

## 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 310-300-0599  
WEA

<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.

MLS#15-932461  
Kurt Rappaport 310-860-8889  
WEA

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

<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 310.908.6860  
HILTON & HYLAND

Pool

<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.

MLS#15-936687  
Judy Feder 310.858.5464  
HILTON & HYLAND

www.1210Coldwater.com

<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 bdms including the master suite. Fantastic outdoor space with great patio, large pool, sport court & total privacy.

Jade Mills 310-285-7508  
COLDWELL BANKER

Refrigerator, Stove/Oven, Dishwasher

<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 310-850-4512  
COLDWELL BANKER BH

A/C,stovetop,oven,dishwasher, microwave

<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.

MLS#15-951025  
AARON MONTELONGO 3106000288  
SOTHEBY'S

224SouthStanley.com

<b>120 S ALMONT DR</b>	Open	11-2	<b>red</b>
<b>\$2,999,000</b>	3+99000	4+4 2sty-MEDITERRANEAN	



**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.

MLS#15-942749  
Lita Lee 213-595-2455  
COLDWELL BANKER RESI

Grbg Disp

<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

MLS#15-945017  
Pat Cornog 310-463-3733  
POWER BROKERS INTERN

Family Room, Office, Upstairs den, patio

## 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 310-339-3094  
KW LOS FELIZ

Fridge, DW, HoodFan, Washer



447 N DOHENY DR #101

Open 11-2 592XY

\$1,699,000

2+2.5 CONTEMPORARY



MLS#15-946937

Markus Canter 310.704.4248

BERKSHIRE HATHAWAY

rev

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 burled walnut & sycamore cabinetry, polished marble & granite counter tops, & top-of-the-line kitchen. Opulent master bathroom w/ separate soaking tub/shower, & walk-in closets. Large private outdoor terrace. Concierge, elegant lobby, media room, state-of-the-art fitness center w/ terrace.


WWW.447DOHENY101.COM

9464 BEVERLY CREST DR

Open 11-2 592/E4

\$3,995,000

5+5 CONTEMP MED



MLS#15-946937

Joe Babajian 310-623-8800

RODEO REALTY BH

NEW

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.

www.9464BeverlyCrestDrive.com

01 Beverly Hills

Lease

240 S SPALDING DR

Open 11-2

\$7,500

3+3 SPANISH



MLS#15-932321

Ronnie Kassorla 310-666-2334

NELSON SHELTON & ASS

red

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!

02 Beverly Hills Post Office


Single Family

1288 ANGELO DR

Open 11-2

\$19,900,000

3+6 MODERN



MLS#15-951005

Jim Crane 310-855-4595

DOUGLAS ELLIMAN

NEW

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!

www.1288Angelo.com

9713 OAK PASS RD

Open 11-2

\$2,495,000

4+4 CONTEMPORARY



MLS#15-952637

Jeff Hyland 310.278.3311

HILTON & HYLAND

NEW

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.

www.hiltonhyland.com

2207 BOWMONT DR

Open 11-2

\$6,495,000

5+5.5 2sty-ARCHITECTURAL



MLS#15-952637

Tom Davila 310.432.6492

KELLER WILLIAMS BH

NEW

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.

www.2207Bowmont.com

1401 CLARIDGE DR

Open 11-2

\$2,099,026

3+3 3sty-CONTEMPORARY



MLS#15-952637

Heidi Davis 213-819-1289

KELLER WILLIAMS LARC

NEW

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!

9756 SUFFOLK DR

Open 11-2

\$4,495,000

6+7 TRADITIONAL



MLS#15-932505

Rita Goldsmith 310.729.4911

HILTON & HYLAND

NEW

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.

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

9374 BEVERLY CREST DR

Open 12-2 592F5

\$12,950,000

5+6 ARCHITECTURAL



MLS#15-890591

Valerie Fitzgerald 310-285-7515

COLDWELL BANKER RESI

rev

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.



<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#15-952427**  
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#15-950069**  
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#15-950069**  
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#15-950069**  
Geoff Clark 323-459-3845  
DEASY/PENNER + CLARK

Pool, SubZero refig, range, HVAC



1347 N ORANGE GROVE AVE

Refresh. 11-2

\$1,625,000

3+3 CALIFORNIA BUNGALOW



SPaulding Square Character Bungalow w/ Pool & Guest House!

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 & baths, formal dining room w/ built-ins, French doors, central AC, tank-less water heater, fireplace, and incredible entertainer's backyard w/ covered patio.

Jimmy Martinez

323-377-0548

PARTNERS TRUST BH

www.1347orangegrove.com


NEW

1805 NICHOLS CANYON RD

Open 11-2

\$1,175,000

1+249000 3+3 CONTEMPORARY



REDUCED FOR IMMEDIATE SALE | BEST VALUE IN SUNSET STRIP

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.

