

AREA  
14

## Just Listed



SANTA MONICA



- Views of Santa Monica
- Marmol Radziner Kitchen
- Blackout Electric Blinds
- Bleached Oak Floors
- 24- Hour concierge

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

**1705 Ocean AVE #301** Santa Monica CA 90401

Offered at **\$2,675,000**

Corner unit in the luxurious WaverlySantaMonica.com. One of the largest 2 bdr floor plans w/ a den alcove & views from 3 sides. The master suite & Terrace face SW w/ views of the city & Palms on Ocean. The beautiful living room faces NW capturing ocean, mtn & sunset views. The guest bedroom w/ en suite bath looks out onto Tongva park w/ mountains in the distance. The open, Marmol Radziner designed kitchen features quartzite counters & island, custom cabinets & Thermador appl. Electric blinds.



Dan Nessel  
310-365-0195  
Dan@Nesselhomes.com  
CalBRE 01349526

Charlee Nessel  
310-755-8180  
Charlee@Nesselhomes.com  
CalBRE 01309674



**BERKSHIRE HATHAWAY**  
HomeServices  
California Properties





# SPANISH DUPLEX IN PRIME BEVERLY GROVE LOCATION

**OPEN TUESDAY OCTOBER 27TH 11-2  
8241 W 4TH STREET, BEVERLY GROVE**

Rarely does a property come along which blends the stunning details of classic Spanish architecture in an A+ location! Each expansive unit is identical and features 2 bed & 2 bath with a bonus room. Generous large scale public rooms, Deco bathroom tiles, hardwood floors, formal dining room and separate laundry area. Property also includes 2 detached studio apartments for extra income. Located on a quiet street in prime Beverly Grove area, within close proximity to The Grove, 3rd Street shopping and restaurants, and The Beverly Center. Perfect for owner user, investor or developer!

**Proudly offered at \$1,650,000 | [www.8241SpanishRetreat.com](http://www.8241SpanishRetreat.com)**



**Rochelle Maize**  
[rochelle@rochellemaize.com](mailto:rochelle@rochellemaize.com)  
[www.RochelleMaize.com](http://www.RochelleMaize.com)  
 office: 310.888.3367  
 cell: 310.968.8828  
 bre #: 01365331





AREA  
72

# Most Exquisite Home in Sherman Oaks

## \$2,595,000



5344 LEGHORN AVE SHERMAN OAKS, 91401  
**Sunday November 1st from 1:00-4:00**



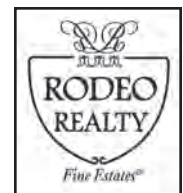
This Sherman Oaks Mansion was featured in the LA Times "Hot Properties" & The Wall Street Journal "Home of the Week" because of its exquisite and unique qualities & size, over 9400 square feet of luxury! Steam room, dry sauna, large gym & lap pool. The home also features a fully equipped movie

theatre with a 13 1/2 foot diagonal screen, grand arcade room, large entertainers bar, wine storage room, and a very private guest suite w/ full kitchen & private entrance.



Michelle Hirsch  
818-512-4226

Top 5% of All Agents



23901 Calabasas Rd. Calabasas, CA 91302  
[www.michellehirsch.com](http://www.michellehirsch.com)



**RARE**  
PROPERTIES

**RARE** SHERMAN OAKS HOME

SHERMAN OAKS



Broker's Open on 10/27 11am-2pm  
Valley Broker's Open on 10/30 11am- 1pm  
Open House on 11/1 1-4pm

13854 MAGNOLIA BLVD., LOS ANGELES, CA 91423

3 bed + 2 updated baths  
Pool & cabana  
New solar panel system  
Upgrades throughout  
Prime Fashion Square

This elegant home in prime Fashion Square is sure to delight. Recently renovated, this property has been upgraded with the finest features including new roof, sliding doors, windows, and copper piping & boasts a large outdoor entertaining area with pool & cabana. Enter the main living area to double living room with fireplace, bar & gorgeous espresso floors. The

living room leads out through sliding glass doors to the lushly landscaped backyard. The remodeled chef's kitchen has new 48 " Viking range/oven, stainless steel appliances and custom cabinetry. There is a formal dining room and laundry room off the kitchen. Private bedroom wing has 3 bedrooms & 2 updated bathrooms. Large master suite possesses plenty of closet space, en-suite master bath, and direct access to outdoor area. The expansive backyard is perfect for entertaining and is fit with saltwater pool, patio & detached 2-car garage. This RARE "green" home has been equipped with a new 14.5 kw. solar panel system and features drought-free landscaping in the front yard.

TOM DAVILA  
KENNON EARL

310.432.6492

showings@rarepropertiesinc.com

Listed at \$979,000 | [www.RAREShermanOaksHome.com](http://www.RAREShermanOaksHome.com)

**KW BEVERLY HILLS**  
KELLERWILLIAMS REALTY

Agent doesn't guarantee the accuracy of square footage, lot size or other info concerning the condition or features of the property provided by the seller as obtained from public records or other sources. Buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. Call BRE #01594743 # 01725019



AREA  
74

149 N VALLEY STREET | TOLUCA LAKE

OPEN TUESDAY | 11 - 2



For more details  
Visit [149NValley.com](http://149NValley.com)  
Text Strong5 to 85377

This beautiful and private spanish home features hardwood floors, skylights, whole-house speakers, hand-honed front door, and custom accents. Living room with stone fireplace and french doors to courtyard. Formal dining room with wood-beamed cathedral ceilings. Gourmet chef's kitchen with carved wood & wrought iron cabinets, stone backsplash, walk-in pantry, island with sink & breakfast bar, and Thermador appliances including a 4 burner range with griddle, dual ovens, and pot filler. Spacious family room with stone fireplace, built-in wet bar, and room for breakfast area. Master suite with skylights, fireplace, wet bar, walk-in closet, and bath with jacuzzi tub, glass shower, and dual vanities. 3 guest rooms & baths, and a guest apartment with living room, kitchen, bedroom, and bath. Backyard with pool, spa, outdoor shower, and pool house with kitchenette & bath. Attached 2 car garage, separate garage for 3rd car or hobby, and laundry room. Toluca Lake living with Burbank schools & services!

Offered at \$2,499,999



**Craig Strong**  
Director, Aaroe Estates  
310.439.3225 direct  
[craig@strongrealtor.com](mailto:craig@strongrealtor.com)  
[strongrealtor.com](http://strongrealtor.com)

**JOHN AAROE GROUP**

John Aaroe Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources and the buyer is advised to independently verify the accuracy of that information. CalBRE 01450987.

TOLUCA LAKE



# www.TheMLS.com

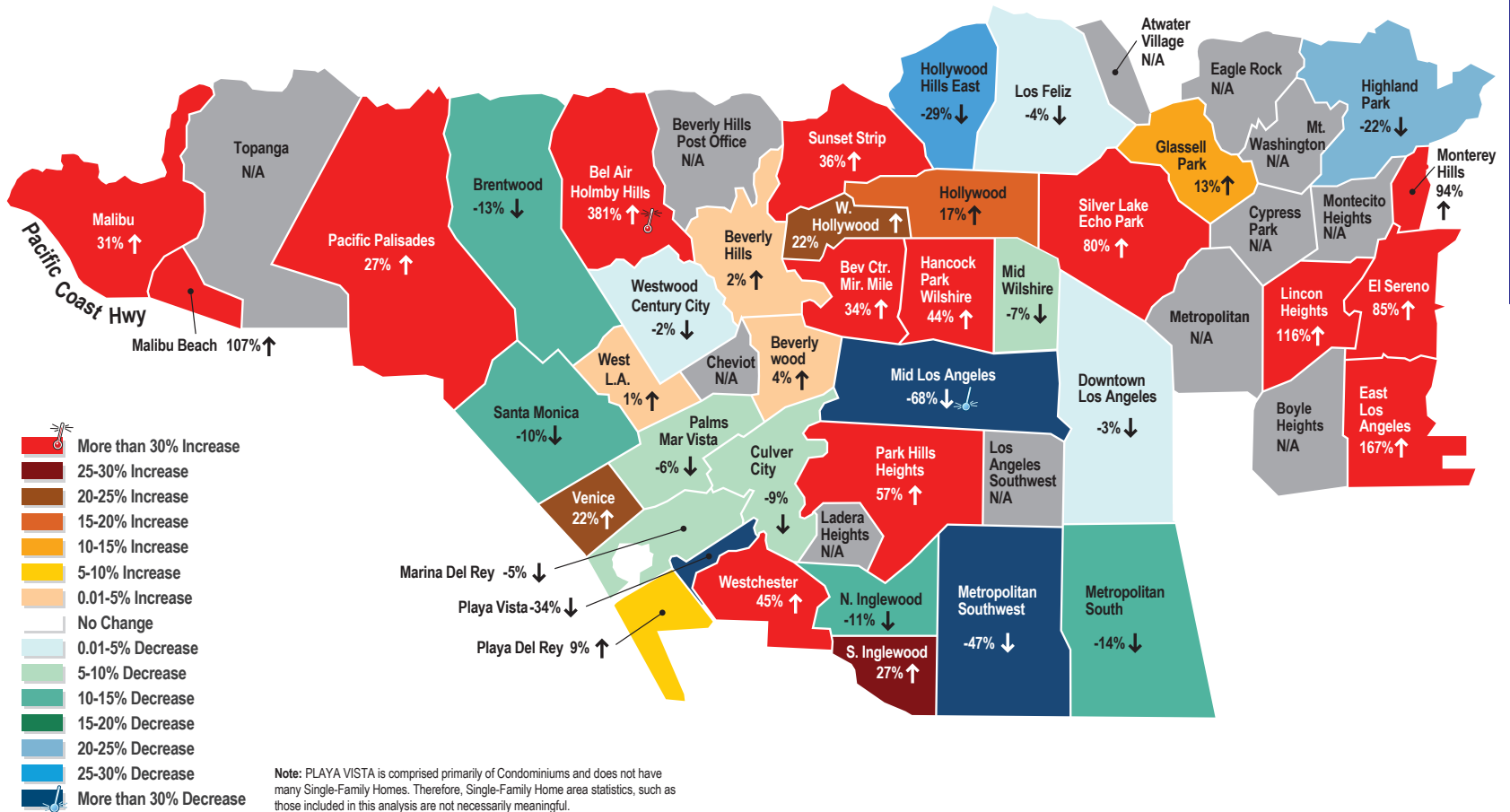
The Source Of Real Time Real Estate™

MARKET CLIMATE MAP

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

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

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



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

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

Information herein deemed reliable, but not guaranteed.



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



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



TUESDAY

**01 Beverly Hills** Single Family

<b>1106 N HILLCREST RD</b>	Open	11-2	<b>NEW</b>
<b>\$11,995,000</b>	0+0		



**TROUSDALE ESTATES CONTEMPORARY MASTERPIECE**

Newly completed by world-renowned architect Miguel Aragonés. Situated on a private perch with city and ocean views, the home is the perfect union of architecture and environment. 4 bed 4 bath home featuring the finest materials and craftsmanship with every modern amenity. Highlights: family/media room, flowing dining room and living room, master suite with a private shower garden, built-ins throughout by Poliform, and a dramatic resort like pool.

Fred J. Bernstein WEA	310-300-0599	
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<b>617 N SIERRA DR</b>	Open	11-2	<b>NEW</b>
<b>\$8,495,000</b>	5+7	MEDITERRANEAN	



**CLASSIC, PRIVATE, & CHIC MEDITERRANEAN VILLA**

Thick plaster walls, high beamed ceilings, hardwood floors, & romantic charm provide the quintessential indoor/outdoor lifestyle. Grand 2-story entry, living room with antique stone fireplace, library/office, formal dining, gourmet kitchen & open family/great room. 4 bedrooms upstairs, including a master with fireplace, sitting area, & luxe closets & baths. French doors & windows, gardens, grassy yard, gorgeous swimming pool & outdoor areas.

Kurt Rappaport WEA	310-860-8889	Blf-Ins,Dshwshr,Dryer,Frzr,Grbg Disp
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<b>628 N ALTA DR</b>	Open	11-2	<b>NEW</b>
<b>\$7,950,000</b>	5+6	CONTEMP MED	



**CONTEMPORARY MEDITERRANEAN IN PRIME BEVERLY HILLS FLATS**

Set behind privacy gates in prime Beverly Hills flats, old world glamour meets modern sophistication in this rare Contemporary Mediterranean estate. The backyard is beautifully landscaped with flat grass pad, lush plantings, outdoor fireplace, BBQ area plus pool & spa. The house has a very modern, bright & open feel w/substantial volume & great flow for entertaining. Complete w/intricate hand-laid tile work, hardwood floors, high ceilings & great attention to detail on a large flat lot.

Zach Goldsmith HILTON & HYLAND	310.908.6860	Pool
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<b>1210 COLDWATER CANYON DR</b>	Open	11-2	<b>NEW</b>
<b>\$5,995,000</b>	5+5	MID-CENTURY	



**1950 MID-CENTURY MODERN CLASSIC**

This exceptionally well presented 1950 mid-century modern classic represents a rare and exquisite departure by Austrian architect Victor Gruen, a renowned design pioneer. This remarkable architectural gem evokes a sense of class that newer moderns work hard to emulate and fully conjures both the cool and glamor that makes homes of this vintage so highly sought after and imitated.

Judy Feder HILTON & HYLAND	310.858.5464	www.1210Coldwater.com
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<b>602 N WHITTIER DR</b>	Open	11-2	<b>NEW</b>
<b>\$5,650,000</b>	6+5	CONTEMPORARY	



**FABULOUS ONE-STORY CONTEMPORARY**

Wonderful Contemporary one-story home located in the prime Beverly Hills Flats. Enter through beautiful glass double doors to the spacious living room with adjoining dining area. Open floor plan, high ceilings, skylights that welcome an abundance of natural light, & walls of glass doors throughout that open to the lovely backyard. Modern kitchen, breakfast room, & family room. 6 brdrs including the master suite. Fantastic outdoor space with great patio, large pool, sport court & total privacy.

Jade Mills COLDWELL BANKER	310-285-7508	Refrigerator, Stove/Oven, Dishwasher
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<b>344 EL CAMINO DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,795,000</b>	4+3.5	2sty-SPANISH	




**GREAT OPPORTUNITY IN BH**

Lovely Spanish home is walking distance to shops, restaurants, schools & places of worship. Features include hi cathedral ceiling w/ detailed wood beams, beautiful stained glass windows, large formal dining room, hardwood floors throughout most of the house, granite counter tops & stainless steel appliances in the kitchen. Guest room above the over-sized 2 car garage w/ hardwood floors, kitchenette, 3/4 bath & large closet is ideal for another bedrm, office or gym. Grassy yard w/ mature trees

Cathy Greenly COLDWELL BANKER BH	310-850-4512	A/C,stovetop,oven,dishwasher, microwave
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<b>224 S STANLEY DR</b>	Lunch	11-2	632J2	<b>NEW</b>
<b>\$2,295,000</b>	5+4.5	2sty-TRADITIONAL		



**SEE B/W FULL PAGE AD AREA #1. LUNCH SERVED!**

This rare 5 bedroom, 4.5 bath two story home is on a beautiful lot with mature trees, that is both private and tranquil. The gracious step down living room is perfect for intimate gatherings while the great room with a beautiful wood burning fireplace and wet bar, opens to a covered patio and grassy yard. The open kitchen features stainless appliances, a center-island and breakfast area that all open to the private backyard. There is a formal dining room, wine storage area and laundry room.

AARON MONTELONGO SOTHEBY'S	3106000288	224SouthStanley.com
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<b>120 S ALMONT DR</b>	Open	11-2	<b>red</b>
<b>\$2,999,000</b>	3+99000	4+4	



**NEWER GORGEOUS MEDITERRANEAN VILLA IN BEVERLY HILLS!!!**

HUGE PRICE REDUCTION!! NEWER CONSTRUCTION. Gorgeous one of a kind Mediterranean Villa. Located in the desirable flats of Beverly Hills. This Expansive and Bright 3,500sqft property features 4 bedrooms, 4 bathrooms and exquisite designer details throughout. From the three cozy fireplaces, suspended stair case, custom maple kitchen and travertine floors. You are sure to fall in love! 120 S Almont is just minutes away from Beverly Hills' acclaimed schools, shopping, dining, and night life.

Lita Lee COLDWELL BANKER RESI	213-595-2455	Grbg Disp
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<b>209 S WILLAMAN DR</b>	Refresh.	11-2	632J2	<b>bom</b>
<b>\$1,950,000</b>	3+3.5	2sty-TRADITIONAL		




**BACK ON MARKET! OPPORTUNITY KNOCKS TWICE!**

Great opportunity in Beverly Hills! Ready for personalization and remodeling. Two story traditional home. Separate Living & Dining Rooms. Galley Kitchen w/ built-ins and breakfast area. Main level Master Suite. Downstairs office could be third bedroom. Two half baths. Large Family Room w/ wet bar. Bedroom, Bath and open Den upstairs. Good storage throughout. Roomy back yard with fruit trees and covered patio. Double detached garage. Nice mid-block location close to schools, shopping, restaurants

Pat Comog POWER BROKERS INTERN	310-463-3733	Family Room, Office, Upstairs den, patio
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**01 Beverly Hills** Condo / Co-op

<b>200 N SWALL DR, UNIT 454</b>	Open	11-2	<b>NEW</b>
<b>\$1,150,000</b>	2+2	CONTEMPORARY	



**SOMERSET STUNNER**

Like living in a 5 star resort! Somerset condo, beautifully remodeled and upgraded. Furnishings included! 2 spacious bedrooms, 2 luxurious baths. Remodeled kitchen with quartz counters and top-of-the-line stainless appliances. Custom fitted walk-in closets. Have your morning coffee on your terrace, nestled in the treetops. The Somerset's first class amenities include valet parking, concierge, 24 hour doorman, full gym, pool and spa, sauna, and clubhouse. Hurry, this won't last!

Ronald Shore/David Hitt KW LOS FELIZ	310-339-3094	Fridge, DW, HoodFan, Washer
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TUESDAY

<b>447 N DOHENY DR #101</b>	Open	11-2	592XY	<b>rev</b>
<b>\$1,699,000</b>	2+2.5	CONTEMPORARY		




**EXTRAORDINARY, LUXURY & LARGE 2BD+2.5BA CONDO AT LA TERRASSE**

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

MLS#15-946937  
Markus Canter 310.704.4248  
BERKSHIRE HATHAWAY

WWW.447DOHENY101.COM

<b>9464 BEVERLY CREST DR</b>	Open	11-2	592/E4	<b>NEW</b>
<b>\$3,995,000</b>	5+5	CONTEMP MED		



**INCREDIBLE VIEW PROPERTY**

Incredible unobstructed views out the canyon to the ocean complement this gorgeous hillside property, located in prime BHPO Crest streets. Spacious rooms, high ceilings, great volume accented by gorgeous picture windows/pocket doors. Grand two-story entry opens into living room w/ fireplace. Main level also features large family room w/ fireplace & eat-in kitchen. 2nd floor has 2 bdrm suites. Fabulous lower level can be used as guest/maids quarters & features living room, kitchen, bed/bath.

Joe Babajian 310-623-8800  
RODEO REALTY BH

www.9464BeverlyCrestDrive.com

**01 Beverly Hills** Lease


<b>240 S SPALDING DR</b>	Open	11-2	<b>red</b>
<b>\$7,500</b>	3+3	SPANISH	

Incredible find, best duplex on Spalding! Rare opportunity to live in a totally restored absolutely gorgeous Old World Spanish that is totally updated with pool/spa. Hardwood floors extras galore!

MLS#15-932321  
Ronnie Kassorla 310-666-2334  
NELSON SHELTON & ASS

**02 Beverly Hills Post Office** Single Family

<b>1288 ANGELO DR</b>	Open	11-2	<b>NEW</b>
<b>\$19,900,000</b>	3+6	MODERN	




**MODERN MASTERPIECE BY FAMED DESIGNER JAMES MAGNI!**

Breathtaking city to ocean views, this modern masterpiece creates the perfect balance between form and function. The master bedroom suite encompasses the entire second floor, complete with his & her baths, outdoor terrace with fire element & private sky court. Amenities include custom Terrazzo floors, chef's kitchen with Miele and Wolf appliances, integrated sound system, Lutron lighting, temperature controlled wine cellar, custom cabinetry and media room. This is a rare find...not to be missed!

MLS#15-951005  
Jim Crane 310-855-4595  
DOUGLAS ELLIMAN

www.1288Angelo.com

<b>10010 REEVESBURY DR</b>	Open	11-2	592/B3	<b>NEW</b>
<b>\$2,795,000</b>	4+6.5	3sty-CONTEMPORARY		



**STUNNING CONTEMPORARY WITH POOL, SPA & BHPO CANYON VIEWS**

Stunning contemporary w/ huge master suite, enormous bath & dressing area. Take in the view from resort style yard w/ custom designed glass rock fire pit, lap pool, complete w/ rock waterfall flowing into the spa. Terraces span the back of the house on each level. Extensively remodeled using exquisite materials such as wide planked dark wood flooring, Carrara marble counter tops & gorgeous natural stone. Designer kitchen is appointed w/ stainless steel Viking appliances. Approx. 5,486 sq.ft.

Ron Holliman 310-777-6216  
COLDWELL BANKER BH

Benedict Cyn to Westwanda to Reevesbury

<b>9713 OAK PASS RD</b>	Open	11-2	<b>NEW</b>
<b>\$2,495,000</b>	4+4	CONTEMPORARY	



**CONTEMPORARY SITUATED BEHIND PRIVATE GATES**

Updated Contemporary situated behind the private gates on Oak Pass Road. Enjoy stunning sunsets and views from most of the rooms. Large living and dining room share a central fireplace. Up to date kitchen, stainless steel appliances. TV/Media room with French doors opening to balcony. Large master suite with walk in closet. Hardwood floors and high ceilings. Large back yard, artificial lawn play area and room to build a pool.

MLS#15-952637  
Jeff Hyland 310.278.3311  
HILTON & HYLAND

www.hiltonhyland.com

<b>2207 BOWMONT DR</b>	Open	11-2	<b>NEW</b>
<b>\$6,495,000</b>	5+5.5	2sty-ARCHITECTURAL	



**RARE STEVEN EHRlich MODERN MASTERPIECE**

Located on a lg lot at the end of a gated & pvt driveway is this 2-story Steven Ehrlich home w/ interiors by Mark Brunetz. Main flr has double-height LR, media rm, formal DR, custom kitch, sexy powder rm & MIL suite. Upstairs is pvt master w/ spa-like BA, 3 additional BRs & 2 BAs. The home also boasts multiple outdoor ent areas, pool and spa as well as a pvt lookout patio w/ city to ocean views. In addition, there is a studio/gym w/ bath, 2-car garage plus carport & turnaround driveway.

Tom Davila 310.432.6492  
KELLER WILLIAMS BH

www.2207Bowmont.com

<b>1401 CLARIDGE DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,099,026</b>	3+3	3sty-CONTEMPORARY	



**SWEEPING VIEWS W/POOL -BRING YOUR CONTRACTORS!**

Multi-Million Dollar Location w/Sweeping Ocean & City Views in a Private & Serene Setting in BHPO. Set High Above the BH Hotel on a Quiet Culdesac w/3 Levels of Living Space & 4 Levels of Views. Top Level w/Open Kitchen/Living/Dining w/ Hardwood Floors, Natural Light & Modern Finishes. 3 Bedrooms on Two Levels Inc. 2 Master Suites w/Private Decks. Pool w/Spa & Deck Resting on Lower Level w/Gentle Breezes & Captivating Views. Many Upgrades Done, and Plenty to Finish!

Heidi Davis 213-819-1289  
KELLER WILLIAMS LARC

<b>9756 SUFFOLK DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,495,000</b>	6+7	TRADITIONAL	



**TENNIS COURT ESTATE**

Tennis court estate on a large flat lot on arguably the best cul-de-sac street in Benedict Hills. Grand classic residence w/circular driveway lined w/beautiful mature trees. North/South Tennis Court w/viewing pavilion, large grassy yard, pool/spa, bbq area & complete privacy. Great family compound in Warner Avenue School. Less than 10 minutes to the heart of Beverly Hills & only a few minutes from the famed Glen Centre.

MLS#15-932505  
Rita Goldsmith 310.729.4911  
HILTON & HYLAND

BBQ,Bil-Ins,Cbl,Dshwshr,Frzr,Other

<b>9374 BEVERLY CREST DR</b>	Open	12-2	592F5	<b>rev</b>
<b>\$12,950,000</b>	5+6	ARCHITECTURAL		



Absolutely stunning Architectural Contemporary with head on city and ocean views. Gated and private from the street, the spacious entry with walls of glass takes in the masterful 180 degree views. The master is on the first level with a terrace, fireplace and walls of 12ft. windows all open to the views. The master bath is huge and open with dual vanities once again bringing in the fabulous views.

