

## BROKER CARAVAN

INTERNATIONAL

TUESDAY, OCTOBER 25, 2016

THE ONLY REALTOR®-OWNED ONLINE & PRINT OPEN HOUSE GUIDE

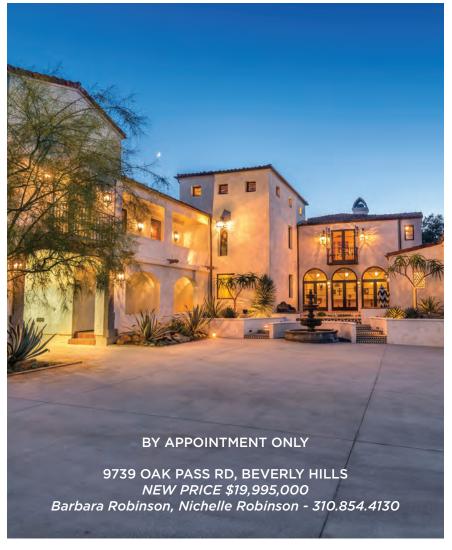
# DID YOU KNOW...

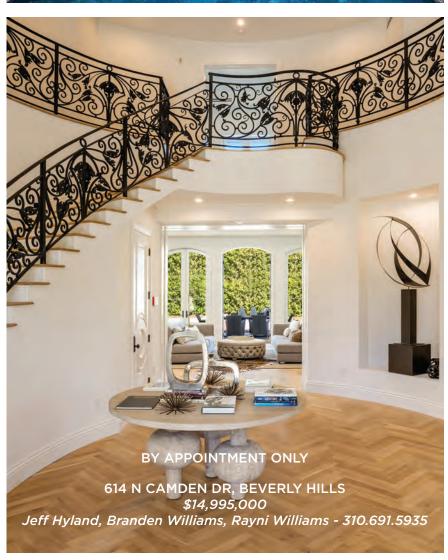
All Advertised Properties Are Featured in Guests.TheMLS.com™

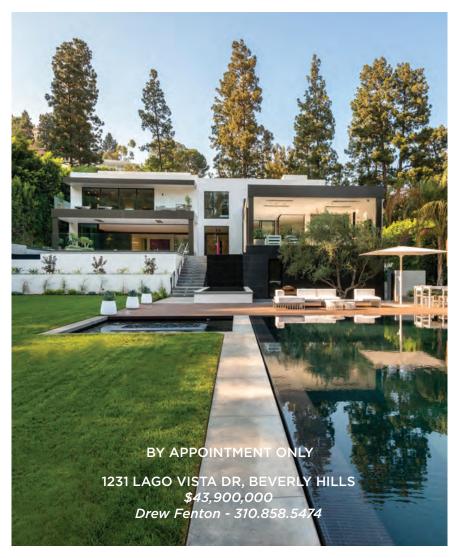


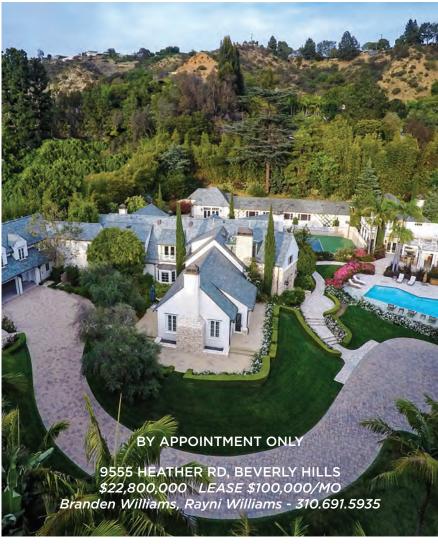


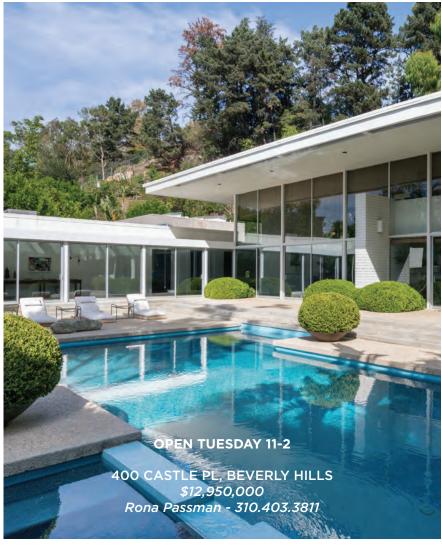












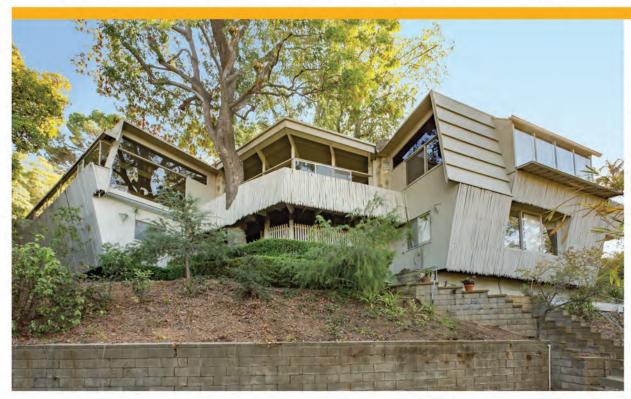
## HILTON & HYLAND

CHRISTIE'S

HILTONHYLAND.COM

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

## R.M. SCHINDLER, ARCHITECT











#### **OPEN TUESDAY 11 - 2PM**

#### **CITY OF LOS ANGELES CULTURAL HISTORIC MONUMENT #860**

3580 Multiview Drive - Los Angeles

First offering: City of Los Angeles Cultural Historic Monument #860, The Kallis-Sharlin Residence, 1946, by architect Rudolph Schindler, with later additions by Josef Van der Kar, and L.A. Twelve architect Leroy Miller, F.A.I A. Art and Music have always flourished in this dynamic space originally designed for artist Mischa Kallis as a residence and art studio. In 1960 Kallis sold the property directly to his cousin Jacqueline and her husband William Sharlin. Jacqueline was a noted concert pianist who had actually performed at Carnegie Hall.

# CROSBY DOE ASSOCIATES

Beverly Hills Office: 310.275.2222 / Pasadena Office: 626-793-6677











With the Sharlins' love of entertaining, and a growing family, they needed more space, and commissioned Schindler's associate Josef Van der Kar to ingeniously convert an open patio between the living quarters and art studio to an entertainment/family room. Later, they hired architect Leroy Miller to convert the art studio to a new master bedroom and bath. These changes have not compromised Schindler's sensibility. Today the building stands as a great space for living, and a fully resolved work of architecture.

A sheltering carport at the street level acts as a privacy screen, and the house is covered with vertical split-stake wood fencing to help the house "disappear among the trees." The glassy residence affords dramatic vistas across the Cahuenga Pass to the distant San Gabriel Mountains, and incorporates 4 bedrooms, 3 bathrooms, 4 fireplaces, and original Schindler built-in furniture.

New Price \$2,595,000 / Crosby Doe & Ilana Gafni



## F. RON SMITH | DAVID BERG | RICHARD STEARNS

310.500.3931 | smithandberg@thepartnerstrust.com





EXCLUSIVE AFFILIATE OF



## KATIE BENTZEN

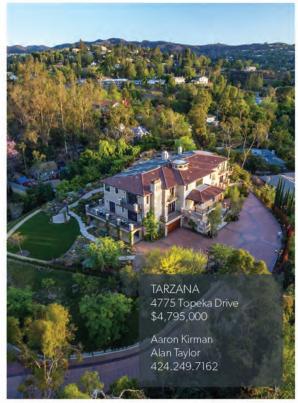
310.804.8423 | katie.bentzen@thepartnerstrust.com