MLS#15-925103

Jay Martinez/Gil Dirige

323-377-8332

JOHN AAROE GROUP

www.1805nicholscanyon.com


red

8508 LOOKOUT MOUNTAIN AVE

Open 11-2

\$1,395,000

4+3 1sty-MID-CENTURY



SUNNY & OPEN MID CENTURY MODERN W/POST & BEAM ELEMENTS!

This 4 bedroom, 3 bath home features two master suites, one of which has it's own separate wing. Kitchen & bathroom tiles are for the architectural purist & are in pristine condition. The oversized glass doors, floor to ceiling windows & 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!

Kirk Frieden

310-849-8822

COLDWELL BANKER


NEW

8983 WONDERLAND AVE

Open 11-2

\$1,075,000

2+1 CALIFORNIA BUNGALOW



JUST REDUCED BY \$125,000, \$1,075,000

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.

MLS#15-937431

Michael A Bocchini Jr

RODEO REALTY INC.

Grbg Disp

red

2757 LA CUESTA DR

Open 11-2

\$1,349,000

3+2.5 CONTEMPORARY



STUNNING CONTEMPORARY IN THE HOLLYWOOD HILLS

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!

S Frankel, K Scaduto

310-281-3981

COLDWELL BANKER BH-N

www.2757lacuesta.com

NEW

9305 NIGHTINGALE DR

Open 11-2

\$17,995,000

3+4 MODERN



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 & 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.

MLS#15-909489

Gary Gold

3107410505

HILTON & HYLAND

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

rev

8320 HOLLYWOOD

Open 11-2 593A4

\$2,995,000

3+4 2sty-ARCHITECTURAL

Dramatic architectural design. Exciting city views. Ideal Sunset Strip location. Two stories

MLS#15-899323

Bennett Carr

310-777-5151

BBQ

SOTHEY'S INTERNATIO


red

1516 N GENESEE AVE

Open 11-2 593B4

\$2,499,000

2750000 4+3 2sty-MEDITERRANEAN



MAJOR REDUCTION | RARE SUNSET SQUARE MEDITERRANEAN

This RARE home boasts a great flr plan w/ high ceil & lg rms. Upon entering main living area you'll find a spacious LR, DR, adj kitch & FR. The LR & FR feature a dual-facing fpl, gorg tile & French drs. Recently remod kitch has built-ins & lg cntr island/brkft bar. Amazing bkyd w/ lg grassy area, mature foliage, fruit trees & patios perfect for entertaining. 3 of the BRs are en-suite w/ lovely BAs & the 4th BR is on a pvt upper level that could be a studio/office. Also for lease for \$9,900/mo.

MLS#15-942555

Kennon Earl

310.432.6492

KELLER WILLIAMS BH

www.1516NGenesee.com

red

8440 HAROLD WAY

Open 11-2

\$5,950,000

4+5 SPANISH



CLASSIC SPANISH RESIDENCE SURVEYS THE CITY

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

MLS#315010024IT

Henry Blackham

(626) 825-2919

CROSBY DOE ASSOCIATE


rev

2389 HERCULES DR

Open 11-2

\$2,895,000

5+4 2sty-CONTEMPORARY



MT. OLYMPUS GATED CONTEMP.

Beautiful, 2 story, set back from street for privacy. 2 story entry has jet-black granite floors. Sunken living room with fireplace & 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 & a sumptuous black granite bath with spa tub & glass enclosed shower. 3 additional BR's upstairs & maids below. Pool/hot tub and lovely private patio areas.

MLS#15-948193

Peter Whyte

310-777-6327

COLDWELL BANKER

rev

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	




**HARWELL HAMILTON HARRIS MASTERPIECE!**

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>6760 MULHOLLAND DR</b>	Open	11-2	593	<b>rev</b>
<b>\$1,100,000</b>	2+2	1sty-TRADITIONAL		




**MULHOLLAND DRIVE MULTI-HOME INVESTOR OPPORTUNITY**

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

<b>6752 MULHOLLAND DR</b>	Open	11-2	593	<b>rev</b>
<b>\$980,000</b>	2+2	1sty-TRADITIONAL		




**MULHOLLAND DRIVE MULTI-HOME INVESTOR OPPORTUNITY**

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>6750 MULHOLLAND DR</b>	Open	11-2	593	<b>rev</b>
<b>\$855,000</b>	3+2	1sty-TRADITIONAL		



**MULHOLLAND DRIVE MULTI-HOME INVESTOR OPPORTUNITY**

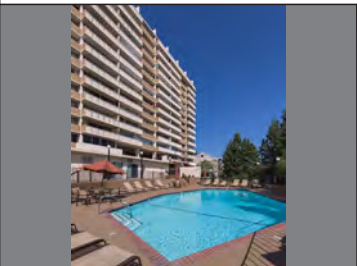
Situated on Prime Mulholland Drive in the Hollywood Hills sits this incredible opportunity for an investor to acquire multiple contiguous homes that offer massive street frontage, flat land & acreage. If purchased with 6752, 6760 & 6800 Mulholland Drive, the combined site would be approximately 4 acres 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	



