM

Incredible Southern California living at its very finest! World class lifestyle Situated in the vibrant Melrose District, close to popular shops and restaurants. This stunning custom new home features high ceilings, natural light, open floor concept, 4 ensuite bedrooms of which the master bedroom boasts a fireplace, large dressing room with custom cabinetry and beautiful master bath with custom vanity, free-standing tub and spacious shower with frame-less door.

MLS#17-227410
Paul Wylie 323-515-9585
LAMERICA REAL ESTATE

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

22 Los Feliz Single Family

2516 MOUNT BEACON TER	Refresh.	11-2	NEW
\$2,650,000	4+4	2sty-TRADITIONAL	




LOS FELIZ OAKS WITH VIEWS OF THE HOLLYWOOD SIGN

Situated in a quiet cul-de-sac, this gracious Traditional home is gated & private. The 1st floor features sun-filled living & dining rms, crown moldings, fireplace & a bay window with views to a grassy lawn & mature trees. The den, powder rm, 4th bedroom with 3/4 bath & wine cellar are on the ground level as well as the lg cook's kitchen. Three bedrooms and 2 baths are on the second floor. The property includes a large gazebo with fireplace, decks & gardens with views of the Hollywood Sign.

MLS#17-269814
Robin Collins 323 630 0373
KW LOS FELIZ

19 Beverly Center-Miracle Mile Income

1625 STEARNS DR	Open	11-2	NEW
\$1,299,000	Duplex	2sty-SPANISH	



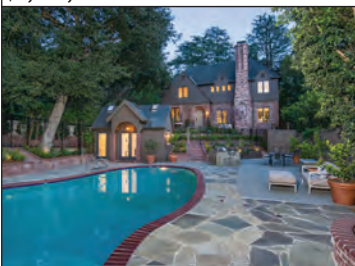
CHARMING SPANISH REVIVAL DUPLEX EXUDES WARMTH & CHARM

Classic architectural details include a low-pitched clay tile roof, wooden casement windows, wide-span barrel arches, ornamental iron work, custom picture windows, carved wooden balusters, corbeled overhangs, & entry loggia. The interior has coved ceilings, decorative plaster, distinctive wood burning fireplace, FDR, breakfast nook, carpentered built-in's, and original hardware. Century City views, natural light, and copper plumbing. vegetable-producing garden & a rustic green house.

MLS#17-281354
Jay Evan Schoenfeldt (310) 497-8100
BRICK & MORTAR INC

www.1625Stearns.com

4226 DUNDEE DR	Open	11-2	red
\$3,795,000	5+6	COUNTRY ENGLISH	



BEAUTIFULLY RESTORED COUNTRY ENGLISH HOME

Beautifully restored country English home placed on a cul-de-sac at the foot of Griffith Park. Located only a few blocks from the best cafes, restaurants and shops in Los Feliz. This is an example of Los Angeles architecture meticulously renovated. Updated with oak wood floors, mature landscaping custom chef's kitchen with Thermador appliances, WaterStone hardware, wine cooler, built-ins and superb LeGrand lighting. The master suite is accompanied by an extensive walk-in closet, terrace.

MLS#17-264920
Paul Blair 3109233467
THE AGENCY

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

20 Hollywood Single Family

908 N HUDSON AVE	Lunch	11-2	NEW
\$1,495,000	3+4	ARCHITECTURAL	



INTRODUCING SKYE HUDSON! 4 SINGLE FAMILY HOMES W/VIEWS!

Skye Hudson is 4 architectural homes in Hollywood near Hancock Park. Sophisticated finishes + designer touches w/hardwood floors & walls of glass. Cook's kitchen w/36" Miele stove + custom cabinetry w/eat-in bar, living room + private patio. Two en-suite bedrooms incl. expansive master w/WIC closet + bath. Media Room/Flex space w/private bath & 2 decks w/Fleetwood doors that disappear to mesmerizing city views. 2 car garage & NEST. Down the street enjoy Providence, Osteria Mozza & Petit Trois.

MLS#17-281776
Grant Linscott 323-300-1174
KELLER WILLIAMS REAL

Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn

5860 LOCKSLEY PL	Open	11-2	red
\$1,529,000	4+4	SPANISH	




MAJOR REDUCTION!!!