CARBONBEACHCLASSIC.COM

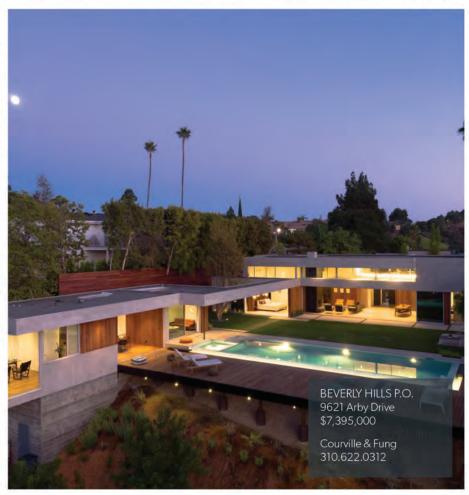


#### JOHN AAROE GROUP









#### aaroe.com

BEVERLY HILLS

TOLUCA LAKE

BRENTWOOD

PASADENA

SUNSET STRIP

DOWNTOWN LA

BALDWIN HILLS

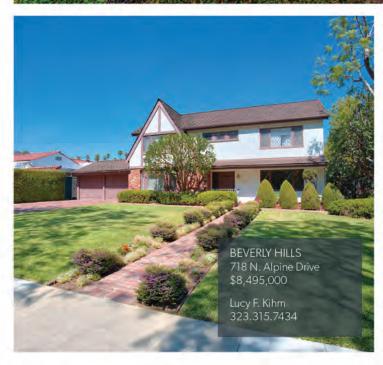
STUDIO CITY

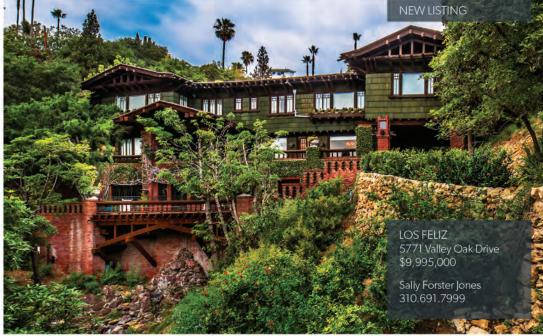
SHERMAN OAKS















#### 521 VERNON AVENUE, VENICE

LISTED AT \$3,500,000

**OPEN TUESDAY 11-2PM** 

Beautiful 3400 sq ft 3+3.5 home with oversized custom windows/glass sliders, 2 frpl, chef's kitchen with Miele, Wolf & Sub Zero appl, custom cabinetry, polished quartz countertops. Cedar wood ceilings, radiant heat, diamond polished concrete & wide plank walnut flrs, custom 9 ft oak doors, colossal wndw to 2nd flr, chic lighting fixtures. Bright master w/juliet balcony, massive bthrm w/stand alone tub & herringbone tile floor. 2nd living room, laundry room, upper balcony, 3 car garage.

JANIN PAINE www.PROPERTYBYJANIN.com

310.560.5088 Janin@PropertyByJanin.com



## 4206 PARVA AVENUE, LOS FELIZ

LISTED AT \$2,495,000

#### BY APPOINTMENT

Contemporary Mediterranean home is 2 blocks north of the Boulevard. Enter to Stunning public rooms with step down living and dining rooms. Wood floors throughout. Kitchen has an eat-in center island, Zebra wood cabinets, and stainless appliances; granite counters. 180 degree Views of downtown to the Pacific Ocean. Outdoor spaces include 1,500 square foot deck with fire trough. All bedrooms are ensuite. Completely Remodeled in recent years.

CHRIS LAIB www.4206PARVA.com

323.854.1820 chris@chrislaib.com



#### 9900 CULVER BLVD. #3D, CULVER CITY LISTED AT \$1,199,000

#### BY APPOINTMENT

2 bedroom/2 bathroom, 1810 Sq Ft, luxury condo in the heart of Culver City. This corner unit is a stone's throw to the best restaurants, shops and nightlife in Culver City. Gorgeous, newer building modernized and boasting beautiful architectural lines. This bright and spacious one-level home has a warm, open floor plan with a light-filled living room that leads out to the patio with views. The gourmet kitchen features stainless steel Bosch appliances.

MEGAN SILVA www.9900CULVER3D.com

310.614.6513 megan@megansilva.com





#### 5682 HOLLY OAK DRIVE, LOS FELIZ

LISTED AT \$2,550,000

#### BY APPOINTMENT

3 Bd+2 Den, 4 baths, 3300 sq ft. With a highly published celebrity past, this Contemporary Mediterranean sits nestled within a majestic canyon view in one of the most exclusive neighborhoods in Los Angeles, The Oaks. Laze in the cathedral ceilinged two-story living room with exposed wood-beams, spacious work loft, or outdoor patio overlooking the serene canyon. Come home to a peaceful and elegantly walled enclave, moments from the heart of Hollywood.

BRYAN MIYAMOTO
www.BRYANMIYAMOTO.com

323.300.1188 Miyamoto@kw.com



## 434 NORWICH DRIVE, WEST HOLLYWOOD LISTED AT \$1,300,000

#### BY APPOINTMENT

Adorable 3+1.5 cottage like home, on one of the most desired streets of Weho - perfect for fixing up & adding on or rebuild from the ground up (owner has approved plans)! Central AC & heat. Laundry inside. Appx 1,123 sqft + partially finished garage. Room in driveway for 3-4 cars. Charming front yard & porch + fenced rear yard. Just steps to many of the best restaurants & shops that Weho has to offer & adjacent to the Pacific Design Center, too!

GEORGE & EILEEN MORENO 323.668.7600 www.GEORGEANDEILEEN.com moreno@georgeandeileen.com



### 910 ELYRIA DRIVE, LOS ANGELES

LISTED AT \$1,089,900

#### BY APPOINTMENT

Imagine a 35-acre nature reserve steps from your front door, and views of downtown LA from your backyard. rarely come on the Properties in this up-and-coming Mount Washington neighborhood market, and this one won't last. This spacious house and large lot was built for entertainment, but can also be your hill-top hideaway. You won't want to miss this wonderful 4 Bd/3 Bath home of 2,937 sq ft with a lot size of 11,820 sq. ft.

CYNDY NGUYEN www.BUYORSELLLA.com

310.940.7527 info@cyndynguyen.com







PACIFIC PALISADES | 687 AMALFI DRIVE | 7BD, 2FR, Media, PL, VU | \$15,995,000 | web: 0343930 Outstanding new construction. Luxurious East Coast traditional melds seamlessly into modernized farmhouse vernacular creating an elegant yet comfortably informal living experience. This superb Ken Ungar design exemplifies a bright open floorplan with walls of doors that fold away for a naturally intuitive indoor/outdoor flow. This is the ultimate in luxury lifestyle.

#### JAMES RESPONDEK

## THE ART OF LIVING

#### SOTHEBYSHOMES.COM





**BHPO | SIMPLICITY AND ELEGANCE** 5BD/3.5BA | \$3,795,000 | web: 0027562 Jodi Korn Radoff 310.717.9700





**LOS FELIZ | 1924 MEDITERRANEAN VILLA** 5BD/6.5BA | \$3,350,000 | web: 0027573
Bryant, Reichling 323.854.1780, Marc Silver 310.809.4656



MALIBU | 6711 WANDERMERE ROAD 3BD/2BA | \$2,695,000 | web: 1300244 Wailani & Cormac O'Herlihy 310.980.1194



**CENTURY CITY | LE PARC PENTHOUSE** 2BD/2.5BA | \$2,150,000 | web: 0027569 Lori Berris 310.880.3061



BRENTWOOD VILLAGE | 11646 CHENAULT ST. UNIT 9 2BD/2BA | \$749,000 | web: 0027584 Jeffrey Hobgood 310.305.7653

GREATER LOS ANGELES BROKERAGES

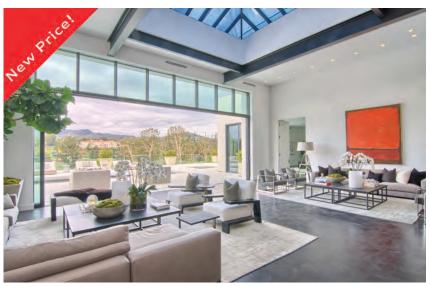
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### A True International Real Estate Brand

310.266.0947



**9501 Gloaming Dr · Beverly Hills**Tina Eavers
8 bed · 8 bath · 6,377 sf · 10 acres lot



**2121 La Mesa Dr · Santa Monica**Sandra Miller
6 bed · 7 bath · 9,288 sf · 22,881 sf lot

**\$16,500,000** 310.616.6213



**415 7th St · Santa Monica**Sandra Miller
7 bed · 10 bath · 8,954 sf · 15,000 sf lot



**\$9,500,000 721 N Vista St · Melrose Village** 310.616.6213 Rosalie Klein 4 bed · 4.5 bath · 5,585 sf lot

**\$2,775,000** 323.935.8680



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CHARITY



801 N Sierra Dr · Beverly Hills Tina Eavers 7 bed · 8.5 bath · 8,294 sf · 24,967 sf lot





**648 Milwood Ave · Venice** Sandra Miller 3 bed · 4.5 bath

**\$3,700,000** 310.616.6213



**915 12th St. #5 · Santa Monica** Sandra Miller 2 bed · 3 bath · 1,512 sf

**\$1,399,000** 310.616.6213



**531 11th St · Santa Monica**Guy Reid | Raphael Barragán
6 bed · 8 bath · 6,394 sf · 7,509 sf

**\$29,995/mo** 310.699.2601



1106 N Hillcrest Rd · Beverly Hills
Y Charlie | K Sanchez | E Peskowitz, F Bernstein, WEA
4 bed · 4 bath · 4,009 sf · 28,544 sf lot