**1 OF 12! RARE 2 BR LARGE CORNER UNIT SHOREHAM TOWERS**

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>1219 SUNSET PLAZA DR #5</b>	Open	11-2	<b>NEW</b>
<b>\$899,900</b>	2+2	TRADITIONAL	



**RARE, REMODELED 2BD+2BA CONDO WITH CITY VIEWS!!!**


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

### 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	




**EVA GABOR ESTATE. PRIME HOLMBY HILLS!**

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**  
RODEO REALTY - BH

Range/Oven, Freezer, Fridge, Washer

<b>1111 STRADELLA RD</b>	Refresh.	11-2	<b>NEW</b>
<b>\$8,500,000</b>	0+0		




**PHENOMENAL CITY AND OCEAN VIEW**

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>10980 VERANO RD</b>	Open	11-2	<b>NEW</b>
<b>\$3,645,000</b>	3+3.5	1sty-FRENCH	




**ELEGANT FRENCH REGENCY ON PRIVATE ROMANTIC LOWER BEL AIR LOT**

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**  
PARDEE PROPERTIES

Alarm System, Refrigerator, Range/Oven

<b>2171 STRATFORD CIR</b>	Open	12-2	591 G3	<b>rev</b>
<b>\$6,495,000</b>	6+8	MEDITERRANEAN		



**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.**

**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

<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/frplce, 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

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



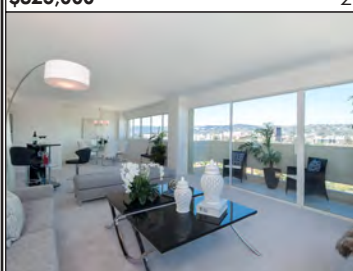
**THIS ONE IS SPECIAL!**

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

<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

<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

## 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

<b>2381 CENTURY HL</b>	Open	11-2	632E3	<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

<b>1861 VETERAN AVE #201</b>	Open	11-2	632B5	<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	632A4	<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	41/F1	<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



<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](http://www.1639Selby.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](http://www.1865GreenfieldAvenue105.com)

<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

**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](http://www.hiltonhyland.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>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!

**MLS#15-943721**  
Anne Leeds 310.487.0733  
GIBSON INTERNATIONAL

[www.509NRockingham.com](http://www.509NRockingham.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>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 6th 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

<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 doorways, FP, rich hw flooring, built-ins, French windows & doors which flank an enchanting patio, garden & pool area. Eat-in kitchen w/ss apps, wine fridge & walk-in pantry. 3 en suite bedrooms including master w/walk-in closet, luxe bath w/double sinks, Jacuzzi tub & priv terrace. Detached garage w/utility area & storage.

**MLS#15-951875**  
Joan Caplis/Susan Stark 310.748.2208  
CB BW / GIBSON

[MandevilleCanyonHomes.com](http://MandevilleCanyonHomes.com)

<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.

**MLS#15-951671**  
Barbara Marcus 310.466.5676  
BERKSHIRE HATHAWAY



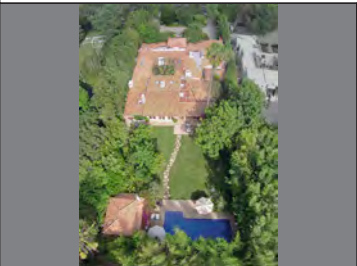
1649 MANDEVILLE CANYON RD

Open 11-2

\$9,250,000

5+7

HACIENDA



MLS#15-935283

Stanley Richman 310-777-6209

COLDWELL BANKER BHN

red

**CHARMING ONE STORY HACIENDA ON FABULOUS LARGE FLAT LOT**

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.

REDUCED!


12036 BENMORE TER

Open 11-2

\$4,995,000

4+4

2sty-ARCHITECTURAL



MLS#15-923195

Juliette Hohnen 323.422.7147

DOUGLAS ELLIMAN

rev

**FRANK LLOYD WRIGHT JR. MASTERPIECE**

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.

www.benmorearchitectural.com


1978 WESTRIDGE RD

Open 11-2 631D1

\$2,785,000

4+5

ARCHITECTURAL



MLS#15-884253

Carolyn LoBuglio 310-780-1529

COLDWELL BANKER - BW

rev

**OPEN TUESDAY 11-2PM**

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.

BBQ,Blt-Ins,Dshwshr,Dryer,Hood Fan

06 Brentwood

Condo / Co-op

11628 CHENAULT ST #108

Open 11-2

\$1,179,000

2+3

ARCHITECTURAL



MLS#15-952601

Gary Limjap 310.430.0818

COLDWELL BANKER SM

NEW

**EXTRAORDINARY MULTI-LEVEL ARCHITECTURAL MODERN TOWNHOME**

Incredibly dramatic 2bd,3ba w/a towering 2 story ceiling. Large family room that could be converted to a 3rd bedroom. 2 large rooftop sun decks 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.

