

TUESDAY

**01 Beverly Hills** Single Family

<b>1129 TOWER RD</b>	Open	11-2	592D6	<b>NEW</b>
<b>\$21,525,000</b>	5+9	CONTEMPORARY		



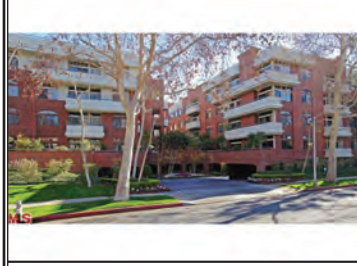
**EXPANSIVE VIEWS FROM PRIME SUNSET LOCATION**

The major estate lot you have been waiting for in Beverly Hills, prime north of Sunset location. Gated with long private driveway that winds through gracious gardens to a large flat promontory boasting expansive views while maintaining total privacy. Allows for the opportunity to build an estate of grand proportions with tennis court, guesthouses, rolling lawns, exceptional gardens and pool. The location is A++. The existing house is livable. Proud to represent this beautiful property.

MLS#14-801813			
S Levine, J Nugent HILTON & HYLAND	310.702.4509	Dshwshr,Rng/Ovn,Fridg	

**01 Beverly Hills** Condo / Co-op

<b>200 N SWALL DR #402</b>	Open	11-2	632H2	<b>NEW</b>
<b>\$949,000</b>	2+2	MODERN		



**Meticulously Remodeled 2 Bedrooms, 2 Bathrooms**

Meticulously remodeled 2+2 in the prestigious Somerset, Beverly Hills, located on beautiful tree-lined street. Formal foyer, high ceilings, very light and bright. Large living room with balcony and tree-top views. Fireplace, large dining area. Totally remodeled kitchen with top of the line appliances and breakfast area. Large master with walk-in closet and high ceiling. Master bathroom with dual sinks.

MLS#14-804493			
Mitra Sisatar COLDWELL BANKER RESI	310.777.6372	Dshwshr,washer, Dryer,Micro,	

**439 S CLARK DR** red

<b>439 S CLARK DR</b>	Open	11-2	632H3	<b>red</b>
<b>\$1,379,000</b>	4+3	2sty-CALIFORNIA BUNGALOW		



**LOVELY HOME PERFECT TO REMODEL OR BUILD YOUR DREAM HOME!**

This Beverly Hills home feels like "Big Sur in Beverly Hills" w/ rustic character mixed w/ original architecture. This is the perfect home for you to remodel, add on to or tear down & build your dream home. With its woody & garden feel to the outside w/ tons of potential. The garage was converted to loft style living-quarters w/ kitchen. This property is fixer for the investor or builder who would enjoy a rental income until you build new. Situated in the coveted Beverly Hills School District.

MLS#14-776711			
C Choo / P O'Brien COLDWELL BANKER-BH N	310 777 6342	Dshwshr,Fridg	

**01 Beverly Hills** Lease

<b>628 N HILLCREST RD</b>	Refresh.	11-2	592G7	<b>NEW</b>
<b>\$27,000</b>	6+6	TRADITIONAL		



**CLASSIC BEVERLY HILLS TRADITIONAL ESTATE**

6 BR/6BA, LARGE SCALE SUNLIT ROOMS WITH HARDWOOD FLOORS, FRENCH DOORS AND CUSTOM MOULDING THROUGHOUT. HUGE MASTER WITH FIREPLACE AND WALK-IN CLOSET. THIRD FLOOR BONUS ROOM IS GENEROUSLY SPACIOUS. RESORT STYLE BACKYARD IS COMPLETE WITH TENNIS COURT, POOL, BBQ, AND POOL-HOUSE. AVAILABLE FULLY OR PARTIALLY FURNISHED WITH HIGH-END CUSTOM FURNITURE. LONG TERM LEASE PREFERRED.

MLS#14-803949			
Camille Anderson HILTON & HYLAND	310-430-8828	BlfIns,Dshwshr,Dryer,Frzr,Grbg Disp,Othr	

**713 FOOTHILL RD** rev

<b>713 FOOTHILL RD</b>	Open	11-2	592F7	<b>rev</b>
<b>\$6,495,000</b>	6+7	TRADITIONAL		



**PRIME BH FLATS**

6 bed/7 bathroom traditional home in prime Beverly Hills Flats. This home features a spacious formal dining room, open living room with fireplace, and family room leading to the large backyard with pool and spa. Three downstairs bedrooms plus a maids room with en suite bathrooms. The second story has a master suite with two walk in closets and dual bathrooms and an adjacent bedroom/library. Circular driveway with two car detached garage completes this ideal home.

MLS#14-791865			
Myra Nourmand NOURMAND & ASSOCIATE	310-888-3333	Dshwshr,Dryer,Grbg Disp,Rng/Ovn	

**925 REXFORD DR** NEW

<b>925 REXFORD DR</b>	Open	11-2	592E6	<b>NEW</b>
<b>\$15,000</b>	4+4	SPANISH		



**PRIME BEVERLY HILLS HOME FOR LEASE!**

This newly-remodeled 4 bed/4 bath home is centrally located in one of the most prime areas North of Sunset Blvd! This home is perfect for families who want the advantage of Beverly Hills services (including school district, fire, police) and all the luxuries, such as, Rodeo Drive and fine dining. Boasts spacious bedrooms, elegant period details and park-like backyard w/oversized swimming pool. Moreover, enjoy the bonus guest house w/dry sauna. A world of your own in the middle of Beverly Hills.

MLS#14-804313			
Roger Perry RODEO REALTY - BH	310-600-1553	www.RogerPerry.com	

**241 S MAPLE DR** rev

<b>241 S MAPLE DR</b>	Open	11-2	632G2	<b>rev</b>
<b>\$3,588,888</b>	5+6	MEDITERRANEAN		



**BEST BUY IN BH**

Luxurious South Beverly Hills home built in 2006. Features include: Five bedrooms, six baths all bedrooms en suite, expansive living room with fireplace, open dining room, gourmet kitchen with state of the art appliances and center island, extensive and exquisite moldings and marble floors, high ceilings, elevator, large, east facing balcony and a pool. Tree lined street is close to places of worship and upscale shopping and dining. No Saturday showings.

MLS#14-772961			
Myra Nourmand NOURMAND & ASSOCIATE	310-888-3333	Blf-Ins,Dshwshr,Dryer,Elvtr,Grbg Disp,	

**02 Beverly Hills Post Office** Single Family

<b>1375 SUMMITRIDGE PL</b>	Open	11-2	592D5	<b>NEW</b>
<b>\$5,888,000</b>	6+8	ARCHITECTURAL		



**\$2 MILLION PRICE REDUCTION!**

Don't miss the opportunity to see this incredible property at the new price. Bring all Offers!

MLS#14-804483			
Jodi Rubin SOTHEBY'S	310-254-7123	1375Summitridge.com	



The Source Of Real Time Real Estate™

TUESDAY

<b>9849 DENBIGH DR</b>	Open	11-2	592C1	<b>NEW</b>
<b>\$4,295,000</b>	6+8	SPANISH		



**DESIGNER PERFECT SPANISH IN BENEDICT HILLS ESTATES!**

Designer perfect Spanish on one of Benedict Hills Estates best streets on large 35,371 sf lot w great privacy. Tucked at the end of the cul-de-sac sits this newly remodelled home w wonderful curb appeal. Grand entry w high ceilings and oversized living room open to spacious formal dining room for great entertaining flow. Beautiful eat-in kitch w center island, stainless steel appliances, La Cornue stove & custom cabinetry. Family room w frpic overlooking the pool, outdoor frpic & grounds.

MLS#14-802977  
Ginger Glass 310-927-9307  
COLDWELL BANKER BHN

[www.9849denbigh.com](http://www.9849denbigh.com)

<b>9901 KIP DR</b>	Open	12-2	592C4	<b>rev</b>
<b>\$7,595,000</b>	5+7	MEDITERRANEAN		



**9901 KIP DR**

Stunning Tuscan Villa with "Architectural Digest" quality finishes. Gated and very private this home will take your breath away. Entering into the 2 story entry you will be struck by its magnificent winding stairway flooded by light from the floor to ceiling windows looking out to the gardens. The use of stone and distressed hardwood floors create a seamless flow from the formal living room and family room with fireplaces, office library and the formal dining room.

MLS#14-738113  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

**BBQ,Blf-Ins,Cent Vac,Dshwshr,Grbg Disp**

<b>1371 TOWER GROVE DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,895,000</b>	4+4.5	CONTEMPORARY	



**STUNNING VIEWS**

Located behind private gates, this home built in 2009 offers an exceptional open floor plan extremely light and bright with 4 bedrooms 4 1/2 bathrooms plus an office. Stunning panoramic city to ocean views throughout including a large rooftop deck Ideal for entertaining. This is a must see!

Golnaz Rassekh 310.963.6797

<b>3347 CLERENDON RD</b>	Open	11-2	562B6	<b>rev</b>
<b>\$6,588,000</b>	5+6	CONTEMP MED		



**MULHOLLAND ESTATES - PRICE REDUCED!**

Beautiful Mediterranean Estate in gated Mulholland Estates. Spacious & bright living room, library, dining room & family room. Chef's kitchen with SubZero & Wolf appliances, breakfast area, plus outdoor dining area. 2nd story includes 3 large en-suite bedrooms. Relax in the luxurious master suite with fireplace, dance/exercise studio spa-like bath, 2 walk-in closets & patio overlooking the property. Resort-like grounds with pool/spa, manicured lawns & gorgeous canyon views.

MLS#14-788881  
D.Parnes & J. Harris 310-894-3435  
THE AGENCY

**Blf-Ins,Cbl,Dshwshr,Frzr,Grbg Disp,Other**

<b>1465 BENEDICT CANYON DR</b>	Open	11-2	592C5	<b>NEW</b>
<b>\$2,700,000</b>	4+4	CONTEMPORARY		



**EXQUISITE CONTEMPORARY HOME**

Exquisite contemporary home designed by noted LA architect Gary Gilbar. Private & set back from the street, open floor plan, wonderful indoor-outdoor flow. Living room boasts high ceilings, wood-burning fireplace & walls of glass. Kitchen has top-of-the-line appliances. Upstairs has master suite with 3 walk-in closets, fireplace, double tub spa & steam shower. Professionally landscaped grounds include sunny swimmers pool/dining verandas perfect for enjoying the Southern California lifestyle.