MLS#15-890591  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

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



TUESDAY

<b>9653 OAK PASS RD</b>		Open	11-2	<b>rev</b>
<b>\$5,995,000</b>	5+6	CONTEMPORARY		



**BEVERLY HILLS CONTEMPORARY ON GATED CELEBRITY ENCLAVE**

Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.

MLS#15-938457  
Eric Lavey 310-908-6800  
THE AGENCY

BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other

<b>7377 PYRAMID PL</b>		Open	11-2	593C1	<b>NEW</b>
<b>\$2,349,000</b>	4+3	2sty-CONTEMPORARY			



**STYLISH CONTEMPORARY VIEW PROPERTY IN THE HOLLYWOOD HILLS!**

Stunning Hollywood Hills renovated 1967 built home with soaring views of the entire valley, including the Hollywood sign! Step into this gated, and very private, entertainer's delight and be wowed by all this home has to offer. Featuring 4 bedrooms and 3 baths, this 3,612 sq ft fully remodeled contemporary home features walls of glass, white oak floors, multiple decks, and views views views galore!

MLS#15-952617  
B. Farrugia / A. Lascano 424.253.5489  
HILTON & HYLAND

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

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

<b>1634 BLUE JAY WAY</b>		Open	11-2	<b>NEW</b>
<b>\$11,900,000</b>	4+4	2sty-TRADITIONAL		




**BIRD STREETS TRADITIONAL**

Behind gates at the end of a long, private drive under a canopy of trees, this gorgeous ivy-covered traditional with sweeping city-to-ocean views sits on one of only a few prized flag lots in the famed Bird Streets. Filled with natural light, interiors feature hardwood floors, dual master suites, a theater, creative workspace and gym. French doors from nearly every room open to an elegant terrace of al fresco dining spaces and a pool overlooking the LA skyline. Also for Lease at \$29,500/month.

MLS#15-938457  
LesterComoraPerezNavarro (310) 488-5962  
THE AGENCY

Panoramic Views | Pool | Theater

<b>2003 EL CERRITO PL</b>		Open	11-2	<b>NEW</b>
<b>\$2,195,000</b>	3+4	FRENCH NORMANDY		



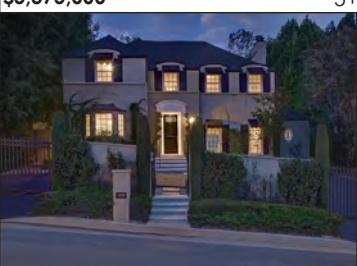
**ROMANTIC HOLLYWOOD RETREAT**

Character & Light define the European feel of this beautiful property presiding above a quiet street. Secluded in Outpost Estates yet close to all that the great city has to offer. French doors open to lush backyard w/lagoon like pool, massive mature palms, walking path to upper retreat area, waterfalls & koi pond. Redone kitchen with stone counters, dual Sub-Zeros & limestone floors. Public rooms have great volume, hardwood floors & intricate moldings. Basement & attached garage w/direct access

MLS#15-952427  
Lee Ziff 310-945-7752  
KELLER WILLIAMS BH

Hood Fan,Rng/Ovn,Fridg

<b>1286 SUNSET PLAZA DR</b>		Open	11-2	<b>NEW</b>
<b>\$5,375,000</b>	5+5	FRENCH NORMANDY		



**GORGEOUS FRENCH NORMANDY ON LOWER SUNSET PLAZA DRIVE**

When European elegance weds California style, the result is this impeccably updated treasure. Behind gates on an ultra-private street-to-street lot seconds from Sunset, its multi-windowed façade heralds an interior of gleaming dark wood floors, arched entryways and French doors to the courtyard and pool. Expansive master suite features a lavish marble bath/spa shower and dual walk-in closets. Flagstone steps wind up from the patio to an airy guest house whose balcony overlooks the pool.

MLS#15-938511  
Scott Cort 424-249-7107  
JOHN AAROE GROUP

1286sunsetplaza.aaroe.site/#/

<b>8729 WONDERLAND AVE</b>		Lunch	11-2	<b>NEW</b>
<b>\$1,999,998</b>	4+4	MODERN		



**A Wonderland gem polished to perfection.** This home, brought to you by MODERNBUILD is highlighted by inspired design choices. An entertainer's dream house with open floor plan. Highly desirable Wonderland School District

MLS#15-951413  
Marc Noah 3109689212  
SOTHEBY'S

BBQ,Blt-Ins,Dshwshr,Rng/Ovn

<b>2744 CARDWELL PL</b>		Open	11-2	<b>NEW</b>
<b>\$4,695,000</b>	3+3.5			




**OPEN 11-2PM & TWILIGHT OPEN 5:30-7:30PM**

Restored mid-century masterpiece w/head-on jetliner city views. On close to an acre, this 3 BR, 3.5 bath, ultra-chic resort-like estate is located on a pvt road off Woodrow Wilson Dr. Originally built in 1961 in John Lautner or Richard Neutra-esque style, this exclusive treasure features a circular sunken living rm opening to expansive city views, a sparkling pool, spacious entertaining patios & luscious green lawns. A secret retreat in the sky, even the master suite boasts unforgettable views.

MLS#15-938511  
Carl Gambino 646-465-1766  
WEA

<b>2061 OUTPOST DR</b>		Open	11-2	<b>NEW</b>
<b>\$1,849,000</b>	3+3	SPANISH		




**FALL IN LOVE!**

WAIT UNTIL YOU SEE THIS SPANISH BEAUTY TOTALLY REFURBISHED; YOU WON'T BELIEVE YOUR EYES. THIS IS ONE OF THE MOST ROMANTIC AND CHARMING HOMES IN THE OUTPOST ESTATES NOW AVAILABLE TO MOVE RIGHT INTO. THE HOME SITS FAR BACK FROM THE STREET ON A LONG PRIVATE GATED DRIVE. YOU WILL PICTURE YOURSELF DINING AND ENTERTAINING ON THE GORGEOUS VERANDA OVERLOOKING THE OUTPOST CANYON. THE HOUSE IS ON ONE LEVEL PROVIDING AN EASY SEAMLESS FLO. A BEAUTIFUL GORMT KITCHEN W WHITE CABINETRY AND MARBLE COUNTER TOPS.

MLS#15-950069  
Neal Baddin  
COLDWELL BANKER RESI

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

<b>7506 HERMES DR</b>		Open	11-2	593/B2	<b>NEW</b>
<b>\$3,295,000</b>	4+5	2sty-TUDOR			



**LARGE CORNER LOT 18,940 SQ. FT CANYON AND CITY VIEWS**

Stately 2 story home on a large corner lot 18,940 Sq, first time on the market, one owner home. 4 bedrooms and 5 baths, two family rooms, one upstairs and one downstairs. Voluminous ceilings in many rooms, 3 fireplaces, wood and tile floors, large outdoor entertaining areas with a pool, spa & bar-b-que. The kitchen was recently remodeled. Long private driveway - Canyon and City views. A very private retreat.

MLS#15-938511  
Sheila Rose & Associates 310-890-1521  
BHHS CA PROPERTIES

www.7506HermesDrive.com

<b>7559 KIMDALE LN</b>		Open	11-2	<b>NEW</b>
<b>\$1,659,000</b>	3+2.5	1sty-MID-CENTURY		



**NICHOLS CYN MID-CENTURY**

Sited on a large, private corner lot in the Colony at top of Nichols Cyn, this is a wonderful mid-century pool home with terrific indoor/outdoor flow. This bright, single level story house has an open floorplan living/dining area opening directly onto the pool area, a large dine-in kitchen and vaulted ceilings and skylights. A terrific opportunity in a highly sought after neighborhood.


MLS#15-938511  
Geoff Clark 323-459-3845  
DEASY/PENNER + CLARK

Pool, SubZero refig, range, HVAC




TUESDAY

<b>1347 N ORANGE GROVE AVE</b> Refresh. 11-2		<b>NEW</b>
<b>\$1,625,000</b>	3+3 CALIFORNIA BUNGALOW	
<b>SPAULDING SQUARE CHARACTER BUNGALOW W/ POOL &amp; GUEST HOUSE!</b>		
<p>Pristine Spaulding Square California Bungalow built in 1919. Beautifully renovated. Huge lot. Amazing backyard w/ newer salt water pool. Separate guest cottage w/ bathroom. Incredible charm and character. A Sweet front porch and lovely front yard welcome you into this warm home. Features include hardwood floors, remodeled kitchen &amp; baths, formal dining room w/ built-ins, French doors, central AC, tank-less water heater, fireplace, and incredible entertainer's backyard w/ covered patio.</p>		
		
Jimmy Martinez 323-377-0548 PARTNERS TRUST BH		www.1347orangegrove.com

<b>1805 NICHOLS CANYON RD</b> Open 11-2		<b>red</b>
<b>\$1,175,000</b>	+249000 3+3 CONTEMPORARY	
<b>REDUCED FOR IMMEDIATE SALE   BEST VALUE IN SUNSET STRIP</b>		
<p>Intimate hideaway home a moment away from Sunset Strip. This home welcomes you with a grassy front yard and an airy veranda featuring French doors and stone floors. Living room has high pitched ceilings, large bay windows, wood burning fireplace and opens to a gracious formal dining room. Modern kitchen equipped with stainless steel appliances. Spacious back patio perfect for an evening al-fresco dining. A separate studio/in-laws quarters with kitchenette and bathroom with private access.</p>		
		
MLS#15-925103 Jay Martinez/Gil Dirige 323-377-8332 JOHN AAROE GROUP		www.1805nicholscanyon.com

<b>8508 LOOKOUT MOUNTAIN AVE</b> Open 11-2		<b>NEW</b>
<b>\$1,395,000</b>	4+3 1sty-MID-CENTURY	
<b>SUNNY &amp; OPEN MID CENTURY MODERN W/POST &amp; BEAM ELEMENTS!</b>		
<p>This 4 bedroom, 3 bath home features two master suites, one of which has it's own separate wing. Kitchen &amp; bathroom tiles are for the architectural purist &amp; are in pristine condition. The oversized glass doors, floor to ceiling windows &amp; eleven skylights allow for natural light to be felt and nature to be seen. All rooms open to the two separate flat yards w/plenty of room for a pool. Wonderland School district. 10,610sf lot is mostly flat!</p>		
		
Kirk Frieden 310-849-8822 COLDWELL BANKER		

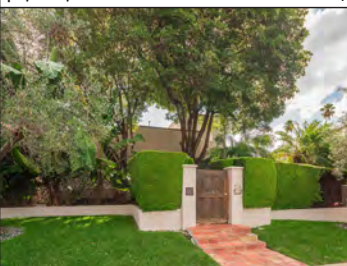
<b>8983 WONDERLAND AVE</b> Open 11-2		<b>red</b>
<b>\$1,075,000</b>	2+1 CALIFORNIA BUNGALOW	
<b>JUST REDUCED BY \$125,000, \$1,075,000</b>		
<p>Nestled in the middle of Laurel Canyon nature. This quintessential Cozy Canyon Cottage is surrounded by 3 lots with nearly 9,500 square feet of incomparable land offering privacy and quiet charm! Located in the famed Wonderland School district. This home has two APN numbers 5564-027-027/028, three lot numbers 654, 656, and 658, lots size total 9,467 square feet. Just reduced by \$125,000 to \$1,075,000.</p>		
		
MLS#15-937431 Michael A Bocchini Jr RODEO REALTY INC.		Grbg Disp


<b>2757 LA CUESTA DR</b> Open 11-2		<b>NEW</b>
<b>\$1,349,000</b>	3+2.5 CONTEMPORARY	
<b>STUNNING CONTEMPORARY IN THE HOLLYWOOD HILLS</b>		
<p>Gorgeous 3 bedroom, 2 1/2 bath Contemporary home nestled in the Hollywood Hills. Beautiful courtyard entry with high walls, mature trees and room for alfresco dining. Living room with hardwood floors, fireplace and walls of glass. Open kitchen with granite counters, and top of the line appliances. Dining area and wonderful family/media room with large balcony. Serene living in the Hills!</p>		
		
S Frankel, K Scaduto 310-281-3981 COLDWELL BANKER BH-N		www.2757lacuesta.com

<b>9305 NIGHTINGALE DR</b> Open 11-2		<b>rev</b>
<b>\$17,995,000</b>	3+4 MODERN	
<p>World Class Views! Perched atop the Sunset Strip's most coveted Bird Street, Nightingale, this magnificent modern has all the elements befitting this grand location. Voluminous rooms. custom woods and fire &amp; water elements create a warmth rarely seen in modern architecture. A massive front door leads to hi-ceiling public rooms that have are perfect for art and entertaining.</p>		
		
MLS#15-909489 Gary Gold 3107410505 HILTON & HYLAND		BBQ,Blf-Ins,Cbl,Dshwshr,Dryer,Other

<b>8320 HOLLYWOOD</b> Open 11-2 593A4		<b>red</b>
<b>\$2,995,000</b>	3+4 2sty-ARCHITECTURAL	
<p>Dramatic architectural design. Exciting city views. Ideal Sunset Strip location. Two stories</p>		
MLS#15-899323      BBQ Bennett Carr      310-777-5151      SOTHEY'S INTERNATIO		

<b>8440 HAROLD WAY</b> Open 11-2		<b>rev</b>
<b>\$5,950,000</b>	4+5 SPANISH	
<b>CLASSIC SPANISH RESIDENCE SURVEYS THE CITY</b>		
<p>Built in 1926 and designed by architect Robert Finkelhor, who designed houses for Bob Hope, Harpo Marx and Barbara Stanwyck, among other celebrities. Estate combines period architectural details with newer pool and studio additions by noteworthy architects Marmol and Radziner. Unsurpassed panoramic vistas are afforded in this important classic residence above the Sunset Strip</p>		
		
MLS#315010024IT Henry Blackham (626) 825-2919 CROSBY DOE ASSOCIATE		

<b>1516 N GENESEE AVE</b> Open 11-2 593B4		<b>red</b>
<b>\$2,499,000</b>	2750000 4+3 2sty-MEDITERRANEAN	
<b>MAJOR REDUCTION   RARE SUNSET SQUARE MEDITERRANEAN</b>		
<p>This RARE home boasts a great flr plan w/ high ceil &amp; lg rms. Upon entering main living area you'll find a spacious LR, DR, adj kitch &amp; FR. The LR &amp; FR feature a dual-facing fpl, gorg tile &amp; French drs. Recently remod kitch has built-ins &amp; lg cntr island/brkfr bar. Amazing bkyd w/ lg grassy area, mature foliage, fruit trees &amp; patios perfect for entertaining. 3 of the BRs are en-suite w/ lovely BAs &amp; the 4th BR is on a pvt upper level that could be a studio/office. Also for lease for \$9,900/mo.</p>		
		
MLS#15-942555 Kennon Earl 310.432.6492 KELLER WILLIAMS BH		www.1516NGenesee.com

<b>2389 HERCULES DR</b> Open 11-2		<b>rev</b>
<b>\$2,895,000</b>	5+4 2sty-CONTEMPORARY	
<b>MT. OLYMPUS GATED CONTEMP.</b>		
<p>Beautiful, 2 story, set back from street for privacy. 2 story entry has jet-black granite floors. Sunken living room with fireplace &amp; French doors opening to walkways meandering thru lush landscaping. Spacious kitchen with white lacquered cabinets. Custom built-in display case in Family Room. Dramatic master suite has downtown city views &amp; a sumptuous black granite bath with spa tub &amp; glass enclosed shower. 3 additional BR's upstairs &amp; maids below. Pool/hot tub and lovely private patio areas.</p>		
		
MLS#15-948193 Peter Whyte 310-777-6327 COLDWELL BANKER		

**Questions? Need Assistance?  
Contact our Help Desk Department!**


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



TUESDAY


<b>3763 FREDONIA DR</b>	Open	11-2	<b>rev</b>
<b>\$1,600,000</b>	1+1	3sty-ARCHITECTURAL	
	<b>HARWELL HAMILTON HARRIS MASTERPIECE!</b>		
The Blair Residence Studio, 1939. Harwell Hamilton Harris, Architect. Following a meticulous multi-year restoration the property reflects a timeless brilliance in terms of siting, use of materials, use of space, suitability to purpose, and fully resolved architectural integrity. The magic of the artists' residence and studio is alive and well, ready to enliven and enhance the life of the next special owner(s) whose lifestyle is compatible with this unique offering.			
MLS#15-942015		Crosby Doe (310) 428-6755	
CROSBY DOE ASSOCIATE		Dshwshr,Dryer,Frzr,Grbg Disp,Rng/Ovn	


<b>1219 SUNSET PLAZA DR #5</b>	Open	11-2	<b>NEW</b>
<b>\$899,900</b>	2+2	TRADITIONAL	
	<b>RARE, REMODELED 2BD+2BA CONDO WITH CITY VIEWS!!!</b>		
Rare Chic Remodeled 2BD+2BA Condo W/ Stunning City Light Views At The Elegant & Classic Sunset Plaza Terrace Building Above Sunset Blvd. This Light-Filled Sophisticated Unit Features Large Living Areas W/ Hardwood Floors, Crown Moldings, Chef's Kitchen, Formal Dining Area, Master Suite & Marble Bathrooms. This European-Style Building Boasts A Pool, Spa & Cabanas, Plus Brick Terraces W/ Beautiful Landscaped Grounds.Amazing Location Just Steps Away From Sunset Plaza.			
MLS#15-950979		ST.JAMES + CANTER 310.291.1029	
BERKSHIRE HATHAWAY		WWW.1219SUNSETPLAZA5.COM	


<b>6760 MULHOLLAND DR</b>	Open	11-2	593	<b>rev</b>
<b>\$1,100,000</b>	2+2	1sty-TRADITIONAL		
	<b>MULHOLLAND DRIVE MULTI-HOME INVESTOR OPPORTUNITY</b>			
Situated on Prime Mulholland Drive in the Hollywood Hills sits this incredible opportunity for an investor to acquire multiple contiguous homes that offer massive street frontage, flat land & acreage. If purchased with 6750, 6752 & 6800 Mulholland Drive, the combined site would be approximately 4 acres with views of downtown. The current home at 6760 is a charming single level traditional set back from the street and offering views of the city & the Hollywood sign				
MLS#15-932825		John Galich 310-461-0468		
RODEO REALTY INC.		www.vimeo.com/135568730		

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

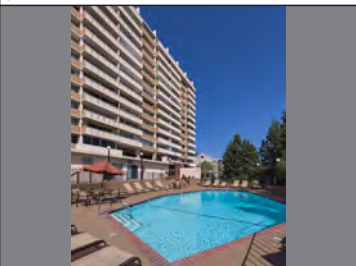
<b>100 DELFERN DR</b>	Open	11-2	<b>NEW</b>
<b>\$16,950,000</b>	6+4	1sty-TRADITIONAL	
	<b>EVA GABOR ESTATE. PRIME HOLMBY HILLS!</b>		
The Eva Gabor Estate. Comprising 1.102 acres of land in coveted Holmby Hills, the tennis court estate stretches from Delfern Drive to Baroda Drive. Enter through the doors of this 6,414 square foot Paul Williams home and let your imagination run wild with the things you can do here! This is your chance to own one of the last homes of the Golden Age of Hollywood. Mia Farrow, Audrey Hepburn, Henry Berger, Anita Louise, David Niven and Frank Sinatra have all called this home.			
Josh Flagg 310.720.3524		Range/Oven, Freezer, Fridge, Washer	
RODEO REALTY - BH			

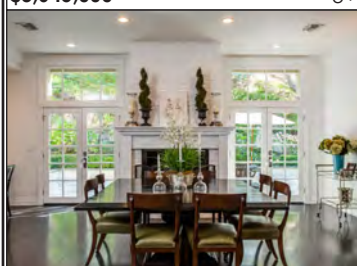
<b>6752 MULHOLLAND DR</b>	Open	11-2	593	<b>rev</b>
<b>\$980,000</b>	2+2	1sty-TRADITIONAL		
	<b>MULHOLLAND DRIVE MULTI-HOME INVESTOR OPPORTUNITY</b>			
Situated on Prime Mulholland Drive in the Hollywood Hills sits this incredible opportunity for an investor to acquire multiple contiguous homes that offer massive street frontage, flat land & acreage. If purchased with 6750, 6760 & 6800 Mulholland Drive, the combined site would be approximately 4 acres with views of downtown. The current home at 6752 is a charming single level traditional set back from the street and offering views of the city & the Hollywood sign.				
MLS#15-932819		John Galich 310-461-0468		
RODEO REALTY INC.		www.vimeo.com/135568730		


<b>1111 STRADELLA RD</b>	Refresh.	11-2	<b>NEW</b>
<b>\$8,500,000</b>	0+0		
	<b>PHENOMENAL CITY AND OCEAN VIEW</b>		
Mediterranean Villa with phenomenal city, ocean and mountain views. This beautifully designed 7,000 sq. ft home, on almost 2 acres with big fl at pad has a great fl oorplan. It has 6 bed, 7 baths, a motor court, pool and spa. It was built in 2007 with top of the line audio and video system and outdoor kitchen.			
Elise Woroboff 310-567-1660		KELLER WILLIAMS BH	

<b>6750 MULHOLLAND DR</b>	Open	11-2	593	<b>rev</b>
<b>\$855,000</b>	3+2	1sty-TRADITIONAL		
	<b>MULHOLLAND DRIVE MULTI-HOME INVESTOR OPPORTUNITY</b>			
Situated on Prime Mulholland Drive in the Hollywood Hills sits this incredible opportunity for an investor to acquire multiple contiguous homes that offer massive street frontage, flat land & acreage. If purchased with 6752, 6760 & 6800 Mulholland Drive, the combined site would be approximately 4 acres with views of downtown. The current home at 6750 is a charming single level traditional set back from the street and offering views of the city & the Hollywood sign.				
MLS#15-932803		John Galich 310-461-0468		
RODEO REALTY INC.		www.vimeo.com/135568730		

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

<b>8787 SHOREHAM DR #404</b>	Open	11-2	<b>NEW</b>
<b>\$1,099,000</b>	2+2	CONTEMPORARY	
	<b>1 OF 12! RARE 2 BR LARGE.CORNER UNIT SHOREHAM TOWERS</b>		
Not often does a CORNER 2 BR 2BA unit with airy spacious corner living room with DOWNTOWN N.E. VIEWS and 2 TERRACES become available in Shoreham Towers. Large Master. Plenty of closets. Shoreham Towers is luxury full service concierge building. Add your own touches to makes this into your dream condo!			
MLS#15-951437		Kaminoff   Reisman 310-738-1968	
CBBH VICTOR KAMINOFF		www.sunsetstrip90069.com for photos	

<b>10980 VERANO RD</b>	Open	11-2	<b>NEW</b>
<b>\$3,645,000</b>	3+3.5	1sty-FRENCH	
	<b>ELEGANT FRENCH REGENCY ON PRIVATE ROMANTIC LOWER BEL AIR LOT</b>		
A majestic retreat like setting on a private road in Bel Air's West Gate.Sophisticated scale balances all of the rooms.A glamorous foyer sets the tone for the chic of the entire home. High ceilings,architectural elements, & tasteful finishings contribute to a timeless East Coast ambience of substance & style.3 + 3.5 on single level. Reminiscent of your own 5 star hotel,this stunning home is on a near acre.Showcasing seamless design,the home's rich interiors embody grace & effortless elegance.			
Tami Pardee 310.907.6174		Alarm System,Refrigerator,Range/Oven	
PARDEE PROPERTIES			

<b>2171 STRATFORD CIR</b>	Open	12-2	591G3	<b>rev</b>
<b>\$6,495,000</b>	6+8	MEDITERRANEAN		
	<b>Beautiful Mediterranean home in prestigious 24hour guard gated Bel Air Crest. Custom built and very private. Huge entry with double curving staircase and stone floors. Formal living room with antique carved wood fireplace, library with built in cabinets, fantastic center of the house with koi pond and large Buddha. Also for lease furnished \$29,500/month.</b>			
MLS#14-814185		Valerie Fitzgerald 310-285-7515		
COLDWELL BANKER RESI		Blt-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other		



**05 Westwood - Century City** Single Family

<b>10401 WYTON DR</b>	Lunch 11-2	<b>NEW</b>
<b>\$6,995,000</b>	8+8.5 2sty-TRADITIONAL	



**PRIME LITTLE HOLMBY KNOLL TOP ESTATE**

Sited majestically on one of Little Holmby's most coveted knolls, set considerably back off the street on a wooded, private lot. Sweeping circular driveway. Grand scale formal entry. Recently updated cook's kitchen & bathrooms. Formal living & dining rooms. Family room/media room. Den. Expansive master suite with sitting room, dual bathrooms & walk-ins. Multiple decks & terraces. Private backyard & gardens. Swimmers pool. Roof deck with 360 degree views. Warner Avenue School District.