**6652 Lindenhurst Ave · Beverly Grove** Rosalie Klein 2 bed · 2 bath · 7,098 sf lot

**\$1,595,000** 323.935.8680



**5235 White Oak Ave #5 · Encino** Rosalie Klein 3 bed · 2.5 bath · 1,907 sf

**1320 N 2nd Street #401 · Santa Monica** Yawar Charlie | Karen Sanchez 2 bed · 2 bath

**\$12,000/mo** 323.547.8900

\$655,000

323,935,8680



#### SANTA MONICA

SantaMonica.EVUSA.com 310.460.2525

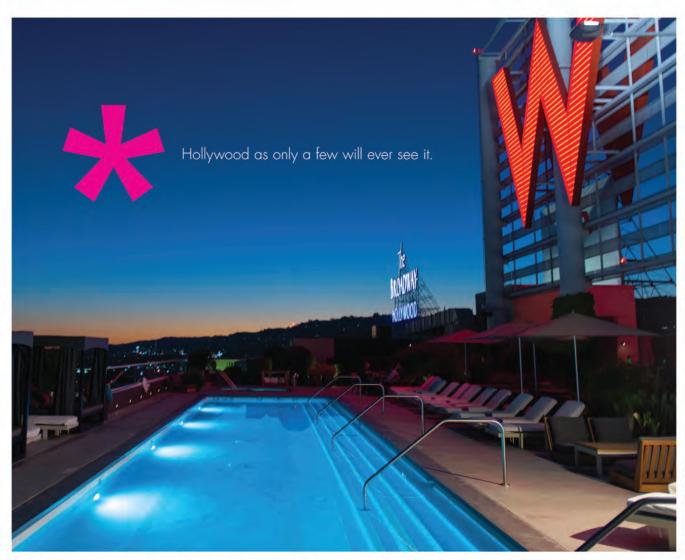
#### BEVERLY HILLS

BeverlyHills.EVUSA.com 310.777.7510

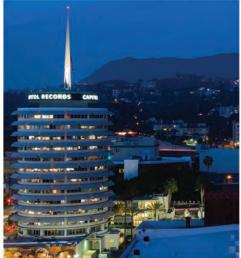
#### LOS ANGELES

LosAngeles.EVUSA.com 323.937.5101

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# GRIFFITH

★ Inspired by the iconic Observatory, this fully furnished 3-bedroom and 5-bathroom home spans 5078 SF and features custom bespoke design aesthetics, a new ethos crafted by luxury interior design firm Smith & Firestone Associates. We also partnered with BAM Luxury to create cutting-edge Whole-Home Automation. Vast 1251 SF private terraces with incomparable views of Hollywood's landmarks including the famed Griffith Park Observatory, all framed by fold away NanaWalls. Enjoy 24-hour concierge, valet and ambassador to further elevate the ultimate luxury experience of owning at Above The Penthouses. The Meek Don't Reside Here.

- \$8,950,000 including furnishings curated by SFA
- Available 2017
- 3% to Buyer Agent

#### Ron Barnes

888.701.8221 ron@abovethepenthouses.com BRE 01731311

#### Michelle Montany

323.476.1826 michelle@abovethepenthouses.com BRE 01731312

abovethepenthouses.com















# SEE THE BEST OF THE W HOLLYWOOD.

8 RESIDENCES WITH DIVERSE FLOOR PLANS AND PRICE RANGES.

## **PROGRESSIVE OPEN HOUSE**

8 residences open | Tuesday, October 25th | 11am - 2pm

## THE RESIDENCES AT W HOLLYWOOD 6250 Hollywood Blvd.

Privacy. Security. Hassle-free full-service lifestyle. LA's incomparable pool deck.

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A catered luxury lifestyle powered by the W Hotel to further elevate the experience of owning at

#### The Residences at W Hollywood.



#### Residence 4D

\$895,000 1 bed + den + 2 bath Interior 1452 SF Terrace 141 SF

Presented by John Aaroe Group



#### Residence 4J

\$799,000 1 bed + 2 bath Interior 1282 SF Terrace 95 SF

Presented by Hilton & Hyland



#### Residence 5A

\$1,190,000 2 bed + 2 bath Interior 1823 SF Terrace 123 SF

Presented by Berkshire Hathaway HomeServices California Properties



#### Residence 5G

\$1,265,000 2 bed + 2.5 bath Interior 1747 SF Terrace 72 SF

Presented by Banker



#### Residence 8H

\$719,000 1 bed + 1.5 bath Interior 1219 SF Terrace 79 SF

Presented by Sotheby's International Realty



#### Residence 11L

\$985,000 1 bed + 1.5 bath 1402 SF Terrace 216 SF

Presented by The Property Lab



#### Residence 12E

Rent for \$12,000 per month 2 bed + 2.5 bath 2219 SF Terrace 902 SF

Presented by The Property Lab



#### Penthouse 14D

\$2.9M 3 bed + 3.5 bath 2,612 SF Terrace 544 SF

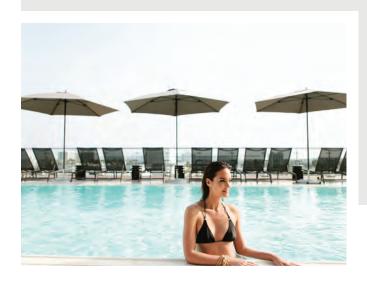
Presented by Michelle Montany

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#### FEATURES

One & two bedroom apartments with private balconies Penthouse Club Room · House Car & Driver Rooftop Pool & Fire Pit · 5-Star Concierge Stunning views · 24-hour Attendant · Trader Joe's Room Service from The Larder at Burton Way

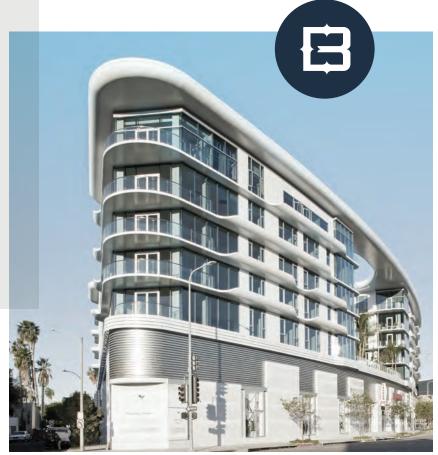




5% BROKER PARTICIPATION

### **AWARDED** "BEST RESIDENTIAL PROJECT OF THE YEAR"

Leases starting at \$5,500/mo.



### **WESTSIDE ESTATE AGENCY**



#### ONE OF MALIBU'S FINEST ESTATES

MALIBU | \$32,995,000

On a pvt 4.8 acre knoll top w/unobstructed ocean view of Catalina. The finest architecture, construction & amenities, reminiscent of one of the great villas on the Amalfi Coast. Rolling lawns, infinity pool, sports court, basketball court, patios, & terraces. windingwayestate.com

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061 **Mark S. Gruskin** (310) 924-5769 | CalBRE# 01324387



## SPECTACULAR NORTH BEVERLY PARK ESTATE BEVERLY HILLS | \$29,950,000

Completely private & secluded from the street, set behind iron gates. Over 20,000 sf of living space on almost 4 acres. Mediterranean villa with a grand 2-story entry, large living room, formal dining room, conservatory, grmt kitchen/family room, theater, wine cellar, incredible entertainment facilities, & more. weahomes.com/listing/beverly-park-circle

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## BUILD YOUR DREAM ESTATE HOLMBY HILLS | \$27,000,000

This incredible approx 2 1/4 acre estate features endless possibilities and a dream for any architect or designer. Up a gated private driveway & secluded amidst towering trees & lush landscaping. An incredible private parklike setting. One of the last trophy estates in Holmby Hills available. Pre-qualified clients only. weahomes.com/listing/charing-cross

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## ARCHITECTURAL CONNOISSEUR'S DREAM DESIGNED BY FRANK GEHRY MALIBU | \$29,995,000

Court ordered partition sale subject to overbid. World-class trophy property on multiple parcels with 160 ft of beachfront in the most prime section of Broad Beach. 11,000+ sf with sunlit courtyard entry, soaring ceilings, great walls for art, old walls of glass, garden, tennis court, lap pool & deep sandy beach. **broadbeachoceanfront.com** 