MLS#14-802267  
J.Babajan/A.Kirman 310-623-8800  
RODEORE/JOHNAAROE

<b>9541 CHEROKEE LN</b>	Open	11-2	592F3	<b>rev</b>
<b>\$3,895,000</b>	4+5	CONTEMPORARY		




**FABULOUS HOME FOR SALE OR LEASE**

One story Contemporary sanctuary up a long private gated driveway offers 4 bedrooms, 5 baths. This secluded home is only minutes from the finest hotels and restaurants. Open floor plan, Gourmet kitchen, formal dining w/fireplace, living room with fireplace, master suite with fireplace and canyon views. Luxurious master bath with sitting area plus huge walk-in closet. In move in condition. French doors open to outdoor patios and sitting areas. Resort like pool and large motor court.

MLS#14-772449  
Myra Nourmand 310-888-3310  
NOURMAND & ASSOCIATE

**Blf-Ins,Cbl,Dshwshr,Dryer,**

<b>9856 PORTOLA DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,249,000</b>	2+2	CAPE COD	



**CAPE COD/SPANISH RETREAT IN THE CANYONS**

Chic tree house nestled in the hills of BHPO conveniently located off benedict canyon. Come experience this sanctuary that offers an open floor plan sun drenched rooms, arched windows and vaulted ceilings thru ough. This house displays a combination of Spanish and architectural flares including saltillo tile floors and post and beams. Two bedrooms and a den/office, 2 baths with multi levels offering 2309 sq ft of living space.

Nicole Joel 310-428-2248  
CB STUDIO CITY

<b>1401 CLARIDGE DR</b>	Open	10-2	592D5	<b>rev</b>
<b>\$2,325,000</b>	3+3	MODERN		



**HUGE PRICE REDUCTION!**

Move in as-is or bring your designer/contractor and your creative spirit to make this one truly shine! Sweeping views of Wilshire Corridor, Century City, ocean - even Catalina from every room. Rare large pool with same FAB view! Super desirable location with unlimited potential. Just over a mile above Sunset on a cul-de-sac. This 3-level hills home has many improvements to kitchen, baths, new hardwood floors, open floor plan, but still needs work.

MLS#14-787427  
Neil McDermott 310.880.2315  
HILTON & HYLAND

**Dshwshr,Dryer**

<b>1441 SUMMITRIDGE DR</b>	Open	11-2	592D5	<b>red</b>
<b>\$4,195,000</b>	4+5	MODERN		



**REDUCED! INCREDIBLE VALUE**

STUNNING NEW CONSTRUCTION ARCHITECTURAL HOME WITH BREATHTAKING CITY, CANYON AND OCEAN VIEWS. PERFECT FOR ENTERTAINING WITH CONTEMPORARY OPEN FLOORPLAN INCLUDING SPACIOUS LIVING AND DINING ROOM, DRAMATIC FIREPLACE, MAGNIFICENT 12 FT. HIGH CEILINGS, FRENCH OAK HARDWOOD FLOORS THROUGHOUT, EXTREMELY LIGHT AND BRIGHT WITH FLOOR TO CEILING GLASS WINDOWS AND DOORS AND VIEWS FROM EVERY ROOM. MASTER SUITE WITH LUXURIOUS MASTER BATHROOM, EXQUISITE FINISHES AND CUSTOM WALK IN CLOSET. THREE ADDITIONAL EN-SU

MLS#14-739465  
Dominique Jeramaz 310-531-2910  
CITY REAL ESTATE, IN

**Cbl,Dshwshr,Frzr,Micro,Rng/Ovn,Other**

<b>9520 DALEGROVE DR</b>	Open	11-2	592F2	<b>rev</b>
<b>\$1,999,000</b>	3+4	Isty-TRADITIONAL		



**BEST PRICED POOL/VIEW/PRACTICALLY NEW QUIET HOUSE IN BHPO!!!**

YES, this home had 2 cancellations - which means the wrong Buyer was in place. NOTHING WRONG WITH HOUSE! Sexy Traditional exquisitely remodeled pool home. Always feels like you are on vacation. 3 bdrm en-suites plus powder. Master opens up poolside & to private patio. Sun all day on pool, At the end of a small road - no thorough traffic. 3rd bdrm is on other side of home looking out poolside-could be perfect office. Tranquil. This home was taken down to the studs-everything is brand new!

MLS#14-775997  
Lehoa Miller 424-276-7587  
TELES PROPERTIES

**Lutron Light, Sonos Sound,Ra2 smart home**

TUESDAY

<b>1438 SAN YSIDRO DR</b> Refresh. 11-2 592D5 <b>\$1,450,000</b> 2+3 2sty-TRADITIONAL		<b>rev</b> <b>REDUCED TO SELL! ULTIMATE UPDATED 30'S CHARMER!</b> IF YOU'VE SEEN THIS HOME BEFORE, YOU WON'T RECOGNIZE IT NOW! EXTENSIVELY REMODELED AND ENCHANTING 1930'S TRADITIONAL GEM IN LOWER BHPO! GRACEFUL & ELEGANT W/WD FLRS, CUSTOM BLT-INS, MLDGS, WAINSCOTING, FRENCH DRs. SWEET GOURMET KITCH W/MARBLE COUNTERS/NEWER APPLIANCES. HUGE MASTER SUITE W/GIANT WALK-IN/BALCONY/AMAZING MRBL BATH. GENEROUS 2ND BDRM W/SEP BALCONY. FRENCH DRs OPEN TO LOVELY WRAP-AROUND BRICK PATIOS W/LUSH LANDSCAPING. QUINTESSENTIAL, TASTEFUL, AND CLOSE-IN PIED-A-TERRRE! WWW.1438SANYSIDRO.COM
MLS#14-769947 LIBOW / LOVETT 310-285-7509 COLDWELL BANKER		

<b>8549 HEDGES WAY</b> Lunch 11-2 592J5 <b>\$3,095,000</b> 4+4 ARCHITECTURAL		<b>NEW</b> <b>SUNSET STRIP ARCHITECTURAL</b> Behind private gates on exclusive Hedges Way sits this architectural tour de force, a veritable living gallery meticulously designed and crafted with the finest materials. Bountiful natural light pours in above expansive decks, whilst soft lighting fills the pool and the night of the City twinkles below. A perfect private retreat for the most discerning buyer.
MLS#14-803721 Jason Oppenheim 3109906656 THE OPPENHEIM GROUP		

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

<b>8661 HILLSIDE AVE</b> Lunch 11-2 593A4 <b>\$4,995,000</b> 3+4 CONTEMPORARY		<b>NEW</b> <b>SUNSET STRIP MASTERPIECE</b> A stunning contemporary with style and sophistication, meticulously crafted and designed by Barry Chase and Linda Dahan. Boasting modern amenities and state-of-the-art technology, an open floor plan with abundant natural light, an expansive home theater, chef's kitchen with Miele appliances, chilled wine storage, a massive rooftop entertainment deck with pool, and an indulgent master suite. Land next to property included at no cost.
MLS#14-803701 Jason Oppenheim 3109906656 THE OPPENHEIM GROUP		

<b>2600 CARMAN CREST DR</b> Open 11-2 593/C2 <b>\$2,995,000</b> 3+3.5 2sty-CONTEMPORARY		<b>NEW</b> <b>RARE OUTPOST ESTATES CONTEMPORARY MODERN</b> You'll be surprised by this pvt cont's open space, dbl-height ceilings, hwood flrs & lg windows w/ city views. The DR has a built-in fpl, & the Bulthaup kitch feat marble cntnrps, lg island, & best appl. Along main hall is powder rm, 2 BDs w/en-suite BAs, an office, family rm, & laundry area. Upstairs is master incl a walk-in closet, pvt balcony & spa-like BA. There is another living area below the main floor. Expansive outdoor living space. The gently sloped bkdyd has room for pool and a spa.
Lisa Young 3104996747 KELLER WILLIAMS BH		

<b>1329 SIERRA ALTA WAY</b> Open 11-2 592G5 <b>\$4,295,000</b> 3+4 MEDITERRANEAN		<b>NEW</b> <b>EXCEPTIONAL MED. BUILT BY RENOWNED INTERIOR DESIGNER</b> Exceptional Med. built by one of the country's most renowned interior designers. Grand rooms with open floor plan includes fabulous living w/ beamed ceilings, elegant dining and gourmet top-of-the-line chefs kitchen. Perfect in and outdoor flow, this property has large windows that feature the city below and its blessed setting. Professionally landscaped grounds include sunny swimmers pool, dining terraces & unique water features to enjoy a truly resort like environment in the heart of the city.
MLS#14-792181 Aaron Kirman 4242497162 JOHN AAROE GROUP		

<b>7470 WOODROW WILSON DR</b> Open 11-2 <b>\$2,995,000</b> 4+5 CONTEMPORARY		<b>NEW</b> <b>COMPLETELY REMODELED OASIS IN THE HILLS</b> Completely remodeled bright contemporary on Woodrow Wilson's "celebrity row". Crisp, modern design & 12' ceilings complemented by relaxed Russian oak floors throughout. Spacious great room w/ bifold doors to a balcony overlooking the backyard. 4 bdrms w/ en-suite baths including a luxurious master suite. Resort-like south-facing backyard features a covered patio, heated pool w/ a baja shelf & deck jets. Crestron home automation, recessed lighting & more complete this beautiful hillside hideaway!
Williams & Williams 310.691.5935 HILTON & HYLAND		

<b>8572 HILLSIDE AVE</b> Lunch 11-2 593A4 <b>\$4,199,000</b> 4+4 CONTEMPORARY		<b>NEW</b> <b>CONTEMPORARY ON HILLSIDE</b> Nestled in the most exclusive section of the Sunset Strip, this 4,200+ sq. ft., four bed and four bath contemporary showpiece boasts a commanding downtown to ocean view - truly an entertainer's dream home. The high-end finishes and amenities of this exclusive estate include Venetian plaster, stone veneered walls, rich hardwood floors, a wine & cigar cellar, stainless steel clad chef's kitchen, expansive home theatre, a large outdoor spa, and an opulent master suite with private deck.
MLS#14-804303 Jason Oppenheim 3109906656 THE OPPENHEIM GROUP		

<b>1724 N. ORANGE GROVE AVENUE</b> Lunch 11-2 593B4 <b>\$1,939,000</b> 3+3 1sty-CONTEMP MED		<b>NEW</b> <b>COME FALL IN LOVE WITH THIS GORGEOUS MEDITERRANEAN OASIS!</b> Gated mini compound w/ tropical grounds provide complete privacy & located just blocks from Runyon Canyon & the Sunset Strip. Open floor plan is complimented by French doors, glass tile fireplace, high ceilings, cozy library, dark hardwood floors & contemporary finishes throughout. Remodeled kitchen connects to adjacent family room w/ vaulted ceilings. The master suite features walk-in closet, steam shower & tumbled marble complete with an outdoor spa & gorgeous grounds ideal for entertaining.
MLS#14-804631 Norma Streams 310-428-5164 RODEO REALTY INC.		