Larry Young 310.777.2879  
BERKSHIRE HATHAWAY [www.LarryYoungWestside.com](http://www.LarryYoungWestside.com)

<b>10286 CENTURY WOODS DR</b>	Open 11-2	<b>NEW</b>
<b>\$5,995,000</b>	4+6 VILLA	



**A RARE OFFERING IN PRESTIGIOUS CENTURY WOODS!**

Recently remodeled Villa of your dreams! Gated & pvt. courtyard, leads you to the 2-story foyer. The main level features a generous living room, dining room, office/game room, & chef's kitchen. The master suite exudes comfort w/frpce, dual baths, walk-in closets, & balcony. 3 more generous bdrm suites. State of the art lighting & sound systems, elevator, 2 powders & large refrigerated wine storage. Rare offering- Best guard gated community on the Westside w/ pools, tennis court, & club house!

MLS#15-952265  
Sally FJ/ Dan Weiser  
JOHN AAROE GROUP [www.10286centurywoodsdrive.com](http://www.10286centurywoodsdrive.com)

<b>857 GLENMONT AVE</b>	Lunch 11-2	<b>NEW</b>
<b>\$2,999,999</b>	4+3.5 2sty-TRADITIONAL	




**THIS ONE IS SPECIAL!**

Beautifully & very tastefully updated, this lovely Traditional is sited on a preferred street in Little Holmby. Center-hall floor plan. Redone throughout, features incl. a handsome interior color palette, lux wall coverings, fine finishes, gleaming traditional wall panels & dark wood floors. Expansive wood-paneled windows provide a sun-bathed, uplifting ambience. Formal living & dining rooms. Family room. Cook's kitchen. Three bedrooms up incl. master suite. Grassy yard. Warner Avenue School.

Larry Young 310.777.2879  
BERKSHIRE HATHAWAY [www.857Glenmont.com](http://www.857Glenmont.com)

<b>10701 WILSHIRE BLV, UNIT 1801</b>	Lunch 11-2	<b>NEW</b>
<b>\$825,000</b>	2+2 CONTEMPORARY	



**VIEWS VIEWS VIEWS! COME BY FOR LUNCH! SEE PG23 FULL PAGE AD**

NE corner unit in the full service Crown Towers w/ unobstructed views of the city & the mountains out of every room. This beautiful condo features new paint & carpet, a lg living room w/ balcony, cesarstone kitchen w/service entry & master suite w/ walk in closet. The building features, 24/7 doorman & reception, valet parking, pool & outdoor lounge, fitness center w/sauna & recreation room w/ kitchen. All conveniently situated close to movies, places of worship, restaurants, Westwood Village & UCLA.

Jonathan Sands 310.704.6612  
RODEO REALTY BH [www.10701wilshire1801.com](http://www.10701wilshire1801.com)

<b>1362 WOODRUFF AVE</b>	Open 11-2	<b>bom</b>
<b>\$2,099,000</b>	4+3 2sty-TRADITIONAL	



**TRADITIONAL WITH CONTEMPORARY FLAIR**

Redone, 2-story Traditional w/ contemporary lines & flair. Accented by beautifully-stained wood windows, & hardwood flooring, this 4 bedroom, 3 bath home has open rooms with generous access to the outdoors. Banks of French drs & windows. Back yard is private & lushly-landscaped w/ grassy area for kids & great deck for entertaining and al fresco dining. The cook's kitchen is stunning & is warmed by a fireplace. Mstr has a deck w/ a view of the Century City skyline. Fairburn Elementary School.

MLS#15-938117  
Larry Young 310-777-2879  
BERKSHIRE HATHAWAY [www.1362Woodruff.com](http://www.1362Woodruff.com)

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

<b>10776 WILSHIRE #1502</b>	Open 11-2	<b>NEW</b>
<b>\$4,395,000</b>	3+4.5 CONTEMPORARY	



**SPECTACULAR 15TH FLOOR 3BED+4.5BA UNIT AT THE CARLYLE**

Exclusive Carlyle Residences, the epitome of luxury on the Wilshire Corridor. Spectacular 15th floor south facing corner 3 bed, 4.5 ba, 3,535 SF showplace w/ dramatic city to ocean views. 11' ceilings, massive walls of glass, & oversized rooms. Fully outfitted Miele kitchen. Massive master suite w/ his & hers bathrooms & closets. 2nd & 3rd bedrooms w/ ensuite bathrooms. 24-hr concierge, doorman, & valet, & direct access elevator. Pool & fitness center.

MLS#15-952303  
ST. JAMES + CANTER 310.291.1029  
BERKSHIRE HATHAWAY [WWW.10776WILSHIRE1502.COM](http://WWW.10776WILSHIRE1502.COM)

<b>2381 CENTURY HL</b>	Open 11-2	<b>NEW</b>
<b>\$1,325,000</b>	2+3 2sty-CONTEMPORARY	



**NEW EXCLUSIVE AT CENTURY HILL!**

Beautiful and remodeled 2 bedroom condo w/ 2,373 sf. Spacious living room with fireplace, custom hardwood floors, high ceilings, crown moldings and plantation shutters. Formal dining area. State of the art eat-in kitchen with top of the line appliances opens to a large patio. Oversized master suite w/ great closets, lovely bath & balcony. Move in condition. Enjoy the brand new and amazing gym, 3 parking spaces, conveniently located storage room and more! Asking \$1,325,000.

Judy Ross-Bunnage 310-285-7504  
COLDWELL BANKER BHS [www.JudyRoss.com](http://www.JudyRoss.com)

<b>1861 VETERAN AVE #201</b>	Open 11-2	<b>NEW</b>
<b>\$979,000</b>	3+2.5 CONTEMP MED	



**STUNNING 2002 BUILT MEDITERRANEAN STYLE CONDO**

Stunning 3 bed/2.5 bath + family rm 2002 Built Mediterranean Style corner unit condo with spacious over 2,100sf open floor plan and incredible quality finishes. Formal entry with closet and powder room opens to spacious sun-filled open floor plan complete with wall of arched windows, doorways and columns. Open LR with separate family room and sliding doors to sunny front balcony with large storage closet.

MLS#15-951799  
Chad Lund / Patty Best 310-801-2641  
TELES PROPERTIES Dishwasher, Range/Oven, Vented Exhaust Fan

<b>1540 S BENTLEY AVE #302</b>	Refresh. 11-2	<b>NEW</b>
<b>\$899,900</b>	2+2.5 MEDITERRANEAN	



**ELEGANT CONDO IN BOUTIQUE BUILDING**

ONLY 7 UNITS IN THIS BOUTIQUE BUILDING, THIS BEAUTIFUL, UPPER FLOOR UNIT HAS A SEAMLESS FLOW & DESIGNER FINISHES! OFFERING AN ABUNDANCE OF LIGHT, ELEGANT ITALIAN ARCHITECTURE, CROWN MOLDINGS, A WELL-APPOINTED KITCHEN W / S S APPLIANCES, TRAVERTINE FLRS, LIVING ROOM W/ HARDWOOD FLRS, FIREPLACE & BALCONY! MASTER SUITE IS BRIGHT W/ 2 LG CLOSETS, BALCONY, LUXURIOUS BATH W/ BATHTUB, SHOWER, 2 SINKS & LINEN CLOSET. THIS UNIT CAN BE SOLD FURNISHED OR UNFURNISHED & IS A TRULY SPECIAL HOME NOT TO BE MISSED!

MLS#15-951515  
Shamon Shamonki 310-713-4492  
SOTHEBY'S INTL. RLTY Blt-Ins, Cbl

<b>1340 S BEVERLY GLEN BLV, UNIT 206</b>	Open 11-2	<b>NEW</b>
<b>\$495,000</b>	2+1 1sty-TRADITIONAL	



**BEAUTIFUL CONDO IN PRIME WESTWOOD LOCATION**

Renovated sophisticated 2 bed, 1 bath home features an elegant living room, dining room, large master bedroom with walk-in closet. Kitchen with stainless steel appliances, granite counters & breakfast bar. Living room doors open onto a spacious covered patio ideal for entertaining. Other features include a laundry room, central heat and air, and storage space in the garage. Building offers swimming pool, spa, & sauna. Close to Century City, Westwood, UCLA, and local shops & restaurants.

Emil Schneeman 310-230-3731  
BERKSHIRE-HATHAWAY stove, fridge, microwave



TUESDAY

<b>1639 SELBY AVE #E</b>	Open	11-2	632B4	<b>red</b>
<b>\$885,000</b>	949000	3+2.5	2sty-CONTEMPORARY	



**GREAT LOCATION & UNIT! NEWLY REDUCED!**

Beautiful, remodeled spacious front facing 2 story unit with 3 bedrooms & 2 1/2 baths, high ceilings & custom built-ins throughout. Streaming with light with east & southwest exposures. Hardwood floors throughout. Large kitchen with stainless appliances and granite counters. Formal dining room. Huge inviting master suite w/fireplace & remodeled master bath. Good size secondary bedrooms. Great storage. Laundry in unit. SxS parking & more! Great location - close to shops, restaurants & movies!

MLS#15-917565  
Linda Semon 310.351.3995  
COLDWELL BANKER SM

www.1639Selby.com

<b>509 N ROCKINGHAM AVE</b>	Open	11-2	<b>NEW</b>
<b>\$6,995,000</b>	6+3	2sty-TUDOR	



**STATELY 1927 ENGLISH TUDOR @ PRESTIGIOUS N. ROCKINGHAM AVE!**

This grand home at Brentwood Park has six bedrooms, three bathrooms, den and family room. Charming living room with vaulted exposed beam ceiling. The almost 20,000 square feet lot provides remodel and expansion possibilities for the existing house or build your dream home in this premier Westside location. The site offers serene views of hills, canyon, the ocean and beyond! Property is gated, with pool and mature trees. A truly extraordinary opportunity!

Anne Leeds 310.487.0733  
GIBSON INTERNATIONAL

www.509NRockingham.com

<b>1865 GREENFIELD AVE #105</b>	Open	11-2	<b>red</b>
<b>\$560,000</b>	599000	2+2	



**REDUCED! BEST PRICED 2 BEDROOM 2 BATH IN WESTWOOD**

Reduced by \$39K! Discover this best priced 2 bd 2 ba condo in Westwood. Beautifully situated in a small intimate building on a quiet tree-lined street, it only shares one common wall, features a charming fireplace and wood floors all throughout, a private balcony and large walk-in closet in the master bedroom, and Italian ceramic tiles in the bathrooms. The building boasts a central garden courtyard and the unit is complemented by 2 parking spaces. Located moments away from UCLA and Century City

MLS#15-946141  
Jay Martinez/Gil Dirige 323-377-8332  
JOHN AAROE GROUP

www.1865GreenfieldAvenue105.com

<b>2119 BANYAN DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,550,000</b>	4+4	HACIENDA	




**OASIS IN THE BRENTWOOD HILLS**

Peaceful oasis in the hills of Brentwood. Superbly detailed and well crafted home that Architectural Digest called a "House of Styles" after its completion. Designer Thad Hayes produced a unique single level home that offers city and ocean views in a private, compound-like setting, further enhanced by a spectacular modern tree house, pool and beautiful landscaping. Extraordinary built-ins and high ceilings make for a home of distinguished ambiance and comfort just moments from town.

MLS#15-943721  
Stephen Sigoloff  
THE AGENCY

BBQ,Dshwshr,Dryer,Frzr,Rng/Ovn,Other

<b>1224 THAYER AVE #102</b>	Open	11-2	632D4	<b>rev</b>
<b>\$1,250,000</b>	3+3	CONTEMPORARY		



**JUST REDUCED! GORGEOUS TOWNHOME IN THE HEART OF WESTWOOD!**

Newer Contemporary Townhome in a 5 unit - 3 story tiered building. This totally done 2 story 3bd-3ba has it all! High end & upscale touches throughout. Spacious open living & dining entertaining space w/ whitewashed plank style stone floors & more. 2 fireplaces and large slider that opens to garden/patio. "Restoration Hardware" bathrooms. 5 channel surround sound, upstairs laundry, secure entry, 3 parking spaces. Great location; close to Westwood Village, Century City, Beverly Hills & Brentwood.

MLS#15-944683  
Mark & Lynn Mirisch Rogo 310-777-6213  
COLDWELL BANKER BHN

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

<b>12510 W SUNSET BLVD</b>	Open	11-2	631F3	<b>NEW</b>
<b>\$3,890,000</b>	5+6	MEDITERRANEAN		



**BRENTWOOD SURPRISE**

Private & gated Mediterranean 2 story extensively remodeled and extended. 5 bedrooms , 6 bath home.Formal living room with fireplace ,office,large open kitchen to dining room , french door through out ,Travertine and tumble stone floors ,indoor spa with dry sauna and a great room that could be a gym or a 6 th bedroom all leading to a very beautiful and peaceful pool .Sumptuous master suite & master bath opens to a balcony overlooking the pool and 3 additional large bedrooms and a maids.

MLS#15-951559  
Valerie Cuny 310-529-5065  
COLDWELL BANKER RESI

Dshwshr,Dryer,Grbg Disp,Ntwrk Wire,Rng

**06 Brentwood** Single Family

<b>12727 HIGHWOOD ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$19,500,000</b>	8+12	TRADITIONAL	




**MAGNIFICENT TRADITIONAL ESTATE**

First time on Market. Magnificent Traditional estate in prestigious Brentwood Park. Enter into a grand 2 story foyer leading to an elegant formal living, family and dining room. Featuring soaring ceilings, walnut hardwood flooring and intricate detailing throughout, the expansive gourmet kitchen features state-of- the-art appliances, fireplace and an adjacent breakfast room.

MLS#15-951875  
J Hyland & A Furman 310.278.3311  
HILTON & HYLAND

www.hiltonhyland.com

<b>3388 MANDEVILLE CANYON RD</b>	Open	11-2	<b>NEW</b>
<b>\$2,095,000</b>	3+3	1sty-VILLA	



**DESIGNER'S OWN**

Romantic Tuscan villa with private, gated courtyard entrance. Dramatic curved entry flows to a spacious and elegantly appointed LR/FR/DR/Great RM w/high tray ceilings, arched drways, FP, rich hw flooring, built-ins, French windows & doors which flank an enchanting patio, garden & pool area. Eat-in kitch w/ss apps, wine fridge & walk-in pantry. 3 en suite bedrms including master w/walk-in closet, luxe bath w/ doub sinks, Jacuzzi tub & prvt terrace. Detached garage w/ utility area & storage.

Joan Caplis/Susan Stark 310.748.2208  
CB BW / GIBSON

MandevilleCanyonHomes.com

<b>585 S BURLINGAME AVE</b>	Open	11-1	631F5	<b>NEW</b>
<b>\$9,995,000</b>	6+8	CONTEMP MED		




**STUNNING CUSTOM BUILT HOME IN THE HEART OF BRENTWOOD!**

This home is designed with a European flair, exquisite taste & the highest quality. The dramatic two story entry is surrounded by elegant public rooms which makes it perfect for entertaining. It features high ceilings, hardwood floors, a library, wine cellar, media room & a gourmet chef's kitchen with top of the line appliances. The master balcony looks onto a beautifully manicured backyard with built-in bbq, pool & a firepit. This property is a European Masterpiece with quality & style.

MLS#15-951671  
Frieda Hassid 310.600.0145  
GIBSON INTERNATIONAL

Please RSVP!

<b>2901 MANDEVILLE CANYON RD</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,895,000</b>	2+2.5	RANCH	

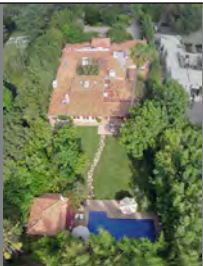


**CHARMING CALIF. RANCH IN A PICTURESQUE SETTING**

On 1 acre + off Mandeville on top of a private driveway. Beautiful mountains, trees and a flat grassy yard surround this 2BD/2.5BA w/ a den that could be a 3rd bedroom . Light abounds throughout the house with a large living room with open beamed ceilings and wood burning fireplace, hardwood floors throughout, dining room, beautifully remodeled baths with carrera marble, and an eat in area in the kitchen. Enjoy true country living in this tranquil retreat just minutes from the city.


Barbara Marcus 310.466.5676  
BERKSHIRE HATHAWAY




<b>1649 MANDEVILLE CANYON RD</b> Open 11-2		<b>red</b>
<b>\$9,250,000</b>	5+7 HACIENDA	
	<b>CHARMING ONE STORY HACIENDA ON FABULOUS LARGE FLAT LOT</b>	
A single-story hacienda, private and gated compound in highly-desirable lower Mandeville Canyon. Fountain entry leads to a gracious 5-bedroom, 7-bath residence that captures the best of Southern California living. The living room and dining room each have a fireplace and open onto the central courtyard. The spectacular master suite has three fireplaces-one in the lavish bath, one in the sitting room and one in the main master-as well as room size walk-in closet. The lot is over 27,000 sq. ft.		
MLS#15-935283		REDUCED!
Stanley Richman 310-777-6209		
COLDWELL BANKER BHN		

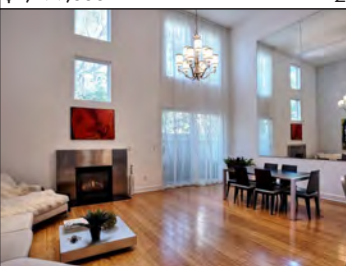
<b>06 Brentwood</b>		Lease
<b>406 N BONHILL RD</b> Open 11-2 631F2		<b>NEW</b>
<b>\$10,500</b>	4+3 2sty-SPANISH	
	<b>ONE OF A KIND LEASE IN KENTER CANYON</b>	
House and Gardens Perfection. 2-Story Spanish remodeled with traditional sensibility in magical garden setting with pool and spa. 4 bedrooms and 3 bathrooms including maid's suite in main house. Beautiful living room with fireplace, beamed ceilings and dramatic windows. Formal dining room, family room with fireplace and breakfast room overlook patio and gorgeous garden setting. Hardwood floors, great character, impeccable charm. Dual washers and dryers. Garage/Playroom. Private.		
MLS#15-944781		
Joan Caplis 3107482208		
COLDWELL BANKER BW		JoanCaplis.com

<b>12036 BENMORE TER</b> Open 11-2		<b>rev</b>
<b>\$4,995,000</b>	4+4 2sty-ARCHITECTURAL	
	<b>FRANK LLOYD WRIGHT JR. MASTERPIECE</b>	
Featuring a remarkable open floor plan with significant indoor/outdoor living space, this gorgeous home adheres to FLW Jr.'s vision from 1936: stone fireplaces, Texas limestone, original cypress doors & paneling, blue stone terracing & pathways, newly restored Brazilian walnut wood-tile flooring, and casement windows & doors. The outdoor space is graced by a Mayan-inspired fountain and Koi pond and tranquil streams over nearly a half-acre of land.		
MLS#15-923195		www.benmorearchitectural.com
Juliette Hohnen 323.422.7147		
DOUGLAS ELLIMAN		

<b>07 West L.A.</b>		Single Family
<b>2718 MILITARY AVE</b> Open 11-2		<b>NEW</b>
<b>\$1,149,000</b>	4+4 MODERN	
	<b>ONE-OF-A-KIND STUNNING MODERN 4/4 HOUSE!</b>	
2015 NEW CONSTRUCTION & REMODEL. PRIVATE WITHOUT NEIGHBORS. EXCEPTIONAL LAYOUT WITH 4BD/3.5BA OFFICE/GAMING NOOK IN THE MASTER HOUSE, PLUS SEPARATE BONUS BED/BATH/KITCHENETTE GUESTHOUSE & DETACHED 2-CAR GARAGE! APPEALING WIDE ENTRY TO THE OPEN FLOOR PLAN YET DISTINCT LIVING, DINING, WORK AREAS. TOO MANY FEATURES TO LIST: 9' & 10' CEILINGS, ALL LED LIGHTING, SUB ZERO FRIG, SOFT-CLOSE CABINETS, BUILT-IN OVEN & MICROWAVE, DISHWASHER, QUARTZ COUNTERTOPS, PRE-WIRED FOR INTERNET & SURROUND SOUND.		
MLS#15-952665		
Michael Haddad 310.430.4842		
RE/MAX ESTATE PROPER		www.MichaelHaddad.com

<b>1978 WESTRIDGE RD</b> Open 11-2 631D1		<b>rev</b>
<b>\$2,785,000</b>	4+5 ARCHITECTURAL	
	<b>OPEN TUESDAY 11-2PM</b>	
Fabulous view property! Perfect for Entertaining! The best value north of Sunset. Lower Westridge, bordering lower Mandeville and Sullivan Canyon. Quiet and private sanctuary with panoramic city lights and mountain views from almost every room. Three levels of terraces, abundant natural light and fresh air, large rooms, high ceilings, lavish master suite, grand living room, a generous media/entertainment room with bar and 650 bottle wine room, roof-top deck with forever views, and pool deck.		
MLS#15-884253		BBQ,Blt-Ins,Dshwshr,Dryer,Hood Fan
Carolyn LoBuglio 310-780-1529		
COLDWELL BANKER - BW		

<b>07 West L.A.</b>		Condo / Co-op
<b>1740 S WESTGATE AVE, UNIT D</b> Open 11-2		<b>NEW</b>
<b>\$1,149,000</b>	3+2.5 4sty-CONTEMP MED	
	<b>CHIC, UPGRADED TOWNHOUSE W/ PRVT GARAGE &amp; ROOF TOP TERRACE</b>	
Sophisticated unit has living room with hardwood floors, fireplace and family room/living room layout. Formal dining room and gourmet kitchen with SS Viking appliances, granite counters, wine fridge and breakfast area. 3 bedrooms upstairs, large master suite with vaulted ceilings, fireplace, huge walk-in closet, and loft to rooftop deck with views. En suite master bath has double sinks and separate soaking tub / shower. Direct access 2 car side-by-side private garage and separate laundry room.		
MLS#15-952195		
Lisa Mansfield 310.481.4313		
SOTHEBY'S BRENTWOOD		3 bd+ 2.5 ba+ Loft+ Terrace+ Prvt Garage

<b>06 Brentwood</b>		Condo / Co-op
<b>11628 CHENAULT ST #108</b> Open 11-2		<b>NEW</b>
<b>\$1,179,000</b>	2+3 ARCHITECTURAL	
	<b>EXTRAORDINARY MULTI-LEVEL ARCHITECTURAL MODERN TOWNHOME</b>	
Incredibly dramatic 2bd,3ba w/a towering 2 story ceiling. Large family room that could be converted to a 3rd bedroom. 2 large rooftop sundecks w/views. Abundance of large windows & natural lighting. Direct access to 2 car pvt garage w/guest spots. Stainless steel fireplace. Gourmet kitchen w/custom cabinetry & breakfast bar. Granite counters & stainless steel appliances. Patio. Bamboo floors. Inside laundry & 2 zone heat & ac. Master suite w/soaring ceilings. Master bath w/marble & dual sinks.		
MLS#15-952601		Parking will be provided during OH
Gary Limjap 310.430.0818		
COLDWELL BANKER SM		

<b>1930 PURDUE AVE #12</b> Open 11-2		<b>NEW</b>
<b>\$929,000</b>	4+3 CONTEMPORARY	
	<b>EXTREMELY RARE, CONTEMPORARY, CONDOMINIUM!</b>	
4 bedroom, 3 bathroom end unit condo in West LA. This condo is over 2,000 SqFt and has a lot to offer! Features include hard surfaces throughout, fireplace in the living room, formal dining room, breakfast area, updated kitchen, skylights and HUGE private patio/yard space that is perfect for entertaining! Additional features include a large master suite with walk-in closet, two additional spacious bedrooms, extra storage and 4 parking spaces! Property is around the corner from Sawtelle Blvd.		
MLS#15-952195		
Steve Sawai 310-899-3584		
COLDWELL BANKER RESI		Blt-Ins

Why Advertise? Large Distribution Area

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





TUESDAY

<b>1262 S BARRINGTON AVE #202</b> Open 11-2		<b>NEW</b>
\$559,000	2+2 CONTEMPORARY	
		
<b>LOCATION LOCATION LOCATION!</b>		
Charming 2 bedroom unit with well laid out floor plan. Generous sized rooms, cozy fireplace & office area. Balcony off the living area. Laminate floors and double pane windows. Kitchen with granite counters & stainless steel appliances. Central heat & AC. Great use of tile & granite in bathrooms. Heated floors in master baths. Master suite with walk-in closet. Homeowners dues include water & earthquake insurance. Amenities include pool, fitness center, sauna & sundeck.		
MLS#15-951475		
Gary Limjap 310.430.0818		
COLDWELL BANKER SM		Blf-Ins,Dshwshr,Elvtr,Grbg Disp,Intrcm