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## SPECTACULAR MODERN ESTATE BY ARCHITECT WILLIAM BECKETT BEVERLY HILLS | \$27,950,000

Just completed, featuring an incredible 2-story living rm, gorgeous library/den, state of the art media/screening rm, incredible master suite, spacious grmt kitchen, breakfast rm, wine cellar, & much more. All rooms open to a beautiful outdoor pavilion, gardens, bar, & swimmer's pool. An incredible opportunity. weahomes.com/listing/1024-summit-dr

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## SPECTACULAR ITALIANATE VILLA WITH A LEGENDARY HISTORY PACIFIC PALISADES | \$25,995,000

Behind antique iron gates at the end of a long private driveway. Unobstructed head-on views from downtown to Catalina. New construction w/old-world craftsmanship, modern tech & sophisticated design. The latest offering from ultra-exclusive designer/developer, Jaman Properties. In the most elite section of the Palisades Riviera. **1669sanonofre.com** 

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061

WEAHOMES.COM



#### WESTSIDE ESTATE AGENCY

**BEVERLY HILLS** | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770 **MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171 **MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471



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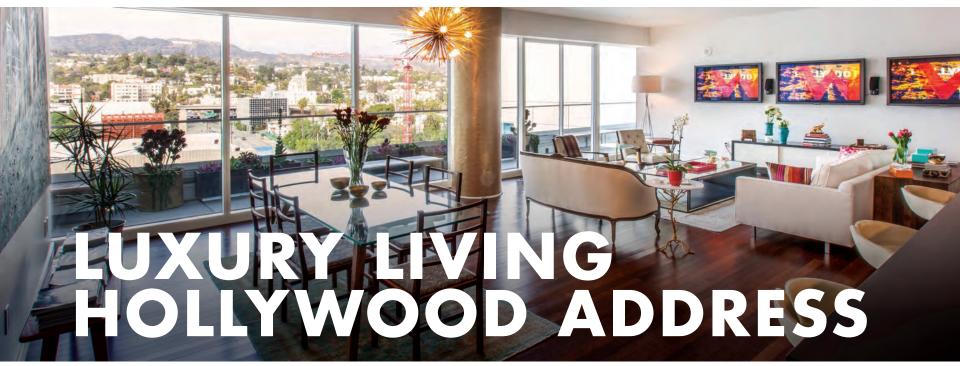




THE FEDERAL SAVINGS BANK







# THE BEST OF HOLLYWOOD AT YOUR DOOR STEP THE RESIDENCES AT W HOLLYWOOD

**14D:** 3 bed. 3.5 bath. Interior 2,612 SF + Terrace 544 SF. 3 parking spaces. \$2,900,000. Privacy. Security. Hassle-free full-service lifestyle. LA's incomparable rooftop pool deck.

## 3% AGENT COMMISSION SHOWS EFFORTLESSLY

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HOLLYWOOD

THE PENTHOUSES

www.whollywoodresidence.com/penthouse14D

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# A V A N T

#### RESORT-STYLE LIVING IN THE HEART OF CALABASAS

Avanti by The New Home Company is Calabasas' only luxury, "lock and leave" community with single-story flats, resort amenities including pool and spa, and lifestyle retail with SoulCycle and Pressed Juicery. Old town Calabasas shops, cafes and the upscale retail at The Commons are just steps away.

#### EXPERIENCE TWO LUXURY MODEL HOMES & SOULCYCLE NOW OPEN DAILY!

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BEVERLY HILLS | \$21,995,000

Represented by JOYCE REY (310) 285-7529 & STEPHEN APELIAN (323) 804-3400

COLDWELL BANKER RESIDENTIAL BROKERAGE

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# Properties

COLDWELL BANKER E



AGOURA HILLS | \$1,725,000

LAST buildable Ridgeline property in the Santa Monica Mtns. Utilities  $\&\ grading.$ 

MATT MCCORMICK (805) 495-1048



BEVERLY HILLS | \$2,850,000

Stylish designer take on a Spanish Revival. 3br, 3ba, office + add'l 1br 1ba bonus suite.

MARY SWANSON & JON BRONSON (310) 497-6508



LA CAÑADA FLINTRIDGE | \$6,195,000

4218 Shepherds Ln ∙Descanso Gardens Craftsman Estate ∙5BD ∙8BA www.4218Shepherds.com

JANICE T. MCGLASHAN & LISA ZASTROW (818) 949-5230



MALIBU | \$4,495,000

Magical original Malibu ranch on aprx 9.5 gorgeous acres w/barn, greenhouse, pool & spa.

ELLEN FRANCISCO (310) 589-2464



ARCADIA | \$2,388,000

Santa Anita Oaks Area | One-story home | 4BR | 4BA | 2,952 sq. ft. | 21,733 sf lot | Pool

JANIE STECKENRIDER (626) 254-1042



HANCOCK PARK | \$3,375,000

Stately Mediterranean on sought after street. 5beds+3.5bas. Guest house potential, Pool!

LISA HUTCHINS (323) 460-7626



LOS ANGELES | \$995,000

3161 Vera Ave | Bright 3BD/2BA with hardwood floors, updated kitchen and bathrooms.

PHYLLIS POLLINI (310) 916-8821



MALIBU | \$4,195,000

Open Sun 2-5 | 6655 Dume Dr: NEW Mid Century ranch, pool, acre, private beach access!

GAIL COPLEY & JOSHUA SPIEGEL (310) 922-4924



BEL AIR | \$9,750,000

Stunning turn-key condition, move in ready w/wonderful indoor & outdoor living. 6bd+7.5ba.

CHRISTOPHE CHOO (310) 777-6342



HOLLYWOOD BEACH | \$3,450,000

Stunning white water Views! One of the Best Ocean Front homes 4 + 3.5 + office + elevator!

JAMES HELGAGER ASSOCIATE BROKER (818) 312-2441



LOS FELIZ | \$625,000

3315 Griffith Park Blvd #201 | Modern 2BD/1.5BA townhome with remodeled kitchen & bathroom

BOUNCE WILLIAMS (310) 447-8500



MANHATTAN BEACH | \$2,155,000

Mid-Century Modern Corner Lot Home | Rare Find in Manhattan Beach's Desirable Tree Section

JENNY MORANT (310) 266-5216





PACIFIC PALISADES | \$1,995,000 Beautiful 3 bedroom 2 bath recently updated family home on large lot.

LISA HAY MORRIN (310) 968-3334

JOSEPHINE YANG (626) 823-8145



PASADENA | \$3,088,000 6BD/6.5BA Mediterranean estate, library, separate wok kitchen, 4-car garage, 17,000+SF lot



SANTA MONICA | \$1,900,000 Drive by only! Location, location, location! Fantastic well maintained Santa Monica 4-plex

MAURO METINI & CRAIG O'ROURKE (310) 266-3502



SHERMAN OAKS | \$1,875,000 Updated, gated retreat + guest house. 2384sf + 72,357sf lot. www.3746limestoneplace.com

LADAE BOND (818) 995-2424



PALOS VERDES ESTATES | \$3,200,000 Magnificent 4BD/3BA property! Custom features throughout. Ocean view! New pool and spa.

**DEBBIE TAYLOR (310) 994-4848** 



SANTA BARBARA | \$11,500,000 HopeRanchElegance.com A fine example of old world charm w/ modern day amenities on 8 acres

LORENZEN PARTNERS (805) 886-1842



SANTA PAULA | \$1,080,000 Hacienda Living! 2-Acre Hass Avocado Ranch, 5 bed + office + 3.5 baths, approx 3,090 sq ft

BETTY FERNANDEZ (805) 648-5051



WEST HOLLYWOOD | \$1,350,000 Character duplex in heart of West Hollywood's coveted Design District. Many custom details

LISA BRENDE & CHRIS CORKUM (323) 445-1868



PASADENA | \$3,850,000 805 Oak Knoll Cir| Two story 5BR 4BA English tudor styled property, near shops on Lake Ave

SCOTT JAMES & CHRIS STILLMARK (626) 327-1836



SANTA MONICA | \$1,999,000 180 deg. beach view townhouse; 3 bd/2.5 ba + office; 1734sf. Low HOA's, www.156hart.com

CHAD BARNES (310) 897-2423



SHERMAN OAKS | \$4,195,000 Stately Gated Country French w/Guest House, Tennis Court & Pool. www.CarolwoodEstate.com

JOE BRECKNER (818) 528-2291



WESTCHESTER | \$1,725,000 6402 Wynkoop St/4 Bd, 3 Ba Stunning custom home in prime Upper North Kentwood