<b>9155 WARBLER PL</b> Open 11-2 592H5 <b>\$3,750,000</b> 0+0 VILLA		<b>NEW</b> <b>DEVELOPER'S DELIGHT IN BIRD STREETS!</b> Walled and gated extremely private corner lot in exclusive "Bird" streets. Located at the end of a cul-de-sac in lower Doheny, this property offers an amazing opportunity for someone to build/develop their dream home. Amenities include: motor court, pool, lush gardens and red-bricked pathways. OPPORTUNITY KNOCKS!!!
MLS#14-803719 Linda May 310-777-6247 COLDWELL BANKER RESI		

<b>2181 OUTPOST DR</b> Open 11-2 593D3 <b>\$1,685,000</b> 3+3 MID-CENTURY		<b>NEW</b> <b>QUINTESSENTIAL MID-CENTURY.</b> 1ST TIME ON THE MARKET." AN EXCEPTIONAL SPRAWLING ONE LEVEL MID-CENTURY SOARING HIGH ABOVE LOS ANGELES WITH CITY AND CANYON VIEWS. THIS HOME DEFINES THE BEST OF THE POST AND BEAM ARCHITECTURE IN THE OUTPOST ESTATES. SITUATED UP A LONG DRIVEWAY AND PERCHED ON IT'S OWN FLAT KNOLL. THE HOME COMBINES CLEAN LINES AND INTEGRATES THE DRAMATIC SURROUNDINGS WITH AN ABUNDANCE OF GLASS WALLS. THE HOME IS SITED TO TAKE ADVANTAGE OF THE SOFT NATURAL LIGHT. OPEN FLOOR-PLAN, HARDWOOD FLOORS THRU-OUT
MLS#14-803585 Neal Baddin 323-793-7405 COLDWELL BANKER RESI		

TUESDAY

<b>8860 EVANVIEW DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,049,000</b>	2+2		
	<b>CHARMING CONTEMPORARY</b>		
First time on the market in nearly 40 years. Extraordinary opportunity to build or remodel this 1955 classic Hollywood Hills home, a charming contemporary featuring 1,740 square feet, 2 bedrooms, 2 baths, and fireplace in both living room and master. The lot contains 5,500 square feet in a prime Sunset Plaza location featuring city and canyon views.			
Jonah Wilson HILTON & HYLAND	310.858.5465	8860Evanview.com	

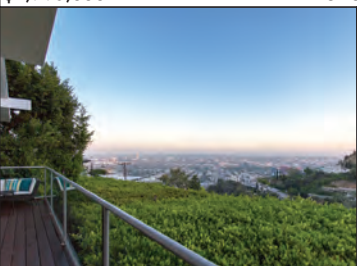
<b>7927 OCEANUS DR</b>	Open	11-2	593A3	<b>rev</b>
<b>\$3,799,000</b>	4+5	CONTEMPORARY		
	Another living experience by Luxe Standard. This breathtaking contemp., w/4 en-suite bdrms & sweeping city views, masterfully reimagined to highlight abundant natural light, spacial transparency & the ultimate indoor/outdoor flow. A custom oak door & dynamic waterfall cascade create a striking entry to the dramatic 2-story foyer, showcasing a glass & oak stairway and ethereal translucent overhead Catwalk 2 the front Balc. Gray Oak firs extend to LR and DR w/sit down vus of the LA basin.			
MLS#14-790949				
Dominic Middono Jr		213-880-2901		Dshwshr,Grbg Disp, Micro,Rng/Ovn,Fridg
JOHN AAROE GROUP				

<b>2810 OAK POINT DR</b>	Open	11-2	593C1	<b>NEW</b>
<b>\$799,000</b>	2+2	CONTEMPORARY		
	<b>WARM CONTEMPORARY IN THE HOLLYWOOD HILLS</b>			
GREAT PRICE! Stunning, sophisticated and redone with exquisite taste, this warm contemporary is a wonderful offering in the Hollywood Hills. The sunken living room enjoys high ceilings with exposed beams. Upstairs there are 2 large bedrooms, one with peaceful views to the professionally landscaped backyard, and the other with built-in desk, custom closets and a window seat perfect for taking in canyon views. A renovated kitchen opens to a romantic entertaining patio.				
MLS#14-803831				
Sara Reichling SOTHEBY'S	310-266-1689	www.2810OakPoint.com		

<b>2401 JUPITER DRIVE</b>	Open	11-2	<b>rev</b>
<b>\$3,779,000</b>	4+4	CONTEMPORARY	
	<b>EXQUISITE REMODEL DESIGNER FINISHES</b>		
See for yourself-Absolutely Stunning! Redone inside & out. Wide-Open Flowing Floor plan. Kitchen with German cabinets, Caesarstone counters & Miele appliances. Spectacular Living room w/dual sitting areas opens to step down Family room. French Oak floors, glass & stainless trimmed stairs. Enormous Master Bedroom suite w/sitting area, dual closets & spa-like bath. Resort-like rear yard w/pool, spa, fire pit & fountains. Canyon & City Light Views. Finest finishes throughout. A MUST SEE!			
MLS#SR14139786CN			
Ellen Model		818-933-2400	
BERKSHIRE HATHAWAY			
www.2401jupiter.com			


<b>1544 N DOHENY DR</b>	Open	11-2	592H4	<b>red</b>
<b>\$3,199,000</b>	4+4	ARCHITECTURAL		
	<b>BIG PRICE REDUCTION- NOW \$3,199,000- BEST DEAL IN THE BIRDS!</b>			
A sophisticated, modern architectural space where inspired minimalist style and abundant natural light play off dynamic linear design. Emerging from a complete 2-year renovation, this extraordinary property in the coveted "bird streets" above the Sunset Strip, is a masterful blend of design, form and function. Living space is dynamically transformed when entire walls in the main living area and master suite virtually disappear to create an incredibly seamless and organic indoor/outdoor flow.				
MLS#14-771117				
Dominic Middono Jr JOHN AAROE GROUP		Blt-Ins, CIng Fan, Dshwshr, Grbg Disp, Hood		

<b>8237 ROXBURY RD</b>	Open	11-2	593A5	<b>rev</b>
<b>\$2,995,000</b>	4+4	2sty-SPANISH		
	<b>PANORAMIC CITY VIEWS - ORIGINAL SPANISH VILLA.</b>			
This updated, majestic, 4 bd., 4 ba Spanish Villa sits on a private cul-de-sac just above the Sunset Strip. A dramatic, tiled staircase leads to a charming multi-level foyer. The first floor exudes originality and character throughout every turn, including a formal dining area, a living room with a wood-burning fireplace, a tranquil library, an alfresco central patio and a gourmet chef's kitchen. On the lower level there is a sizable sound proof media room/music studio.				
MLS#14-779879				
Roger Perry		310.600.1553		
RODEO REALTY - BH				
www.RogerPerry.com				

<b>8515 HOLLYWOOD BLVD</b>	Open	11-2	592J5	<b>red</b>
<b>\$2,795,000</b>	3+3.5	MID-CENTURY		
	<b>MID-CENTURY LIVING IN THE SUNSET STRIP</b>			
Outstanding example of Mid-Century Architecture, in a prime Sunset Strip location. Swank, poolside living with w/city-to-ocean views from this walled & gated residence. A semi-private drive leads to this 2,756 s.f. home, with all the rooms in the right places: The main level provides generous open-concept living room, vaulted ceilings & abundant light w/great room/din/kit areas all playing to the view & all w/direct access to the pool & terrace.				
MLS#14-787611				
P. Maurice T. Rustad		310.623.8819		
RODEO REALTY - BH				
8515Hollywood.com				

<b>1727 COURTNEY AVE</b>	Open	11-2	593B4	<b>rev</b>
<b>\$2,895,000</b>	5+4	CONTEMPORARY		
	Architectural Retreat in the Hollywood Hills. Open Concept Floor Plan. Amenities include Sleek Hardwood Floors, European Styled Cabinetry, Designer Finishes and a Private Grass Yard with a Saltwater Pool and Spa. Chef's Kitchen has Thermador Stainless Steel Appliances with adjacent Butler's Pantry Area. Exquisite Master Suite with Views of the Hills and Private Spa Style Bath. Modern Design by Architect, John Southern. This is the Ultimate Residence for your Most Discerning Client.			
MLS#14-791175				
Robert Erickson		310-890-7895		
RODEO REALTY - BH				
Blt-Ins, Cbl, Dshwshr, Grbg Disp, Hood Fan				

<b>7229 SENALDA RD</b>	Open	11-2	593D2	<b>red</b>
<b>\$1,595,000</b>	3+3	POST & BEAM		
	<b>\$200,000 REDUCTION.....HUGE!</b>			
EXTRAORDINARY OFFERING! FIRST TIME ON THE MARKET IN OVER 40 YEARS. SITED ON A PRIVATE ROAD IN THE HEART OF CELEBRITY OWNED MULTI-MILLION DOLLAR ESTATES. THIS WONDERFUL POST AND BEAM HOME FEATURES EXPLOSIVE HEAD-ON CITY VIEWS. AN AMAZING LIVING ROOM WITH FLOOR TO CEILING GLASS FOR MORE SPECTACULAR AND SEAMLESS WRAP-AROUND VIEWS. TREMENDOUS PRIVACY AND TRANQUILITY. THE KITCHEN HAS A CENTER ISLAND THAT OPENS ON TO THE DEN. HARDWOOD FLOORS AND A FLOATING STAIRWAY. LARGE MASTER. LARGE POOL.				
MLS#14-750869				
Neal Baddin		323-793-7405		
COLDWELL BANKER RESI				
Blt-Ins, Dshwshr, Frzr, Rng/Ovn, Fridg				

<b>1850 N STANLEY AVE</b>	Open	11-2	593C4	<b>rev</b>
<b>\$2,795,000</b>	4+4	2sty-CONTEMPORARY		
	<b>SPECTACULAR VIEW PROPERTY</b>			
Sweeping views downtown to ocean from this Completely private Architectural home. Glass doors open to an expansive outdoor space with a full commercial bar and sound system. Upstairs includes the master bedroom, den, additional bedroom, third room (currently gym) and outdoor spa. Guest suite (on separate level) with bath, kitchenette and home theater (Runco projector). Elevator, Crestron system, Sub Zero, Miele appliances + more. This property is a vacation experience, must see to appreciate.				
MLS#14-802469				
D. Bailey/ K. Selcer		3108502107		
KELLER WILLIAMS BH				
Blt-Ins, Cbl, Dshwshr, Dryer, Elvtr, Other				

<b>7346 PACIFIC VIEW DR</b>	Open	11-2	593C1	<b>rev</b>
<b>\$1,999,000</b>	4+5	CONTEMPORARY		



**MOTIVATED SELLER - HUGE REDUCTION! LUNCH SERVED**

Completely updated house nestled among the celebrity studded hills off Mulholland drive on a secluded impasse street stands this great 3,882 Sf contemporary entertaining home. Remodeled from top to bottom, this 4 bedroom 4.5 baths home boast the latest in design with updated bathrooms, custom floors, and designer colors throughout. With soaring views of the valley from almost every room in the house this home exudes tranquility and privacy.