<b>1443 HI POINT ST #1</b> Open 11-2		<b>NEW</b>
\$919,000	2+3 NEW PROJECT	
		
<b>5 NEW MODERN SINGLE FAMILY HOMES NEAR THE GROVE!</b>		
Introducing Crest Five, a luxury development of 5 NEW Modern homes each w/2BD + 3BA feat. dramatic spaces. Walls of glass, hardwood floors, 2-car garages, vaulted ceilings & abundant natural light. Designer kitchen w/ Silestone counters & SS appliances, dining area, private terrace & open living room w/flex space - perfect for an office/additional bedroom. Designer baths including Master suite w/dual closets. Private roof decks w/sink, gas line & city views. Welcome to style & sophistication.		
MLS#15-950435		
Grant Linscott 323-300-1174		
KELLER WILLIAMS RLTY		Cing Fan,Dshwshr,Grbg Disp,Micro,Rng

**08 Cheviot Hills - Rancho Park** *Single Family*


<b>2750 MANNING AVE</b> Open 11-2		<b>NEW</b>
\$1,699,000	3+2 TRADITIONAL	
		
<b>IMPECCABLE CHEVIOT HILLS HOME</b>		
Impeccably designed home with hardwood floors, vaulted ceilings and exposed beams in the living room. This home offers an art-deco inspired formal dining room plus a brand new kitchen and breakfast nook. The kitchen provides ample prep space, in-island beverage and wine fridges and stainless steel appliances. Each of the bathrooms in this 3 br/2 ba, over 2,400 square foot home were meticulously remodeled. Outside you'll find a generous side patio that wraps around to a nice sized grassy area.		
Ben Lee 310-858-5489		
COLDWELL BANKER RES		Refrigerator, Stove, Oven, Dishwasher

<b>1443 HI POINT ST #3</b> Open 11-2		<b>NEW</b>
\$879,000	2+3 MODERN	
		
<b>NEW LUXURY HOMES WITH HUGE ROOFTOP DECKS!</b>		
Introducing Crest Five, a luxury development of 5 NEW Modern homes each w/2BD + 3BA feat. dramatic spaces. Walls of glass, hardwood floors, 2-car garages, vaulted ceilings & abundant natural light. Designer kitchen w/ Silestone counters & SS appliances, dining area, private terrace & open living room w/flex space - perfect for an office/additional bedroom. Designer baths including Master suite w/dual closets. Private roof decks w/sink, gas line & city views. Welcome to style & sophistication.		
MLS#15-950437		
Grant Linscott 323-300-1174		
KELLER WILLIAMS RLTY		Cing Fan,Dshwshr,Grbg Disp,Micro,Rng/Ovn

<b>3001 PATRICIA AVE</b> Open 11-2 632E6		<b>NEW</b>
\$1,589,000	3+2.75 TRADITIONAL	
		
<b>BEAUTIFULLY UPDATED 3BD/2.75BA TRADITIONAL + DEN</b>		
Beautifully updated 3 bed/2.75 ba Traditional perched on private knoll corner lot in prime Cheviot Hills location. Enter foyer w/ closet opening to spacious living rm w/ fireplace & french drs to inviting brick patio & privately landscaped backyard w/ lemon tree & colorful roses, ideal indoor/outdoor flow for entertaining. Charming den w/ wainscoting & brick finished fireplace off living rm. Large formal dining rm w/ chair railing & front facing window overlooking treetop views.		
MLS#15-951747		
Chad Lund 310-801-2641		
TELES PROPERTIES		Built-Ins,Dishwasher,Range/Oven

<b>3036 CARDIFF AVE</b> Open 11-2		<b>red</b>
\$1,390,000	+495000 4+3 TRADITIONAL	
		
<b>OVER \$100,000 PRICE REDUCTION/ UNDER \$555 PER SQUARE FOOT</b>		
Seller Found Another/ Bring All Offers! Dramatic 2 story entry/Formal Living Room/ Formal Dining Room/ Country Kitchen/Family Room/ Library/Home Office.. First floor BR & BA and 3 Bedrooms/2 Baths upstairs. Stunning architectural details throughout, brick patio off the dining room and beautiful trees in the garden and in front of the home create a country feel in this fabulous city location.		
MLS#15-924095		
JoAnna McCullough 310-365-8440		
NELSON SHELTON		Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridge

**09 Beverlywood Vicinity** *Single Family*

<b>1216 DANIELS DR</b> Open 11-2 632F4		<b>NEW</b>
\$2,495,000	5+4 2sty-CONTEMPORARY	
		
<b>BREATHTAKING VIEWS! OVER 3100 SQ. FT. BEVERLY HILLS ADJ!</b>		
Impressive family home with over 3100 sq. ft. of living space! 5 bedrooms, 4 bathrooms, large gourmet kitchen with double sinks, 2 dishwashers, lots of cabinet space & all the bells & whistles. Spacious living room with fireplace, formal dining room, den & more! Fantastic, breathtaking views, hardwood floors, crown moldings, recessed lighting & plenty of storage throughout. Private backyard features pool, spa & entertaining deck. Very close to places of worship. Beverly Hills adjacent.		
Mark & Lynn Mirisch Rogo 310-777-6213		
COLDWELL BANKER-BH N		Dshwshr,Drye,Rng/Ovn,Fridg,Other

<b>2325 DUXBURY CIR</b> Open 11-2		<b>rev</b>
\$5,199,000	7+6 TRADITIONAL	
		
<b>COMPLETELY RENOVATED TRADITIONAL MASTERPIECE</b>		
One of the five largest lots on this most prestigious street in Beverlywood HOA. Enter this completely renovated traditional masterpiece featuring a voluminous entryway and soaring ceilings. Formal LR with wood-burning FP and stunning Santos Cherry wood floors. A Chefs kitchen with a tremendous center island, top of the line Sub-Zero and Wolf appliances. Butler and walk-in pantries lead into a grand DR with coffered ceilings and bay window.		
MLS#15-948145		
Adi Werthman 310.598.0260		
HILTON & HYLAND		www.hiltonhyland.com

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

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

<b>1315 ROXBURY DR, UNIT 301</b> Open 11-2		<b>NEW</b>
\$825,000	2+2 3sty-TRADITIONAL	
		
<b>BEVERLY HILLS VICINITY TOP FLOOR FRONT FACING W/ BALCONY</b>		
XL 1608 sq ft front facing unit on Roxbury! Located N. of Pico & South of Wilshire w/ only 12 units in the building. A great floor plan w/ 2 large beds, 2 large baths & a Master bed with walk in closet. Carpet & hardwood floors throughout. Smooth ceilings, central air, crown moldings & recessed lights. Remodeled kitchen w/ wood cabinetry & granite counters. 2 side by side parking spots, pets allowed, laundry in unit, EQ and low HOA only \$430.00 per month . Open Sunday and Tuesday		
Steven & Zee Spezzano 213-494-3999		
KELLER WILLIAMS		The Integrity Team

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Get Statistics for ANY Listing Search.

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



TUESDAY

<b>1100 S CLARK DR, UNIT 302</b>	Open	11-2	<b>NEW</b>
<b>\$699,000</b>	2+2	CONTEMPORARY	



**CHIC VIEW CONDO IN IDEAL LOCATION**

Across the street from Beverly Hills with a spectacular view! This light and bright, front-facing condo is close to all the restaurants, boutiques and houses of worship on both Robertson and Pico. Modern open kitchen with granite counters and stainless steel appliances. Luxurious master suite with TWO walk-in closets and a large bathroom with double sinks, granite counters and a separate tub and shower. Balcony, fireplace, separate laundry room, central A/C, alarm, and low HOA dues.Perfection!

Naomi Selick 213-280-9120  
TELES PROPERTIES

1100 S CLARK DR, UNIT 302

<b>1263 N CURSON AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$667,000</b>	2+1	CRAFTSMAN	



**CHARMING "GATSBY-ESQUE" BUNGALOW**

The most charming circa 1922 "Gatsby-esque" bungalow. Tucked into West Hollywood, loaded with charm & character. Coved ceilings, wood burning fireplace, hardwood floors, leaded windows, built ins and a great attic is a perfectly convenient, romantic haven.Front porch that's walled and gated for summer afternoons or the secluded back patio that's privatized by bamboo. Moment's from everything, the restaurants, stores, Farmer's market, Runyon Canyon, the list is endless. A serene sanctuary.

MLS#15-920595  
Konstantine Valissarakos 323-671-2323  
SOTHEBY'S LOS FELIZ

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

**09 Beverlywood Vicinity** Lease

<b>9418 KIRKSIDE RD</b>	Open	12-1:30	<b>NEW</b>
<b>\$6,200</b>	4+3.5	TRADITIONAL	



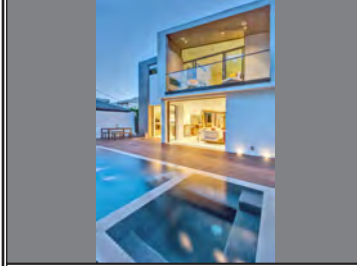
**GREAT BEVERLYWOOD TRADITIONAL 2-STORY LEASE W/POOL.**

Lovely Beverlywood 2-Story 4 BR/3.5 BA Traditional with fenced Pool and grassy yard. Master Suite and 2 Add'l BR's up and 1 BR. down. Den with fireplace leads out to patio and spacious yard. LR with fireplace and large spacious formal Dining Rm. w/ wood floors. Available for Lease beginning of December.

MLS#15-948551  
Rona Kaufman 310-962-8797  
TELES PROPERTIES

Dishwasher,Dryer,Garbage Disposal,Range/

<b>354 N SAN VICENTE</b>	Open	11-2	<b>rev</b>
<b>\$2,465,000</b>	3+4	ARCHITECTURAL	



**BI-COSTAL'S DREAM PIED-À-TERRE**

Prime WEHO Design District by PDC, Restoration Hardware & Urth Cafe.Stunning Water Falls by the Entry. Sexy Negative Edge Pool in the Prvt Bckyrd. Leicht German Ktchn, Miele Appls. All Bdrms are En-Stes. Mstr w/ Balcony & Frpic. Hi-End Designer Fixtures: Moda, Meistero, Graff, to name a few. Control 4 Smart Home w/Nest Environmental Syst & Lutron Cntrld Designer Shades. Enjoy Sunday Brunch at Cecconi's, Dinner at Craig's or Entertain your Guests in Your New Prvt, Sexy, Architectural Smart Home.

MLS#15-945935  
Rosalie Klein 323.935.8680  
ENGEL & VÖLKERS BH

Gourmet Ktchn, Miele Appls, Eviron Systm

**10 West Hollywood Vicinity** Single Family

<b>8980 LLOYD PL</b>	Open	11-2	<b>NEW</b>
<b>\$1,490,000</b>	2+2	FRENCH	



**NORMA TRIANGLE GEM WITH POOL AND DETACHED BONUS ROOM!**

Located in West Hollywood's coveted Norma Triangle, this remodeled home with pool and detached bonus room is amazing! The gorgeous living room has a fireplace, skylight, built-ins, terrace and a separate sitting area. The striking kitchen with stainless steel appliances and backsplash has access to the laundry room and rear dining deck and backyard. The master suite with dual vanity bathroom also has direct access to the dining deck and backyard. The front bedroom has a terrace to enjoy.

MLS#15-952207  
Tom Scrocco/Randy Isaacs 310-887-0255  
COLDWELL BANKER - SS

www.TomAndRandyProperties.com

<b>812 N CROFT AVE #PH401</b>	Open	11-2	IEWS!!!	<b>NEW</b>
<b>\$1,595,000</b>	2+3	1sty-ARCHITECTURAL		




**WEST HOLLYWOOD PENTHOUSE WITH EXPLOSIVE VIEWS!**

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

MLS#15-950771  
C. Jacobs | J. Yarbrough 310.904.3568  
LA LUXE GROUP | KWBH

www.812Croft.com

<b>1400 N FULLER AVE #3</b>	Open	11-2	<b>NEW</b>
<b>\$1,399,000</b>	3+4	NEW PROJECT	



**NEWLY BUILT HOME WITH PANORAMIC VIEWS FROM ROOF DECK**

This spacious, three-story row house features three bedrooms, four bathrooms and a wraparound roof deck with a gas fireplace and sweeping views of the Hollywood Hills and downtown Los Angeles. Built in 2013, this home has impeccable finishes, including hardwood floors, recessed lighting, and a gourmet kitchen with a large center island featuring top-tier brands Bertazzoni, Leibherr, Bosch and Thermador, and designer bathrooms with Italiana Ceramica sinks, Grohe fixtures and Toto toilets.

MLS#15-951691  
Jason Woodruff 310.770.3101  
KELLER WILLIAMS HH

Dshwshr,Lndry,Hood,Micro,Rfrg,Grg Dpsl

<b>9000 CYNTHIA ST, UNIT 404</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,225,000</b>	3+3	2sty-CONTEMPORARY	




**CHIC 2-STORY 3BDRM 3BTH IN PRIME WEHO 2 BLOCKS TO BEV HILLS!**

Rare Contemporary remodeled Corner 2-story penthouse with 3 bedrooms & 3 baths 1 block to Beverly Hills offering a dramatic entry hall, separated bedrooms with no common walls, a 2-story living/dining area with fireplace, large balcony with Sunset Strip views, updated kitchen with Bosch gas cook top, stainless appliances & wine cooler, large Master with huge walk-in closet, upstairs bedroom with en suite bathroom, laundry in unit, 2 side-by-side parking spots, pool, controlled access entry!

Jeffrey Hobgood 310-305-7653  
SOTHEBY'S BH

Stainless Appliances, Incredible Remodel

<b>1131 ALTA LOMA RD #310</b>	Open	11-2	592J5	<b>NEW</b>
<b>\$625,000</b>	1+1.5	CONTEMPORARY		



**STUNNING & SPACIOUS 1BED+1.5BA +DEN UNIT AT PARK WELLINGTON**

Stunning 1 Bed + 1.5 Bath + Den + Balcony Unit With Spacious Floor Plan Overlooking Serene Courtyard In The Highly Sought After Resort-Style Park Wellington. Unit Features Beautiful Hardwood Floors, Plantation Shutters, Granite Kitchen Top Counter, Art Glass Basin In Powder, Marble Floors In Full Bath W/ Spa Tub. 1 Secured Parking Space In Gated Garage. Amenities Include 24 Hour Concierge And Security, Guest Parking, Resort-Style Pool, Spa, Cabanas, Sauna, Tennis Court, 24 Hour Fitness Center.

MLS#15-951415  
ST.JAMES + CANTER 310.291.1029  
BERKSHIRE HATHAWAY

WWW.1131ALTALOMA310.COM

**REMINDER**

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



TUESDAY

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




**UNIQUE, ARCHITECTURAL 2BD+2BA LOFT AT LAUREL COURT**

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

MLS#15-946941  
ST. JAMES + CANTER 310.704.4248  
BERKSHIRE HATHAWAY

www.1037LAUREL6.COM

<b>1347 RIVIERA AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,488,000</b>	2+3	2sty-CRAFTSMAN	



**RE-STYLED! RE-LISTED! VALET PARKING.**

Surf to Abbot Kinney! Windward Circle Beach House! Light, Bright remodeled 2 story Venice home. Perfect for bi-coastal drop-ins. Open kitchen, European stainless steel appliances, hardwood floors. Everything is a stroll or bike ride away. Beaches! Shopping! Restaurants! Entertainment! Art Galleries!

Winston Cenac 310.963.9300  
BULLDOG REALTORS INC

Dishwasher, Garbage Disp, Range, Refrig

**10 West Hollywood Vicinity** *Income*

<b>1020 N LA JOLLA AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,795,000</b>			




**WEST HOLLYWOOD DUPLEX**

Spacious lot with good flow is comprised of Two side-by-side units with 2 bedrooms, 1 bath each; individual laundry hookups, electric, gas and water meters and personal rear decks/yard space. Light and bright kitchens with dining areas and french doors lead to a lovely social patio, perfect for al fresco entertaining. Easy to maintain landscaping, neutral color palette, original hardwoods, coved ceilings, and move-in ready. Private, gated and hedged front yard with off street parking.

MLS#15-947293  
T. Parker | P. Moya 310.600.2128  
SOTHEBYS INTL REALTY

www.1020NLaJolla.com

<b>518 BROADWAY ST</b>	Refresh.	11-2	<b>red</b>
<b>\$2,655,000</b>	2750000	3+2.5 CONTEMPORARY	



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

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

MLS#15-940149  
Sharon Rifelli 310-418-5862  
RE/MAX ESTATE PROPER

State of the Art Kitchen and Baths

**11 Venice** *Single Family*

<b>611 SANTA CLARA AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$3,295,000</b>	4+4	2sty-ARCHITECTURAL	




**VENICE ARCHITECTURAL - STEPS TO ABBOT KINNEY**

Timeless contemporary beauty in Venice. This lush private compound offers open, expansive living & dining spaces graced w/ abundant light. Inspired by the California Modern architecture of Neutra & Schindler & designed for a chef/owner who loves to entertain as well as showcase his art collection. Main house offers 3 BR/3 baths - w/ 2 bedrooms built around a playful open space that works well as den or office. Large roof deck. Full Guesthouse w/kitchen, BR, office & gardens. Serene & beautiful.

Don Glunts/ Jerry Jaffe 310.403.4925  
DG REALTY/ TELES

Guesthouse, Roof Deck, Gardens

<b>601 VERNON AVE, UNIT 3</b>	Lunch	11-2	671-H5	<b>NEW</b>
<b>\$1,695,000</b>	3+2.5	MODERN		



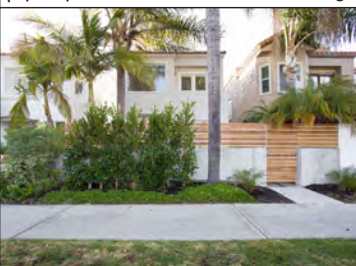
**SUNNY CONDO IN VENICE WITH 3 CAR GARAGE!**

Natural light floods the main living area via bay window and recessed lighting of this 3 bedroom 2.5 bath condo. A shared wall doubles as entertainment center and kitchen organization. Light wood cabinetry and glass doors bolster brightness. Upstairs, 2 full baths have large vanities and chic tiling. One bedroom features mirrored closets and the other has a private balcony. The master suite offers a splendid view and vaulted ceilings. Don't miss out!

Tamra Pardee 310-907-6517  
PARDEE PROPERTIES

Stove, Dishwasher, Refrigerator

<b>679 WASHINGTON BLVD</b>	Open	11-2	671J6	<b>NEW</b>
<b>\$1,999,995</b>	3+3	4sty-CONTEMPORARY		




**IMPECCABLE MODERN HOME IN THE HOT VENMAR COORIDOR**

Impeccably renovated modern style home in the highly sought after VenMar corridor; just blocks away from Abbott Kinney, The Marina, The Canals, & the Beach. This spacious 2869 sq. ft. four-level home features 3 large bedrooms, 4 bathrooms, a wonderful open floor plan, an modern Italian-style Kitchen, high-end appliances & finish details, a spacious patio, & an amazing roof -top deck. Don't miss the opportunity.

MLS#15-952223  
Alison Belts 323-309-3976  
TELES PROPERTIES

JustHitTheMarket.com

<b>1046 PRINCETON DR #118</b>	Open	11-2	672A6	<b>rev</b>
<b>\$840,000</b>	0+1	ARCHITECTURAL		



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


MLS#15-913117  
Lee Johnson 310-892-2244  
SOTHEBY'S INTERNATIO

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



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TUESDAY

**11 Venice** Income

<b>628 - 630 SAN JUAN AVE</b>		Open	11-2	571H5	<b>rev</b>
\$2,295,000		Duplex	2sty-MEDITERRANEAN		




**INCREDIBLE OPPORTUNITY TO OWN IN VENICE**

Complete w/plans & permits to build an amazing SFR. This is an incredible opportunity not to be missed, whether you want to live in one unit, rent the other or add the sq ftg using the approved Matthew Royce plans. Don't miss this chance to invest in silicon bch just moments away from Abbot Kinney. Landscaped yd surrounded by tall bamboo trees, a patio/sitting area & a newly blt swimming pool. On one of the largest lots W of Lincoln it is on one the next happening streets in Venice. Coffee Cart

MLS#15-948687	
Juliette Hohnen	323.422.7147
DOUGLAS ELLIMAN	
www.628sanjuan.com	

<b>129 BROOKS AVE</b>		Open	11-2	<b>rev</b>
\$1,787,000		Duplex	CALIFORNIA BUNGALOW	



**PRIME VENICE BEACH COTTAGE ONLY STEPS TO THE SAND!**

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

MLS#15-944489	
Tami Pardee	310-907-6517
PARDEE PROPERTIES	
Cng Fan,Rng/Ovn,Fridg	

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

<b>25 NORTHSTAR ST, UNIT 2</b>		Open	11-2	<b>NEW</b>
\$1,339,000		3+3	CONTEMPORARY	



**SPACIOUS CONDO IN MARINA PENINSULA**

Over 1,800 sf on a single floor creates large, open spaces flooded with light. Recently renovated with granite counter, tile backsplash and S/S appliances. Bathrooms also renovated. Outdoor areas include 2 balconies. The building also has been renovated, including lush landscaping. Close to the bike path, the waves, great restaurants and farmer's market.

Abe Sassoon		3107954367
BULLDOG REALTORS		
Stove, Fridge, Washer, Dryer		

<b>4334 GLENCOE AVE, UNIT 8</b>		Open	1-2	672/B6	<b>NEW</b>
\$793,000		2+3	3sty-CONTEMPORARY		



**BEAUTIFUL 2 BED/3 BATH TOWNHOME - VILLA VELLETRI COMPLEX**

With a Garden-like setting accented by light and trees. This 2 bedm/3 bath townhome is located just blocks from the Beach. A warm and inviting Open floor plan ideal for entertaining. The home welcomes you with beautiful floors - a living room with high ceilings & fireplace leading to a lg landscaped patio for dining al fresco. The Dining rm connects to remodeled eat-in kitchen with new appliances and laundry rm. There are 2 lg bedrooms with en suite baths. Private double garage w/direct access.

Pam Miller		310/650/1111
RE/MAX ESTATE PROPER		
Dishwasher, Stove top, Oven, Microwave		

<b>4211 REDWOOD AVE #408</b>		Open	11-2	<b>rev</b>
\$849,000		2+2	CONTEMPORARY	



**SOPHISTICATED COASTAL LIVING IN THE HEART OF THE MARINA**

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

MLS#15-950251	
Eric Lavey	(310) 908-6800
THE AGENCY	
Dshwshr,Dryer,Fridg	

**13 Palms - Mar Vista** Single Family

<b>3651 INGLEWOOD BLV</b>		Refresh.	11-2	672	<b>NEW</b>
\$4,050,000		5+5	2sty-ARCHITECTURAL		



**TOUR DE FORCE ON MAR VISTA HILL**

Walk into your personal urban oasis through a covered walkway into a calm courtyard of silver quartzite stone and a sparkling pool. 1st level offers an ideal floor plan; floor to ceiling glass doors, radiant heat & cooling. Separate Casita with Steam shower. The 2nd level wreathes an outdoor walkway around the courtyard, 3 bedrooms in one wing and master suite with private living room opposite. Cherry floors add warmth and skylights create airiness. Huge deck with panoramic views above.

Ramey Ward		310-266-0867
TELE PROPERTIES		
Steam Shower,Smart home,Cool appliances		

<b>4121 SUNNYSIDE AVE</b>		Open	11-2	672B6	<b>NEW</b>
\$2,495,000		5+3	TRADITIONAL		



**EAST COAST TRADITIONAL IN DEL REY**

Are you looking for a home that's been well designed & built? This custom, cedar shingled, Hampton's style home is close to the Marina Marketplace & the ocean. From the minute you pull up you'll be impressed by the presence this home has on one of Del Rey's prettiest streets. An impressive entry leads to a great room that opens to the kitchen w/Wolfe range & other high-end appliances. If special & well designed is important & you want great walkability, then you've found it!

Sherri Noel		310-994-8721
KELLER WILLIAMS - SM		
Refrig, DW, Range, Stove, Micro		

<b>3546 GREENWOOD AVE</b>		Open	11-2	672A3	<b>NEW</b>
\$2,079,000		4+4.5			



**EXQUISITELY DESIGNED FOR A MODERN LIFESTYLE**

This high style architectural home was built w/the highest level of design integrity. The open floor plan & voluminous ceilings create a space to enjoy the quintessential beach life in the Woods Streets. Wide plank oak flooring & fireplace in the living room add to the warmth. The open kitchen w/walnut cabinetry & quartz counters has Thermador appliances & Hans Grohe fixtures. Fleetwood doors open to a spacious yard w/built-in fire pit. There's 4 bed suites & powder room.