Parking will be provided during OH

06 Brentwood

Lease


406 N BONHILL RD

Open 11-2 631F2

\$10,500

4+3

2sty-SPANISH



MLS#15-944781

Joan Caplis 3107482208

COLDWELL BANKER BW

NEW

**ONE OF A KIND LEASE IN KENTER CANYON**

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.

JoanCaplis.com

07 West L.A.

Single Family

2718 MILITARY AVE

Open 11-2

\$1,149,000

4+4

MODERN



MLS#15-952665

Michael Haddad 310.430.4842

RE/MAX ESTATE PROPER

NEW

**ONE-OF-A-KIND STUNNING MODERN 4/4 HOUSE!**

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.

www.MichaelHaddad.com

07 West L.A.

Condo / Co-op


1740 S WESTGATE AVE, UNIT D

Open 11-2

\$1,149,000

3+2.5

4sty-CONTEMP MED



MLS#15-952195

Lisa Mansfield 310.481.4313

SOOTHEY'S BRENTWOOD

NEW

**CHIC, UPGRADED TOWNHOUSE W/ PRVT GARAGE & ROOF TOP TERRACE**

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.

3 bd+ 2.5 ba+ Loft+ Terrace+ Prvt Garage

1930 PURDUE AVE #12

Open 11-2

\$929,000

4+3

CONTEMPORARY



MLS#15-952195

Steve Sawai 310-899-3584

COLDWELL BANKER RESI

NEW

**EXTREMELY RARE, CONTEMPORARY , CONDOMINIUM!**

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.

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!





<b>1262 S BARRINGTON AVE #202</b>	Open	11-2	<b>NEW</b>
<b>\$559,000</b>	2+2	CONTEMPORARY	



**LOCATION LOCATION LOCATION!**

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

Bit-Ins,Dshwshr,Elvtr,Grbg Disp,Intrcm

## 08 Cheviot Hills - Rancho Park Single Family

<b>2750 MANNING AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,699,000</b>	3+2	TRADITIONAL	



**IMPECCABLE CHEVIOT HILLS HOME**

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.

**MLS#15-950437**  
 Ben Lee 310-858-5489  
 COLDWELL BANKER RES

Refrigerator, Stove, Oven, Dishwasher

<b>3001 PATRICIA AVE</b>	Open	11-2	632E6	<b>NEW</b>
<b>\$1,589,000</b>	3+2.75	TRADITIONAL		



**BEAUTIFULLY UPDATED 3BD/2.75BA TRADITIONAL + DEN**


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 backyd 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

## 09 Beverlywood Vicinity Single Family

<b>1216 DANIELS DR</b>	Open	11-2	632F4	<b>NEW</b>
<b>\$2,495,000</b>	5+4	2sty-CONTEMPORARY		



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

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.

**MLS#15-948145**  
 Mark & Lynn Mirisch Rogo 310-777-6213  
 COLDWELL BANKER-BH N

Dshwshr,Drye,Rng/Ovn,Fridg,Other

## 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!

<b>1443 HI POINT ST #1</b>	Open	11-2	<b>NEW</b>
<b>\$919,000</b>	2+3	NEW PROJECT	



**5 NEW MODERN SINGLE FAMILY HOMES NEAR THE GROVE!**

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

Cling Fan,Dshwshr,Grbg Disp,Micro,Rng

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



**NEW LUXURY HOMES WITH HUGE ROOFTOP DECKS!**

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

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

<b>3036 CARDIFF AVE</b>	Open	11-2	<b>red</b>
<b>\$1,390,000</b>	4+3	TRADITIONAL	



**OVER \$100,000 PRICE REDUCTION/ UNDER \$555 PER SQUARE FOOT**

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

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



**COMPLETELY RENOVATED TRADITIONAL MASTERPIECE**

One of the five largest lots on this most prestigious street in Beverlywood HOA. Enter this completely renovated traditional masterpiece featuring a voluminous entryway and soaring ceilings. Formal LR with wood-burning FP and stunning Santos Cherry wood floors. A Chefs kitchen with a tremendous center island, top of the line Sub-Zero and Wolf appliances. Butler and walk-in pantries lead into a grand DR with coffered ceilings and bay window.