MLS#14-775043  
A Lascano, B Farrugia 424.253.5489  
HILTON & HYLAND

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

<b>7904 WOODROW WILSON DR</b>	Open	11-2	593A1	<b>rev</b>
<b>\$1,998,000</b>	3+2	HACIENDA		



**FORMER HOME OF OSCAR & TONY WINNER, JOEL GREY!**

UBER Lush Setting! One of a kind 1 story w/long Priv Drive, renovated Spanish Hacienda approx 1/2 acre. PARADISE EVERYWHERE you look on FAMOUS Celebrity Row. Spacious 2 bd, 2 ba & Media rm/2nd master divided by liv rm w/firepl & bltin bookshelves, hi beam ceilings & wd flrs. Din rm opens to chef's kitch, granite counters, full splash to wd cabinets. Slate flrs & bultin wash/dryer. Master ste w/full ba w/granite & slate, lрге closets & adjoining 2nd bd/office. Pool & spa w/waterfall seats about 6.

MLS#14-760001  
Ronna Brand 323-650-8070  
BRAND REALTY, INC.

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


<b>9049 SHOREHAM DR</b>	Open	11-2	592H6	<b>bom</b>
<b>\$3,645,000</b>	4+4.5	2sty-TRADITIONAL		

Magnificent gated 2-story Traditional in lower Doheny Drive "bird streets" area. Steps above Sunset Blvd. Space for guest house. 2-car garage with storage and direct entry plus a 4-car motorcourt.

MLS#13-710403  
Ryan Collier 310-777-6332  
www.9049shorehamdrive.com  
COLDWELL BANKER BHN

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

<b>9255 DOHENY RD, UNIT 1102</b>	Refresh.	11-2	<b>NEW</b>
<b>\$3,898,000</b>	2+2.5	11sty-CONTEMPORARY	




**SIERRA TOWERS EXCLUSIVE LISTING**

Southwest Corner with spectacular 180-degree ocean views True turn-key with a modern sleek design Offered fully furnished Indoor/outdoor flow Hardwood floors, Carerra stone with European finishes 24-hour Security and Valet/Concierge Lutron Lighting System Laundry in unit 2101 square feet 2 BD; 2.5 BR

Doron Baruch (310) 628-5788  
SOTHEBYS

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

<b>6856-6858 LOS ALTOS PL</b>	Open	11-2	593E3	<b>rev</b>
<b>\$3,060,000</b>	Duplex	SPANISH		



**OLD HOLLYWOOD PIZAZZ - UPDATED DUPLEX!**

Very individual floor plans separated by a portico to suit ACTOR and ENTOURAGE. Commanding, dynamite views! Remarkable Mediterranean...think South of France; CANNES? Close-in location on a famous "walk street". Only blocks from walking the "red carpet"; but enter Chinese gates to a serene mini-estate-like space, a world away from Hollywood & Highland. Projected yearly income \$204,000. Easily convert to an elegant single family. Private drive access from street to 4 garages. Delivered vacant.

MLS#14-797543  
Anne E Rifat, Broker 323-850-5540  
ANNE RIFAT REAL ESTA

Blt-Ins,Jetted tub,therapy lights,Other

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

<b>8561 HILLSIDE AVE</b>	Open	11-2	593A4	<b>NEW</b>
<b>\$10,000</b>	3+2	2sty-ARCHITECTURAL		



**IT'S ALL ABOUT THE VIEWS!**


Prime Sunset Strip with spectacular 200 degree panoramic views from the Observatory, Hollywood, Downtown, Century City out to Catalina, and boats in the bay on a very rare flat lot with grassy lawns. Late 1930's Architectural modern. Plenty of off street parking and direct access garage. The property is gated and private sited on a peninsula promontory. There is one bedroom down and 2 upstairs. Wood floors downstairs. Redone kitchen and baths. Term is negotiable. Open to short term.

MLS#14-803737  
Jory Burton 310.860.4515  
SOTHEBYS INT REALTY

www.8561hillside.com

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

<b>15585 AQUA VERDE DR</b>	Open	11-2	591G2	<b>NEW</b>
<b>\$2,195,000</b>	5+5	2sty-OTHER		




**THE BEST VALUE IN PRIME BEL AIR ON A CORNER LOT WITH POOL.**

You won't find a better value in prime Bel Air! On a virtually all flat corner lot is this beautiful home w/huge yard, pool & spa w/privacy & seclusion. Lrg formal living & dining rooms. Gmt kitchen, breakfast room area opening to the family rm. Maids, laundry, powder & 3 car garage on 1st floor. 3 up + enormous yet inviting master w/FPL, lavish bath & huge walk-in. The lushly landscaped private & sunny flat yard has pool, spa, built-in BBQ, patios & huge grassy lawn. Famed Roscomare Rd school.

MLS#14-804065  
Mark Goldsmith (310)777-6291  
COLDWELL BANKER RESI

BBQ,Blt-Ins,Cing Fan,Cent Vac,Dishwasher

<b>1401 ROSCOMARE RD</b>	Open	11-2	591/H1	<b>NEW</b>
<b>\$1,199,000</b>	3+3	1sty-TRADITIONAL		



**LOWER ROSCOMARE 1ST TIME ON MKT IN OVER 50 YRS. HUGE UPSIDE!**

First time on the market in over 50 years. Trust sale with no court confirmation necessary. 3 + 3 on flat pad. Total lot size is over an acre of mostly upslope. Separate 2 car Garage .Generous parking pad. Nice size patio back yard. Floor Plan is two plus a maid's.

RON HOLLIMAN 310-777-62616  
COLDWELL BANKER BH

Bel Air West gate stay left to Roscomare

<b>10828 VIA VERONA ST</b>	Open	11-2	591J5	<b>red</b>
<b>\$3,995,000</b>	4+5	2sty-MEDITERRANEAN		



**PRIVATE MEDITERRANEAN VILLA**

This 5 Bedroom and 5 Bath home features beautifully and generously proportioned rooms for entertaining. The exquisite finishes throughout include beautiful custom cabinetry, Venetian plastered walls, Italian marble, mosaic tiles and Gerber French hardware. Incredible master suite overlooks glass mosaic tiled pool and lush grounds. A bright and cheerful setting and mountain views complete this perfect home.

MLS#14-799547  
Rochelle Maize 310.968.8828  
NOURMAND & ASSOCIATE

Dshwshr,Rng/Ovn,Fridg

**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.

TUESDAY

**05 Westwood - Century City** Single Family

<b>376 DALEHURST AVE</b>	Open	11-2	632B1	<b>NEW</b>
<b>\$5,295,000</b>	4+6	2sty-TRADITIONAL		
<b>MOTIVATED SELLER! COME SEE IT! NEWLY STAGED! BEAUTIFUL!</b>				
Estate set atop a knoll on a 21,000 lot with a 220 ft frontage on Dalehurst in Little Holmby. Brick pathways lead to columned front entry. 2 stry foyer w/circular staircase. Impressive liv rm w/wood flrs, crown moldings, frplc & French drs. Airy din rm leads to lrg gracious sunrm. Mstr bdrm ste; 3 walk-in clsts & fab office. 2 addtl ensuite bdrms. 2car gar w/office attached. Pvt & lush entertainer's paradise, anchored by brick crtyds, pool/spa, fountains, putting green, & roses, roses, roses!				
MLS#14-755837				
Mark & Lynn Rogo 310-777-6213		Cbl,Dshwshr,Frzr,Grbg Disp,Rng/Ovn,Other		
COLDWELL BANKER BHN				

<b>441 DALEHURST AVE</b>	Open	11-2	632C1	<b>NEW</b>
<b>\$2,495,000</b>	4+4	TRADITIONAL		
<b>GREAT VALUE IN A PRIME LITTLE HOLMBY LOCATION!</b>				
Entertainers home on one of the best streets in Little Holmby. Two story home offers a large formal living room with fireplace, kitchen with granite counter tops and breakfast area that looks out to the backyard, spacious den with wet bar, large master suite with fireplace, master bath features dual sinks and a standalone shower and tub. Second floor also has two additional bedrooms. Backyard has a pool, perfect for enjoying the California weather!				
MLS#14-804255				
Steve Sawai 310-899-3584		Cbl,Dshwshr,Micro,Rng/Ovn,Fridg,Other		
COLDWELL BANKER-MONT				

<b>2213 GREENFIELD AVE</b>	Open	11-2	632-C5	<b>NEW</b>
<b>\$1,569,000</b>	4+4	TRADITIONAL		
<b>OPEN TUESDAY 11-2PM</b>				
This 4bd 4ba Westwood home with hardwood floors has it all. A sumptuous upstairs master suite with fireplace & balcony overlooking a lush back yard with fountain, spa & fire pit. There's two additional bedrooms & a bath upstairs. The down stairs family room with built in aquarium opens to the entertainers yard. Additionally there's an office area, bedroom & two baths. The bonus room off the garage is currently being used as a media room. The home was remodeled in 2002 & has 2 zone heat & a/c.				
MLS#14-804615				
Mike Cockinos 310-612-5606		Cbl,Dshwshr,Grbg Disp,Rng/Ovn,Fridg		
COLDWELL BANKER - BW				

<b>10329 DUNKIRK AVE</b>	Open	11-2	632-D3	<b>NEW</b>
<b>\$1,429,000</b>	3+2	TRADITIONAL		
<b>OPEN TUESDAY 11-2PM</b>				
Charming 1 sty Traditional in a quiet nook of coveted Comstock Hills. Close to shops, entertainment, etc. yet offers a sense of privacy on this 1 block street. Pride of ownership, immaculately maintained. Liv rm w/big bay window, wd burning fp. FDR w/vus to the pvt back yard, kit w/ island & brkfst rm. Master bd & 1 of the bdrms are to one side of the hse. 3rd bdrm on opposite side. Hw flrs throughout (except for bdrms/baths). A/C, outdoor spa, grt for entertaining. A truly lovely hm!				
MLS#14-803365				
Chrys Stamatis 310-571-1323		Dshwshr,Rng/Ovn,Fridg		
COLDWELL BANKER - BW				