Jennifer Lax		213-268-2047
KELLER WILLIAMS - SM		
Fridge, Oven, Stove, Dishwasher,		

<b>11807 PALMS</b>		Open	11-2	<b>rev</b>
\$1,195,000		2+2	CONTEMPORARY	



**SERENE MAR VISTA HOME BUILT IN 2008**

Thoughtfully planned 2 bedroom, 2 bathroom home. Open flow, volume ceilings and lots of natural light. Large foyer opens into living room and kitchen area with granite counters. Natural bamboo flooring throughout with travertine floors in bathrooms. Pella "designer series" wood casement windows with "between the glass" blinds throughout let nature in. Spacious inviting bedrooms with room darkening shades. Master suite opens up to lush backyard; makes you feel miles from the city.

MLS#15-946491	
Ron Wynn	310-963-9944
COLDWELL BANKER RESI	
Cng Fan,Dshwshr,Dryer,Grbg Disp,Rng/Ovn	



**The Source Of Real Time Real Estate™**



TUESDAY

**14 Santa Monica** Single Family

<b>624 MARGUERITA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$5,499,888</b>	4+4	TRADITIONAL	




**PRIME SANTA MONICA**

Remarkable opportunity in prime Santa Monica location to build your dream home or rebuild the existing house. Over-sized lot of 12,700 square feet affords the opportunity to have a larger home with a spacious backyard. Unpermitted plans for an 8,000 square foot house. Buyer to verify with city the ability to modify the existing house or build new.

MLS#15-951035	D Kramer & B Farrugia	310.691.2400	www.hiltonhyland.com
HILTON & HYLAND			

<b>333 18TH ST</b>	Open	2-5	<b>NEW</b>
<b>\$4,200,000</b>	5+3	2sty-TRADITIONAL	



**BEAUTIFUL, IMPECCABLE HOME - NORTH OF MONTANA**

Beautiful, impeccable 5 bdrm, 3 bath Traditional home exudes charm & character w/lots of warmth & light. Gorgeous living rm & lrg separate dining rm. Family rm off kitchen leads to spacious, private backyard w/brick patio & lawn area; perfect for entertaining. Light, bright, inviting kitchen w/breakfast bar, desk area & window overlooking beautiful front yard. Gorgeous hardwood flrs, Crown Mouldings & built-in cabinetry. Well designed & ready for ez indoor/outdoor living. Prime Location.

MLS#15-947095	Paula Ross Jones	310-255-5449	Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Fridg
SOTHEBY'S INT'L RLTY			

<b>2404 HILL ST</b>	Open	11-2	<b>NEW</b>
<b>\$3,150,000</b>	4+4.5	2sty-CAPE COD	



**NEW CONSTRUCTION! GORGEOUS CAPE COD BY RICHARD ASHBY.**

This home features high ceilings, recessed lighting, plank hardwd flrs thruout. Lots of natural light. Chef's kitchen w/ granite countertops, stainless steel Thermador appliances, butler's pantry w/wine fridge. Kitchen opens to family rm w/ frplce & bar alcove. Great flr plan w/3bd+3ba up, 1bd+1.5ba down. Expansive master suite w/coved ceil, sitting area/office, large balcony. Lux master bath w/dble sinks, brushed nickel fixtures, separate spa tub & shower. Beaut front & back landscaping.

Jeff Nowinski	310-458-4024	Built-ins
PARTNERS TRUST SM		

<b>2907 DELAWARE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,495,000</b>	3+2	1sty-TRADITIONAL	




**LOCATION! LOCATION! LOCATION! SANTA MONICA'S EXPO CORRIDOR**

Santa Monica's new expo corridor is a short distance from this move-in traditional home. Lovely curb appeal and rich landscaping,with play areas, irrigated gardens, fruit bearing trees and banana palms: A perfect oasis; 3 bed/2 bath open floor plan. 2-car garage. Central location to Bergamont Station, galleries, trendy shopping, notable dining establishments and distinguished public and private schools. An investment in the urban, Santa Monica link and lifestyle.

MLS#15-951751	MICHAEL HIATT	310-481-4342	Washer/Dryer/Tank-less Water Heater
SOTHEBY'S			

<b>1038 PEARL ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,365,000</b>	3+2	2sty-SPANISH	




**SUNSET PARK SPANISH REVIVAL HOME WITH UNIQUE FEATURES**

3 bed, 2 bath Spanish Revival home in Sunset Park has unique features.The dining area has built-in cabinets, a grand living room w/ barrel ceilings that echo boats in the Santa Monica beach area. Stainless steel appliances and TrendStone countertops exude luxury in the kitchen. Redwood panels along the stairs lead to master suite w/ private deck. Outdoors, drought tolerant landscaping sustains the backyard w/eucalyptus tree & a mature oak. Garage doubles as a workshop plus room for 5 cars.

Tami Pardee	(310) 907-6517	Range, stove, dishwasher, refrigerator
PARDEE PROPERTIES		

<b>816 SAN VICENTE</b>	Open	11-2	<b>rev</b>
<b>\$3,595,000</b>	4+3	SPANISH	




**ROMANTIC 1920'S SPANISH**

The home radiates charm from a bygone era. The interior is adorned w/ arched doorways, vaulted ceilings, masonry fireplaces & spacious entertaining areas lined w/ Saltillo tile floors. The gourmet kitchen equipped w/ a Viking Range, Sub Zero fridge & granite countertops opens to a dining room that overlooks a saltwater pool & KOI pond. Outside is a lush yet drought tolerant garden, built in barbecue and a cozy patio that is a perfect place to unwind after a long day. This is a true Spanish Gem

MLS#15-946533	Matthew O'Keefe	Blt-Ins,Cbl,Dryer,Grbg Disp,Fridg,Other
GIBSON INTERNATIONAL		

<b>1222 CHELSEA AVE</b>	Refresh.	11-2	<b>rev</b>
<b>\$1,785,000</b>	6+4	COTTAGE	



**UNIQUE FAMILY COMPOUND LOCATED IN THE HEART OF SANTA MONICA!**

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

MLS#15-941565	Tami Pardee	310-907-6517	Rng/Ovn,Fridg
PARDEE PROPERTIES			

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

<b>1366 PALISADES BEACH RD</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,995,000</b>	3+2	TUDOR	



**BREATHTAKING OCEAN VIEWS ON PRISTINE PALISADES BEACH**

Poised on top of the pristine Palisades Beach lined in mahogany & once owned & designed by Hollywood's legendary Donald Sutherland, perfect for an ideal seaside escape. 3bd, 2ba w/rich hwd flrs thru out, cathedral cells, wood framed sliders & transom windows pouring in beams of natural sunlight, gourmet chef's kitch & a brilliant master suite overlooking the sand fully equipped w/complete blackout technology & state of the art movie theatre. A rare gem on one of California's best beaches.

Tamra (Tami) Pardee	310.907.6517	THE AGENCY
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<b>1919 WASHINGTON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,899,999</b>	3+2.5	MEDITERRANEAN	




**AMAZING SANTA MONICA LOCATION**

Stunning front facing direct entry unit. Wood floors in all public rooms. Open, airy living room w/ soaring ceilings, floor to ceiling windows, & fireplace. Private rear patio. Granite counters, stainless steel appliances & eat in area. 3 beds w/ lovely master suite, 2 junior beds & loft. Entertain on your large rooftop deck w/ views of ocean, city, & mountains. Private two car direct entry garage. Best location w/ easy access to Montana shopping, restaurants & highly rated Santa Monica schools.

David / Anna Solomon	424.400.5905	www.1919WashingtonAve.com
THE AGENCY		

<b>1311 CENTINELA AVE #5</b>	Open	11-2	<b>NEW</b>
<b>\$1,200,000</b>	2+3	MEDITERRANEAN	



**IMPECCABLE SANTA MONICA TOWNHOUSE**

The interior features a spacious & open floor plan adorned with HW floors, French Doors, Custom Iron Railings, Recessed Lighting & an architectural stepped ceiling. The kitchen equipped w/ marble countertops, SS appliances and beautiful cabinetry opens to a bright living room w/ a fireplace & large patio that is perfect for entertaining. Up the stairs is a master suite that has a walk in closet & balcony. This is a true gem located near shops & all the best Santa Monica has to offer.

MLS#15-946829	Matthew O'Keefe	Dshwshr,Dryer,Fzrz,Grbg Disp,Rng/Ovn
GIBSON INTERNATIONAL		



TUESDAY

<b>854 18TH ST, UNIT 8</b>	Open	11-2	<b>NEW</b>
\$1,015,000	2+2	CONTEMPORARY	



**STUNNING, TOP FLOOR CORNER UNIT WITH VIEWS**

Stunning, top floor corner unit with spectacular city and treetop views. Be the first to live in this beautifully designed, extensively remodeled condo. Boasting high ceilings, open floor plan, floor to ceiling windows, and expansive wrap around balcony. The kitchen boasts a marble hexagon tile floor, stainless steel appliances, and Caesarstone countertops. Located in prime Santa Monica in the highly coveted Franklin school district near Montana Avenue dining and shops.

Chris Hicks 310-820-9368  
BERKSHIRE HATHAWAY

www.854-18th.com

<b>1044 4TH ST #101</b>	Refresh.	11-2	<b>NEW</b>
\$524,900	1+1	CONTEMPORARY	



**SPACIOUS & BRIGHT 1+1 CORNER UNIT**

Located in the prestigious Dorchester House, this extra-large 1 bedroom, 1 bath corner unit is bright and beautiful. Feel the ocean breeze flow through this great condo just north of Wilshire and only 4 blocks from the beach. The bedroom suite features a huge walk-in closet and a spacious full bathroom. The large kitchen has newer appliances and plenty of counter space. Central AC & heat, beautiful laminate wood floors, lots of storage as well as in-unit washer/dryer complete this great home.

MLS#15-951877  
Sabine Pleissner 310-745-1055  
KW SANTA MONICA

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

<b>2222 5TH ST, UNIT 103</b>	Lunch	11-2	<b>NEW</b>
\$997,000	2+2	CONTEMPORARY	



**BLOCKS TO THE SAND**

Beautifully designed single level condo in Santa Monica's coveted Ocean Park. Blocks to all the best on Main st & a short stroll to the sand, this rear unit is a peaceful beach retreat offering an abundance of space. Encompassing 2 beds & 2 baths complete w/gorgeous hardwood floors, new LED lighting, interior washer & dryer, dedicated dining rm, spacious outdoor patio, & expansive bedrooms w/large walk-in closets. Conveniently located to everything Santa Monica & a short stroll to Venice.

Tamra (Tami) Pardee 310.907.6517  
PARDEE PROPERTIES

<b>1705 OCEAN AVE #301</b>	Refresh.	12-2	671C1	<b>rev</b>
\$2,675,000	2+2.5	CONTEMPORARY		




**UNPARALLELED COASTAL LIVING**

A Premier front facing, corner unit in the luxurious Waverly. One of the largest 2 bdr floor plans w/ a den alcove & views from 3 sides. The master & Terrace face SW w/ views of the city & Palms on Ocean Ave. The beautiful living room faces NW capturing ocean, mountain & gorgeous sunset views. The gst bedroom w/ en suite bath looks out onto Tongva park w/ mountains in the distance. The open, Marmol Radziner designed kitchen features quartzite counters & island, custom cabinets & Thermador appl.

MLS#15-948665  
Dan & Charlee Nessel 310-365-0195  
BERKSHIRE HATHAWAY H

Cbl,Dshwshr,Dryer,Elvtr,Grbg Disp,Other

<b>1020 OCEAN PARK BLV, UNIT 7</b>	Lunch	11-2	<b>NEW</b>
\$809,000	2+3	2sty-MODERN	



**DOUBLE THE FUN IN SUNSET PARK**

2 bed/2.5 bath condo in Sunset Park awaits you w/open floorplan, awash with sunlight streaming from western views. In the kitchen, Mexican Talavera tiles, modern cabinetry and stainless steel appliances have a stylistic nostalgia. A fireplace, balconies and laundry are included. Spacious master has an attached powder room to the master bath and a walk-in closet. 2 Car sideXside parking within a small community garage. Earthquake insurance included in HOA, double-down on this home- and quick!

Tami Pardee (310) 907-6517  
PARDEE PROPERTIES

Range, stove, dishwasher, refrigerator

<b>521 MONTANA AVE #107</b>	Open	11-2	<b>rev</b>
\$1,175,000	2+2	MID-CENTURY	



**LOVELY 2 BR PLUS DEN UNIT**

Coveted 521 Montana Avenue complex. Largest floor plan in the building: Approx. 1,470 square feet. 2 parking spaces, low monthly dues which includes earthquake insurance. Gas fireplace, all new appliances, windows, shower, and lovely balcony. Grand lobby, pool, saunas, gym, rec room with kitchen. Adjacent to prestigious Palisades Avenue and just steps away from Santa Monica beaches, parks, Montana Avenue shops and 3rd Street Promenade. A rare opportunity. Hurry!

MLS#15-937177  
Ron de Salvo 310-777-6233  
COLDWELL BANKER RESI

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

**15 Pacific Palisades** Single Family

<b>901 10TH ST, UNIT 403</b>	Open	11-2	<b>NEW</b>
\$695,000	1+1		



**WONDERFUL REMODEL**

Newly 1 Bedroom plus DEN renovated throughout with SS appliances, Designer quality flooring, and surface materials. Den opens to Living Room with potential to be privatized. The open floor plan is light and bright with inviting balcony off living room taking in the view of tree tops and city lights. Gated Garage with designated parking. Laundry Room on each floor. A Must See!

Lisa Kirshner Elkin 310-500-1360  
PARTNERS TRUST BRENT

<b>200 TOYOPA DR</b>	Open	11-2	<b>NEW</b>
\$19,900,000	7+11	COUNTRY FRENCH	




**EXQUISITE TRADITIONAL ESTATE**

Please visit [www.200toyopa.com](http://www.200toyopa.com) for more information.

Drew Fenton 310.858.5474  
HILTON & HYLAND

www.hiltonhyland.com

<b>717 CEDAR ST #4</b>	Open	11-2	<b>NEW</b>
\$680,000	2+1	TRADITIONAL	



**BEAUTIFULLY UPDATED 2BR IN PRIME SANTA MONICA!**

Tucked away on a quiet tree-lined street, this charming top-floor, rear corner unit has it all! Light, modern & updated, located just blocks from Main Street shopping, dining & SM beach! This unit has been remodeled with new wood floors, updated kitchen and bath and inside washer/dryer. Conveniently located less than a block away from Joslyn park and dog park & just minutes from 10 freeway access. One-car private garage, secluded balcony off bedroom and only one shared common wall. Welcome Home!

MLS#15-952723  
Dana Cataldi 3108049207  
PARTNERS TRUST BW

www.717Cedar.com

<b>568 ALMAR AVE</b>	Open	11-2	630/J5	<b>NEW</b>
\$4,180,000	5+6	2sty-SPANISH		



**EXQUISITE SPANISH IN THE PRESTIGIOUS EL MEDIO BLUFFS**

Spanish in El Medio Bluffs, stunning 5 bedrooms, 6 bath home includes living room with fireplace, dining room, office/bedroom suite, gourmet kitchen with breakfast area, a large family room, french doors lead out to a large grassy yard and a covered outdoor entertaining area with built-in BBQ. Elegant master suite with a luxurious bath, sitting area; private balcony with fireplace and three additional bedroom suites. Close to the Palisades Village, local schools, shops, and Temescal Canyon Park.

Rayni & Branden Williams 310.691.5935  
HILTON & HYLAND

www.hiltonhyland.com



TUESDAY

<b>X 1260 PIEDRA MORADA DR</b>		Lunch	11-2	<b>NEW</b>
<b>\$3,100,000</b>	4+5	CONTEMPORARY		



Exemplifying California's Indoor-Outdoor Lifestyle! Dramatic living & dining rms with 2 story walls of glass open to private yard w/pool/spa overlooking the view. Gourmet kit w/large center island & professional grade appliances open to family rm & yard. This architectural home has 4 bd rm w/in-suite bath, den that could be converted into a 5th bd rm, & office. Master suite designed to maximize the views, perfectly appointed w/balcony, fireplace, walk in closet & bth w/large shower & spa tub

MLS#15-951859  
Christina Arechaederra 310-776-0945  
BERKSHIRE HATHAWAY H

Blt-Ins,Dshwshr,Grbg Disp,Micro,Fridg

<b>1368 GOUCHER ST</b>		Open	11-2	<b>rev</b>
<b>\$2,499,000</b>	4+4	2sty-TRADITIONAL		



**OCEAN VIEWS & STEPS TO THE PALISADES VILLAGE**

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

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

www.1368Goucher.com

<b>15313 EARLHAM ST</b>		Open	11-2	<b>red</b>
<b>\$2,995,000</b>	4+3	TRADITIONAL		



**REDUCED IN THE VIA BLUFFS**

An exquisite retreat in the prestigious Via Bluffs area! Polished hardwood floors, high ceilings, and fireplace in airy living room accentuate this 3-level abode. Bedroom on lower level offers private entrance and bathroom. Ensuite master features balcony w/ room for furniture and peekaboo ocean view. Family room spills out to a spacious and beautifully manicured backyard, the perfect spot to entertain guests w/ built-in BBQ, deck, and spa. A traditional gem with an abundance of detail and charm!

MLS#15-946021  
Bryan McElroy 310-849-5072  
GIBSON INTERNATIONAL

Dshwshr,Dryer,Grbg Disp,Fridg,Wshr

**16 Mid Los Angeles** Single Family

<b>1520 S DUNSMUIR AVE</b>		Open	11-2	<b>NEW</b>
<b>\$899,000</b>	3+2	TRADITIONAL		



**REMODELED 3BR/2BA NEAR PICFAIR VILLAGE**

This traditional home has been tastefully updated with a modern kitchen, two beautiful bathrooms and a detached guest house used as media room/home office. The main house features a foyer opening into a living room that has decorative fireplace, formal dining room, three bedrooms and two full bathrooms. The remodeled kitchen has Caesarstone countertops, European cabinets, and stainless steel appliances, including a six-burner gas range/oven and under-the-counter wine refrigerator.

MLS#15-950361  
Jason Woodruff 310.770.3101  
KELLER WILLIAMS HH

Dshwshr,Grbg Disp,Micro,Wine Cbnt, Other

<b>3644 OCEANHILL WAY</b>		Open	11-2	<b>red</b>
<b>\$1,600,000</b>	4+3	1sty-MID-CENTURY		




**INCREDIBLE OPPORTUNITY**

100k Reduction! Single level, mid-century home in desirable Sunset Mesa. Steps to Malibu beaches & minutes to the westside, this ideal floor plan offers light and bright rooms with a spacious ensuite master and stylish living room with travertine fireplace. Glass sliders open from master and living areas to a welcoming flat yard and patio with ocean views. A terrific kitchen, dining area and 3 additional bedrooms plus a 2 car garage with direct access complete this perfect package. Trust Sale.

MLS#15-941687  
Jane Gavens 310-497-5166  
COLDWELL BANKER RESI

www.3644oceanhill.com

<b>4661 PICKFORD ST</b>		Open	11-2	<b>NEW</b>
<b>\$719,000</b>	3+2	CRAFTSMAN		



**METICULOUSLY REMODELED CRAFTSMAN HOME IN MID CITY**

BEAUTIFUL CRAFTSMAN HM IN UPCOMING MID CITY AREA FULLY RENOVATED. AUTHENTIC CRN MOLDINGS, OG WOOD WORK, WD FLOORS,THRU-OUT. EAT-IN KITCHEN WITH QTZ COUNTER TOPS, BEAUTIFUL WOOD CABINETS, NEW STAINLESS STL APPLIANCES, COZY BRT BK RM. CENTER HALL LEADS TO 3 SPACIOUS BDRMS ALL WITH WD FLRS. MASTER BDR IS A STE WITH AN ALCOVE . BTH 1 IS SUN-DRENCHED WITH A SKYLT , DBL SINK WITH TILED SHOWER AND WALLS. BTH 2 HAS NEW CABINETS & TLD WALS AND FLOOR. YOUR BUYERS WILL LOVE IT A MUST SHOW

MLS#15-948457  
Michael Gola 323-762-2509  
KELLER WILLIAMS LARC

Dshwshr,Grbg Disp,Micro,Rng/Ovn

<b>16739 BOLLINGER DR</b>		Open	11-2	<b>rev</b>
<b>\$3,895,000</b>	5+6	3sty-TRADITIONAL		



**EXCEPTIONAL NEW EAST HAMPTONS**


Exceptional East Hamptons build with "Modern Farmhouse" flair. Major ground up construction with dramatic soaring 2-story foyer. Wonderful home for entertaining, with expansive living, dining, and great rooms. Gourmet kitchen with Thermador appliances. Master suite with spacious volume. Three ensuite bedrooms up. Media room, guest suite, upstairs den, and wine room. Grassy backyard with built-in barbeque for play and dining al fresco. A wonderfully built oasis in on a serene, tree-lined street.

MLS#15-947067  
Todd Baker 310-801-1475  
COLDWELL BANKER RESI

www.BereaPalisades.com

**17 Mid-Wilshire** Income

<b>315 N HELIOTROPE DR</b>		Refresh.	11-2	<b>NEW</b>
<b>\$699,000</b>	Duplex	CRAFTSMAN		



**DUPLEX INCOME PROPERTY**

Craftsman-style compound in East Hollywood zoned R-3 & move-in ready. Front house 3BR/2BA. Back 1BR /1BA. Both houses suitable for guests & extended family or good income potential. Amenities include custom kitchens w/ walnut cabinetry, white quartz counters, stainless steel appliances, dual-pane windows, wood floors & home sec. system. Controlled gate encloses drought-tolerant landscaping & ample off-street parking. Close to Koreatown, Larchmont, Metro Red Line, LA City College & 101 Fwy.

MLS#15-949915  
Andrew Rhoda 213-915-8879  
DOUGLAS ELLIMAN

CIng Fan,Grbg Disp,Rng/Ovn,Fridg,Wshr

<b>1281 CHAUTAUQUA</b>		Open	11-2	631B4	<b>rev</b>
<b>\$3,395,000</b>	3+2	TRADITIONAL			



**FABULOUS VIEW LOT**

Excellent building opportunity. Situated above the Palisades Village. Chautauqua to McKendree street to street lot - over 10K sf. Ocean views and city lights make this a great site to build an estate or larger home. House is major fixer or tear down.

MLS#15-945001  
James Respondek 310-255-5411  
SOTHEY'S INTERNATIO

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

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


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





**18 Hancock Park-Wilshire** *Single Family*

<b>226 S RIMPAU BLV</b>	Open	11-2	633F1	<b>NEW</b>
<b>\$7,999,000</b>	6+6.5	MODERN		



**MODERN FARMHOUSE W/ POOL ON THE GOLF COURSE.**

Absolutely breathtaking restoration inspired by the wineries of Napa Valley. Meticulously considered details abound in this modern farmhouse offering. Light flooded floorplan flows seamlessly from indoors to out, overlooking the 8th fairway of the Wilshire Country Club + beyond to the Hollywood Hills. An active creek rambles through the 15,700+ SF estate, separating the private yard from the golf course. Perfectly central yet private cul-de-sac location.

Jenna Cooper  
TELES PROPERTIES 323-481-0644

Built in BBQ, Alarm System, Central Heat

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

<b>631 WILCOX AVE #1B</b>	Lunch	11-2	<b>NEW</b>
<b>\$925,000</b>	2+2.5	CONTEMPORARY	



**WELCOME HOME!**


Commanding Golf Course Views of the Wilshire Country Club! Exceptionally remodeled and professionally staged, this home is ready for the most discerning buyer. Each room has been blended with a tasteful pallet that combines carefully selected materials and colors. Crown moldings and plantation shutters add a look of distinction. Hancock Park Terrace offers a lushly landscaped, guard-gated community, pool & spa, near LA Tennis Club, Wilshire Country Club, Larchmont Village and Hollywood Studios.

MLS#15-941491  
Hutchison/ Barneff (310) 562-5907  
COLDWELL BANKER HPN

Dshwshr,Dryer,Frzr,Grbg Disp,Micro,Other

**TUESDAY**

<b>1058 S PLYMOUTH BLV</b>	Open	11-2	<b>NEW</b>
<b>\$675,000</b>	2+1	TRADITIONAL	



**CLASSIC & CHARACTER TRADITIONAL HOME IN OXFORD SQUARE!**

Beautiful original detailed home with Parquet wood floors, nice layout, & a huge private backyard. FANTASTIC LOCATION, CLOSE TO LARCHMONT AND ON A TREE-LINED STREET! Many character details in molding, original doors & classic grid wood windows too. 3 Parks & Library within blocks! A very nice street with mature trees in a very good neighborhood of classic LA homes. Come see this soon, & make this home your own!