**MLS#15-948145**  
 Adi Werthman 310.598.0260  
 HILTON & HYLAND

www.hiltonhyland.com

## 09 Beverlywood Vicinity Condo / Co-op

<b>1315 ROXBURY DR, UNIT 301</b>	Open	11-2	<b>NEW</b>
<b>\$825,000</b>	2+2	3sty-TRADITIONAL	



**BEVERLY HILLS VICINITY TOP FLOOR FRONT FACING W/ BALCONY**

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 bedrs, 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

**MLS#15-924095**  
 Steven & Zee Spezzano 213-494-3999  
 KELLER WILLIAMS

The Integrity Team




<b>1100 S CLARK DR, UNIT 302</b>	Open	11-2	<b>NEW</b>
<b>\$699,000</b>	2+2	CONTEMPORARY	
	<b>CHIC VIEW CONDO IN IDEAL LOCATION</b>		
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 TELES PROPERTIES	213-280-9120	1100 S CLARK DR, UNIT 302	

09 Beverlywood Vicinity Lease

<b>9418 KIRKSIDE RD</b>	Open	12-1:30	<b>NEW</b>
<b>\$6,200</b>	4+3.5	TRADITIONAL	
	<b>GREAT BEVERLYWOOD TRADITIONAL 2-STORY LEASE W/POOL.</b>		
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 TELES PROPERTIES	310-962-8797	Dishwasher,Dryer,Garbage Disposal,Range/	

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	
	<b>NORMA TRIANGLE GEM WITH POOL AND DETACHED BONUS ROOM!</b>		
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 COLDWELL BANKER - SS	310-887-0255	www.TomAndRandyProperties.com	


<b>1400 N FULLER AVE #3</b>	Open	11-2	<b>NEW</b>
<b>\$1,399,000</b>	3+4	NEW PROJECT	
	<b>NEWLY BUILT HOME WITH PANORAMIC VIEWS FROM ROOF DECK</b>		
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 KELLER WILLIAMS HH	310.770.3101	Dshwshr,Lndry,Hood,Micro,Rfrg,Grg Dpsl	

REMINDER

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

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


<b>1263 N CURSON AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$667,000</b>	2+1	CRAFTSMAN	
	<b>CHARMING "GATSBY-ESQUE" BUNGALOW</b>		
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 SOTHEBY'S LOS FELIZ	323-671-2323	Blt-Ins,Cling Fan,Dshwshr,Dryer,Grbg Disp	

<b>354 N SAN VICENTE</b>	Open	11-2	<b>rev</b>
<b>\$2,465,000</b>	3+4	ARCHITECTURAL	
	<b>BI-COSTAL'S DREAM PIED-À-TERRRE</b>		
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 & Frplc. Hi-End Designer Fixtures: Moda, Meistero, Graff, to name a few. Control 4 Smart Home w/Nest Environmental Syst & Lutron Cntrlr 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 ENGEL & VÖLKERS BH	323.935.8680	Gourmet Ktchn, Miele Appls, Eviron Systm	

10 West Hollywood Vicinity Condo / Co-op

<b>812 N CROFT AVE #PH401</b>	Open	11-2	IEWS!!!	<b>NEW</b>
<b>\$1,595,000</b>	2+3	1sty-ARCHITECTURAL		
	<b>WEST HOLLYWOOD PENTHOUSE WITH EXPLOSIVE VIEWS!</b>			
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 LA LUXE GROUP   KWBH	310.904.3568	www.812Croit.com		

<b>9000 CYNTHIA ST, UNIT 404</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,225,000</b>	3+3	2sty-CONTEMPORARY	
	<b>CHIC 2-STORY 3BDRM 3BTH IN PRIME WEHO 2 BLOCKS TO BEV HILLS!</b>		
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 SOTHEBY'S BH	310-305-7653	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		
	<b>STUNNING &amp; SPACIOUS 1BED+1.5BA +DEN UNIT AT PARK WELLINGTON</b>			
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 BERKSHIRE HATHAWAY	310.291.1029	WWW.1131ALTALOMA310.COM		



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

**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

**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	



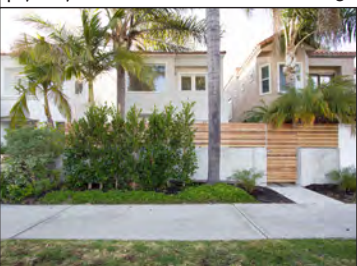
**VENICE ARCHITECTURAL - STEPS TO ABBOT KINNEY**

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>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>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

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



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

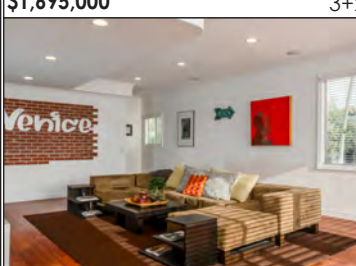
Spectacular new construction. Cutting edge New York style loft with huge great room, soaring ceilings, state of the art kitchen and luxurious master suite. Wonderful mix of materials. By far one of the best homes for entertaining in Venice. Includes roof deck with fire pit, built in seating and grill. 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** *Condo / Co-op*

<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>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

**THE MLS**  
**.COM**

**Property Website & Virtual Tour**



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





**11 Venice**

Income

**628 - 630 SAN JUAN AVE** Open 11-2 571H5  
**\$2,295,000** Duplex 2sty-MEDITERRANEAN

**rev****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

**129 BROOKS AVE** Open 11-2  
**\$1,787,000** Duplex CALIFORNIA BUNGALOW

**rev****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-paneling, and built in storage solutions. Upstairs unit provides great income potential with three separate rooms having their own bathroom and kitchenette. Flexible setup has live/rent potential for vacation, long-term, or short-term stays. This is a great opportunity in a fantastic beach community!