<b>2102 SELBY AVE</b>	Open	11-2	632C5	<b>NEW</b>
<b>\$1,299,000</b>	3+2	SPANISH		
<b>BEAUTIFULLY MAINTAINED UPDATED ROMANTIC SPANISH COURTYARD</b>				
Beautifully maintained Updated Romantic Spanish Courtyard 3 bed/1.75 bath on oversized corner lot. Enter charming tiled courtyard with tranquil fountain & wrought iron gate. Step down living room with wood beamed ceiling, picture window and fireplace. Formal dining room with beamed ceiling overlooks courtyard & opens to updated kitchen with stainless steel appliances, glass front cabinetry, breakfast room and rear laundry room with built-ins opening to backyard.				
MLS#14-804571				
Chad Lund 310-801-2641		Blf-Ins,Dshwshr,Rng/Ovn		
TELES PROPERTIES, IN				

<b>10567 WELLWORTH AVE</b>	Open	12-2	632C3	<b>rev</b>
<b>\$2,195,000</b>	4+4	MEDITERRANEAN		
<b>10567 WELLWORTH AVE</b>				
Wow-hard to find charming Spanish family home in great Westwood location just south of Wilshire. Large living room with bay window, fireplace and hardwood floors open to formal dining room. The kitchen is updated-remodeled with granite countertops white cabinets plenty of cooking space open to large family room with fireplace. Great backyard for kids or entertaining with eating and lounge areas and flat screen TV. An office with large open windows and maids+bath complete the 1st floor.				
MLS#14-768815				
Valerie Fitzgerald 310-285-7515		Blf-Ins,Dshwshr,Hood Fan,Micro,Rng/Ovn		
COLDWELL BANKER RESI				

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

<b>10795 WILSHIRE BLV, UNIT 502</b>	Open	11-2		<b>NEW</b>
<b>\$3,495,000</b>	3+3.5	2sty-MEDITERRANEAN		
<b>PREMIER PENTHOUSE AT THE VENEZIA</b>				
First 3 bedroom Penthouse unit to come on the market since 2006. Only one of four in the entire building! This extensively renovated 2 story unit was completed in 2013 with top of the line appliances, materials, custom wall finishes and beautiful details throughout. Open floor plan is ideal for entertaining, light and bright with panoramic ocean and city views. Luxurious master suite with fireplace, sitting area and sumptuous bathroom. Ample storage space, 2 large terraces. 24 hr valet/services				
MLS#14-803365				
Santiago Arana 424-231-2400		Blf-Ins,Dshwshr,Hood Fan,Micro,Rng/Ovn		
THE AGENCY				

<b>1948 MALCOLM AVE, UNIT 402</b>	Open	11-2	632/C4	<b>NEW</b>
<b>\$849,000</b>	2+2	1sty-CONTEMP MED		
<b>COMPLETELY REMODELED PENTHOUSE UNIT</b>				
2BD/2BA Penthouse Unit. Light & bright w/ open floor plan. Beautiful Mediterranean style bldg w/ open courtyard and fountain. Dining area could be used as a den. Breakfast area. New kitchen, SS appliances, bathrooms, hardwood floors, carpeting, hardware. Master Bedroom suite. Custom walk in closet. Fireplace. Laundry Rm w/ S x S W/D. Patio & balcony with Century City views. EQ Insurance. Security bldg and unit. Great location, close to everything including Westwood Charter School				
MLS#14-803365				
Steve Mirman 310-479-7373		Blf-Ins, Security System		
MIRMAN & COMPANY				

<b>2276 S BEVERLY GLEN BLVD #108</b>	Open	11-2	632D4	<b>NEW</b>
<b>\$599,000</b>	2+2	CONTEMPORARY		
<b>BEAUTIFULLY AND EXTENSIVELY REMODELED CONDO-HURRY! WONT LAST</b>				
ONE BDRM + CONVERTIBLE DEN, OR 2 BEDROOM + 2 BATH SINGLE LEVEL UNIT W/SPACIOUS ROOMS IN QUIET EAST FACING REAR CORNER LOCATION OF WELL KEPT BUILDING. THIS UNIT FEATURES ALL STAINLESS STEEL APPLIANCES, STAINED WOOD COUNTER TOPS AND BUILT IN TV IN KITCHEN, ARTESIAN STAINED CONCRETE FLOORS, CUSTOM BUILT MASTER VANITY WHICH INCLUDES SOFT GAS RETURN DRAWERS AND CUPBOARDS, GRANITE COUNTER TOPS AND KOHLER RAISED SINKS. THERE ARE FLUSH MOUNT BEVELED CEILING FANS IN LVNG ROOM AND BDRMS..				
MLS#14-803365				
Normand Ferland 310 271-2229		Dshwshr,Rng/Ovn,Fridg		
NELSON SHELTON				

<b>10660 WILSHIRE BLVD #PH1801</b>	Open	11-2	632C3	<b>red</b>
<b>\$4,495,000</b>	4+4.5	CONTEMPORARY		
<b>WILSHIRE MANNING PENTHOUSE</b>				
Extremely rare PENTHOUSE offering in the full service Wilshire Manning. This rear, southwest corner residence offers approximately 5,553 s.f. 4 bedrooms + den + 4.5 baths, with a gracious, single level floor plan, all the rooms, storage and amenities of a private home and tremendous panoramic city-to-ocean views. Step through the formal entry to a grand living room with multiple sitting areas, fireplace, extensive use of hardwood, marble and custom millwork, and luxurious terrace.				
MLS#14-787571				
T. Rustad P. Maurice 310.623.8825		Blf-Ins,Dshwshr,Hood Fan,Micro,Rng/Ovn		
RODEO REALTY - BH		WilshireManning1801.com		

TUESDAY


<b>10445 WILSHIRE #202</b>	Open	11-2	632C2	<b>red</b>
<b>\$899,000</b>	929000	2+2	CONTEMPORARY	
	<b>REDUCED! BEST PRICED UNIT IN BLDG!!!</b>			
Beautiful 2 bedroom 2 bath at The Wilshire Grand, the largest floor plan with views to the North, East and West. Wonderful patio adjacent living room. Unit has been completely redone with the finest upgrades. Granite in kitchen & bathrooms, hardwood floors throughout. Laundry room adjacent to kitchen with built-ins. Brand new 2-zone central heat & air installed. Master faces Holmby Hills & is extremely spacious with large walk-in closet and additional closets off master bathroom. no steps.				
MLS#14-788353		Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other		
Ariean Ruby 310-780-0111		RODEO REALTY - BEVER		

<b>10551 WILSHIRE BLVD #303</b>	Refresh.	11-2	632C3	<b>red</b>
<b>\$739,000</b>	799000	2+3		
	<b>REDUCED TO SELL! 2BD 2BA ON CORRIDOR!</b>			
MOTIVATED SELLER! PREVIOUS BUYER FELL OUT OF ESCROW. 2 BD/3 BA, IN THE WELL MANAGED AND NEWLY REDONE REGENCY WILSHIRE. VERY LARGE BRIGHT & AIRY MASTER BEDROOM SUITE, WITH ADJACENT BATHROOM AND DUAL SINKS, JACUZZI TUB, SEPARATE SHOWER, TWO LARGE WALK-IN CLOSETS W/ BUILT-INS. SPACIOUS KITCHEN, LAUNDRY ROOM & LOADS OF STORAGE. PRIME LOCATION W/ CLOSE PROXIMITY TO WESTWOOD VILLAGE SHOPPING AND RESTAURANTS AND UCLA. FULL SERVICE BLDG. 24 VALET & SECURITY, RECREATION ROOM, NEWLY EXPANDED GYM & POOL.				
MLS#14-786043		Rng/Ovn,Fridg,Wshr		
Rhonda Zakhor 3109242889		KELLER WILLIAMS RLTY		

<b>875 COMSTOCK AVE #4D</b>	Open	11-2	632D2	<b>rev</b>
<b>\$1,399,000</b>		3+3	CONTEMPORARY	
	<b>FABULOUS &amp; COMPLETELY REMODELED</b>			
This Southwest contemporary unit is located on the prestigious Wilshire Corridor and boasts panoramic city views overlooking Century City and the Wilshire High Rises. This home has a great layout of 3 bedrooms and 3 full baths all together, and features beautiful white marble flooring throughout, chef's kitchen, complete laundry unit, pantry, linen closet, breakfast area, full bar with wine refrigerator, and a large dining room.				
MLS#14-769433		CIngFn,Dshwshr,Dryr,GrbgDisp,Micro,Other		
Adi Werthman 310.598.0260		HILTON & HYLAND		

<b>1505 S BENTLEY AVE #202</b>	Open	11-2	632-A4	<b>rev</b>
<b>\$769,000</b>		2+2	CONTEMPORARY	
	<b>OPEN TUESDAY 11-2PM</b>			
Newly renovated contemporary light and bright 2 bd, 2 ba Westwood condo. Very private unit with flexible open floor plan, high ceilings & hardwood floors. The spacious living room with fireplace has ample room to entertain and enjoy. Master suite has dressing area, large wardrobe closet & bath with dual sinks and separate tub & shower. Building has secured parking, a heated pool, a sauna and an exercise room. Close to UCLA, recreation, entertainment, fine dining and shopping. Not to be missed.				
MLS#14-800251		Cbl,Dshwshr,Hood Fan,Rng/Ovn,Other		
Mike Cockinos 310-612-5606		COLDWELL BANKER- BW		

<b>1944 GLENDON AVE #306</b>	Open	11-2	632C5	<b>rev</b>
<b>\$695,000</b>		2+3	TRADITIONAL	
	Spacious 2 bed/2.5 bath unit in a quiet, rear location with fireplace and balcony. Great light and lovely Century City views. Kitchen equipped with new Caesarstone counters, glass tile backsplash and refinished white cabinetry. Generous closet space, and laundry room in unit. Nice wet bar. 2 tandem parking spots. Building features gym, sauna, community room, pool, spa. Located in the award-winning Westwood Charter School District. Close to Century City and Beverly Hills.			
MLS#14-800387		Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Wshr		
Richard Stearns 310-850-9284		PARTNERS TRUST BRENT		

<b>06 Brentwood</b>	Single Family			
<b>13000 BRENTWOOD TER</b>	Open	11-2	631E5	<b>NEW</b>
<b>\$2,850,000</b>		3+3	1sty-TRADITIONAL	
	<b>CHARMING GATED NEW ENGLAND TRADITIONAL</b>			
Gated New England traditional situated in the County Club neighborhood of BW. Front porch & entryway lead you to living rm w/mosaic tile FP, hdwd flrs & clerestory windows. Formal dining rm w/wainscoting, bay window & crown molding. Kitchen w/large center island, marble counter tops & SS appliances. Master ste w/ sitting area. 2 more bdms - one being used as office. Family room w/vaulted ceiling leading out to spa & yard. Detached 2 story guest house. Also for sale 12960 Brentwood Ter.				
Elyse Arbour 310 873 4188		RODEO REALTY BRENT		