This sought after Spanish checks all the boxes! Located in the Los Feliz Oaks, this home has all the character of a vintage home in a contemporary setting. Very light and airy with soaring ceilings, open floor plan from living room to dining room + lots of windows. 4 bedrooms + 3.5 baths. Huge cooks eat-in kitchen. French sliders to sparkling lap pool. Large master bedroom w/fireplace & separate sitting area. Large master bath with spa tub. 100% walkability to restaurants and market on Franklin.

MLS#17-268024
Carter + Orland Estates
KELLER WILLIAMS REAL

www.carterorlandestates.com

1957 N EDMONT ST	Open	11-2	rev
\$1,849,000	3+3	TUDOR	



LOS FELIZ GRAND TUDOR

Originally designed by Architect Merl Barker, of Barker & Ott w/notable other commissions: Immaculate Heart of Mary Church - Hollywood, 1921; Good Shepherd Catholic Church - Beverly Hills, 1930; Spanish Gothic chapel at Mt. Saint Mary's College - Brentwood, 1939. This splendid 1927 Grand Tudor in prime central Los Feliz flats is moments to everything. Center hall entry leads to colossal vaulted ceiling living rm w/stenciled beams, grand fp, wrought iron chandelier, lighted ceremonial gate and...

MLS#17-272040
P. Maurice T. Rustad 310-623-8819
RODEO REALTY - BH

1957Edgemont.com

OPEN HOUSE STATUS


Automatic Status: The MLS™ will automatically assign NEW or REV

NEW New, automatic status
NEW* New, not yet listed
RED Reduced
REV Review, automatic status
BOM Back on Market

22
Los Feliz
Condo / Co-op

1749 N. EDMONT ST, UNIT 5
Open
11-2
593 J4

\$398,000
1+1
2sty-MID-CENTURY



MID-CENTURY CLASSIC

THIS IS UNIT #5. Mid-century oyo condominium. Upstairs with balcony. Six unit complex. Spacious light filled living room. Nearly original condition, but recently painted. Large bedroom with good closet space. Classic pink and grey tiled bathroom. Ample storage throughout. One offstreet covered parking space. Community laundry. Low HOA fee of \$140.00 per month..

Lynne Jennings
SOTHEY'S PASADENA

626.862-8111

29
Westchester
Condo / Co-op

8710 BELFORD AVE #221B
Open
11-2

\$419,000
2+2
2sty-CONTEMPORARY



NEW RENOVATED WESTCHESTER TOWNHOME - GREAT VALUE!

This two-level corner townhome is the most desirable unit in the complex & offered at an AMAZING value for the neighborhood. Limited shared walls, great natural light, great ocean breeze, unobstructed mountains views & no one above you. The unit has been completely remodeled, w/ updated kitchen, new appliances, new quartz countertops, updated bathrooms & brand new carpet. Additional features include washer & dryer in-unit, multiple balconies, soundproof windows, & great closet space & parking.

MLS#17-281428
Brian Maser
MASER CONDO SALES

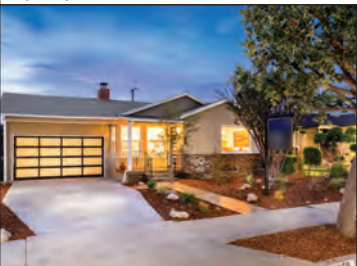
310-795-8010

www.MaserCondoSales.com

28
Culver City
Single Family

12059 JUNIETTE ST
Refresh.
11-2

\$1,255,000
1288000
3+2
TRADITIONAL



ELEGANT UPDATED HOME WALKING DISTANCE TO PLAYA VISTA

Walking distance to Playa Vista and Silicon Beach, this updated contemporary home features an amazing combination of warmth and charm that makes it a must see! Natural light fills the open concept layout, perfect for movie nights or large gatherings, while the chef's kitchen is easy to cook for everyone. Kitchen features include premium stainless steel appliances, white Carrara marble countertops, travertine floors, and plenty of storage. Features two-car garage and separate laundry area.