MLS#15-944489  
 Tami Pardee 310-907-6517  
 PARDEE PROPERTIES

CIng Fan,Rng/Ovn,Fridg

**12 Marina Del Rey**

Condo / Co-op

**25 NORTHSTAR ST, UNIT 2** Open 11-2  
**\$1,339,000** 3+3 CONTEMPORARY

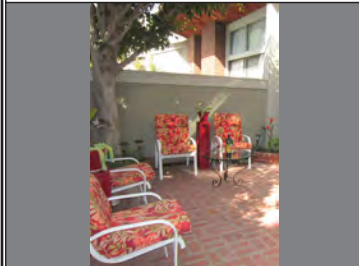
**NEW****SPACIOUS CONDO IN MARINA PENINSULA**

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

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

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

With a Garden-like setting accented by light and trees. This 2 bedrm/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

**4211 REDWOOD AVE #408** Open 11-2  
**\$849,000** 2+2 CONTEMPORARY

**rev****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

**3651 INGLEWOOD BLV** Refresh. 11-2 672  
**\$4,050,000** 5+5 2sty-ARCHITECTURAL

**NEW****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

**4121 SUNNYSIDE AVE** Open 11-2 672B6  
**\$2,495,000** 5+3 TRADITIONAL

**NEW****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

**3546 GREENWOOD AVE** Open 11-2 672A3  
**\$2,079,000** 4+4.5

**NEW****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,

**11807 PALMS** Open 11-2  
**\$1,195,000** 2+2 CONTEMPORARY

**rev****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

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

**THE MLS**  
 .COM

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TUESDAY



## 14 Santa Monica

Single Family

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

**NEW**

**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  
HILTON & HYLAND

www.hiltonhyland.com

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

**NEW**

**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  
SOTHEY'S INT'L RLTY

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

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

**NEW**

**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**  
PARTNERS TRUST SM

Built-ins

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

**NEW**

**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  
SOTHEY'S

Washer/Dryer/Tank-less Water Heater

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

**NEW**

**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**  
PARDEE PROPERTIES

Range, stove, dishwasher, refrigerator

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

**rev**

**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  
GIBSON INTERNATIONAL

Blt-Ins,Cbl,Dryer,Grbg Disp,Fridg,Other

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

**rev**

**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  
PARDEE PROPERTIES

Rng/Ovn,Fridg

## 14 Santa Monica

Condo / Co-op

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

**NEW**

**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 hdwd 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**  
PARDEE PROPERTIES

<b>1919 WASHINGTON AVE</b>	Open	11-2	631/F7
<b>\$1,899,999</b>	3+2.5	MEDITERRANEAN	

**NEW**

**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**  
THE AGENCY

www.1919WashingtonAve.com

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

**NEW**

**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  
GIBSON INTERNATIONAL

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



<b>854 18TH ST, UNIT 8</b>	Open	11-2	<b>NEW</b>
<b>\$1,015,000</b>	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>
<b>\$524,900</b>	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>
<b>\$997,000</b>	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>
<b>\$2,675,000</b>	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>
<b>\$809,000</b>	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>
<b>\$1,175,000</b>	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

Blt-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>
<b>\$695,000</b>	1+1		

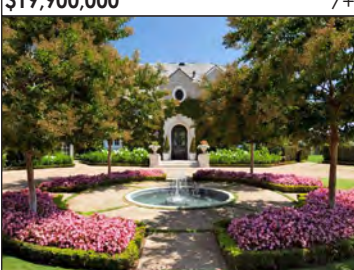


**WONDERFUL REMODEL**

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>
<b>\$19,900,000</b>	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>
<b>\$680,000</b>	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>
<b>\$4,180,000</b>	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



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



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

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

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

<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

<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>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

<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  
SOTHEBY'S INTERNATIO

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

<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

## 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>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

## 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

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

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More Offers & More Money



18 Hancock Park-Wilshire


Single Family

226 S RIMPAU BLV

Open 11-2 633F1

\$7,999,000

6+6.5 MODERN



**NEW**

**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

1058 S PLYMOUTH BLV

Open 11-2

\$675,000

2+1 TRADITIONAL



**NEW**

**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

134 FREMONT PL

Open 11-2 633F3

\$4,200,000

5+7 TRADITIONAL



**rev**

**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.

June Ahn  
COLDWELL BANKER HPS

323.855.5558


juneahn21@gmail.com

548 N BRONSON AVE

Open 11-2

\$1,299,000

3+3 1sty-SPANISH



**rev**

**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.

Bruce Walker  
RODEO REALTY - BEVER

310-623-8722

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

18 Hancock Park-Wilshire

Condo / Co-op

631 WILCOX AVE #1B

Lunch 11-2

\$925,000

2+2.5 CONTEMPORARY



**NEW**

**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/ Barfenetti (310) 562-5907

COLDWELL BANKER HPN

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

18 Hancock Park-Wilshire

Income

407 N NORTON AVE

Open 11-2

\$2,600,000



**rev**

**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

19 Beverly Center-Miracle Mile

Single Family

927 S OGDEN DR

Open 11-2

\$1,369,000

4+3 1sty-SPANISH



**NEW**

**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-aire 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  
SOTHEBY'S