<b>12960 BRENTWOOD TER</b>	Open	11-2	631F5	<b>NEW</b>
<b>\$2,700,000</b>		3+3	1sty-TRADITIONAL	
	<b>LOVELY NEW ENGLAND TRADITIONAL</b>			
This New England traditional is located in the BW Country Club neighborhood on a 10,000+ sq ft lot. Living room w/hdwd flrs & wood beamed ceiling. Remodeled kitchen w/center island, SS appliances & pantry. Dining room has built-in cabinetry & opens to back yard. Master suite w/ walk-in closet opens to a patio + a pool. Master bath has Caesar stone counter tops and a spa tub. Also for sale is 13000 Brentwood Ter. Properties can be sold separately or together to create a compound of 21,000+ sq ft.				
Elyse Arbour 310 873 4188		RODEO REALTY BRENT		

<b>11355 HOMEDALE ST</b>	Open	11-2	631H2	<b>NEW</b>
<b>\$1,895,000</b>		3+3	CAPE COD	
	<b>PREMIERE BRENTWOOD GLEN PROPERTY WITH POOL</b>			
Completely rebuilt in 2004. Cape Cod style with 3 bedrooms, 3 baths located on a premiere location in Brentwood Glen. Custom features throughout and well maintained. The home features an amazing kitchen and family room which opens to recently installed pool and spa. In addition to the 3 bedrooms is a converted attic area that makes for a great playroom. The home is bright and cheerful. 2 car attached garage opens directly into the home. This is a rare offering and should be very well received.				
MLS#14-803421		www.11355homedale.com		
Steven Moritz 310.871.3636		SOTHEBY'S INT'L RLTY		

<b>127 S BOWLING GREEN WAY</b>	Open	11-2	631G3	<b>NEW</b>
<b>\$1,729,000</b>		4+2	1sty-CALIFORNIA BUNGALOW	
	A rare opportunity: legally zoned duplex set amid multi-million dollar single family residences. Live in one and rent the other, or build your dream home(s). Each cottage is 2+1. Both have hardwood floors, french doors opening to private patios and fenced yard, central hvac, w/d hookups, updated built-in kitchens, tile baths and wood burning fireplaces. 3-car garage and 3 off-street parking spaces. The entire property is very private, fenced and gated. Both units to be delivered vacant.			
MLS#14-803437		Blt-Ins,dsh,w/d,garbg disp,central hvac		
Patricia Anches "Patti" 310-724-7100		RODEO REALTY - BH		

<b>2208 CANYONBACK RD LA 90049</b>	Open	11-2	591E4	<b>NEW</b>
<b>\$1,595,000</b>		2+3	2sty-TRADITIONAL	
	<b>~ SENSATIONAL FAIRWAY VIEW VILLA ~</b>			
**Absolutely breathtaking mountain, fairway & city lights views from the moment you enter this dramatic 2900sf villa. Prime end-unit location & full privacy. Big entertainers backyard, tiled terrace & lovely gardens. Dramatic spacious interior ~ high ceilings, big architectural windows, a great open floorplan. Tranquil Master Suite overlooking gorgeous vistas. 2nd upstairs BR + Big open Den. 24HR SEC Patrol - The "Crown Villas" is the ultimate in serene Westside living. Comm Pool/TC Low HOA Dues				
MLS#14-801201		Mountaingate in Brentwood		
Tania Ferris 310-713-8234		COLDWELL BANKER RESI		

TUESDAY

<b>2794 MANDEVILLE CANYON RD</b> Open 11-2 591D6	<b>red</b>
\$3,195,000 339-5000 5+6 CONTEMPORARY	
	<p><b>TRADITIONAL RETREAT WITH CONTEMPORARY VIBE</b></p> <p>Set back from the road, w/ a double width circular driveway, this wonderful home is characterized by generous and thoughtful open spaces, great scale, high ceilings and doorways. Great home for art and sculpture. Each room has a grand scale. There is a true master "suite" with two separate bathrooms, closets and a lovely office area. House boasts 4 additional bedrooms, a huge family/media room and a good old fashioned bar for extensive entertaining. Private yard w/pool. Kenter School District</p>
MLS#14-778475	
Richard Stearns 310-850-9284	
PARTNERS TRUST BW	BBQ,Dshwshr,Dryer,Rng/Ovn,Other

<b>11738 KIOWA AVE #103</b> Open 11-2 631H4	<b>NEW</b>
\$1,389,000 3+2.5 MEDITERRANEAN	
	<p><b>BRENTWOOD CONDO WITH YARD!</b></p> <p>Designer decorated unit boasts a small yard with private ficus hedge, distressed hardwood floors, a viking kitchen, over-sized crown moldings, gas fireplace and Walker Zanger tile. The master has sitting area and custom walk-in closet. Full security building with secure parking and guest parking. Close to San Vicente shops, supermarkets and restaurants. A gem!</p>
MLS#14-804639	
Meg Ostrow 310-497-7199	
KELLER WILLIAMS - BH	Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan

<b>526 N CARMELINA AVE</b> Open 11-2 631F2	<b>rev</b>
\$11,995,000 6+7 2sty-ARCHITECTURAL	
	<p><b>\$1 MILLION PRICE REDUCTION</b></p> <p>Frank Gehry's famed compound, The Schnabel House. Noted as one of the 20 greatest houses of the 20th century this California architectural piece of history has been lovingly remastered as a livable piece of art for generations to come. Multiple gardens, pools and structures form a compound that functions as an irreplaceable piece of Architectural history. Gehry has said "This is the design I had fantasized about for my own house." It is not often that an opportunity like this becomes available.</p>
MLS#14-759167	
Cory Weiss 310-922-1124	
DOUGLAS ELLIMAN	MUST SEE

<b>11690 MONTANA AVE, UNIT 102</b> Open 11-2	<b>NEW</b>
\$849,000 2+2.5 CONTEMP MED	
	<p><b>REMODELED UNIT AT THE VILLA MONET</b></p> <p>Enter this tastefully remodeled front facing, corner unit condo at Villa Monet through an elegant foyer which opens to the living and dining room, complete with a balcony, fireplace and wet bar. The kitchen has been completely remodeled with Carrara marble countertops, subway tile backsplash and top of the line stainless appliances. This ideal floor plan features a spacious master suite with fireplace, balcony, his/her sinks, 2 closets, and remodeled master bath. Washer/dryer inside.</p>
Hollingsworth & Leff 310.230.2483	
COLDWELL BANKER-PAC.	

<b>342 S ANITA AVE</b> Open 11-1 631F4	<b>rev</b>
\$3,999,000 3+4 CONTEMPORARY	
	<p><b>NEW CONSTRUCTION CONTEMPORARY!!</b></p> <p>Exceptional open flowing floor. Oversized living &amp; dining rooms with fireplace &amp; custom retractable doors. Gourmet kitchen with huge center island, gorgeous quartz slab counters, custom cabinets &amp; top of the line appl. Walk-in pantry &amp; eat-in area. Kitchen/family room with fireplace &amp; retractable doors to outdoor seating area with BBQ &amp; fire pit. Master suite with fireplace, 2 walk in closets &amp; French doors to expansive outdoor lounging area. High ceilings &amp; stunning wide plank wood floors</p>
MLS#14-801555	
Gavin/Pamela/Mandana 310-850-8053	
NOURMAND & ASSOC	BBQ,Dshwshr,Grbg Disp,Hood Fan,Intrcm

<b>11928 KIOWA AVE #306</b> Open 11-2 631H5	<b>NEW</b>
\$675,000 2+2 3sty-TRADITIONAL	
	<p><b>CHIC TOP FLOOR BRENTWOOD CONDO</b></p> <p>Rare top floor corner unit immersed with natural light in the heart of Brentwood condo district. Wide open entertainment friendly floor plan with well-proportioned bedrooms and plenty of closet space. This unit features beautiful high ceilings, a custom skylight in kitchen, and a private master suite. Balcony overlooks the courtyard with pool, spa &amp; rec room. Secure gated side-by-side parking &amp; additional storage. Short distance from restaurants, trendy boutiques and entertainment.</p>
MLS#14-804603	
Diana Braun 4242023248	
TELES PROPERTIES, IN	Dshwshr,Frzr,Rng/Ovn,Fridg

<b>420 S WESTGATE AVE</b> Open 11-2 631G4	<b>rev</b>
\$1,975,000 3+4 MODERN	
	<p><b>"RECENTLY REFURBISHED"</b></p> <p>Modern home, with an efficient well-conceived floor plan, consisting of 3 bedrooms with 3 1/2 baths PLUS a large studio apartment w/a full bath &amp; kitchenette...all in 2, 856 sq. ft. of living space. This private and quiet home is located in the Heart of BW, yet is just a short stroll to Wholefoods, a myriad of restaurants and shopping. This home easily offers the BEST VALUE in all of BW for its size and location, especially having just been fully refurbished. Trust sale with no court confirmation.</p>
MLS#14-779737	
Drew Gillin 310.415.1968	
BERKSHIRE HATHAWAY	Dryer,Fridg,Wshr

<b>612 S BARRINGTON AVE #213</b> Open 11-2 631H3	<b>NEW</b>
\$625,000 2+2 CONTEMPORARY	
	<p><b>BEAUTIFULLY UPDATED W/ WRAPAROUND PATIO</b></p> <p>Come experience this incredible indoor/outdoor lifestyle with huge appx 500 sq ft wraparoundpatio in prime Brentwood. Absolutely perfect for entertaining! Featuring front, west facing unit with 2 bd &amp; 2 bas plus a fabulous built-in office with granite desk top. Open floor plan with spacious living room and dining area with smooth ceilings &amp; recessed LED lights. Updated baths with newer vanities and beautiful glass sinks with waterfall feature and slate flooring.</p>
MLS#14-804343	
E. Arbour-D. Brizendine 310-873-4188	
RODEO REALTY- BRENTW	Dshwshr,Micro,Rng/Ovn

**06 Brentwood** Condo / Co-op


<b>2204 THE TERRACE</b> Open 11-2 591E4	<b>NEW</b>
\$1,450,000 2+2 TRADITIONAL	
	<p><b>MOUNTAIN, CITY &amp; GOLF COURSE VIEWS</b></p> <p>This gorgeous California open plan, multi-level town house unit features high vaulted ceilings, expansive windows, espresso hardwood floors, and a newly renovated and expanded gourmet kitchen. This spacious home includes living room and dining room, large master bedroom suite with additional bonus office/den and second bedroom suite. Enjoy the spectacular mountain and city views from the spacious balcony off the living room or relax in the huge outdoor spa on the lower terrace.</p>
MLS#14-800553	
Paula Ross Jones 310-255-5449	
SOTHEBY'S INT REALTY	www.2204theterrace.com

<b>289 S BARRINGTON AVE #210</b> Open 11-2 631H3	<b>NEW</b>
\$475,000 1+1 TRADITIONAL	
	<p><b>MOVE-IN READY UNIT IN RESORT-STYLE COMPLEX!</b></p> <p>Beautifully remodeled 1BR in Prime Brentwood! Bright unit looks out to trees &amp; greenery and boasts an open floor-plan w/ dining area, living area and enclosed patio that can be used as a playroom, reading room or office. Updated kitchen &amp; bathroom w/ granite counters, SS appliances, beautiful tiling and high-end finishes. One covered parking space and ample guest parking available. Gated and secure, 4-acre property features 2 pools, grassy park area &amp; spa. Land Lease on property- pls. call.</p>
MLS#14-804661	
Dana Cataldi 310-503-6736	
PARTNERS TRUST BW	www.289barrington210.com



**06 Brentwood** Lease

<b>608 S. SALT AIR AVE</b>	Open	11-2	631-G4	<b>NEW</b>
\$17,000	6+7	CONTEMP MED		



**OPEN TUESDAY 11-2PM**

A masterpiece designed to the highest standards. Approx. 7k sq ft encompasses 5 bedroom suites w/ large walk in closets & 7 baths, grand master suite w/his and hers walk-in closets and fireplace, formal dining room, living and family room, bonus suite and office. Main hall and kitchen open up to a large terrace w/ BBQ. Large swimming pool is accessible from all rooms on the main and lower levels. Perfect for entertaining.