MLS#17-257308
Kerry Ann Sullivan
HALTON PARDEE


310-907-6517

www.HaltonPardee.com

30
Hollywood Hills East
Single Family

2644 N BEACHWOOD DR
Open
11-2

\$1,249,000
3+2
1sty-COTTAGE



BEACHWOOD CANYON SPANISH-COTTAGE

Original Spanish cottage compound, tucked down a long driveway, shielded from the tumult of Beachwood Drive, yet just doors from the Beachwood Café and Market! Walled, gated and secure, perfect for first time buyers. Approach the home through lovely terraced gardens and multiple patios for entertaining, to front terrace with treetop, green views, into classic MOVE IN CONDITION 20's architecture with a rare 1-story configuration, all perched on its own private knoll. Emotional and classic.

P. Maurice T. Rustad
RODEO REALTY - BH

310-623-8819

2644Beachwood.com

28
Culver City
Condo / Co-op

4016 BLEDSOE AVE
Open
11-2

\$1,845,000
4+4
CONTEMPORARY



SPECIAL AND SPACIOUS

Enter the great room to a well-designed floor plan that opens effortlessly into the dining area & kitchen. The kitchen features white cabinets, stainless steel appliances, quartz countertops, a center island w/a breakfast bar & several windows that overlook the backyard. Downstairs there's 2 bedrms that share a full bathrm & a mstr suite w/a walk in closet & mstr bath. Upstairs is the 2nd mstr suite w/2 walk-in closets and an en-suite bathrm. Don't let this special and spacious home pass you by.


MLS#17-257312
Sherri Noel
KELLER WILLIAMS-SANT

310-994-8721

Dshwshr, Micro, Rng/ Ovn, Fridg

3254 LEDGEWOOD DR
Open
11-2

\$1,599,000
4+3
ARCHITECTURAL



PRIME BEACHWOOD CANYON ARCHITECTURAL

NEW PRICE! Private Mid-Century style modern architectural. Built c.1990, this stunning home has a dramatic living & dining open floor plan w/vaulted ceilings, wood-burning fpl & sliding glass doors that open to a tranquil Zen patio garden. Spacious Cook's kitchen. Main level also has a bedroom that could easily be a media den/office. Lower level offers a spacious master suite & 2 more ample bedrooms, all w/ views. Amazingly low maintenance, move-in ready home w/ great sophisticated style & design.

MLS#17-267056
Rose Ware
BHHS- BH


213-369-9171

Dshwshr, Grbg Disp, Hood Fan, Rng/ Ovn

28
Culver City
Condo / Co-op

5215 SEPULVEDA BLV, UNIT 7A
Open
11-2

\$795,000
3+2.5
3sty-CONTEMPORARY



3 BEDROOM TRI LEVEL TOWNHOUSE IN CULVER CITY

Studio Village Townhouses! Unit has direct entrance from 2 car garage. Features include: newer kitchen, newer bathroom, hardwood floors, copper plumbing, dual pane windows. Living room opens to large private patio. Master bedroom has own bathroom and balcony overlooking lush landscaped grounds. Additional bonus room makes a great home office. Complex has it all: large pool, wading pool, playground, rec-room, fitness area and putting green. Excellent location inside complex. Low HOA! A must see!

Michael Kayem
REMAX ESTATE PROPERT

310-390-3337

Fridge, oven, washer, dryer

5881 LOCKSLEY PL
Open
11-2

\$1,795,000
4+4
2sty-SPANISH



SPANISH IN THE OAKS!

Montecito meets Hollywood in this character-rich Spanish masterpiece, located in the elite neighborhood of The Oaks. 4 bedrooms and 3.5 bathrooms, and TWO offices outfit this delightful charmer. Take in the canyon views amongst the gorgeous hardwood floors and beamed ceilings throughout. Gorgeous gourmet kitchen welcomes your inner chef home. The Master Suite features it's own private office and designer bathroom.

MLS#17-271952
The Sunset Team
KW DOWNTOWN LA

310.274.3900

www.5881Locksley.com

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■

3160 SEPULVEDA

Refresh.

11-2

\$1,049,000

3+2

TRADITIONAL



NEWLY RENOVATED HOME ON 15000+SQFT LOT

This newly remodeled traditional home is situated in the highly desirable Sherman Oaks Royal Woods. The property is positioned for easy access to all locales, both on the Westside and Valley.