BOB WALDRON & JESSICA HEREDIA (310) 780-0864

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

San Marino (626) 449-5222 Santa Barbara (805) 682-2477 Santa Monica Montana (310) 458-0091 Santa Monica Wilshire (310) 829-3939 Sherman Oaks (818) 995-2424 Studio City (818) 788-5400 Venice (424) 280-7400 Ventura (805) 648-5051 Westlake Village (805) 495-1048

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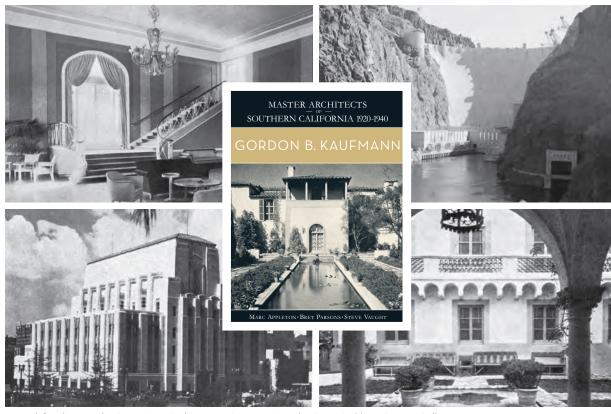




## MASTER ARCHITECT GORDON B. KAUFMANN

by Bret Parsons

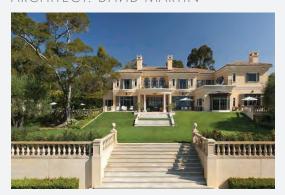
rom the 1920s through the '30s, Southern California is often referred to as an architectural "Golden Age" since the era fostered enduring landmarks designed by extraordinarily talented and influential architects. One such person was Gordon B. Kaufmann who left an indelible mark with ageless and diverse designs including the Los Angeles Times Building, Santa Anita Park, Hoover Dam, and Scripps College, plus elegant residences prized for both their beauty and quality of construction. His homes have long been favorites of celebrities and owners/occupants from Bing Crosby and Burt Reynolds to William Randolph Hearst and Antonio Banderas. Kaufmann has now been profiled in the first of 12 volumes entitled, "Master Architects of Southern California," written by architect Marc Appleton, realtor Bret Parsons, and historian Steve Vaught. One of the prominent mansions featured is Greystone, the grandiose Beverly Hills estate created for oil magnate E.L. Doheny as a gift for his beloved son Ned Jr. Completed in 1928, the Tudor-style castle gained much attention for being the largest private residence ever built on the west coast up to the time. However, within a year, it gained much more publicity as the setting of a murder/suicide that remains one of LA's most enduring mysteries. "Kaufmann is something of a mystery himself," notes Vaught. "But he comes to life in the details of his designs. Kaufmann didn't build for the moment, he built for the ages. That's why his works are still so admired." www.MasterArchitectsOfSouthernCalifornia.com



Upper left to lower right: Santa Anita Park, Hoover Dam, Los Angeles Times Building, Scripps College

#### ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: DAVID MARTIN



MONTECITO | \$52,000,000

Grand Italian Villa in Montecito - ocean & mountain views on over 9 acres.

Susan Burns Associates (805) 565-8822

ARCHITECT: JOHN WOOLFF



BEVERLY HILLS | \$8,850,000

Exquisite one-story architectural. Ideal couple home with a chic sense of style & luxury.

Mary Lu Tuthill (310) 979-3990

ARCHITECT: RANIA ALOMAR



MALIBU | \$4,195,000

Mid Century ranch completely restored, pool, private beach key.

Gail Copley & Joshua Spiegel (310) 922-4924



TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME, CONTACT BRET@BRETPARSONS.COM OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.



## Spanish Hacienda with Guest House











## 14071 ROBLAR ROAD, SHERMAN OAKS | \$2,249,000 Open Tuesday, October 25th from 11AM - 2PM

JUST LISTED! This bright, elegant & updated Spanish hacienda style home is on an almost 10,000 ft flat lot with 5-bedrooms, 4 ½ -bathrooms plus a den/office. The sprawling entertainer's grounds are framed by swaying palm trees and feature a separate (approx) 700 ft 1+1guest house/studio with a loft, a gated swimmers pool with spa and an outdoor kitchen. The interior of the main home takes on a more traditional flair with wood floors, elegant fixtures, an updated European country kitchen that opens to the family room, formal living & dining room and a sensational master suite. Truly a magazine quality property in a location of utmost desirability!

www.14071Roblar.com



If you want to see one of these in front of your house...