Jerry & Rachel Hsieh  
KW- LOS FELIZ 424.242.8856

www.JerryandRachel.com

**18 Hancock Park-Wilshire** *Income*

<b>407 N NORTON AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,600,000</b>			



**NEW CONSTRUCTION LUXURY DUPLEX DELIVERED VACANT!**

Built Oct 2015. Rare opportunity to purchase a brand new beautifully constructed duplex in Hancock Park by architect Jack Moses. Each 2,616 Sq Ft townhouse has 3 bedrooms & 3.5 bathrooms plus a den w/access to a private backyard. Both townhomes feature 3 floors of living space + a fourth floor spacious rooftop deck spanning the entire length of the building w/unobstructed 360 degree views including the Hollywood Sign, Griffith Observatory & Downtown LA.

MLS#15-948969  
Tom Scrocco/Randy Isaacs 310-887-0255  
COLDWELL BANKER - SS

www.TomAndRandyProperties.com

<b>134 FREMONT PL</b>	Open	11-2	633F3	<b>rev</b>
<b>\$4,200,000</b>	5+7	TRADITIONAL		



**NEW LOOK, NEW FACE AND A HUGE PRICE REDUCTION!**

This beautifully renovated Georgian Colonial Style Home. 24hr security guarded gated home in Fremont Place. Classic details & architectural flourishes are preserved. All 3 fireplaces recently renovated with city permit. upgraded gourmet kitchen with high end stainless steel kitchen appliances, breakfast room leads toward sparkling pool with lush back yard. Living room, dining rm & family rm with fireplace & pool view. Guest house over the garage.

MLS#15-934273  
June Ahn 323.855.5558  
COLDWELL BANKER HPS

juneahn21@gmail.com

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

<b>927 S OGDEN DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,369,000</b>	4+3	1sty-SPANISH	



**MIRACLE MILE SPANISH GEM, PRICED FOR FAST SALE!**

Quiet, tree-lined street in Miracle Mile, this updated and welcoming Spanish home is classy and well conceived. Inviting front porch, large living room with tall, coved ceilings, hardwood floors, and decorative Batchelder Tile fireplace. Living room flows into the formal dining room and open-air chef's kitchen, w/ Thermador range, Viking refrigerator, a large island with bar seating plus a breakfast area. Original details throughout, including arched French windows, & gleaming hardwood floors.

Jodi Rubin 310-254-7123  
SOTHEBY'S

<b>548 N BRONSON AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,299,000</b>	3+3	1sty-SPANISH	



**NICE SPANISH COLONIAL W/STUDIO**

Charming Spanish Colonial provides a comfortable refuge within a short distance to trendy Larchmont Village. Light and bright interior with original hardwood flooring. Kitchen with stainless appliances, recessed lighting and full size laundry. 3 bedrooms, 2 baths with living room plus family room. Upgrades include: solar system, tank-less water heater,newer central AC/ducting, copper plumbing, bolted foundation and newer electrical. Fr doors lead out to nice size yard in back with Studio.

MLS#15-945057  
Bruce Walker 310-623-8722  
RODEO REALTY - BEVER

Atc Fan,Blf-Ins,Dshwshr,Rng/Ovn,Fridg

<b>1130 HAUSER BLV</b>	Refresh.	11-2	<b>NEW</b>
<b>\$999,950</b>	3+2	COUNTRY ENGLISH	



**WONDEFULLY REMODELED COUNTRY ENGLISH IN WILSHIRE VISTA!**

Great Home for the Price!! 3BR, 2BA, nicely remodeled home in a GREAT NEIGHBORHOOD! www.1130Hauser.com. Hardwood Floors, Remodeled Kitchens/Baths. BONUS! there is also an office nook/recreation space, plus a 300 sq. ft garage conversion currently used as a music/piano studio. Hedged front yard with grassy space(for kids and Fido!), and high retaining walls for privacy in rear. Grand living spaces with vaulted ceilings + classic casement windows! Great central location near many shops & cafes!

Jerry & Rachel Hsieh 424.242.8856  
KELLER WILLIAMS - LF

www.JerryandRachel.com


**Questions? Need Assistance?**  
**Contact our Help Desk Department!**

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



TUESDAY

<b>6512 COMMODORE SLOAT DR</b>	Open	11-2	<b>NEW</b>
\$899,000	3+2	SPANISH	




**FIXER WITH A FUTURE!**

Great opportunity to own this charming 3 Bedroom 1 1/2 Bath Spanish Style home with a flexible floor plan located in the heart of Carthay Circle close to Beverly Hills, LACMA, La Cienega Park & The Grove. Features includes a breakfast room, den/office & 2 car detached garage. Probate sale, court confirmation required.

MLS#15-952481  
Nancy Sanborn  
BERKSHIRE HATHAWAY

www.SanbornTeam.com

<b>20 Hollywood</b>	Single Family		
<b>6073 W STUDIO CT</b>	Open	1-3	<b>rev</b>
\$819,990	2+3	3sty-MODERN	



**BROKER'S OPEN SPECIAL TIMES FROM 1-3P**

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

MLS#15-948417  
Bryant | Reichling  
SOTHEBY'S 323-601-800

www.FountainGower.com

<b>6118 MARYLAND DR</b>	Open	11-2	<b>rev</b>
\$2,649,900	4+5	SPANISH	



**SPANISH REVIVAL RESIDENCE IN THE HEART OF THE BEVERLY GROVE**

Stunning Entrance Foyer leads to Grand Living Spaces that open to a Verdant Garden and Sun Dappled Pool and Spa. Culinary Delights await you in the fully appointed Chef's Kitchen. Generous Bedrooms with Private En Suite Designer Baths. Master Suite is Appointed with Marble Bath, Large Wardrobe and Private Lanai. Modern Amenities abound with Smart Home Technology enveloped in Old World Charm. This is the Definition of Home.

MLS#15-946715  
Robert Erickson 310-780-8001  
RODEO REALTY - BEVER

Blf-Ins,Cbl,DW,Grbg Disp,Hood Fan,Other

<b>20 Hollywood</b>	Condo / Co-op		
<b>6250 HOLLYWOOD #11K</b>	Open	11-2	<b>rev</b>
\$1,125,000	1+2		



**LUXURY CONDO AT THE W RESIDENCES HOLLYWOOD**

This high-rise home at the W Residences Hollywood offers a luxurious lifestyle with hotel amenities and service. This south-facing condo has skyline views from its private balcony and large windows. Coconut palm wood flooring, recessed lighting and designer fixtures add stylish sophistication. The gourmet kitchen has dark wood cabinets, Caesarstone counters and brand-name appliances, including a 78-bottle wine chiller.

MLS#15-945369  
Jason Woodruff 310.770.3101  
KELLER WILLIAMS HH

Cbl, Dshwshr,Dryer,Grbg Dsp,Hd Fan,Other

**19 Beverly Center-Miracle Mile** *Income*

<b>8241 W 4TH ST</b>	Open	11-2	<b>NEW</b>
\$1,650,000	Duplex	2sty-SPANISH	



**CHARMING SPANISH STYLE DUPLEX IN A+ LOCATION!**

Both units are expansive 2 bedrooms and 2 bathrooms and have an additional bonus/office space. This charming duplex features original architectural details with archways and hardwood floors, large living rooms with tiled fireplaces, formal dining rooms and a separate laundry area. Located in Beverly Grove area, within close proximity to The Grove, 3rd Street shopping and restaurants, and the Beverly Center.

MLS#15-951435  
Rochelle Maize 310-968-8828  
NOURMAND & ASSOCIATE

www.8241SpanishRetreat.com

<b>1523 GORDON ST #10</b>	Open	11-2	<b>rev</b>
\$875,000	1+2	ARCHITECTURAL	



**ARCHITECTURAL LOFT WITH GORGEOUS HOLLYWOOD SKYLINE VIEWS**

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

MLS#15-949385  
Jay Martinez/Gil Dirige 310-801-0317  
JOHN AAROE GROUP

www.1523GordonStreet10.com

<b>1166 S COCHRAN AVE</b>	Open	11-2	633C3	<b>NEW</b>
\$1,295,000	2sty-MONTEREY COLONIAL			



**DEVELOPMENT OPPORTUNITY BUILDERS \* DEVELOPERS \* FIXERS**

Attention Investors, Builders, Developers and Fixers. 1166-1168 S. Cochran Avenue. Currently a Duplex with Tremendous Upside Potential. Prime FIXER or Condominium - Apartment Development Opportunity. Zoned LAR3. Zoning allows for +/- 9 units. Buyer to do all their own investigations. Delivered Vacant. Close proximity to LACMA Arts District and The Grove. Being sold for Land Value. Prime Prime Prime.

MLS#15-952801  
Gray-Michaud-Keinan 310.614.2839  
KELLER WILLIAMS

www.OmegaGroup.LA

<b>6250 HOLLYWOOD BL. SUITE 11G</b>	Refresh.	11-2	<b>bom</b>
\$1,387,000	2+3	CONTEMPORARY	



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

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

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



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



TUESDAY


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


<b>2106 OAK GLEN PL</b>	Open 11-2	<b>NEW</b>
\$1,175,000	4+2 TRADITIONAL	
	<b>COMPLETELY REMODELED, AN ENTERTAINER'S DREAM!</b>	
Completely remodeled, an entertainer's dream, this property offers endless opportunities. A warm front entrance with a manicured garden welcomes you to an original stained glass door. Open floor plan. Living room with a fireplace, an extra-large deck (more than 600 sq ft). Dining room includes custom glass wall. The kitchen has brand new custom cabinetry, granite countertops and all new appliances. Spacious master bedroom with built-in closet and private bathroom featuring an extra-large shower.		
MLS#15-948559	Dshwshr,Dryer,Micro,Wshr	
Oleg Korolov COLDWELL BANKER RESI	213-448-5949	

<b>536 N COMMONWEALTH AVE</b>	Open 11-2	<b>red</b>
\$1,795,000	MID-CENTURY	
	<b>\$55,000 REDUCTION - HIGH INCOME 4-PLEX</b>	
Awesome and rare 4-unit income property in Silver Lake w/ stunning mid-century architectural details throughout. Perfect for that discerning investor looking to break into the LA's hot RE mkt. 3-story bldg in the hip and exciting onclave of Virgil Village - w/lkg distance to Sqirl Restaurant& Sunset Junction. 10-car pkg in gated subterranean garage. Private, large backyard w/ built-in BBQ & lounging area. Terrific views of mountains & Hollywood Sign. Option to subdivide into condos.		
MLS#15-929663	Dshwshr,Intrcm,Micro,Rng/Ovn,Fridg	
The Kostrey Collection KW LARCHMONT	323-762-2567	

<b>1646 WATERLOO ST</b>	Open 11-2	<b>rev</b>
\$1,995,000	4+4 MODERN	
	<b>SILVER LAKE VIEW ESTATES</b>	
Brand New, Contemporary View Estate w/4 bedrooms. One of 3 modern yet warm homes each with clean lines, high ceilings & lots of light designed to take advantage of California indoor/outdoor lifestyle. Beautiful wood floors are in balance w/ sleek stone & stainless steel appliances. Enormous almost 1500 sqft rooftop deck w/ Panoramic views of downtown & surrounding areas. Oversized lot provide enough space for full bocce ball court & outdoor entertaining. Close to downtown, Sunset Junction & more		
MLS#15-927603	Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg	
Lee Ziff KELLER WILLIAMS BH	310-991-3977	


**22 Los Feliz** *Single Family*

<b>2300 TRACY TER</b>	Open 11-2	<b>NEW</b>
\$1,295,000	3+3 MID-CENTURY	
	<b>INCREDIBLE MID-CENTURY MODERN</b>	
Located in the heart of Los Feliz, this 3Bed/3Bth has been completely remodeled. Top of the line finishes include Italian tile, stainless steel kitchen appliances, custom wall finishes & custom fireplace. Open floor plan includes spacious master bed & master bath w/ attention to detail. Living room opens to deck/patio overlooking city lights & canyon views. This home is perfect for entertaining. Property is zoned for mixed use - current owner has plans/permits to build 1220sqft office space.		
J.Babajan/A.Gharibian RODEO REALTY BH	310.623.8800	


<b>2258 HIDALGO AVE</b>	Open 11-2	<b>rev</b>
\$1,890,000	4+4 2sty-MODERN	
	<b>PRIVATE HILL TOP RETREAT IN SILVER LAKE</b>	
Open floor plan with a huge living room, beautiful kitchen, quartz counter tops on custom wood cabinets, stainless steel appliances. Formal dining area, den, separate laundry room, master bedroom w/sitting area & walk-in-closet. Front porch has fire pit to enjoy the peek-a-boo views. House sits on a 9,010 square ft lot w/spacious terraced rear yard for the ultimate outdoor living. Smart house has surround sound & security cameras. Two car garage w/long driveway to accommodate 4 + cars.		
MLS#15-947399	Dshwshr,Grbg Disp,Rng/Ovn,Fridg	
Luisa Ferrante KELLER WILLIAMS RLTY	323-574-3780	

<b>3910 FRANKLIN AVE</b>	Open 11-2	<b>NEW</b>
\$890,000	1+1 1sty-MID-CENTURY	
	<b>FRANKLIN HILLS 1950 MID-CENTURY</b>	
Located in prime Franklin Hills this 1950 mid-century has explosive panoramic views...on a clear day you can see as far as the ocean. Light and bright with views from every room. Cement floors, fireplace in living room, combed plywood on the ceilings and a wall of windows...bring your imagination. Close to restaurants, transportation and shops. A rare opportunity to move in or build your dream view house.		
Lauren Luczynski DEASY/PENNER&PARTNER	310.613.6363	

**21 Silver Lake - Echo Park** *Income*

<b>1627 MCCOLLUM ST</b>	Open 11-2	<b>NEW</b>
\$1,250,000	Triplex 2sty-CALIFORNIA BUNGALOW	
	<b>A TRIPLEX WITH WONDERFUL OWNERS UNIT!</b>	
GREAT RENTS, GREAT TENANTS, VERY NICE AREA, SOME DOWNTOWN VIEWS, STREET TO STREET LOT, HAS A NICE SINGLE FAMILY IN FRONT WITH ITS OWN STREET ENTRANCE, NICE CENTRAL YARD, IN GREAT CONDITION, LOADS OF LIGHT,REMODELLED WITH TASTE.		
Williams/Monteer COLDWELL BANKER	323-804-6409	dishwasher,refrig,washer,dryer

<b>2546 CANYON OAK DR</b>	Open 11-2	<b>red</b>
\$3,995,000	4299900 4+5 CONTEMPORARY	
	<b>JUST REDUCED! SPECTACULAR SMART HOME WITH VIEWS!</b>	
Stunning & sleek contemporary architectural home located in Los Feliz Oaks. Situated on a private cul-de-sac w/views of the city & Hollywood Sign. Property boasts 4BD/5BA, gym, wine cellar, waterfall, theater, 2-car garage, 2 FP's, saltwater pool/spa, office, security/sound system & perfect in/outdoor entertainment area. Complete w/sliding floor-to-ceiling windows, gorgeous master w/hardwood flrs & a 125" motorized movie screen. Entire house controlled by iPhone/iPad, as well as Nest thermostats		
MLS#15-938877	www.TheAltmanBrothers.com	
Josh & Matthew Altman DOUGLAS ELLIMAN	310-819-3250	

<b>3634 SHANNON RD</b>	Open 11-2	<b>rev</b>
\$1,649,000	4+4 TRADITIONAL	
	<b>A SUN-FILLED, STUNNING HOME W/ WARMTH AND CHARM TO SPARE!</b>	
Featured in LA Times as Home of the Week. 1936 Traditional w/oak floors, crown moldings, den and 3 fireplaces. Black Caesarstone counters, pantry, + SS appliances adorn remodeled kitchen. Octagon-shaped breakfast room offers city views. More views from upstairs master and its renovated, chic master bath w/dual vanities. 3 BRs up and 1 down. 2 car garage, basement bonus room—Abundant storage! Plantation shutters, updated electrical + newer central AC.		
MLS#15-934319	3634Shannon.com	
Gregory Masi GIBSON INTERNATIONAL	310-488-4880	

**NEW! The MLS Stats**  
Get Statistics for ANY Listing Search.

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



TUESDAY

**28 Culver City** Single Family

<b>4424 JASMINE AVE</b>	Open	11-2	672H3	<b>NEW</b>
\$1,499,000	3+2	MID-CENTURY		



**WWW.4424JASMINE.COM**

Remodeled & Expanded Mid-Century Home in Culver City's prestigious Carlson Park Neighborhood! Incredible location near the bottom of the horse-shoe street with a backyard overlooking the Ballona Creek! Gourmet kitchen with beautiful custom cabinets, granite counters and built-in appliances, including a wood paneled fridge and granite peninsula for counter dining. The kitchen opens to the large family room that opens to the amazing backyard.

MLS#15-951735	
Todd Miller	310-923-5353
<b>Open House Tues 11-2pm/ Sun 2-5pm</b>	

<b>3850 BLEDSOE AVE</b>	Open	11-2	<b>NEW</b>
\$899,000	3+2	1sty-TRADITIONAL	



**3 BEDROOM TRADITIONAL WITH GRASSY YARD**

A charming 3 bedroom traditional with a generous grassy private yard and refinished deck to enjoy the outdoors day or evening. Located on a cozy street with sidewalks. Highlights of this property include: a generous family/living room with fireplace, dining area, light bright kitchen, crown moldings, hardwood flooring, a detached 2 car garage, gated driveway, a newer roof & copper plumbing.

Connie De Groot	310-913-1184
<b>JOHN AAROE GROUP</b>	

<b>5416 ETHELDO AVE</b>	Open	11-2	<b>NEW</b>
\$799,000	3+1	MID-CENTURY	



**WWW.5416ETHELDO.COM**

Remodeled Mid-Century Home on quiet cul-de-sac in Culver City! Near El Marino Elementary & Park! Close to the shops, restaurants and businesses in Playa Vista, including the new Google campus! The 3-bedroom home features an open living room with hardwood floors, crown molding and a glass door that opens the large backyard. Remodeled kitchen with granite counters, recessed lights and sliding glass doors that opens to the back patio.

MLS#15-951641	
Todd Miller	310-923-5353
<b>Open House Tues 11-2pm/ Sun 2-5pm</b>	

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

<b>4058 MADISON AVE #B</b>	Lunch	11-2	<b>NEW</b>
\$1,199,000	3+3	SPANISH	



**FREE CATERED LUNCH**

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

MLS#15-945649	
Todd Miller	310-560-2999
<b>Open House Tues 11-2pm/ Sun 2-5pm</b>	

<b>4045 LINCOLN AVE</b>	Open	11-2	<b>NEW</b>
\$1,095,000	3+3	CONTEMP MED	

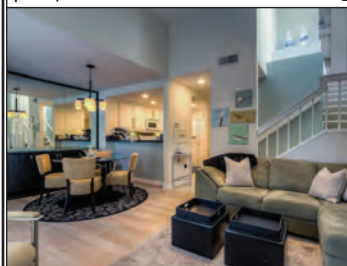


**WWW.4045LINCOLN.COM**

Gorgeous Contemporary Mediterranean Townhome in Downtown Culver City! Front unit & only one shared wall! Feels like a Private Home! Over 1900sqft! Private 2-car garage! Enormous additional storage wing not included in square footage! Large open living room with hardwood floors, gas fireplace, crown molding, recessed lights, wine storage nook & arched opening to Gourmet Kitchen with granite counters, custom cabinets, stainless steel appliances, pantry & Center Island for counter dining!

MLS#15-952499	
Todd Miller	310-923-5353
<b>Open House Tues 11-2pm/ Sun 2-5pm</b>	

<b>5702 CANTERBURY DR</b>	Open	11-2	<b>NEW</b>
\$649,500	2+3	TRADITIONAL	



**IMPECCABLY REMODELED CULVER CITY CONDO**

Completely remodeled, light, bright impeccable, 2 bedrooms, 3 baths, townhome with direct access from garage featuring built-in cabinetry. Unit features vaulted ceilings, fireplace in living room, beautiful flooring, cooks kitchen, designer bathrooms, with private front yard and patio. Gated complex. Common areas include lush grounds, guest parking, community pool and Spa. Low HOA dues. Close to all Silicon Beach has to offer. See Private Remarks for Showing Agent info.

MLS#15-952715	
Bill Slimming	310-954-0563
<b>KELLER WILLIAMS RLTY</b>	
<b>Bit-Ins,Dshwshr,Grbg Disp,Intrcm</b>	

**28 Culver City** Income

<b>4038 ROSABELL ST</b>	Open	11-2	<b>NEW</b>
\$1,295,000		CONTEMPORARY	




**OWN A WONDERFUL UPDATED DUPLEX IN A GREAT LOCATION!**

The front house is a stand alone structure with 2 bedrooms and 2 bathrooms. Extra large updated kitchen with marble countertops and tons of cabinet space. Other features include a separate laundry room, work station/office, spacious bedrooms and updated bathrooms. The rear house sits above the garages which can hold 4 cars. The rear house has also been updated and offers 3 bedrooms, 2 bathrooms, with fireplace in the living room, updated kitchen, bathrooms and very spacious.

MLS#15-952255	
Steve Sawai	310-899-3584
<b>COLDWELL BANKER RESI</b>	
<b>Dshwshr,Hood Fan,Micro,Rng/Ovn,Fridg</b>	

**29 Westchester** Single Family

<b>8042 ALTAVAN AVE</b>	Refresh.	11-2	<b>NEW</b>
\$1,129,000	2+2	1sty-MODERN	



**MODERN 2+2 + PERMITTED REC.ROOM. WALK TO BRISTOL FARMS+MORE**

Stunning modern remodel offering 2 bedrooms with 2 bathrooms plus a 330 foot rear bonus w/ kitchenette and bathroom. An inviting, open floor plan with an 11' ceiling + a cooks kitchen w/ stainless appliances and an extended Quartz countertop, w/ custom cedar accents. A brand new rear deck facing the fire pit. Enjoy walking this neighborhood with stunning views from Marina del Rey to Century city just a block away. Bristol Farms market, restaurants and shops on Lincoln also a block, Don't miss!

MLS#15-951215	
Janet Jung	310 720.4165
<b>REMAX ABBOT KINNEY</b>	
<b>Bit-Ins,Cing Fan,Dshwshr,Frzr,Grbg Disp</b>	

**REMINDER**

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

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





**30 Hollywood Hills East** *Single Family*

<b>3254 LEDGEWOOD DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,300,000</b>	4+3	CONTEMPORARY	



Wood, glass, stone and wide open spaces appeal to the senses in this custom builders own home. Designed and build by builder and author Manfred McArthur. Great area of upper Beachwood Canyon. Dramatic living room with artistic flair, soaring ceilings and stone fireplace. Spacious kitchen. Huge master suite with fireplace and large bath. Attached two-car garage. Canyon views to the Hollywood Sign.

MLS#15-949707  
Albert McLaughlin 310-766-4583  
NELSON SHELTON

Grbg Disp

<b>2072 MOUND ST</b>	Open	11-2	<b>NEW</b>
<b>\$925,000</b>	2+3	SPANISH	



**ENCHANTING SPANISH WITH GUEST HOUSE**

Enchanting 2BD + 1.25BA Spanish w/detached Guest House in the Hollywood Dell. Completely private from the street, the main house includes hardwood floors, newly remodeled kitchen w/breakfast nook & tasteful decor throughout. Outdoor seating for entertaining or relaxing by the spa w/beautiful views of DTLA & the Hollywood sign. Fully permitted guest house incl. full bathroom & endless possibilities. Two grassy yards, beautiful deck & lovely cacti gardens complete this tranquil setting.

MLS#15-929031  
Grant Linscott 323-300-1174  
KELLER WILLIAMS RLTY

Rng/Ovn,Fridg

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

<b>2700 CAHUENGA BLV, UNIT 3208</b>	Refresh.	11-2	<b>NEW</b>
<b>\$533,000</b>	3+3	MODERN	



**BEAUTIFULLY UPDATED CONDO**


Great condo in a beautiful resort like complex. 3+3 w/an open floor plan, engineered wd flrs, granite counter tops in kitchen, large bedrms w/great closet space, laundry in unit. Options at this complex are practically endless: fully-equipped on-site gym, private dog park, 2 shimmering pools/spa, 3 well-kept tennis courts, hiking trails that stretch up to Lake Hollywood, the John Anson Ford Theater or the Hollywood Bowl. Are you starting to get the picture? This unit is special. Don't miss out!

Terri Gerger 323-333-2537  
KELLER WILLIAMS

Tranquil Views Hollywood to Palos Verdes

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

<b>5725 BOWCROFT ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$550,000</b>	2+2	1sty-TRADITIONAL	



**PHENOMENAL 2BR/2BA PROBATE IN BEAUTIFUL BALDWIN HILLS!**

Phenomenal 2BR/2BA probate listing in foothills of beautiful Baldwin Hills. Excellent and versatile floorplan featuring large living room with bay window and tons of natural light, formal dining rm w/wainscoting, galley kitchen with eat-in kitchen nook, two large bedrooms and spacious family room/bonus room leading out to backyard. Court confirmation not required. Detached garage. Terrific proximity to Kenneth Hahn State Park, Metro Red Line and all the shops and restaurants in Culver City.

