



Paula Green
310-613-1236
 paula@prgassociates.com
PRG Associates
 Ocean Avenue
 Santa Monica, California 90401

PRG Associates
 A Full Service Firm
 REALTY DESIGN DEVELOPMENT

Distinctive Properties **139 S. GLENROY AVE.**
 Los Angeles, California 90049



\$2,995,000
5 Beds, 6 Baths
 MLS #: 15-942387

EXQUISITELY RENOVATED 1930'S WESTWOOD HILLS TRADITIONAL - NEAR UCLA. REMARKABLE ATTENTION TO PERIOD DETAILS, AESTHETICS AND CHARM, WHILE OFFERING UP AN ENERGY EFFICIENT, WATER-WISE AND MODERN DAY SMART HOME. STUNNING PROVENCAL MASTER SUITE WITH JAW DROPPING CALCUTTA BATH-FEATURING ITALIAN PEDESTAL SINKS, LEFROY POLISHED NICKEL FIXTURES, CLAW FOOT TUB AND LEADED GLASS PICTURE WINDOW. LARGE EN-SUITE ROOMS WITH SPA-LIKE CARRARA BATHS AND VOLUMINOUS LIVING ROOM WITH EYE LEVEL CARVED MANTLE FIREPLACE, DEPICT A GRANDEUR OF A BYGONE ERA. DISTINCT 9" RUSTIC EUROPEAN OAK FLOORING. SUNLIT COOK'S KITCHEN, ELEGANT FORMAL DINING ROOM, LIVING ROOM WITH 20' HAND PAINTED WOOD BEAMED CEILING AND LUSH PRIVATE PATIO. WRAPAROUND TWINKLE LIGHT TRELLED REDWOOD DECK AND WONDERFUL GRASSY YARD. WINE CELLAR. CENTRAL LOCATION. FREEWAY CLOSE. COVETED WARNER AVENUE SCHOOL.



See the Virtual Tour! www.tourfactory.com/1450150

Equal Housing Opportunity | All Information Deemed Reliable but not Guaranteed



AREA

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BEVERLY HILLS

Sotheby's

INTERNATIONAL REALTY

OPEN TUESDAY OCTOBER 27th 11AM - 2PM
LUNCH SERVED224 S. Stanley Drive | 224SouthStanley.com | Offered at \$2,295,000

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. All 5 bedrooms are upstairs including the large master suite with a spacious closet, office area and large balcony. Approximately 3,600 square feet of wonderful living space. This lovely home is close to parks, restaurants and fabulous shops. A truly must see.

Aaron Montelongo

Sotheby's International Realty

M: 310.600.0288

Aaron.Montelongo@sothebyshomes.com

CalBRE#: 01298036

SOTHEBY'S INTERNATIONAL REALTY SUNSET STRIP BROKERAGE | 9255 Sunset Blvd., Mezzanine, Los Angeles, CA 90069 | sothebyshomes.com

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MAJOR PRICE REDUCTION!

INVESTOR/DEVELOPMENT OPPORTUNITY IN THE HOLLYWOOD HILLS

6750 Mulholland Drive - \$855,000

Listed by Rodeo Realty

6752 Mulholland Drive - \$980,000

Listed by Rodeo Realty

6760 Mulholland Drive - \$1,100,000

Listed by Rodeo Realty

6800 Mulholland Drive - \$1,825,000

Listed by John Aaroe

This family compound hasn't sold for more than a generation and represents an incredible opportunity for an investor to own multiple, contiguous lots & homes on famed Mulholland Drive. The combined sites offer massive street frontage, flat land and acreage. If purchased together, the combined acreage would be approximately 4.5 acres of land.

OPEN HOUSE
Tuesday, October 27th, 11am-2pm



John Galich
310.461.0468
John@JohnGalich.com
www.JohnGalichGroup.com

Ken Shields
310.270.5152
ken@kenshieldsrealty.com



AREA
3SUNSET STRIP –
HOLLYWOOD HILLS WEST**RARE**
PROPERTIES**RARE** SUNSET SQUARE MEDITERRANEAN**MAJOR REDUCTION: ~~\$2,750,000~~ NOW \$2,499,000**

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

1516 N GENESEE AVE., LOS ANGELES, CA 90046

4 bed + 3 bath
4th bed could be office/studio
Large backyard
Private & gated
Prime Sunset Square location
www.1516NGeneese.com

Set in the highly desirable Sunset Square, this captivating Mediterranean boasts an exceptional floor plan with high ceilings and large rooms. Set behind gates, this home is quite private yet inviting with beautiful foliage decorating the front courtyard. Upon entering the main living area you'll find a spacious living room, dining room, adjacent kitchen and family room.