MLS#14-804139  
A. Rutenberg/ J. Rey 310-345-3331  
COLDWELL BANKER - BW

BBQ, Blt-Ins, Cbl, Cent Vac, Dshwshr, Other

**07 West L.A.** Condo / Co-op

<b>1270 GRANVILLE AVE, UNIT 2</b>	Open	11-2	<b>NEW</b>
\$648,000	2+2.5	2sty-CONTEMPORARY	



**ORIGINAL, BRIGHT "NEW YORK" STYLE TOWNHOME**

Unique townhome in Brentwood adjacent. Bright unit with high ceilings, lots of windows and an "Artsy" environment. Living room has a fireplace, concrete floors, a wet bar and high ceilings. Open dining area to balcony and newer remodeled kitchen with loads of counter space. 2 huge master suites upstairs, one with a balcony and walk-in closets. Powder room downstairs.

Lisa Mansfield 310.481.4313  
SOTHEBY'S BRENTWOOD

3 Beds + 2.5 Baths

<b>1242 S BARRINGTON AVE #110</b>	Open	11-2	631J5	<b>NEW</b>
\$579,000	2+2	MODERN		



**WHAT A SWEET DEAL!**

Beautiful condo, close to shops & restaurants in a walkable neighborhood, completely renovated, has a open floor plan with a spacious modern kitchen with Ceasarstone counter tops, opens to dining area & living room with an updated powder bathroom room. Master bedroom has large walk-in & an updated bathroom. Second bedroom opens to outside patio that overlooks building's quite courtyard. Lovely pool, sundeck, gym & sauna. Great for UCLA students, the Blue Bus stops steps away from the building.

MLS#14-804723  
Mary Ortiz 917-743-8703  
KELLER WILLIAMS HOLL

Dshwshr

<b>2491 PURDUE AVE, UNIT 203</b>	Open	11-2	<b>NEW</b>
\$449,000	2+1	CONTEMPORARY	




**WESTSIDE PENTHOUSE LOFT**

Located in the prestigious Park Purdue, this wonderfully updated, contemporary loft unit encompasses all of the benefits that modern, Westside living has to offer. This light, bright unit boasts, 30-foot ceilings, a remodeled, open kitchen, stainless steel appliances, granite counter tops, modern finishes, recessed lighting, hardwood floors, fireplace, Nest Thermostat and private patio with treetop views. The centrally located building also offers a rooftop spa and deck with expansive views.

Kyle Eisenhart 310.867.0563  
RODEO REALTY

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

<b>10559 CHEVIOT DR</b>	Open	11-2	632E6	<b>NEW</b>
\$1,979,000	5+4.5	CONTEMP MED		




**OPEN AND AIRY WITH HIGH CEILINGS IN CHEVIOT HILLS!**

5 BR/4.5 BA home with high ceilings. This home boasts an abundance of storage and closet spaces. The formal dining room opens to a private side yard and the family room offers a cozy fireplace plus an enormous built-in storage unit. The kitchen and breakfast nook are bright and spacious. Upstairs is the master ste and 3 more bedrooms. The backyard hosts a patio area and an environmentally friendly grassy plain. This home also offers a guest room, laundry room and large, two car garage.

Benjamin S. Lee 310-858-5489  
COLDWELL BANKER RES

Stove, Oven

<b>3009 PATRICIA AVE</b>	Open	11-2	<b>NEW</b>
\$1,595,000	2+1.75	1sty-COUNTRY ENGLISH	



**CHARMING COUNTRY ENGLISH ON DESIRABLE TREE LINED STREET**

Country English home preserved w/ original floor plan and details. Set on a quiet tree-lined street offering an easy flowing floor plan, w/ 2 bd & 1.75 ba and a large family room. Light and bright w/ high ceilings, oak hw floors, 2 fireplaces, and original stained glass windows in the spacious formal dining and living rooms. Large flat & pvt backyard w/ large brick patio, mature trees, a separate bonus room & original tool/work room. Updated systems including central air/heat, elect & plumb.

Steven Moritz 310.871.3636  
SOTHEBY'S INT'L RLTY

www.3009patricia.com

<b>2900 OVERLAND AVE</b>	Open	11-2	632D6	<b>NEW</b>
\$899,000	3+2	MID-CENTURY		



**REMODELED 3/2 HOME IN OVERLAND AVE SCHOOL DISTRICT**

THIS MOVE-IN-READY SUNNY MID-CENTURY HOME DESIGNED BY EDWARD FICKETT HAS BEEN LARGELY REMODELED AND FEATURES REFINISHED WOOD FLOORS THROUGHOUT, AND NEW: PAINT, TILE, FIXTURES, SLIDING DOOR, W/D HOOKUP. BRICK FIREPLACE WITH GAS CONNECTION, CEILING FANS IN ALL BEDROOMS, CENTRAL HEATING. APPLIANCES INCLUDED WITH CLASSIC O'KEEFE & MERRITT STOVE. 2-CAR GARAGE WITH AUTOMATIC DOOR AND CONVENIENT ALLEY ACCESS. SPACIOUS YARD WITH LARGE PATIO. JUST 150FT TO PARK AND LIBRARY. CLOSE TO WESTSIDE PAVILION.

MLS#14-804265  
Michael Haddad 310.430.4842  
RE/MAX ESTATE PROPER

www.MichaelHaddad.com

**09 Beverlywood Vicinity** Single Family

<b>9765 CASHIO ST</b>	Refresh.	11-2	<b>NEW</b>
\$1,995,000	4+4	1sty-CONTEMPORARY	



**LOVELY 4 BED/4 BATH HOME IN BEVERLYWOOD**

Excellent Beverlywood Property. This home is ready for the buyer to move in. The kitchen has granite countertops and stainless steel appliances. The master bedroom is spacious and has a luxurious bath w/double sinks, separate spa tub and shower. The property features a spacious dining room and living room. There are hardwood floors and tile throughout the property. The pool has custom stone floor and some fruit trees.

Shiva Mehrdad 310-505-9560  
NELSON SHELTON

Stove, Microwave, A/C, Fireplace




**Property Website & Virtual Tour**



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



TUESDAY


<b>3158 VERA AVE</b>	Open 11-2	<b>NEW</b>
\$799,000	3+2 1sty-SPANISH	
	<b>HOT HOT HOT HELMS DISTRICT LOCATION!</b>	
Classic Spanish Bungalow, renovated from head-to-toe while preserving all its period charm. Hot location across from the Helms Bakery, Father's Office & nearby Culver City Art District & the Expo rail line. 3BR+2 new, full BA; beautiful brand new Kitchen w/ b'fast nook; includes SS appliances & laundry area. Formal LR, DR w/ French doors & Master suite w/ separate office area. Refinished oak floors; new plumbing, electrical & HVAC! Private, grassy back yard w/patio + detached 2-car garage.		
Susan Lau COLDWELL BANKER	213-220-5466	<b>Open Tuesday, Sat and Sunday this week!!</b>

<b>2524 BEVERWIL DR</b>	Open 11-2 632G6	<b>red</b>
\$2,100,000	5+5 2sty-TRADITIONAL	
	<b>REDUCED! STUNNING BEVERLYWOOD TRADITIONAL</b>	
With the use of exquisite high end finishes, including Phillip Jeffries wall coverings, French Oak flooring, and Calcutta marble, this home has been completely remodeled and has an ideal floor plan for today's lifestyle. Expansive family room opens to the gourmet kitchen creating a stunning great room. Magnificent master suite, w/ dual custom closets, spa-like Calcutta marble bath and a tranquil view of the mature trees surrounding the home. Large private grassy yard, w/pool and spa. A dream!		
Carla Winnie GIBSON INTERNATIONAL	(310) 344-4740	<a href="http://www.2524beverwil.com">www.2524beverwil.com</a>

<b>1445 CARDIFF AVE</b>	Open 11-2 632H4	<b>red</b>
\$1,395,000	4+2.5 1sty-TRADITIONAL	
	<b>SPACIOUS 4BR TRADITIONAL IN PRIME LOCATION!</b>	
Desirable & spacious 4BR+2.5BA Traditional on sought-after & centrally located street. Lrg single-story 2,442 sqft home w/wide open living spaces that include elegant LR w/tp, family rm w/vaulted ceilings & built-ins & formal DR. Charming kitchen w/separate breakfast nook & adj laundry area. Ideal center hall plan w/sizable BRs, hrdwd flrs, central HVAC & great curb appeal. Backyard w/patio area & detached garage. Prime location & close to Pico/Beverly shops, BH & CC. Lot is zoned for R2 unit.		
Jeremy Ives TELES PROPERTIES	310-858-1902	<a href="http://1445CardiffAvenue.com">1445CardiffAvenue.com</a>


<b>8859 PICKFORD ST</b>	Open 11-2 632H4	<b>red</b>
\$1,229,000	3+2 1sty-FRENCH NORMANDY	
	<b>MUST SEE 3BR FRENCH NORMANDY IN PRIME BEVERLYWOOD ADJ. CORNE</b>	
Stunning 3BR+2BA French Normandy style home nestled in desirable area. Beautifully updated & lovingly maintained throughout with many original period details including mahogany hardwood floors, casement doors, large arched bay window & vintage fixtures. Idyllic backyard is complete w/grassy yard & lush landscaping perfect for entertaining or just relaxing. Plus an additional bonus room w/bathroom of 2-car garage.		
Jeremy Ives TELES PROPERTIES	310-858-1902	<a href="http://8859PickfordStreet.com">8859PickfordStreet.com</a>