The Kostrey Collection (310) 621-4341  
KW LARCHMONT

**56 Chatsworth** *Single Family*

<b>9728 NEVADA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$699,000</b>	4+5	TRADITIONAL	



**ENTERTAINER'S DREAM!**


Living room w/ fireplace, dining area, powder room & eat-in kitchen w/ island, double oven & bay window. Family room w/ fireplace laminate floors. Outdoor space w/ dining terrace, pool, stone pizza oven & wet bar. Master w/ walk-in closet & balcony. 2 additional bedrooms share a full bath. Loft w/ high ceilings, walk-in closet, bathroom. Add'l features: attached 2 car garage, copper plumbing, dual system central AC/ heat, tank less water heater

MLS#15-949507  
Elizabeth Marquar 310-246-0888  
RE/MAX ESTATE PROPER

Cing Fan,Dshwshr,Dryer,Frzr,Grbg Disp

**72 Sherman Oaks** *Single Family*

<b>13854 MAGNOLIA BLVD</b>	Open	11-2	<b>NEW</b>
<b>\$979,000</b>	3+2	1sty-TRADITIONAL	



**RARE SHERMAN OAKS HOME**

Elegant home in Fashion Sq upgraded w/ finest feats incl new roof, sliding drs, windows & copper piping. Main living area has double sliding glass drs opening to lg outdoor ent area w/ pool. Remod chef's kitch has new Viking range/oven, SS appls & custom cabinetry. Pvt bedroom wing has 3 BR & 2 updated BA. Mstr suite has lots of closet space & en-suite BA. This RARE "green" home has been equipped with a new 14.5 kw solar panel system. Also open Friday 10/30 from 11am to 1pm.

MLS#15-951733  
Thomas Davila 310.432.6492  
KELLER WILLIAMS BH

www.RAREShermanOaksHome.com

<b>5428 SALOMA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$849,000</b>	3+2	TRADITIONAL	



**HOME SWEET HOME- W/POOL**

STORYBOOK TRADITIONAL HOME WITH WHITE PICKET FENCE AND SPARKLING POOL. SPACIOUS FORMAL DINING RM AND LIVING RM W/ A RAISED CEILING & ADJOINING OFFICE/DEN. LARGE, BRIGHT KITCHEN W/NEW COUNTER TOP, PROFESSIONAL APPLS WITH OFFICE/DESK AREA. MASTER BDRM OVERLOOKS POOL AND HAS IN SUITE UPDATED BATHRM W/SOAKING TUB AND SEP SHOWER. ADDITIONAL BEDROOMS ARE GOOD SIZE AND SHARE UPDATED BATHRM. NEW ROOF AND MANY OTHER UPGRADES INCLUDED. ATTACHED GARAGE W/LAUNDRY. A TRUE GEM!!

MLS#15-950613  
Tanya Memoli 310-903-7525  
PARTNERS TRUST BRENT

<b>15223 HESBY ST</b>	Open	11-2	561H3	<b>rev</b>
<b>\$1,325,000</b>	4+5	CONTEMPORARY		



**STUNNING REBUILT HOUSE ALSO OPEN ON FRIDAY 10/16/15**

Gorgeous 2014 rebuilt single family home in a desired Sherman Oaks pocket close to shop + restaurants. Gated home has an open and inviting floor plan. Stunning kitchen with Bertazzoni appliances, soft polished counter tops. Enchanting single level home offers a great master bedroom including master bath plus other three full size bedrooms each with en suit bathrooms. Pool, spa and a large grassy area perfect for entertaining. A high tech with Samsung allows access via finger print/ smart phone.

MLS#15-948471  
Souzan Khatami 310-499-8420  
NOURMAND & ASSOCIATE

Bf-Ins,Dshwshr,Dryer,Frzr,Grbg Dis

**Why Advertise? Large Distribution Area**

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





TUESDAY

<b>X 3879 SHERVIEW DR</b>	Lunch	12-2	561H6	<b>rev</b>
<b>\$1,259,000</b>	4+3	TRADITIONAL		

**MIDCENTURY WITH SWEEPING CANYON VIEWS**

Desirable open floor plan flows to inviting, private, tranquil outdoor space perfect for entertaining. Entry with hardwood floors leads to living room with fireplace, family room with fireplace, and master bedroom. All of these rooms flow to a huge backyard deck with built-in raised spa. Granite counter tops in kitchen. Double garage with workbench and direct access. This bright single level home offers real privacy. Convenient location close to the Westside and the Valley. Solar panels owned.

MLS#15-907017  
James Muske 310-281-3901  
COLDWELL BANKER RESI

Blf-Ins,Cent Vac,Dshwshr,Grbg Disp,Micro

**72 Sherman Oaks** Condo / Co-op

<b>13331 MOORPARK ST, UNIT 325</b>	Open	11-2	<b>NEW</b>
<b>\$459,000</b>	2+2	2sty-CONTEMPORARY	

**GORGEOUS PENTHOUSE LOFT**

Gorgeous two story penthouse condo. The Entrance to this spacious New York style unit is off the courtyard. The Master bedroom upstairs overlooks the home and features an adjacent office. The second bedroom downstairs makes an ideal den with French doors to the living room. This unit has Cathedral ceilings and a fabulous skylight. There is laundry inside the unit and a lot of storage in addition to the walk in closets. The unit also features a gas fireplace in the living room and a balcony.

Jackie Murguia 818-522-1807  
BHHS CALIFORNIA PROP

Washer, Dryer, Refrigerator, Stove,

**74 Toluca Lake** Single Family

<b>149 N VALLEY ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,499,999</b>	5+6	SPANISH	

Single story spanish w/ hardwood floors, whole-house speakers, & custom accents. Living room w/ fireplace, formal dining w/ wood-beamed ceilings. Kitchen w/ walk-in pantry, island w/ sink & breakfast bar, & Thermador appliances. Family room w/ fireplace & wet bar. Master w/ fireplace, wet bar, walk-in closet, & spa tub. 3 guest beds & baths, & guest apartment w/ living, kitchen, bed, & bath. Pool, spa, outdoor shower, & pool house w/ kitchenette & bath. 2 car garage, 3rd car garage, & laundry.

MLS#15-952581  
Craig Strong 310-439-3225  
JOHN AAROE GROUP

www.149NValley.com

<b>4295 BAKMAN AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,849,000</b>	4+3	TRADITIONAL	

Beautifully redone Toluca Lake family home with 4 bedrooms and 3 bathrooms. Elegant formal living room with hardwood floors and recessed lighting. Incredible chef's kitchen with gorgeous countertops, center island, prep sink, breakfast bar, and stainless steel appliances. Striking master suite with hardwood floors and modern bath with dual vanity. Spacious guest bedrooms with plush carpeting and picture windows. Relaxing backyard with large grassy area and outdoor living space with fireplace.

Craig Strong 3104393225  
JOHN AAROE GROUP

www.4295Bakman.com

**OPEN HOUSE STATUS LEGEND**

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

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

**75 Valley Village** Single Family

<b>12830 HATTERAS ST</b>	Open	11-2	<b>NEW</b>
<b>\$940,000</b>	3+3	TRADITIONAL	

**BEAUTIFULLY REMODELED**

This lovely home is the one you have been waiting for! You must see this spacious, totally remodeled home. Open floor,hardwood floors,recessed lights and elegant finishes throughout. Everything is new and perfect for family enjoyment or entertaining. Kitchen with stainless appliances, solid surface counters,pantry. Sit around the wood burning fireplace in the living room or relax in the family room. The master suite has large closets, luxurious bath. Image yourself living in this beautiful home!

MLS#15-950857  
Gail Holtzman 310 837-7139  
EXEL PROPERTIES

Blf-Ins,Dshwshr,Grbg Disp,Micro,Rng/Ovn

**93 Eagle Rock** Single Family

<b>4723 COLLEGE VIEW AVE</b>	Open	11-2	<b>NEW</b>
<b>\$699,000</b>	3+1	SPANISH	

**WONDERFULLY SITUATED EAGLE ROCK SPANISH HOME**

Living rm features high ceilings, wood floors, large windows & mantled fireplace flanked by built-in arched shelves. Formal dine rm is flooded w/natural light & perfect for entertaining. Light & bright kitchen & breakfast nook. Encl lanai opens to the expansive back yard complete w/sitting areas & flat pads ready for any landscape design. With a little TLC this house could be a masterpiece. Property is being sold with lot APN 5685-001-019. Probate sale, no court confirm req.

MLS#15-951905  
Nancy Sanborn 310-777-2858  
BERKSHIRE HATHAWAY

www.SanbornTeam.com

**94 Glassell Park** Single Family

<b>2160 CAMORILLA DR</b>	Open	11-2	594-H3	<b>NEW</b>
<b>\$759,000</b>	3+2	2sty-TRADITIONAL		

**SOOO MANY CHOICES, DO YOU BUY SOME ONE ELSE'S TASTE IN A 2/1**

Glassell Park flip OR this ample 1965 3/2 plus convertible den & make it your own? Do you just move in & love this freshly painted 2 story Rancher OR roll up your sleeves to open the traditional floor plan into that coveted open concept living? The very private pool will be ready for the next summer heat, the big patio off the den can create a shaded outdoor room with lounges & a wall mounted screen for the big game & double attached garage. And just down the hill is all NELA has to offer!

Liz Johnson 323-397-6041  
TELES PROPERTIES

POOL + DECK

**95 Mount Washington** Single Family

<b>631 CROSS AVENUE</b>	Open	11-2	595A3	<b>NEW</b>
<b>\$1,888,000</b>	2+2	MODERN		

From caterpillar to butterfly, an amazing transformation. One remarkable feature of this home is how the indoors becomes outdoors. The living room's wall-sized windows and garden doors disappear into the walls. Once that happens, it's like you have a boundary-free 11,000 square foot living space. And the owner chose the highest quality materials all over. This home will envelop and pamper you but open big for fun, too. It's the most expensive 813 square foot home in town, and worth every dime.

MLS#315010228IT  
Hem-Young deFazio 626-8255599  
DEASY PENNER & PARTN

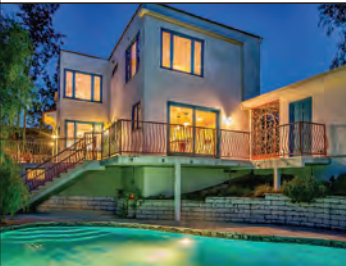
Viking Stove, Bosch DW, GE W/D, Blanco



TUESDAY

THURSDAY AND FRIDAY

<b>4104 SEA VIEW DR</b>	Open	11-2	POOL!	<b>NEW</b>
<b>\$989,000</b>	3+2.5	SPANISH		



**CHARACTER SPANISH WITH CITY LIGHTS VIEWS AND POOL!**


Views, location, and an indoor-outdoor style of living make this Mt. Washington residence unique. The 1,876 sq.ft. Spanish hilltop hide-away features ornamental iron work, smooth-coat plaster, walls of doors and windows (to see the explosive views), outdoor areas, and a pool with large decks. The 22,000+sq.ft. lot is like living on a nature preserve. Benefit from one of Zillow's highest-rated schools (Mt. Washington). BONUS ALERT: Garage is converted and there is a "basement" with add'l space.

MLS#15-947481  
 Jeff Yarbrough 323.854.4300  
 KW | L.A. LUXE GROUP

[www.4104SeaView.com](http://www.4104SeaView.com)

**1284 Highland Park** *Single Family*

<b>6275 PINE CREST DR</b>	Open	11-2	<b>NEW</b>
<b>\$895,000</b>	3+3	2sty-COUNTRY ENGLISH	




**MODERN ENGLISH COTTAGE**

The English Cottage re-imagined by bettershelter. Serene setting with dramatic views. Extensively renovated 3 bed /3 bath with vaulted ceilings ,all new wood floors and glass doors. Living, dining, kitchen and bedrooms open to decks with breathtaking views of city lights, canyons and San Gabriel Mountains.Gourmet kitchen with carrera marble counter tops, custom cabinets & stainless appliances. Expansive Master. Custom details throughout include lighting, leaded glass windows and tile work.

Sharon Gavin 310 210 0874  
 TELES PROPERTIES

air,refrigerator, stove,dishwasher

<b>4940 LINCOLN AVE</b>	Refresh.	11-2	<b>rev</b>
<b>\$949,000</b>	4+3	CRAFTSMAN	



Rare restored Craftsman compound, circa 1908. Right at ground zero Highland Park; adjacent to hip York Blvd, and within a stones throw of Occidental College, York park, Cafe de Leche, restaurants, bars and boutiques. Magnificently restored and updated by published designer architect. Two houses on a double lot + two car garage. Front house app 1700' - 2 brm, 1 bath down, and glorious master suite up; back 1/1 with kitchen. Products include slab Carrera, subway tiles, stainless appliances.

MLS#15-946031  
 Brendan Curran 2133008844  
 KELLER WILLIAMS RLTY

Bit-Ins,Dshwshr,Rng/Ovn,Fridg

**THURSDAY OPEN HOUSES**

**72 Sherman Oaks** *Single Family*

<b>13949 MAGNOLIA BLVD</b>	Lunch	6:30-8:30	<b>NEW</b>
<b>\$2,499,000</b>	5+5.5	CAPE COD	



**JOIN US AT OUR WINE & CHEESE OPEN HOUSE THIS THURSDAY EVENING!**

Join us at our Wine & Cheese Open House THURSDAY eve and experience the beautiful and magnificent New Construction!Apx 5000 sq Built on nearly 13,000 square feet Enter through the grand entry with a bright open floor plan,high ceilings and exquisite detail all around.Wander through the gourmet kitchen w/ a large entertaining island, professional stainless steel Viking appliances and beautiful custom-crafted cabinets.Enjoy an entertainer's dream backyard with the indoor/outdoor living lifestyle!

MLS#15-942137  
 Maya Librush 8182015226  
 MD PROPERTIES

Bit-Ins

**OPEN HOUSE STATUS LEGEND**

**NEW** - new (Automatic Status)  
**NEW\*** - new not yet listed  
**red** - reduced  
**rev** - review (Automatic Status)  
**bom** - back on market  
 (Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

**94 Glassell Park** *Single Family*

<b>2160 CAMORILLA DR</b>	Open	10-2	594-H3	<b>NEW</b>
<b>\$759,000</b>	3+2	2sty-TRADITIONAL		



**SOOO MANY CHOICES, DO YOU BUY SOME ONE ELSE'S TASTE IN A 2/1**

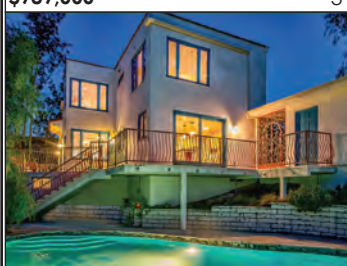
Glassell Park flip OR this ample 1965 3/2 plus convertible den & make it your own? Do you just move in & love this freshly painted 2 story Rancher OR roll up your sleeves to open the traditional floor plan into that coveted open concept living? The very private pool will be ready for the next summer heat, the big patio off the den can create a shaded outdoor room with lounges & a wall mounted screen for the big game & double attached garage. And just down the hill is all NELA has to offer!

Liz Johnson 323-397-6041  
 TELES PROPERTIES

POOL + DECK

**95 Mount Washington** *Single Family*

<b>4104 SEA VIEW DR</b>	Open	12-2	POOL!	<b>NEW</b>
<b>\$989,000</b>	3+2.5	SPANISH		



**OPEN 12N-2P: CHARACTER SPANISH WITH CITY LIGHTS VIEWS, POOL!**

Views, location, and an indoor-outdoor style of living make this Mt. Washington residence unique. The 1,876 sq.ft. Spanish hilltop hide-away features ornamental iron work, smooth-coat plaster, walls of doors and windows (to see the explosive views), outdoor areas, and a pool with large decks. The 22,000+sq.ft. lot is like living on a nature preserve. Benefit from one of Zillow's highest-rated schools (Mt. Washington). BONUS ALERT: Garage is converted and there is a "basement" with add'l space.


MLS#15-947481  
 Jeff Yarbrough 323.854.4300  
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[www.4104SeaView.com](http://www.4104SeaView.com)

**FRIDAY OPEN HOUSES**

**76 North Hollywood** *Single Family*

<b>5142 RIVERTON AVE</b>	Open	11-2	563A2	<b>red</b>
<b>\$749,000</b>	3+2	1sty-TRADITIONAL		



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

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

MLS#15-939301  
 Omega Group-Randy Wright 310.927.6818  
 KELLER WILLIAMS

[www.OmegaGroup.LA](http://www.OmegaGroup.LA)

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

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



**BY APPOINTMENT**

**SUNDAY OPEN HOUSES**

**01 Beverly Hills** *Single Family*

<b>1499 CARLA RDG</b>	592G4	<b>red</b>
\$9,500,000 9999900 4+7 MODERN		
<p><b>PRICE REDUCED SHOWN BY APPOINTMENT ONLY</b></p> <p>Prime Beverly Hills Trousdale contemporary built in 1960 with EXPLOSIVE VIEWS. Developm with a survey on the property Seller to pick Title.and Escrow. There will be no open houses. Showing by appointment only. Disclosure that Part of the master bath was added without permit but to code at the time. -and is not included in the square footage The seller will have a Termite Report for the Buyer. Also Seller wants to lease back the house for 2 months after the close of escrow for \$5000.00 per month</p>		
<p>MLS#15-941611</p> <p>Gail Lowenstein 310-276-5165 COLDWELL BANKER RESI</p> <p>Blf-Ins,Cbl,Dshwshr</p>		

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

<b>8871 LOOKOUT MOUNTAIN AVE</b>	Lunch 1-4 592H3	<b>red</b>
\$799,000 2+2 CONTEMPORARY		
<p><b>FANTASTIC MOVE IN CONDITION HOUSE IN HOLLYWOOD HILLS \$799K</b></p> <p>Featured in the LA Times as the home of the day. Beautiful indoor &amp; outdoor living. Private, serene grounds. Features include stainless steel, custom built in cabinetry, marble &amp; Travertine floors, and top notch appliances in the kitchen. Perfect combination of classic Hollywood charm &amp; contemporary touches. Steps from the trendy dining &amp; shopping options in the Sunset Plaza area. Can be purchased fully furnished for extra fee. A must see home!</p>		
<p>MLS#14-802547</p> <p>Tanya Stawski 310-801-6033 SOTHEY'S INTERNATIO</p> <p>Blf-Ins,Dshwshr,Dryer,Frzr.,Other</p>		

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

<b>1892 RISING GLEN RD</b>	592H4	<b>red</b>
\$13,950,000 +5000000 5+6 VILLA		
<p><b>PERCHED AT THE END OF RISING GLEN - STUNNING TERRACES &amp; VIEW</b></p> <p>Perched at the end of Rising Glen Rd with Elite Privacy, stunning terraces and nothing between you, the jetliner views and the feeling of owning the city. Secluded and Private it allows for endless entertaining with its European-inspired architecture, monumental french doors, expansive formal entertaining, terraces, tennis court, pool, sauna and sun-room, all gleaming with sunlight and panoramas. Private Master's Wing with a Master Suite with two bathrooms and dual walk-in closets.</p>		
<p>MLS#15-906349</p> <p>Salazar/Kanter/St. James 310-400-6756 BERKSHIRE HATHAWAY</p> <p><a href="https://goo.gl/yF8Tf6">https://goo.gl/yF8Tf6</a></p>		

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

<b>1336 THAYER AVE</b>	Open 2-5	<b>red</b>
\$2,970,000 4+5 CONTEMPORARY		
<p><b>PRIME LOCATION . CLOSE TO ALL ON A GREAT STREET</b></p> <p>Immaculately remodeled from head to toe. Fully staged and turn key ready. High-quality given to every detail, Viking kitchen, very open floor plan on one level. At just over 3000 Sq Ft per Tax access. This bright, cheery, fresh &amp; spotless home has 4 BD en-suite with 4 BA plus a powder bath. Stunning wood floors throughout. Tons of closet space &amp; storage. Lots of grass and entertaining spaces. Brand new roof, AC and heating and steps away from Century City mall, Beverly Hills, the ocean and all!</p>		
<p>MLS#15-913831</p> <p>Steven B. Mesbah 3108970044 RODEO REALTY - BEVER</p> <p>Dshwshr,Frzr,Micro,Fridg</p>		

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

<b>7900 HOLLYWOOD</b>	Land OTHER	<b>NEW</b>
\$5,495,000		
<p><b>HOLLYWOOD BLVD</b> ywoot</p> <p>7914 7910 7900</p> <p>N FAIRFAX BLVD</p> <p>One of the last and best sections remaining on Hollywood Blvd to build. The 3 lots total approximately 22,000 SQFT. Currently all properties are zoned R1, a variance to R3 would allow up to 27 units or more. Huge upside potential for the right buyer. Walking distance to the Laugh Factory and Sunset Blvd. Sellers willing to accommodate buyer during escrow to achieve R3 variance.</p>		
<p>MLS#15-948411</p> <p>Ryan Smith 310-910-7965 JOHN AAROE GROUP</p>		

**11 Venice** *Single Family*

<b>520 BROADWAY ST</b>	Refresh. 11-2	<b>red</b>
\$2,845,000 2950000 4+4 NEW PROJECT		
<p><b>BROKERS OPEN HOUSE 11 - 2 SUNDAY OPEN HOUSES 2 - 5</b></p> <p>Spectacular New Construction. Cutting edge New York style loft with huge great room, state of the art kitchen and luxurious master suite. Wonderful mix of materials. No better home in Venice for entertaining than this. Bonus roof deck includes fire pit, built in seating and grill. Walk to Abbot Kinney and the beach. For the most discriminating Venice buyer.</p>		
<p>MLS#15-931645</p> <p>Sharon Rifelli 310-418-5862 RE/MAX ESTATE PROPER</p> <p>State of the Art Kitchen and Baths</p>		

**30 Hollywood Hills East** *Income*

<b>1954 &amp; 1960 ARGYLE AVE</b>	<b>NEW</b>
\$3,395,000	
<p><b>DOUBLE LOT</b></p> <p>Perfect for an investor or developer. Two income properties side-by-side in upcoming Hollywood. Situated on a double lot nearly 17,000 SQFT is a steady cash-producing asset within walking distance to the Capitol Records building, Sunset &amp; Vine and all the new nightlife attractions. The surrounding area is already seeing a rapid spike in rents and major developments are expected. Prepare for the next market boom in Hollywood.</p>	
<p>1960 ARGYLE 1954 ARGYLE</p> <p>MLS#15-949083</p> <p>Ryan Smith 310-910-7865 JOHN AAROE GROUP</p> <p>BBQ,Dshwshr,Dryer,Micro,Wshr</p>	

**72 Sherman Oaks** *Single Family*

<b>5344 LEGHORN AVE</b>	Open 1-4	<b>red</b>
\$2,595,000 2795000 6+9 3sty-MEDITERRANEAN		
<p><b>THE MOST EXQUISITE HOME IN SHERMAN OAKS</b></p> <p>This Sherman Oaks Mansion was featured in the LA Times "Hot Properties" and The Wall Street Journal "Home of the Week" because of its exquisite and unique qualities and size, over 9400 square feet of luxury. Featuring a steam room, dry sauna, large gym and lap pool. The home also features a fully equipped movie theatre with a 13 1/2 foot diagonal screen, grand arcade room, large entertainers bar, wine storage room, and a very private guest suite w/ full kitchen &amp; private entrance.</p>		
<p>MLS#15-927961</p> <p>Michelle Hirsch 818-512-4226 RODEO REALTY</p> <p>THEATRE, GYM, GUEST SUITE, SAUNA, POOL</p>		

BY APPOINTMENT

SUNDAY



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Josh Goldstein has been in the real estate industry for 8 years, and counting! Josh's enthusiastic spirit and professional approach that he dedicates to his work is contagious and inspires colleagues and clients around him. Since graduating from Kelley School of Business at Indiana University and founding a real estate investment company, Josh moved to L.A. in 2011 to expand his entrepreneurial education in the MBA program at Loyola Marymount University, at which point he entered the L.A. real estate market. Through his hard work, attention to detail, creativity and reputation for maintaining confidentiality, Josh has grown his clientele base to include some of the most recognized names in the sports and entertainment industries, alike. Josh's clients take comfort in his vast knowledge of the L.A. area – whether they desire the perfect coastal house in Manhattan Beach, or a panoramic view property in the Hollywood Hills, he brings the experience and complete set of resources to make every deal a success. We are excited to have Josh join the Douglas Elliman team!