The living room and family room feature a unique dual-facing fireplace, gorgeous tile and French doors bathing the space in light. The recently renovated kitchen has built-ins and large center island/breakfast bar. From the family room you can open three sets of doors that lead to the manicured backyard with large grassy area, mature foliage, fruit trees and patios perfect for entertaining. Three of the bedrooms are en-suite with lovely bathrooms and the 4th bedroom is on a private upper level that could be a studio or office space if desired. Located in prime Sunset Square, this RARE home is close to the best shops and restaurants the Sunset Strip has to offer.

Listed at ~~\$2,750,000~~ \$2,499,000 or ~~\$10,500/mo~~ \$9,900/mo

KENNON EARL

TOM DAVILA

310.432.6492

showings@rarepropertiesinc.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 or 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. Co/BRE #01294743, # 01725619

MID-CENTURY MASTERPIECE



2744 CARDWELL PLACE

OFFERED AT \$4,695,000

OPEN TUESDAY, OCT. 27TH 11-2PM & TWILIGHT OPEN 5:30-7:30PM

STUNNING RESTORED MID-CENTURY MASTERPIECE WITH HEAD-ON JETLINER CITY VIEWS. SITUATED ON CLOSE TO AN ACRE, THIS 3 BEDROOM, 3 AND A HALF BATH, ULTRA-CHIC RESORT-LIKE ESTATE IS LOCATED ON A PRIVATE ROAD OFF WOODROW WILSON DRIVE. ORIGINALLY BUILT IN 1961 IN JOHN LAUTNER OR RICHARD NEUTRA-ESQUE STYLE, THIS EXCLUSIVE TREASURE FEATURES A CIRCULAR SUNKEN LIVING ROOM OPENING TO EXPANSIVE CITY VIEWS, A SPARKLING POOL, SPACIOUS ENTERTAINING PATIOS AND LUSCIOUS GREEN LAWNS. A SECRET RETREAT IN THE SKY, EVEN THE MASTER SUITE BOASTS UNFORGETTABLE VIEWS.

REPRESENTATION BY

CARL GAMBINO
(646) 465-1766
CALBRE#: 01971890

KURT RAPPAPORT
(310) 860-8889
CALBRE#: 01036061



BEVERLY HILLS | 210 NORTH CANON DRIVE, BEVERLY HILLS, CA 90210 (310) 247-7770
MALIBU | "IN THE COUNTRY MART" 23410 CIVIC CENTER WAY, MALIBU, CA 90265 (310) 456-1171
MIAMI | 2100 PONCE DE LEON BLVD, 7TH FLOOR, CORAL GABLES, FL 33134 (305) 447-1471

AREA

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ARCHITECTURAL MASTERPIECE!



\$ 3,250,000 | 10/27/2015 11AM - 2PM



MARY CRONIN

310-633-4257

MIcronic@aol.com

www.MaryCronin.net

933 BLUEGRASS LN

Stunning Contemporary 2009 construction.

4 bedrooms,

3 Full Fabulous Baths,

2 Large powder rooms,

Gorgeous large common areas,

Downstairs private entertaining/media area,

Chefs kitchen, with ocean views in the distance!

Property is wired and ready to go!

Private Courtyard, Private garden areas, amazing decks,

COMING HOME WILL ALWAYS FEEL LIKE A VACATION.

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Designer's Own...



3388 Mandeville Canyon Road, Brentwood

Open Tuesday October 27, 11-2pm & Sunday November 1, 1-4pm

Private, romantic Tuscan villa on broad corner lot shaded by oak and citrus trees. Classic one story floor plan with 3 bedrooms, 2.75 baths. Gated courtyard entrance with trickling fountain leads to a crafted filigree iron and glass front door. The dramatic radius curved entry flows to a spacious and elegantly appointed living/family/dining/great room with high tray ceilings, arched doorways, a stunning stone fireplace, rich hardwood flooring, built-ins and a wall of French windows opposite a wall of French doors which flank an enchanting patio, garden and pool area. Bright European eat-in kitchen has cherry wood cabinetry, stainless appliances, wine fridge and walk-in pantry. Down the center hall are three en suite bedrooms including master with walk-in closet, a luxe bath with double sinks, Jacuzzi tub and an inviting private terrace. A detached two car garage houses utility area and plentiful storage. Other amenities include: HVAC, security system and superior off street parking. This pristine and stylish home has been impeccably maintained and is truly a delightful canyon gem!