**Call Steve!** 



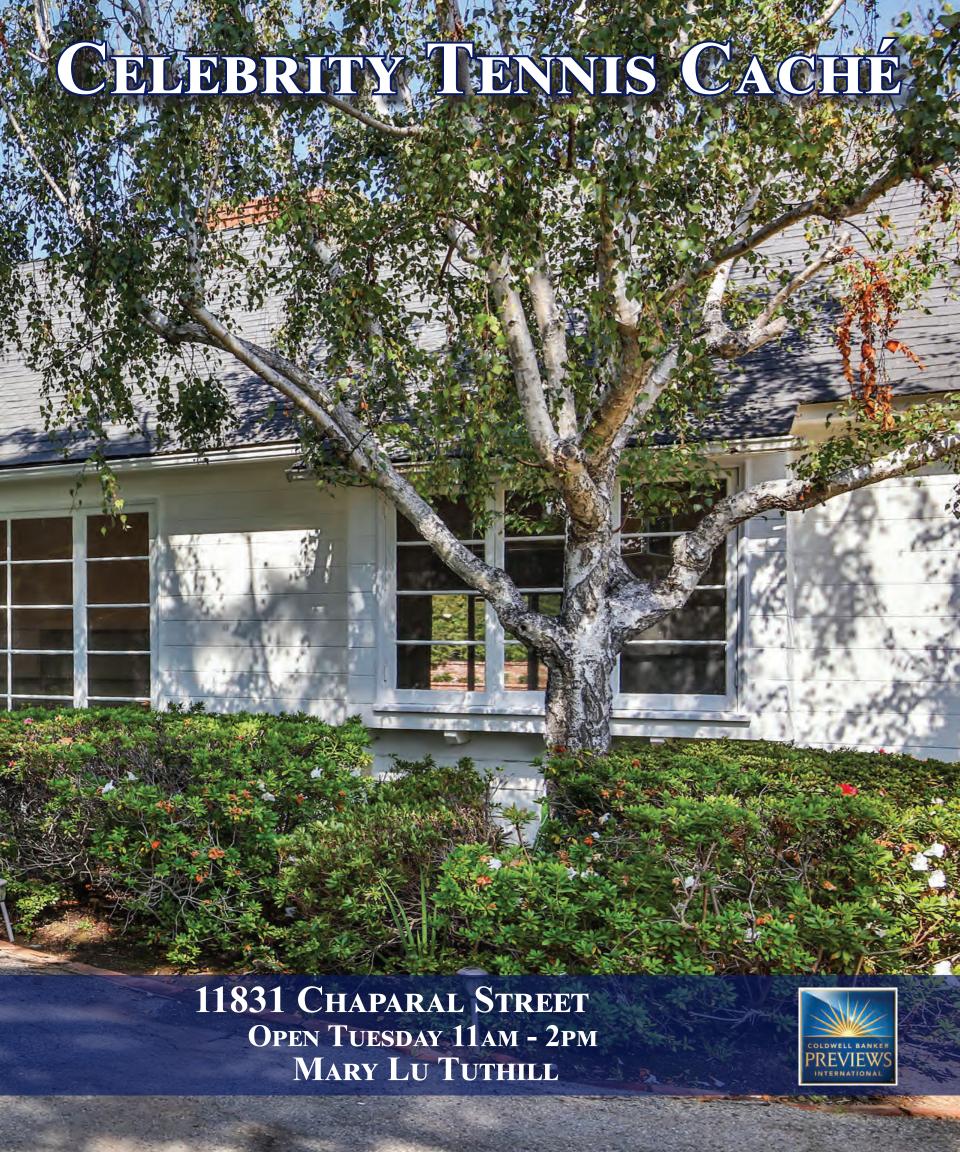


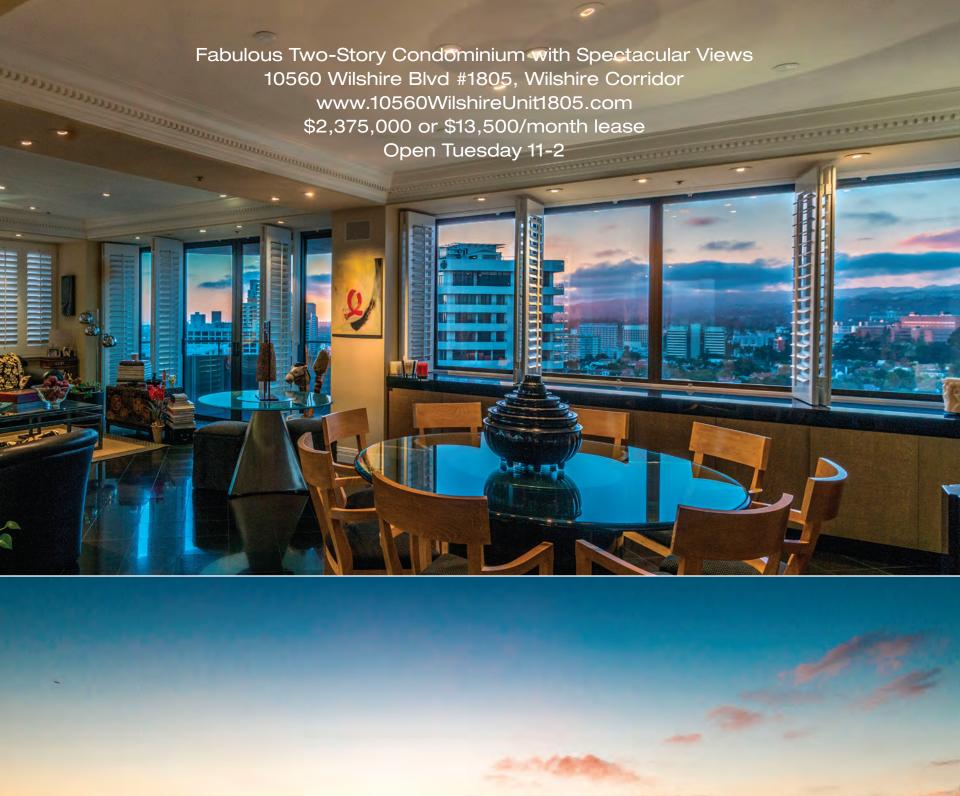
**Steve Shrager** Direct: (818) 528.2253 Cell: (818) 606.7862 callme4re@aol.com www.steveshrager.com REALTOR® CalBRE# 01240376



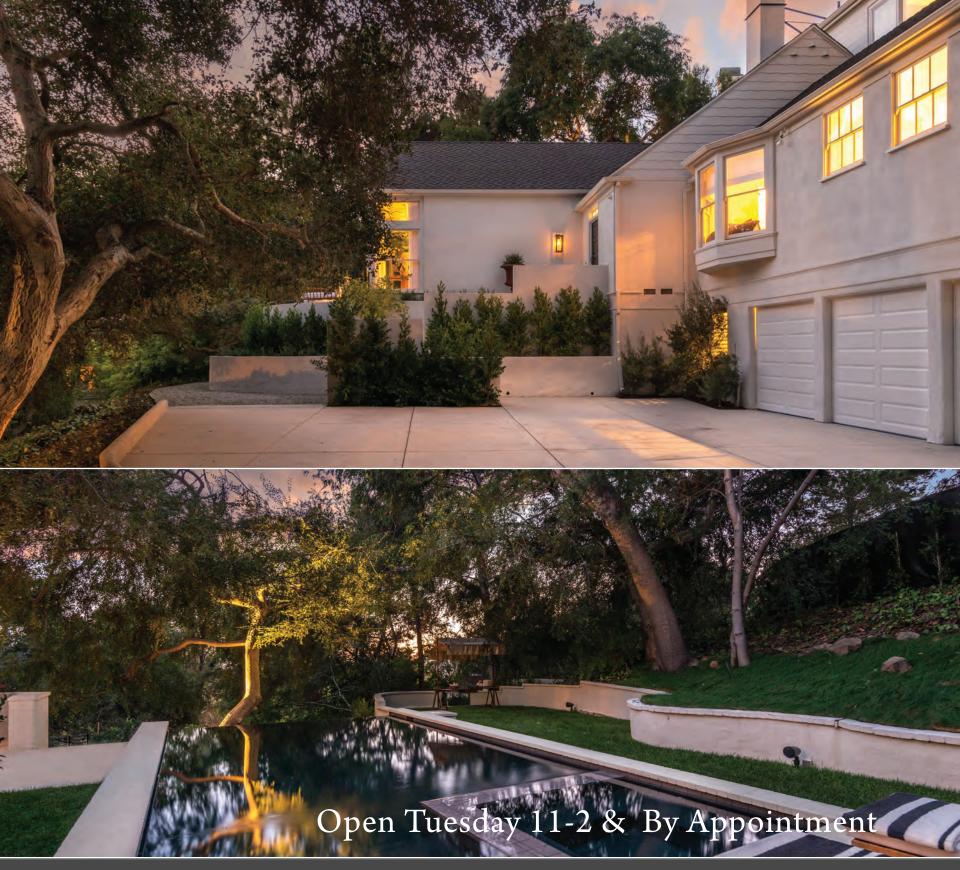
shadows and spells on the eerie lawn, they can parade across the yard for the best costume contest. Serve cocktails and treats under the full moon at the bewitching hour. BOO! \$5,482,000.

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## 11585 Bellagio Road, Bel Air

## Offered at \$5,995,000

Gated Lower Bel Air Estate perched at the end of a long, private driveway with motor-court alit in gas lanterns & generational oak trees. Paul Williams-inspired architecture modernized for today by world-renowned celebrity interior design team brings this property to life. Inside features include high ceilings & large art walls, a stunning wood-paneled library with fireplace, marble bar & 400+ bottle wine cellar. Double master suites on separate floors each feature full slab bathrooms, custom closets & fittings by Waterworks - Plus amazing views from upstairs. A Sub-Zero/Viking gourmet kitchen with breakfast room opens to a romantic outdoor dining area for 20 with towering brick fireplace & large olive trees. 3 add'l bedrooms are impeccably sized with walk-in closets. A separate chauffeur's quarters adjacent to the 3-car garage is now a home gym with full bath. Outside features include an oversized infinity-edge pool, large grassy yard, & 16-camera security system to ensure maximum privacy.

Jade Mills

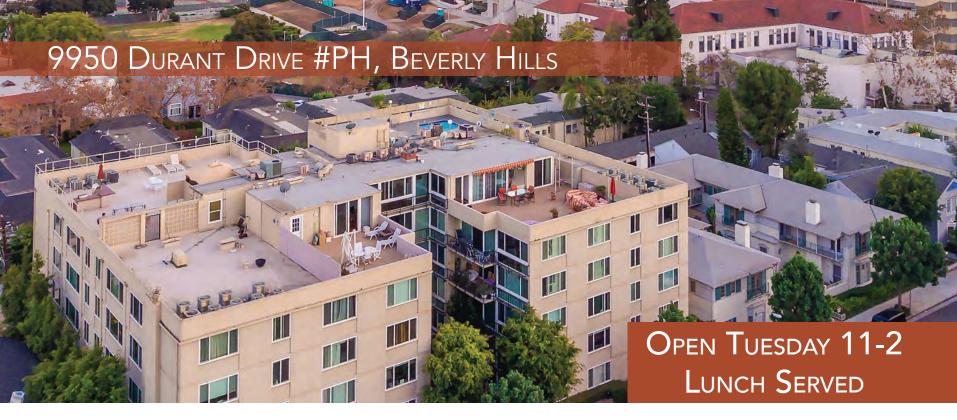
(310) 285.7508 | Homes@JadeMills.com

www.JadeMills.com | CalBRE #00526877

Bryce Pennel (310) 367.1680 | Bryce@BrycePennel.com www.BrycePennel.com | CalBRE #02009053











Welcome to one of a kind turn key Parisian style Penthouse with panoramic 360 degrees views of Beverly Hills and Century City. Formal in style, filled with light, very spacious, 3 BR, 3 BA, perfect for major entertainment, this PH opens to 3 huge private roof decks. With no common walls, this beautiful unit provides privacy and comfort only compared to a single family home. Exquisite finishes include Parquet floors throughout, marble, onyx, venetian plaster in the bathrooms, granite counters in the kitchen, newer appliances. Also provided are: 3 car parking, extra large storage room attached to the unit, inside laundry, roof top pool. The building went through a full renovation, solid HOA reserves. Located in prime Beverly Hills, next to prestigious Peninsula Hotel, walking distance to best shops and restaurants.