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**LUXURY MARKET REPORT**  
**FALL 2015**





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A comprehensive look  
at luxury real estate.

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## FOREWORD

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**ROBERT FOSTER**

PRESIDENT & CHIEF OPERATING OFFICER  
COLDWELL BANKER RESIDENTIAL BROKERAGE  
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The growth of the global economy as well as a rising emphasis on real estate as a wealth asset class have led to an expansion of the high-end real estate marketplace. In our second Luxury Market Report of 2015, we take a look at this expansion, and offer micro and macro analysis as it pertains to:

- America's top cities and ZIP codes for luxury home listings and sales
- Wealth, real estate and the high-net-worth investor
- Market activity in Seattle, New York and Monaco

The list of Top 20 U.S. Cities for Luxury Home Listings and Sales reveals an exciting trend: the emergence of affluent luxury cities such as Houston, Dallas, Atlanta and Seattle due to organic price appreciation. Atlanta, in particular, is one maturing market to watch. The city saw one of the largest annual jumps in \$1 million+ sales this quarter — up 70% from the same time a year ago — while active listings rose 57%. Million-dollar sales in Seattle also grew by double digits, which we discuss in more detail in our Domestic Spotlight. In terms of ultra-high-end marketplaces, it always seems to be a tale of two coasts, with California and Florida leading the charge. Naples, Florida, continued its meteoric rise this year as sales of \$10 million+ homes doubled, while Delray Beach and Palm Beach appeared on the Top 20 list for sales for the first time.

Why is demand for luxury residential real estate expanding into these new territories? It's a question with no easy answer — but our annual consumer survey may provide insight. This year, we partnered with respected global research firm Ipsos MediaCT to better understand today's high-net-worth individuals (HNWIs) (defined in our survey as those with over \$5 million in net worth, although 41% of our respondents reported a net worth over \$10 million). Their outlook on residential real estate as a wealth asset class was overwhelmingly positive. On average, they own 2.1 homes for either personal or vacation use, and most of them (94%) believe the value of their homes will increase over the next five years. For those believing values will rise, the average five-year expected increase was 16%. Another survey trend that could shed light on luxury market growth in second-tier cities and vacation destinations is one that we have highlighted before: an increasing number of HNWIs are truly mobile and seeking primary residential property investments based on lifestyle rather than location.

As always, the Luxury Market Report is intended to provide a comprehensive view of the high-end residential real estate landscape, city by city and demographic by demographic. While it's impossible to fully capture the movements and complex investing habits of the modern-day high-net-worth individual (HNWI), we believe this report highlights the unprecedented maturation of the global luxury real estate market today. It's a development we will continue to watch and report on in the future.



**GINETTE WRIGHT**

VICE PRESIDENT OF LUXURY MARKETING  
COLDWELL BANKER  
PREVIEWS INTERNATIONAL®/NRT





## LUXURY LISTINGS BY CITY

### U.S. CITIES WITH THE HIGHEST NUMBER OF ACTIVE LUXURY HOME LISTINGS<sup>1</sup>

The **Coldwell Banker Previews International**<sup>®</sup> program presents America's top cities for luxury home listings in three distinct price points: \$1,000,000+, \$5,000,000+ and \$10,000,000+.

#### \$1,000,000+

City	State	Number of Listings
New York	NY	3,334
Atlanta	GA	981
Los Angeles	CA	843
Chicago	IL	842
Park City	UT	838
Naples	FL	792
Miami Beach	FL	785
Scottsdale	AZ	739
Miami	FL	700
Houston	TX	641
Greenwich	CT	603
Dallas	TX	546
Honolulu	HI	531
Austin	TX	511
Boca Raton	FL	485
San Diego	CA	484
Fort Lauderdale	FL	462
Santa Barbara	CA	387
Sarasota	FL	364
Sunny Isles Beach	FL	342

#### \$5,000,000+

City	State	Number of Listings
New York	NY	939
Miami Beach	FL	197
Greenwich	CT	192
Los Angeles	CA	152
Aspen	CO	151
Park City	UT	114
Santa Barbara	CA	96
Malibu	CA	89
Naples	FL	86
Beverly Hills	CA	75
Boca Raton	FL	69
La Jolla	CA	60
Honolulu	HI	60
Fort Lauderdale	FL	60
Vail	CO	58
Laguna Beach	CA	57
Rancho Santa Fe	CA	55
Palm Beach	FL	53
Dallas	TX	52
Miami	FL	49

#### \$10,000,000+

City	State	Number of Listings
New York	NY	367
Miami Beach	FL	79
Aspen	CO	60
Los Angeles	CA	57
Greenwich	CT	52
Beverly Hills	CA	42
Malibu	CA	39
Santa Barbara	CA	39
Laguna Beach	CA	32
Naples	FL	25
Honolulu	HI	22
Key Biscayne	FL	21
Palm Beach	FL	19
Vail	CO	18
Wellington	FL	18
Dallas	TX	17
Boca Raton	FL	17
Park City	UT	17
Fort Lauderdale	FL	16
Newport Coast	CA	15

<sup>1</sup>As of June 2015





## LUXURY SALES BY CITY

### U.S. CITIES WITH THE HIGHEST NUMBER OF CLOSED LUXURY HOME SALES<sup>1</sup>

The **Coldwell Banker Previews International**® program presents America's top cities for luxury home sales in three distinct price points: \$1,000,000+, \$5,000,000+ and \$10,000,000+.

#### \$1,000,000+

City	State	Number of Sales
New York	NY	6,752
Los Angeles	CA	2,685
San Francisco	CA	2,324
San Jose	CA	1,241
Chicago	IL	1,098
San Diego	CA	1,043
Naples	FL	999
Houston	TX	955
Atlanta	GA	927
Washington	DC	854
Dallas	TX	798
Seattle	WA	774
Newport Beach	CA	655
Santa Barbara	CA	654
Park City	UT	639
Boston	MA	633
Honolulu	HI	598
Scottsdale	AZ	579
Miami	FL	553
Miami Beach	FL	541

#### \$5,000,000+

City	State	Number of Sales
New York	NY	786
Los Angeles	CA	130
Beverly Hills	CA	111
Miami Beach	FL	87
Naples	FL	79
Greenwich	CT	75
San Francisco	CA	74
Aspen	CO	69
Malibu	CA	49
Atherton	CA	47
Pacific Palisades	CA	44
Santa Barbara	CA	39
Newport Beach	CA	37
Palm Beach	FL	36
Newport Coast	CA	35
Palo Alto	CA	33
Boca Raton	FL	32
Park City	UT	26
Laguna Beach	CA	25
La Jolla	CA	25

#### \$10,000,000+

City	State	Number of Sales
New York	NY	217
Beverly Hills	CA	34
Los Angeles	CA	34
Aspen	CO	24
Miami Beach	FL	20
Malibu	CA	15
Naples	FL	12
Atherton	CA	11
San Francisco	CA	11
Pacific Palisades	CA	9
Montecito	CA	8
Laguna Beach	CA	8
Delray Beach	FL	8
Greenwich	CT	8
Santa Barbara	CA	8
Palm Beach	FL	7
Vail	CO	6
Miami	FL	5
Honolulu	HI	5
Incline Village	NV	5

<sup>1</sup> July 1, 2014 - June 30, 2015





## LUXURY LISTINGS BY ZIP CODE

### U.S. ZIP CODES WITH THE HIGHEST NUMBER OF ACTIVE LUXURY HOME LISTINGS<sup>1</sup>

The **Coldwell Banker Previews International**<sup>®</sup> program presents America's top ZIP codes for luxury home listings in three distinct price points: \$1,000,000+, \$5,000,000+ and \$10,000,000+.

#### \$1,000,000+

ZIP Code	City	State	Number of Listings
84060	Park City	UT	463
33139	Miami Beach	FL	378
84098	Park City	UT	375
33160	Sunny Isles Beach	FL	342
06831	Greenwich	CT	308
06880	Westport	CT	302
06830	Greenwich	CT	295
10019	New York	NY	288
06840	New Canaan	CT	286
30327	Atlanta	GA	284
10022	New York	NY	283
81611	Aspen	CO	279
92037	La Jolla	CA	271
85253	Paradise Valley	AZ	262
85255	Scottsdale	AZ	257
90265	Malibu	CA	236
92651	Laguna Beach	CA	234
32459	Santa Rosa Beach	FL	227
33140	Miami Beach	FL	224
08008	Beach Haven	NJ	219

#### \$5,000,000+

ZIP Code	City	State	Number of Listings
81611	Aspen	CO	151
06831	Greenwich	CT	106
10013	New York	NY	101
33139	Miami Beach	FL	99
84060	Park City	UT	96
90265	Malibu	CA	89
10019	New York	NY	89
06830	Greenwich	CT	86
10022	New York	NY	76
90210	Beverly Hills	CA	75
10011	New York	NY	71
93108	Santa Barbara	CA	69
10023	New York	NY	67
10021	New York	NY	67
10065	New York	NY	60
92037	La Jolla	CA	60
81657	Vail	CO	58
92651	Laguna Beach	CA	57
34102	Naples	FL	56
33480	Palm Beach	FL	53

#### \$10,000,000+

ZIP Code	City	State	Number of Listings
81611	Aspen	CO	60
10019	New York	NY	47
90210	Beverly Hills	CA	42
90265	Malibu	CA	39
33139	Miami Beach	FL	38
10013	New York	NY	35
06831	Greenwich	CT	32
92651	Laguna Beach	CA	32
10022	New York	NY	31
10021	New York	NY	29
10065	New York	NY	28
10023	New York	NY	28
10012	New York	NY	24
33140	Miami Beach	FL	22
93108	Santa Barbara	CA	22
33149	Key Biscayne	FL	21
34102	Naples	FL	21
10011	New York	NY	21
90077	Los Angeles	CA	21
10003	New York	NY	21

<sup>1</sup>As of June 2015





## LUXURY SALES BY ZIP CODE

### U.S. ZIP CODES WITH THE HIGHEST NUMBER OF CLOSED LUXURY HOME SALES<sup>1</sup>

The **Coldwell Banker Previews International**<sup>®</sup> program presents America's top ZIP codes for luxury home sales in three distinct price points: \$1,000,000+, \$5,000,000+ and \$10,000,000+.

#### \$1,000,000+

ZIP Code	City	State	Number of Sales
10023	New York	NY	526
10019	New York	NY	454
10011	New York	NY	451
92037	La Jolla	CA	434
94539	Fremont	CA	420
90266	Manhattan Beach	CA	397
10003	New York	NY	390
10021	New York	NY	388
84060	Park City	UT	377
92651	Laguna Beach	CA	366
92660	Newport Beach	CA	365
10016	New York	NY	360
10024	New York	NY	353
10065	New York	NY	351
10022	New York	NY	349
90049	Los Angeles	CA	339
94025	Menlo Park	CA	337
90272	Pacific Palisades	CA	328
06830	Greenwich	CT	323
95070	Saratoga	CA	318

#### \$5,000,000+

ZIP Code	City	State	Number of Sales
90210	Beverly Hills	CA	111
10019	New York	NY	97
10021	New York	NY	89
10065	New York	NY	89
10023	New York	NY	73
81611	Aspen	CO	69
10013	New York	NY	68
06830	Greenwich	CT	58
90265	Malibu	CA	49
34102	Naples	FL	49
94027	Atherton	CA	47
90272	Pacific Palisades	CA	44
10011	New York	NY	41
10024	New York	NY	41
33139	Miami Beach	FL	41
90077	Los Angeles	CA	37
10075	New York	NY	37
10128	New York	NY	37
33480	Palm Beach	FL	36
92657	Newport Coast	CA	35

#### \$10,000,000+

ZIP Code	City	State	Number of Sales
10019	New York	NY	44
90210	Beverly Hills	CA	34
10023	New York	NY	26
81611	Aspen	CO	24
10021	New York	NY	24
10065	New York	NY	23
90265	Malibu	CA	15
90077	Los Angeles	CA	15
10012	New York	NY	13
10010	New York	NY	12
94027	Atherton	CA	11
34102	Naples	FL	11
10024	New York	NY	10
10075	New York	NY	10
90049	Los Angeles	CA	9
90272	Pacific Palisades	CA	9
33140	Miami Beach	FL	8
93108	Montecito	CA	8
33483	Delray Beach	FL	8
92651	Laguna Beach	CA	8

<sup>1</sup>July 1, 2014 - June 30, 2015





## DOMESTIC OVERVIEW: NEW YORK

### NEW YORK KEEPS ROLLING HIGHER AS NEW DEVELOPMENT MEETS RISING DEMAND

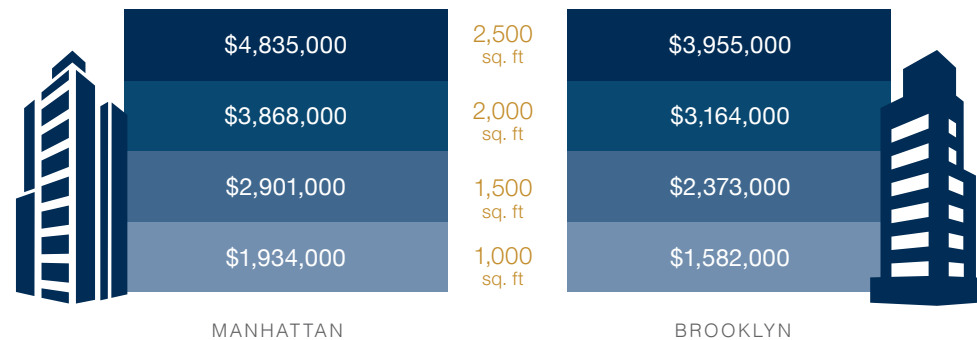
New York City remains the scene of feverish construction. Seemingly insatiable demand for luxury residences at ever-higher prices has encouraged developers to launch new projects on a massive scale. Examples can be found across the city, from ultra-luxury skyscrapers rising just south of Central Park to large-scale developments along the Hudson riverfront, and even across the East River into Brooklyn, where prices are rising even faster than they are in Manhattan.

The strong market keeps inventory flowing. The same number of newly built units came to market in the first six months of 2015 as did in all of 2014. Rather than flooding the market and depressing prices, the wave of new development seems to have been no match for eager demand from wealthy buyers all over the world.

"Based on the first six months of 2015, sales at prices above \$10 million are on pace to hit a new record this year," says Ryan Schleis, vice president of research and analytics at Corcoran Sunshine in New York.

Prices continue to rise at moderate rates in Manhattan, where median prices of all closed transactions rose 4% year-over-year to \$960,000 in the second quarter of 2015, and condominium sales averaged \$1,934 per square foot, up 2% year-over-year and up 48% from 2010. Brooklyn has seen more dramatic gains, with prime condo sales during 2015 averaging \$1,582 per square foot, up 9% year-over-year and 100% higher than in 2010.

SQUARE FOOTAGE COSTS IN MANHATTAN AND BROOKLYN\*



\*based on average price per square foot

### BUILD IT AND THEY KEEP ON COMING

Still a comparative value to Manhattan, Brooklyn is no longer an overlooked market. New luxury developments have sprouted up in Brooklyn Heights along the East River, south into Cobble Hill and up to Williamsburg.

CONTINUED



One of the biggest new developments to break ground in Brooklyn is Pacific Park in Prospect Heights, adjacent to the Barclays Center. International investment interest has been strong in the past year, as downtown Brooklyn transformed into a hospitality, retail and entertainment destination. The first condominium there will be 550 Vanderbilt, with 278 residences priced from \$600,000 studios to five-bedroom penthouses for more than \$7 million. Ultimately, Pacific Park will encompass 1,030 condominiums and 5,400 luxury rentals.

## **LUXURY RISES ALONG THE RIVERFRONT**

On September 13, 2015, passengers at 34th Street and 11th Avenue began boarding trains from platforms of the first newly built subway station in New York City since 1989. The bright and spotless 34th Street-Hudson Yards station is a westward extension from Times Square of the Metropolitan Transit Authority's 7 Line, which continues to Grand Central Terminal and ultimately to Citi Field and the U.S Tennis Center at the train's eastern terminus in Queens.

The MTA expects the Hudson Yards station to be the single busiest in New York City, and for good reason. The brand-new subway stop is right next to the largest active construction project in the United States on Manhattan's far West Side between 30th and 34th streets, stretching from 10th Avenue to the West Side Highway along the Hudson River. Up until recently, the far West Side was a sparsely populated area adjoining Penn Station's railroad yards just south of the Jacob Javits Convention Center.

Nearly 20 million square feet of residential and commercial space are being built almost entirely above active railroad yards, just beyond the end of the popular High Line, where luxury developments have flourished in the past five years. When complete, the 28-acre elevated Hudson Yards will be an urban oasis with five skyscrapers, 5,000 total housing units and a luxury shopping center anchored by Neiman Marcus.

Riverside Center is another grand-scale luxury concept community taking shape 30 blocks north of Hudson Yards between the West Side Highway and West End Avenue. The complex will have 2,150 luxury units once its five towers are completed, along with several parks, playgrounds and its own public school. Architects for three of the five towers are SLCE, Pelli Clarke Pelli and Kohn Pedersen Fox.

## **SO FAR, NO SLOWDOWN**

The rapid absorption of new inventory by an increasingly international clientele of buyers is one factor driving the current market, but it is unclear what the impact of recent financial market turmoil in China may be on future demand. One possibility is that it could accelerate a drive by wealthy Chinese investors to park their assets in the safety of U.S. real estate.

Nonetheless, no slowdown has materialized. Buyers are still willing to pay top dollar to be in the latest and hottest properties, particularly in Midtown and on Central Park. Demand has been strong for new projects like 220 Central Park South and star architect Jean Nouvel's "MoMA Tower" at 53 West 53rd St., a 1,050-foot gleaming skyscraper rising above the Museum of Modern Art.

"Overwhelming excitement and sales of ultra-luxury developments like 220 Central Park South, with average pricing over \$8,000 per square foot, have dispelled concern over pushing the envelope," says Corcoran's Schleis. "Demand remains extremely robust."

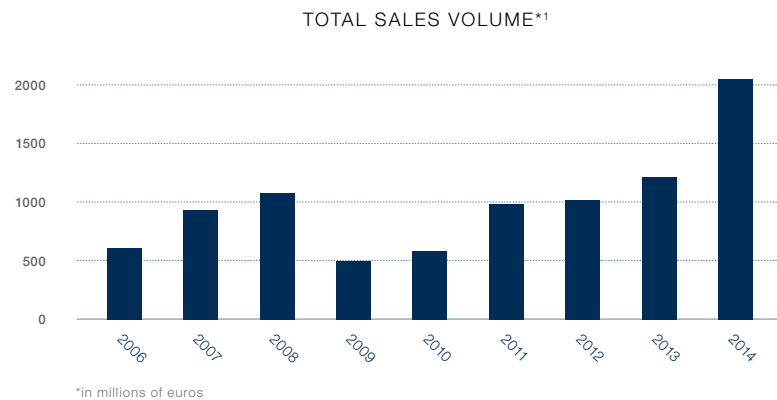




## INTERNATIONAL SPOTLIGHT: MONACO

If there was ever a question about Monaco's position in the race to become one of the world's most sought-after luxury addresses, the real estate numbers from 2014 have all but driven it out. From 2010 to 2014, the total number of real estate transactions increased by more than 69%. Residential sales soared to 555 in 2014 — a year that already went down in history as the tiny principality's best year on record. The market exceeded the 2 billion euro benchmark for real estate transactions for the first time.

"In 2014 alone, total sales increased by 37% from 2013," says Laurent Demeure, CEO of Coldwell Banker France and Monaco. "It was a record year with a lot of interest coming from Russia. This year, we are seeing a little bit of a shift because of Russia's challenging economic conditions. There is more demand from other areas of the world. A weakened euro has made it particularly attractive to investors who are paying in U.S. dollars, British pounds or Swiss francs."



The declining euro has not exactly lowered prices, however. Because inventory remains tight and land is so scarce, prices for apartments and houses are rising, says Demeure. Prices have increased about 20% over the past three years, he notes. In fact, the average Monaco property now costs 9,000 euros per square foot — 21% more than in 2007, before the economic downturn. This kind of price appreciation, along with headline-making properties — like the nearly \$400 million Sky Penthouse in the new Tour Odéon building announced last year — have helped Monaco zoom past cities like London and Paris as one of the most expensive housing markets in the world.

"If Monaco has lost its position to Hong Kong as the world's most expensive housing market, this is only due to the exchange rate effect," says Demeure. "And Monaco is more than twice as expensive as London and three times as expensive as Paris."

### A PLAYGROUND FOR THE WORLD'S WEALTHIEST

Tucked in a tiny pocket less than one square mile along the French Riviera, Monaco is the most densely populated country in the world and has the highest density of millionaires in the world. About one in three residents in the city-state is a millionaire. They are likely drawn to Monaco's yacht-lined shores, glitzy casinos and the elite Grand Prix motor race each year. But the real draw is the principality's tax benefits. Monaco has been a zero-income tax haven since 1869.

"The prospect of keeping most of their wealth has been the main attraction," says Demeure. "Of course, a Monaco residency offers many other benefits, too. Monaco is strategically placed in Western Europe,

CONTINUED

with easy access to Nice airport, and is just two hours from most European business centers. It also has strong capital appreciation prospects and political stability.”

All of these factors combined have helped drive the wealthiest individuals from over 100 nations to set up residence in Monaco. As a result, Monaco is much more diverse than it ever has been, notes Demeure.

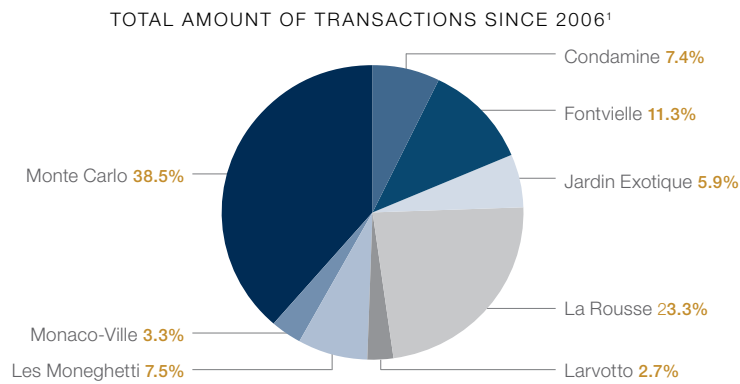
“We are seeing wealthy buyers from Italy, Eastern Europe, Britain, South Africa, Australia, Scandinavia, Switzerland, the Middle East and Asia,” he says. “Many of them own homes in more than one country, and many have begun to see Monaco as not just a place to vacation, but as a place to conduct their business.”

**LOW SUPPLY FUELS ULTRA LUXURY BOOM**

Unprecedented global growth has helped fuel demand in the most prestigious parts of the city-state, putting upward pressure on supply and prices. For instance, in the neighborhood of Monte Carlo — which accounted for 41% of the total real estate transactions in Monaco in 2014 — studios without a sea view start at 1 million euros, or about \$1.12 million USD; with a view, the price can go as high as 3 million euros, or about \$3.4 million USD. Larger apartments — at three bedrooms — sell from 9 million to 20 million euros, or about \$10 million to \$23 million USD, “depending on the size of the unit and the quality of the view,” says Demeure. The highly coveted Carré d’Or, or Golden Square district, near the Casino Gardens and in the heart of Monte Carlo’s high-end shopping district, commands the highest prices in Monaco. A penthouse here can cost as much as 30 million to 45 million euros, or about \$34 million to \$51 million, driven up most by high demand and lack of supply.

New residential buildings, like Tour Odéon — Monaco’s first skyscraper since the 1980s — have also begun revving up investor interest by shifting away from the traditional pied à terre market, says Demeure. Tour Odéon, for example, offers larger units more suitable for families and amenities such as multiple swimming pools, private cinema, in-house caterer, private chauffeur and other hotel-style perks that the global affluent would find desirable. In fact, large five-bedroom units accounted for nearly 36% of all sales.

“Newer buildings like Tour Odéon have elevated luxury real estate in Monaco to the highest level ever,” says Laurent Demeure. “They have definitely helped place Monaco among the top spots for luxury real estate in the world.”



**STRONG FUNDAMENTALS DRIVE MARKET**

What Monaco lacks in space, it more than makes up for in luxury real estate market power. Between its regional stability, tax advantages, lifestyle opportunities and new developments, Monaco continues to offer a strong value proposition for the world’s wealthiest investors.

<sup>1</sup>IMSEE Monaco





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▲ Cannes, France  
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<sup>1</sup>Data based on closed and recorded transaction sides of homes sold for \$1 million or more as reported by the U.S. Coldwell Banker® franchise system for the calendar year 2014. USD\$;

<sup>2</sup>REAL Trends/The Wall Street Journal – June 2015.



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