Offered at \$2,095,000 | www.3388Mandeville.com



Joan Caplis | Susan Stark

310.748.2208 | 310.345.7450

www.MandevilleCanyonHomes.com



AREA

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WEST LOS ANGELES



LISA MANSFIELD PRESENTS

1740 S. Westgate Avenue, Unit D – West Los Angeles

Open Tuesday 11 - 2



3 BEDS | 2.5 BATHS | LOFT+TERRACE | PRIVATE GARAGE

WLAHomes.com | Offered for \$1,149,000

Chic Westside Townhouse with hip décor and upgrades. The living room has hardwood floors, a fireplace and a spacious family room/living room layout. The formal dining room is gracious and the gourmet kitchen has SS Viking appliances, granite countertops, a wine fridge and a breakfast area. Upstairs has 3 bedrooms including a large master suite with vaulted ceilings, a fireplace, a huge walk-in closet, and a loft to a rooftop terrace with views. En suite master bath has double sinks and a separate soaking tub and shower. Gorgeous hardwood floors, crown molding, recessed lights, direct access 2 car side-by-side private garage and separate laundry room.



LISA MANSFIELD

Realtor®, NRT's Top 1,000 Sales Associates

310.481.4313 | lisa.mansfield@sothebyshomes.com

www.lisamansfield.com | CalBRE#: 01105508

Sotheby's
INTERNATIONAL REALTY

SOTHEBY'S INTERNATIONAL REALTY BRENTWOOD BROKERAGE | sothebyshomes.com

11911 San Vicente Blvd, Suite 200, Los Angeles, CA 90049

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BREATHTAKING VIEWS! OVER 3100 SQ. FT. BEVERLY HILLS ADJ!



\$ 2 , 4 9 5 , 0 0 0 | T U E S D A Y 1 1 - 2 S U N D A Y 1 - 4



MARK & LYNN MIRISCH ROGO

310-777-6213


mark@markrogo.com lynn@markrogo.com

www.1216Daniels.com

1216 DANIELS DR

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 and all the bells & whistles. Spacious living room with fireplace, formal dining room, den and 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.

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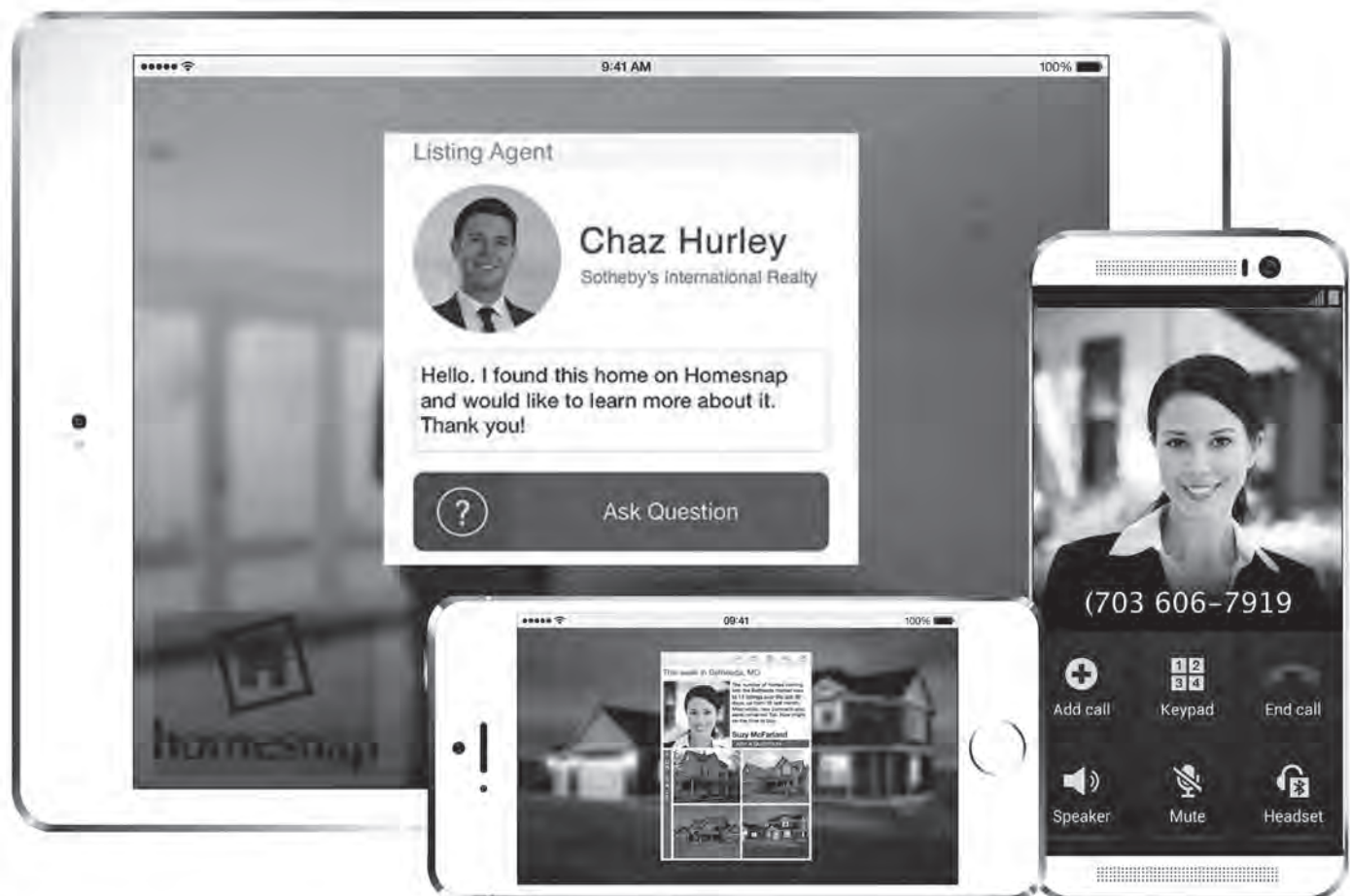
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- Recommend homes to any client with a single tap