310-254-7123

1130 HAUSER BLV

Refresh. 11-2

\$999,950

3+2 COUNTRY ENGLISH



**NEW**

**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  
KELLER WILLIAMS - LF

424.242.8856

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>
<b>\$899,000</b>	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](http://www.SanbornTeam.com)

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

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

**19 Beverly Center-Miracle Mile**

Income

<b>8241 W 4TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,650,000</b>	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  
NORMAND & ASSOCIATE

[www.8241SpanishRetreat.com](http://www.8241SpanishRetreat.com)

<b>1166 S COCHRAN AVE</b>	Open	11-2	633C3	<b>NEW</b>
<b>\$1,295,000</b>	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](http://www.OmegaGroup.LA)

**20 Hollywood**

Single Family

<b>6073 W STUDIO CT</b>	Open	1-3	<b>rev</b>
<b>\$819,990</b>	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  
323-601-800  
SOTHEBY'S

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

**20 Hollywood**

Condo / Co-op

<b>6250 HOLLYWOOD #11K</b>	Open	11-2	<b>rev</b>
<b>\$1,125,000</b>	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

<b>1523 GORDON ST #10</b>	Open	11-2	<b>rev</b>
<b>\$875,000</b>	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](http://www.1523GordonStreet10.com)

<b>6250 HOLLYWOOD BL. SUITE 11G</b>	Refresh.	11-2	<b>bom</b>
<b>\$1,387,000</b>	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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21 Silver Lake - Echo ParkSingle Family

2106 OAK GLEN PLOpen11-2

\$1,175,0004+2TRADITIONAL



MLS#15-948559  
Oleg Korolov213-448-5949  
COLDWELL BANKER RESI

NEW

COMPLETELY REMODELED, AN ENTERTAINER'S DREAM!

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.

Dshwshr,Dryer,Micro,Wshr

1646 WATERLOO STOpen11-2

\$1,995,0004+4MODERN



MLS#15-927603  
Lee Ziff310-991-3977  
KELLER WILLIAMS BH

rev


SILVER LAKE VIEW ESTATES

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

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

2258 HIDALGO AVEOpen11-2

\$1,890,0004+42sty-MODERN



MLS#15-947399  
Luisa Ferrante323-574-3780  
KELLER WILLIAMS RLTY

rev

PRIVATE HILL TOP RETREAT IN SILVER LAKE

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.

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

21 Silver Lake - Echo ParkIncome

1627 MCCOLLUM STOpen11-2

\$1,250,000Triplex2sty-CALIFORNIA BUNGALOW



Williams/Monteer323-804-6409  
COLDWELL BANKER

NEW

A TRIPLEX WITH WONDERFUL OWNERS UNIT!

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.

dishwasher,refrig,washer,dryer

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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!

536 N COMMONWEALTH AVEOpen11-2

\$1,795,000MID-CENTURY



MLS#15-929663  
The Kostrey Collection323-762-2567  
KW LARCHMONT

red

\$55,000 REDUCTION - HIGH INCOME 4-PLEX


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/kg 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.

Dshwshr,Intrcm,Micro,Rng/Ovn,Fridg

22 Los FelizSingle Family

2300 TRACY TEROpen11-2

\$1,295,0003+3MID-CENTURY



J.Babajan/A.Gharibian310.623.8800  
RODEO REALTY BH


NEW

INCREDIBLE MID-CENTURY MODERN

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.

3910 FRANKLIN AVEOpen11-2594

\$890,0001+11sty-MID-CENTURY



Lauren Luczynski310.613.6363  
DEASY/PENNER&PARTNER


NEW

FRANKLIN HILLS 1950 MID-CENTURY

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.

2546 CANYON OAK DROpen11-2593G2

\$3,995,00042990004+5CONTEMPORARY



MLS#15-938877  
Josh & Matthew Altman310-819-3250  
DOUGLAS ELLIMAN

red


JUST REDUCED! SPECTACULAR SMART HOME WITH VIEWS!

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

www.TheAltmanBrothers.com

3634 SHANNON RDOpen11-2594/C2

\$1,649,0004+4TRADITIONAL



MLS#15-934319  
Gregory Masi310-488-4880  
GIBSON INTERNATIONAL

rev

A SUN-FILLED, STUNNING HOME W/ WARMTH AND CHARM TO SPARE!

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.