## Offered at \$2,195,000



Galina Blackman 310.850.2540 galinablackman@gmail.com Cal BRE # 01027011





## Spacious 2story Spanish Estate



## 220 North Doheny Drive • Beverly Hills

- Immaculate and updated home
- Large sunlit rooms with wood floors
- Grand 2sty high beamed ceiling living room
- Dramatic stairwell with gorgeous tiling
- 4 bedrooms + lower-level bonus room and bath
- 2 bedrooms upstairs and 2 bedrooms downstairs
- Modern granite kitchen with top stainless appliances
- Master suite w/balcony/fabulous bath
- Formal dining room/den with wet bar
- Lush rear yard w/deck/lawn
- Off-street parking galore

Grand Opening Tuesday, October 25<sup>th</sup> • 11-2 \$2,295,000

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



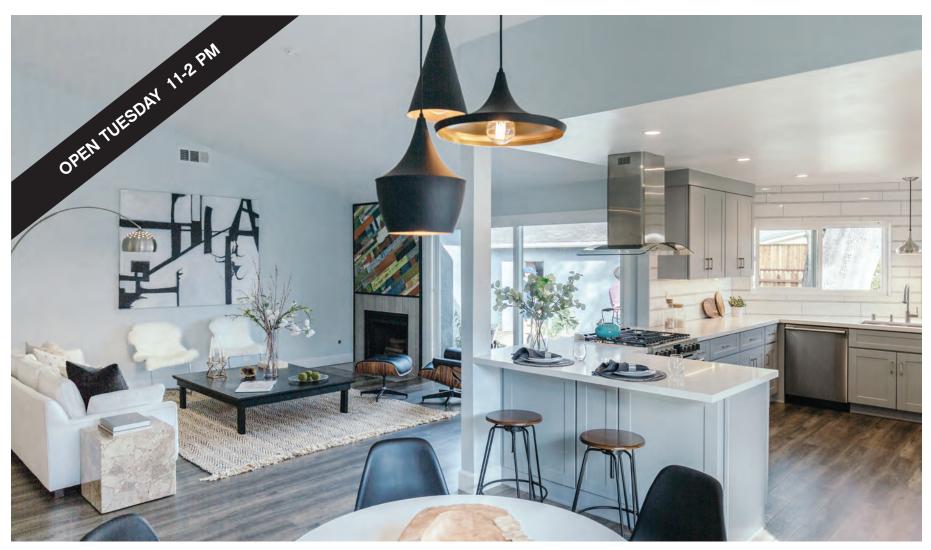






## Nest Seekers ED PROPERTY

NTERNATIONAL









7256 SHOUP AVENUE WEST HILLS, CA 91307 | \$799,999

This completely remolded home features 5 bedrooms and 3 baths, an open floor layout, huge master suite, and incredible backyard for entertaining.



SAM REAL
Licensed Real Estate Agent
271 North Canon Drive Beverly Hills, CA
Phone: 310.278.8861 x 2072 Mobile: 323.533.1277
SamR@nestseekers.com BRE# 1899808

TYLER NAKAZAKI
Licensed Real Estate Agent
271 North Canon Drive Beverly Hills, CA
Phone: 310.278.8861 x 2089 Mobile: 424.247.4879
TylerNa@nestseekers.com BRE# 01970806



NestSeekers.com





Nestled in the Sherman Oaks Hills, this 4 bedroom, 3 bath gem is ideally located near end of Loadstone Dr. Tranquil, bright & private. Entryway leads to family room w/ access to pool & yard. The light-filled cook's kitchen has stainless steel appliances, large island, breakfast bar & area. Guest bedroom/office also on first level. Spacious living room adjoins the large dining area w/ mountain views. Expansive Master Suite w/ walk-in & 2 add'l bedrooms on upper level. Great entertainer's yard - pool, dining patios & large flat pad on upper yard. www.3452Loadstone.com

3452 Loadstone Dr | Sherman Oaks

Offered at \$1,438,000







BERKSHIRE HATHAWAY | California Properties HomeServices

### **QUALITY**AGENTS



\$4,100,000 | 250 S Plymouth BI, Hancock Park | 5BD/5BA Bill Coveny | 310.994.2344



\$13,900,000 | 10325 Greendale Drive, Bel Air | 5BD/7BA | Apx 1.6 acres **Sheila Rose & Associates** | **310.890.1521** 



\$3,200,000 | 457 Crocker Sperry Dr, Montecito | 2BD/2½BA Nancy Kogevinas | 805.450.6233



\$3,099,000 | 664 Kingman Ave, Santa Monica | 3BD/2BA G. Salazar/Y. Beranek | 310.400.6756/424.343.4213



\$2,789,000 | 3815 Marfield Ave, Tarzana | 6BD/7BA Julie Solnit | 310.922.5965





\$799,000 | 11687 Bellagio Rd #14, Brentwood | 2BD/1¾BA **Janie Peet-Thompson | 310.820.9344** 

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### **EXTRAORDINARY**RESULTS



John Mihranian | 818.613.8585



\$3,995,000 | 545 S Willaman Dr, Beverly Center | 5BD/5½BA Natalie K. Levi | 310.309.9299



\$1,279,000 | 1205 California Ave, Santa Monica | 3BD/2½BA Randy Freeman | 310.230.3719



\$888,000 | 4414 Palmero Dr, Mount Washington | 3BD/1¾BA Dan Mancinelli | 323.578.3093



\$878,000 | 8809 David Ave, Beverlywood Vicinity | 2BD/1BA Cindi Dameshek | 323.376.1335



\$769,000 | 5705 Vesper Ave, Sherman Oaks | 3BD/1½BA **Gail Salem | 818.516.1546** 



conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331

#### WWW.918YALECOM

#### JODYFINE & MONICAIRISANTOLA

310.230.3770 jodyfine@bhhscal.com



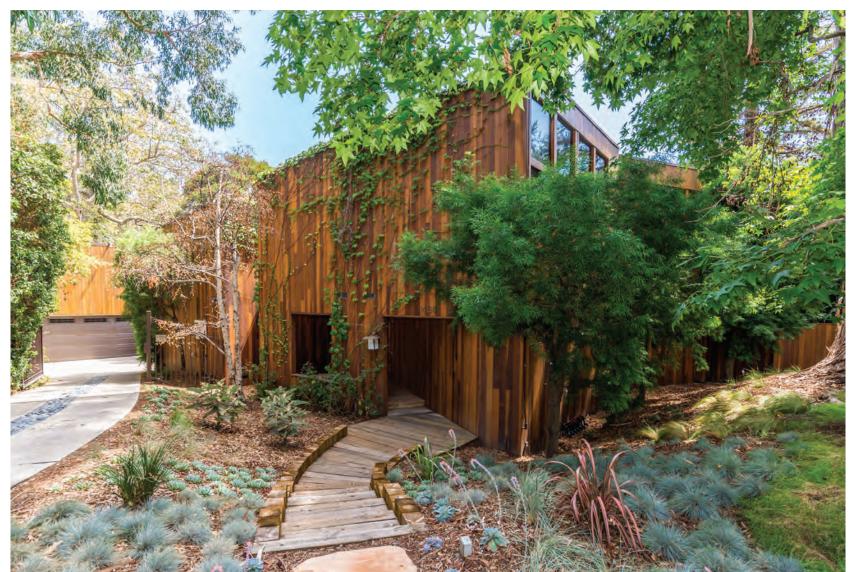
Santa Monica | 918 Yale Street | \$3,495,000 | 5BD/5BA | Fabulous location



Easy to show

## BERKSHIRE HATHAWAY | California Properties HomeServices





## 14186 Alisal Ln Santa Monica Canyon

Rarely does an opportunity like this arise. A very special Santa Monica Canyon property on a small, private street. 4,500 sf, 5 bed, 4 bath Architectural on a 15,541 sf lot! There is a separate studio and pool on this huge lot.

\$5,850,000

Open Tuesday, 11:00 to 2:00



ISABELLE MIZRAHI isabelle@inthecanyon.com 310.230.3720





\$2,900,000

Open Tuesday, October 25, from 11am to 2pm

Cutting-edge architectural new construction in the Beverly Grove. Bask in the contemporary glow that emanates from 6119 Maryland Dr. Designer fixtures outfit the home's luxurious 5 bedrooms & 5.5 bathrooms and open floor plan with skylights. The gourmet kitchen is outfitted with custom European cabinetry and Thermador appliances, perfect for the aspiring chef. The spacious master suite is equipped with an extra large walk-in closet and private balcony. Sliding doors continue the indoor/outdoor layout into the backyard, featuring the sparkling pool, spa, fire pit and deck. A smart system rounds out this modern masterpiece. Hedged and gated for optimal privacy.