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Available on the
 App Store

ANDROID APP ON
 Google play



Uber Chic 2-Story Penthouse Unit

OPEN HOUSES

Tuesday, October 27th from 11 - 2 | Sunday, November 1st from 1 - 4



RARE CORNER PENTHOUSE

WEST HOLLYWOOD | 9000 Cynthia Street, PH 404
web: 0027166 | mls: 15-881313 | 3bd, 3ba

Offered at \$1,225,000

A contemporary and remodeled 2-story penthouse, this rare property includes 3 bedrooms and 3 baths and is located 1 block from Beverly Hills. This corner penthouse offers a dramatic entry hall, separated bedrooms with no common walls, a 2-story living/dining area with fireplace, which also includes access to large balcony with Sunset Strip views. Also features an updated kitchen with Bosch gas cook top, stainless appliances, and a wine cooler. Additionally, there is an upstairs bedroom currently used as gym with en suite bathroom, laundry in unit, and 2 side-by-side parking spots. This penthouse has incredible Westerly views of Beverly Hills and the Santa Monica mountains.

Offers reviewed after open house Sunday November 1, 1-4pm.

JEFFREY HOBGOOD

CalBRE: 01247414

310.305.7653

jeffrey.hobgood@sothebyshomes.com

Beverly Hills Brokerage

9665 Wilshire Boulevard, Suite 400

Beverly Hills, CA 90212

sothebyshomes.com

AREA
10

Fabulous Owner-user Duplex

WEST HOLLYWOOD VICINITY



972 N SAN VICENTE BLV

Discover this treasure of a residential property just south of the action on Sunset! It is a charming oasis with an income unit in the back over the garages. The front home features 3 bedrooms, 2 baths, hardwood floors, a beautiful fireplace

with classic turn of the past century built ins & gorgeous windows. It offers a laundry room and large basement. Back house has 2 bedrooms, 1 bath & a serenity patio area. No one will believe that such a charming place exists next to the pulse of Sunset!

Offered At **\$1,495,000**



Ann-Marie Villicana
626-319-0585

225 East Colorado Blvd.
Pasadena, CA 91101
dilbeck.com

Information provided by Seller or third-party sources. Information not verified nor guaranteed. Some features may be without permits. Buyer to investigate all measurements, permits and other information to their own satisfaction with appropriate professionals and official records.

Dilbeck Estates
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Norma Triangle Remodeled Home with Pool and Detached Bonus Room!



8980 Lloyd Pl, West Hollywood

Offered at \$1,490,000

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 a morning cup a coffee. The detached bonus room makes a great pool house and entertaining area! This house is in close proximity to shops, cafés, restaurants, the new West Hollywood Library, the Pacific Design Center, Santa Monica Blvd, the Sunset Strip and Beverly Hills!

Tom Scrocco

Realtor® - CalBRE #01245433

T (310) 887-0255

C (310) 259-7355

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Randy Isaacs

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Viviana Ventrone

Realtor® - CalBRE #01918854

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C (310) 867-1547

Viviana@TomAndRandyProperties.com



www.TomAndRandyProperties.com

9000 Sunset Boulevard Suite 100
West Hollywood, CA 90069



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

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

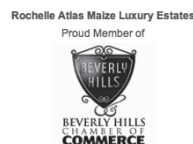
**OPEN TUESDAY OCTOBER 27TH 11-2
8241 W 4TH STREET, BEVERLY GROVE**

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



Rochelle Maize
rochelle@rochellemaize.com
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

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

KW BEVERLY HILLS
KELLERWILLIAMS REALTY

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AREA
74

149 N VALLEY STREET | TOLUCA LAKE

OPEN TUESDAY | 11 - 2



For more details
Visit 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
strongrealtor.com

JOHN AAROE GROUP

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TOLUCA LAKE