TUESDAY



## 28 Culver City Single Family

<b>4424 JASMINE AVE</b>	Open	11-2	672H3	<b>NEW</b>
<b>\$1,499,000</b>	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  
 KELLER WILLIAMS-SM

**Open House Tues 11-2pm/ Sun 2-5pm**

<b>3850 BLEDSOE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$899,000</b>	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**  
 JOHN AAROE GROUP

<b>5416 ETHELDO AVE</b>	Open	11-2	<b>NEW</b>
<b>\$799,000</b>	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  
 KELLER WILLIAMS-SM

**Open House Tues 11-2pm/ Sun 2-5pm**

## 28 Culver City Condo / Co-op

<b>4058 MADISON AVE #B</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,199,000</b>	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  
 KELLER WILLIAMS-SM

**Open House Tues 11-2pm/ Sun 2-5pm**

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

**WWW.4045LINCOLN.COM**



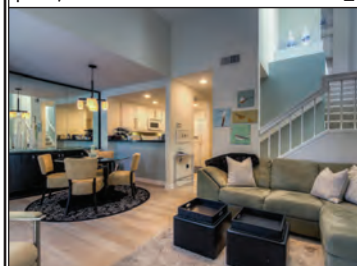
Gorgeous Contemporary Mediterranean Townhome in Downtown Culver City! Front unit & only one shared wall! Feels like a Private Home! Over 1900sqft! Private 2-car garage! Enormous additional storage wing not included in square footage! Large open living room with hardwood floors, gas fireplace, crown molding, 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  
 KELLER WILLIAMS-SM

**Open House Tues 11-2pm/ Sun 2-5pm**

<b>5702 CANTERBURY DR</b>	Open	11-2	<b>NEW</b>
<b>\$649,500</b>	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  
 KELLER WILLIAMS RLTY

**Blt-Ins,Dshwshr,Grbg Disp,Intrcm**

## 28 Culver City Income

<b>4038 ROSABELL ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,295,000</b>		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 Sawal 310-899-3584  
 COLDWELL BANKER RESI

**Dshwshr,Hood Fan,Micro,Rng/Ovn,Fridg**

## 29 Westchester Single Family

<b>8042 ALTAVAN AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,129,000</b>	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  
 REMAX ABBOT KINNEY

**Blt-Ins,Cing Fan,Dshwshr,Frzr,Grbg Disp**

## 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.





## 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 Marquart 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](http://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

Blf-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!





<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)  
**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.)

## 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**



4104 SEA VIEW DR

Open 11-2 POOL!

\$989,000

3+2.5 SPANISH



MLS#15-947481

Jeff Yarbrough 323.854.4300

KW | L.A. LUXE GROUP

NEW

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.

www.4104SeaView.com

1284 Highland Park


Single Family

6275 PINE CREST DR

Open 11-2

\$895,000

3+3 2sty-COUNTRY ENGLISH



MLS#15-946031

Sharon Gavin 310 210 0874

TELES PROPERTIES

NEW

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.


air,refrigerator, stove,dishwasher

4940 LINCOLN AVE

Refresh. 11-2

\$949,000

4+3 CRAFTSMAN



MLS#15-946031

Brendan Curran 2133008844

KELLER WILLIAMS RLTY

rev

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.

Blt-Ins,Dshwshr,Rng/Ovn,Fridg

THURSDAY OPEN HOUSES

72 Sherman Oaks

Single Family

13949 MAGNOLIA BLVD

Lunch 6:30-8:30

\$2,499,000

5+5.5 CAPE COD



MLS#15-942137

Maya Librush 8182015226

MD PROPERTIES

NEW

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!

Blt-Ins

OPEN HOUSE STATUS LEGEND

NEW

NEW\*

red

- new (Automatic Status)

- new not yet listed

- reduced

rev

bom

- review (Automatic Status)

- back on market

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

94 Glassell Park

Single Family

2160 CAMORILLA DR

Open 10-2 594-H3

\$759,000

3+2 2sty-TRADITIONAL



MLS#15-947481

Liz Johnson 323-397-6041

TELES PROPERTIES

NEW

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!

POOL + DECK

95 Mount Washington


Single Family

4104 SEA VIEW DR

Open 12-2 POOL!

\$989,000

3+2.5 SPANISH



MLS#15-947481

Jeff Yarbrough 323.854.4300

KW | L.A. LUXE GROUP

NEW

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.

www.4104SeaView.com

FRIDAY OPEN HOUSES

76 North Hollywood


Single Family

5142 RIVERTON AVE

Open 11-2 563A2

\$749,000

3+2 1sty-TRADITIONAL



MLS#15-939301

Omega Group-Randy Wright 310.927.6818

KELLER WILLIAMS

red

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!

www.OmegaGroup.LA

ATTENTION

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

1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.

2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.

3) No refunds will be given for any ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at TheMLS.com™).

TUESDAY

THURSDAY AND FRIDAY