MLS#17-279262

Michael Dronge 310.621.8489

KW HOLLYWOOD HILLS

Cling Fan,Dshwshr,Frzr,Grbg Disp,Rng/oven

3850 GOODLAND AVE

Open

11-2

562 E-6

\$1,375,000

4+3

TEAR-DOWN



TRUST SALE FOR BUILDERS, FLIPPERS OR OWNER USERS

Trust sale on an extremely rare street to street approximately 14,000 foot lot with approximately 70 feet of frontage and 210 feet of depth. The roof and HVAC appear to be newer and high quality. The very workable floor plan has 4-bedrooms, 3-bathrooms in almost 2,200 sqft and features wood floors, a large eat-in kitchen and family room with fireplace. This home could be expanded and updated to suit today's tastes or rebuilt as an impressive home with a grand scale entertainer's yard.

Steve Shrager 818-606-7862

COLDWELL BANKER

73 Studio City

Single Family

3724 BUENA PARK DR

Open

11-2

\$1,679,000

4+4

OTHER



STUDIO CITY ENCHANTING HOME

Beautiful sanctuary in the hills of Studio City. Three bedrooms, three bathrooms and a convertible den in the main house plus a stunning guest studio with a separate entrance. Spacious flow-through living room, dining area and kitchen. Living room features a wall of windows and fireplace. Master retreat boasts a walk-in closet, sitting area and remodeled bathroom. Brick patios offer intimate spaces for al fresco dining along the sparkling pool. Carpenter Community Charter School District.

MLS#17-281360

Ingrid Sacerio 323.333.7018

THE AGENCY

4255 LAURELGROVE AVE

Open

11-2

\$1,495,000

3+2

1sty-TRADITIONAL



VERY CHARMING & ROMANTIC WITH GUEST!

First time on the market in 41 years -- discover this lovely home nestled in Footbridge Square! Located moments from The Library and Beeman Park, and just up the street from Weddington Golf & Tennis. Very well maintained with high pitched ceilings & paver tile floors in main house; guest is detached and very private. Carpenter. No Public Open Houses.

Tim Swan 310-991-3559

BERKSHIRE HATHAWAY

Great Access to Shops & Studios!

12747 KLING ST

Open

11-2

\$1,399,000

3+3

CONTEMPORARY



GORGEOUS, MODERN OASIS LOCATED IN THE COVETED BEEMAN PARK

Covered in mature Ficus trees, this resort style home sits on over 10,000 square feet and boasts a yard and entertaining space rarely seen in prime Studio City. Reimagined with the idea of connecting the indoor and outdoor with its open layout and flow, this is truly California living. Located walking distance from Beeman Park, Whole Foods, Hugo's, Ventura Blvd, Wedding Golf & Tennis & all the best in Studio City.

MLS#17-280336

Heather Boyd 310.994.3140

HILTON & HYLAND

HiltonHyland.com

76 North Hollywood

Condo / Co-op

5031 DENNY AVE #202

Open

11-2

\$399,000

2+1

CONTEMPORARY



COMPLETELY REDONE CONDO IN PRIME LOCATION!

COMPLETELY REDONE CONDO! Fall in love with this one-of-a-kind condo in prime North Hollywood. Featuring hard wood floors throughout, this stunning 2 bed + 1 bath has been completely reimagined. The open floor plan is ideal for entertaining and is flooded with natural light. Feel like a chef in the fully remodeled kitchen with butcher block countertops, farm sink, tiled backsplash and all new stainless steel appliances. This incredible opportunity is hard to come by so don't wait long!

MLS#17-281490

J. Naphtal A.Segars 310-701-9500

APRIL LYNN SEGARS

604 Long Beach

Single Family

5281 E EL ROBLE ST

Open

11-3

\$1,650,000

4+3

ARCHITECTURAL



ORIGINAL 1951 JOHN LAUTNER CLASSIC!

First time for sale. The Alexander House spreads wide & low across its expansive site. Interior privacy and a sense discovery while approaching the entry is achieved by the long horizontal brick wall screening the façade. All public space opens to the intermediate zone patio defined by a wide cantilevered overhang, and visually connects the gardens beyond affording a classic California Indoor-Outdoor Lifestyle. Residence includes: 4 bedrooms, 3 baths, stepdown living room, dining room & den.

MLS#17-276100

Crosby Doe 310 275-2222

CROSBY DOE ASSOCIATE

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NEW

New, automatic status

NEW*

New, not yet listed

RED

Reduced

REV

Review, automatic status

BOM

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