6119Maryland.com

#### **The Sunset Team**

9000 W. Sunset Blvd. Suite 1100 West Hollywood, CA 90069 310 274 3900 thesunsetteam.com kw HOLLYWOOD HILLS





5570 BILL CODY ROAD, HIDDEN HILLS • Offered at \$8,800,000 Tomer & Isidora Fridman • Tomer.Fridman@SothebysRealty.com • **3**10.926.3777

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25420 PRADO DE ORO, 'THE OAKS' CALABASAS • Offered at \$3,600,000



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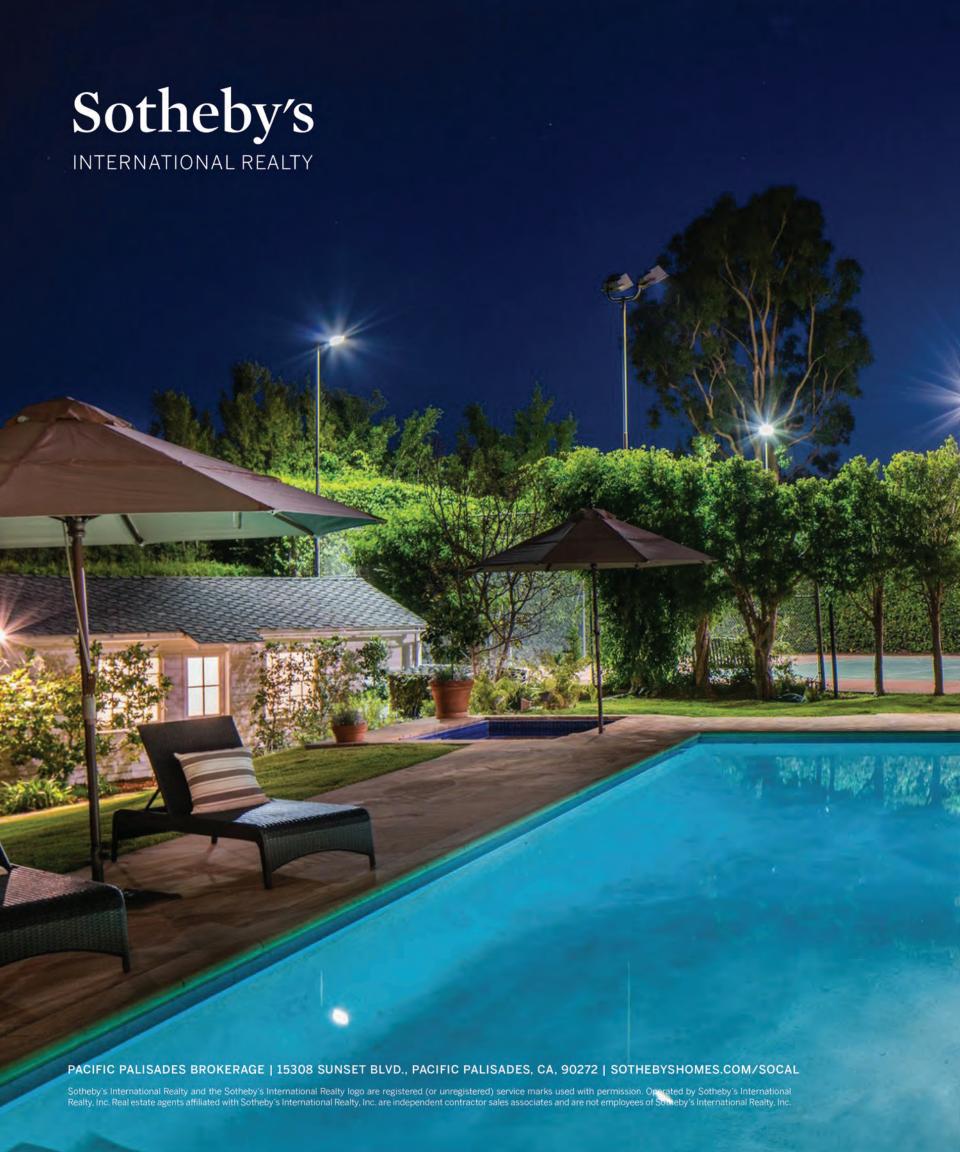


25500 PRADO DE LAS BELLOTAS, 'THE OAKS' CALABASAS Tomer & Isidora Fridman
Tomer.Fridman@SothebysRealty.com • 310.926.3777

25202 PRADO DE LA MARIPOSA, 'THE OAKS' CALABASAS Tomer & Isidora Fridman
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#### REMODEL OPPORTUNITY ON LOWER SUNSET PLAZA DR.

Lower Sunset Plaza remodel project with panoramic views from every room. Almost 8,000 square foot lot, existing architectural plans, ability to add infinity pool and large deck with views of downtown.







SUNSET STRIP

1450 SUNSET PLAZA DR.

 $$2,799,000 \mid 4^{BED} 3^{BTH} 3,358_{SQ.FT.}$ 

OPEN TUESDAY 11-2PM 1450SUNSETPLAZA.COM

BRETT OPPENHEIM, ESQ. JASON OPPENHEIM, ESQ. SENIOR V.P.

OGROUP.COM



#### SUNSET STRIP CONTEMPORARY WITH DOWNTOWN VIEWS

Privately set above the Sunset Strip with sweeping views of Downtown and the city lights, this completely renovated contemporary home boasts refined finishes and tasteful design. An open floor plan with high ceilings, tremendous deck space and a large rooftop deck. Every en-suite bedroom enjoys panoramic views.







SUNSET STRIP

8672 FRANKLIN AVE.

\$3,199,000 | 4BED 4BTH 2,848 SQ. FT.

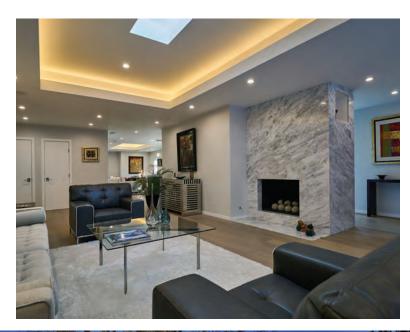
OPEN TUESDAY 11-2PM 8672FRANKLIN.COM

JASON OPPENHEIM, ESQ.

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# stunning renovated mid-century

Open Tuesday from 11-2pm 2829 Westbrook Ave, Hollywood Hills West \$2,295,000 | 2829westbrookave.com











TISH RACKLEY Estate Agent 310.729.5185 call or text tish@aaroe.com aaroe.com/tishrackley



Stunning, completely renovated Mid-Century home on quiet cul-de-sac off Woodrow Wilson. Exquisite home offers the latest in design, upscale materials and home systems. Open floor plan creates smooth flow through living room, family room and gourmet kitchen, while the master and 2 additional bedrooms remain separate. White oak flooring throughout, and an array of skylights illuminate the space with natural light. Spacious living room with dramatic marble fireplace, full wall of glass doors open to private patio with fire pit, grill, and pond. Chef's kitchen with stainless steel commercial appliances and built-in cappuccino machine. Master suite with private patio, luxurious bath, and large soaking tub. Details include Walker Zanger tile, limestone, Ann Sachs tile, laundry room, new central sound, security/camera, HVAC, professional landscaping.









310.691.5935 | thewilliamsestates.com



#### SHAHRZAD ARDALAN

ASSOCIATE PARTNER

310.367.9600 | shahrzad@hbcrealtyteam.com



AARON KIRMAN

PRESIDENT, AAROE ESTATES

424.249.7162 | aaronkirman.com











## \$1M PRICE REDUCTION

OFFERED AT \$10,995,000

### 626 N. ARDEN DRIVE | BEVERLY HILLS

**OPEN TUESDAY 11-2PM** 

6 BEDROOMS | 14,190 SQ. FT. LOT

This spectacular 1930 Paul Williams 6-bedroom home in the coveted Beverly Hills flats has been beautifully preserved and updated to offer contemporary elegance and luxurious details. The finest materials and finishes were used in restoring this timeless Monterey Colonial residence. The ground level space features formal living and dining; gourmet chef's kitchen with ample family space and welcoming breakfast nook; library; wine cellar; and housekeeper suite. Upstairs holds four generous en suite bedrooms, den and a sweeping master suite with dual walk-in closets and bathrooms. A classic wrap-around terrace drenched in roses overlooks the grounds. The generous and lushly landscaped one-third acre lot invites easy indoor-outdoor dining and entertaining around the pool, outdoor fireplace, cabana and dining area with barbecue and pizza oven. A detached guest apartment above the three-car garage boasts a spacious one-bedroom retreat with living room and bath.

> BILLY ROSE 424.230.3702

NATASHA BARRETT 310.874.2302