<b>1728 S CORNING ST</b>	Open 11-2 632J5	<b>bom</b>
\$1,049,000	3+2.5 1sty-CONTEMPORARY	
	<b>BRIGHT &amp; IMMACULATE 3BR HOUSE WITH POOL</b>	
Bright & immaculate, 3BR+2.5BA Contemporary w/pool & all the bells and whistles. Gourmet kitchen has granite countertops, stainless steel appliances, center island & large pantry. Spacious master suite w/BA & walk-in closet. Lovely patio w/gas line hookup for BBQ that overlooks the gated pool, perfect for entertaining. Bonus space in the garage with a beautifully updated BA & kitchenette. Situated on a beautiful tree-lined street & centrally located, this property is a must see!		
Jeremy Ives TELES PROPERTIES	310-858-1902	<a href="http://1728SouthCorningStreet.com">1728SouthCorningStreet.com</a>

<b>10 West Hollywood Vicinity</b>		Single Family
<b>806 N CRESCENT HEIGHTS BLVD</b>	Open 11-2 593A6	<b>NEW</b>
\$1,899,000	4+4 2sty-TRADITIONAL	
	<b>IN A LEAGUE OF ITS OWN, IN THE HEART OF THE MELROSE DISTRICT</b>	
EXPANSIVE HOME GREETES YOU WITH A BRIGHT & OPEN FORMAL LIVING ROOM WITH SKYLIGHT DETAILS, BUILT-IN SHELVEING AND LARGE BAY WINDOW. VIKING GOURMET KITCHEN. SOLID OAK HARDWOOD FLOWS, FAMILY ROOM WITH GAS FIREPLACE AND FRENCH DOORS TO REAR DECK, BBQ ISLAND AND FIRE PIT. MASTER SUITE IS JUST BEYOND THE ELEGANT 2ND STORY LANDING WHICH ADJOINS FEATURES HIS & HERS CLOSETS, PRIVATE BATH WITH CLAW-FOOT TUB AND BALCONY OVERLOOKING THE PRIVATE YARD AND HILLS.		
Morgan Pasco MORGAN REAL ESTATE	310.606.3887	Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro

<b>533 N SWEETZER AVE</b>	Open 11-2 593A7	<b>NEW</b>
\$1,499,000	3+3 SPANISH	
	<b>ULTRA-HIP, PRIVATE, GATED &amp; REMODELED SPANISH HOME</b>	
Ultra-Hip Private, Gated 3 Bed, 3 Bath Approx 1900 Sqft Spanish Home In Prime West Hollywood. Renovated In 2011, This Chic Property Is Designer Perfect! Showpiece For Modern Living & Entertaining, Boasts A Dramatic Living Room W/ High Coved Ceilings & Fireplace, Formal Dining Room, Office/Study, Stylish Poggenpohl Kitchen W/ High-End Gaggenau Appliances, Professionally Landscaped Front & Back Yards W/ Grass Lawns, & Multiple Car Off-Street Parking. Close To World-Class Restaurants & Boutiques.		
ST.JAMES + CANTER BERKSHIRE HATHAWAY	310.291.1029	<a href="http://www.533Sweetzer.com">www.533Sweetzer.com</a>

<b>7708 WARING AVE</b>	Refresh. 11-2	<b>NEW</b>
\$839,000	2+1 SPANISH	
	<b>MELROSE VILLAGE SPANISH BUNGALOW: PRISTINE &amp; RENOVATED</b>	
Exquisite 1926 Spanish Bungalow in pristine condition. Located in the vibrant Melrose Village neighborhood & Weho adjacent, this recently renovated character home features 2 bedrooms, 1 redone bathroom, hardwood floors, gourmet kitchen, central heat & air, fireplace & 1-car garage. Patio w/ fountain, newer landscaping, & outdoor speakers create an tranquil outdoor oasis. Stroll to Whole Foods, Starbucks, the Grove, & just about anything else your heart desires.		
Jimmy Martinez PARTNERS TRUST BH	323-377-0548	<a href="http://www.HousesinLA.com">www.HousesinLA.com</a>

<b>10 West Hollywood Vicinity</b>		Condo / Co-op
<b>1033 CAROL DR #T9</b>	Open 11-2 592H6	<b>NEW</b>
\$1,299,000	2+3 ARCHITECTURAL	
	<b>NOTHING SHORT OF SPECTACULAR!!</b>	
Stunning multi-level, corner Twnhm, awe-inspiring open flr plan w/ a modern design. Unit has 2 mstr bed, 2.5 ba, grmet kit w/ custom Wenge cabinets, granite cntrs & SS appliances. Two stry frml dining rm, frml lvng rm, spacious den w/ frplc & tranquil outdoor patio. Top of the line details incl, Russound surround sound, masterfully crafted mstr suite w jacuzzi ba & rain forest / Swiss shower w/ custom tile, beautiful tile & hrdwd flring throughout, Lrg capacity laundry, vus & Side X S pkg		
Tori Gable & Rick Dergan KELLER WILLIAMS HH	310.460.8674	<b>Open Flr Plan , Top of the Line Details</b>

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TUESDAY


<b>500 N ORLANDO AVE #102</b>	Open	11-2	593A7	<b>NEW</b>
<b>\$949,000</b>	2+3	2sty-CONTEMP MED		
	<p>Prime location in one of the most sought-after neighborhoods of West Hollywood. Newer construction, 2 bed 2.5 bath, bright, front-facing 3-story townhouse with hardwood floors throughout and a private rooftop patio. First floor offers main entrance and a second entrance with direct access to the garage. Second floor holds a bright living area, dining area, kitchen that includes stainless steel appliances + granite counter tops, a large pantry, laundry closet, guest powder room, &amp; a large patio.</p>			
MLS#14-803673 Raini Casados/Nima Sajad 323-377-9007 THE AGENCY		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro		

<b>141 N CLARK DR #1</b>	Open	11-2	632H1	<b>rev</b>
<b>\$859,000</b>	2+3	2sty-OTHER		
	<p><b>SPACIOUS TOWNHOUSE NEAR BEVERLY &amp; ROBERTSON</b></p> <p>2 bd 2.5 ba townhouse-style condo in 4 unit building in prime location. Living room with fpl, eat-in kitchen with stainless appliances. Dining room. Master suite with high ceilings, walk-in closets &amp; renovated bathroom. Second bedroom with renovated 3/4 bath. Laundry area with side by side washer/dryer. Direct entry from garage with 2 side-by-side parking spaces. Security system. This condo is ready to make your own. Close to Cedars, Beverly Center and shops &amp; restaurants</p>			
MLS#14-799099 Leah Lail 310-858-5484 COLDWELL BANKER RESI		Dshwshr,Dryer,Rng/Ovn,Wshr		

<b>960 N SAN VICENTE BLV, UNIT 1</b>	Open	11-2	592/H6	<b>NEW</b>
<b>\$694,000</b>	2+2			
	<p><b>STYLISH TOWNHOUSE IN THE HEART OF WEST HOLLYWOOD</b></p> <p>Designer townhouse in the heart of WeHo--blocks from all that WeHo, Beverly Hills and the Sunset Strip have to offer. This front facing townhouse is on a quiet, private corner of the small complex w/ only one shared wall. Entertainer's modern fl plan living + dining area opens seamlessly to priv patio. Concrete and hwood fls and gas fp in living room! Modern kitch w/ SS appliances, caesarstone ctrtops, and brkfst bar! stylish mstr w/ en suite bath. 2 prking spots, low HOAs, perfect home!</p>			
Robert Erickson 310-890-7895 RODEO REALTY - BH				

**10 West Hollywood Vicinity** Income


<b>615 N WEST KNOLL DR</b>	Open	11-2	592J7	<b>NEW</b>
<b>\$1,798,000</b>		TRADITIONAL		
	<p><b>2 REMODELED HOMES ON LOT! FRONT HOUSE DELIVERED VACANT!</b></p> <p>Two separate remodeled homes a lot! The front house will be delivered vacant and has 2 bedrooms + 2 remodeled bathrooms, a private fenced and hedged front yard, formal dining, gourmet kitchen with stainless steel appliances, central air/heat, laundry inside, 2 car garage parking plus an additional 3 parking spaces totaling 5 off street parking for the front house!</p>			
MLS#14-803085 Tom Scrocco/Randy Isaacs 310-887-0255 COLDWELL BANKER - SS		www.RandyAndTomHomes.com		

<b>950 N KINGS RD #245</b>	Open	11-2	593A6	<b>NEW</b>
<b>\$479,000</b>	1+1	CONTEMPORARY		
	<p>Hard to find triangle unit at The Courtyards of West Hollywood. Enjoy greenbelt and tree top views from this remodeled unit with hardwood floors.HOA dues include building earthquake insurance &amp; a/c, cable, water and gas. Complex amenities included heated pool, spa, gym, rec room withfull kitchen, his and her saunas, on site management, conference room/library, night time security patrol, security cameras and on sitemaintenance crew.</p>			
MLS#14-804557 Mark S Rosenberg 310-285-1533 THE ROSENBERG CO.		Blt-Ins,Dshwshr,Elvtr,Grbg Disp,Intrcm		

**11 Venice** Single Family

<b>2325 MCKINLEY AVE</b>	Lunch	11-2	671/J6	<b>NEW</b>
<b>\$2,850,000</b>	3+3	2sty-MODERN		
	<p><b>ARCHITECTURAL TROPHY PROPERTY IN THE COVETED SILVER TRIANGLE</b></p> <p>Stunning architectural home in the coveted Silver Triangle neighborhood! Created w/ true architectural integrity this home is beautifully constructed &amp; functional in design. Open &amp; airy floor plan is refined &amp; tranquil w/ sliders that lead onto your landscaped &amp; private front yard w/ koi pond. Roof deck complete w/ an outdoor fireplace, shower &amp; built-in grill perfect for entertaining &amp; soaking in the ocean breezes. A rare opportunity to own such a distinct home in the heart of Venice</p>			
Tami Pardee (310) 907-6517 PARDEE PROPERTIES		Refridgerator, Range/Oven, Other		

<b>1100 ALTA LOMA RD #505</b>	Open	11-2	592J6	<b>rev</b>
<b>\$1,999,900</b>	2+3	CONTEMPORARY		
	<p><b>SUPERB UNIT AT THE EMPIRE WEST BUILDING!</b></p> <p>Completely remodeled using the finest finishes, featuring European cabinetry &amp; water features, Gaggenau &amp; Miele appliances, NuVo sound system, media room w/projection screen &amp; bar, &amp; wood floors throughout. Designer Kitchen &amp; bathrooms. Perfect for the most discerning buyer who loves to entertain! The building includes tennis courts, rooftop pool, gym &amp; 24-hour security, concierge,&amp; guest/residential valet parking.Just a stroll away from Equinox Gym &amp; the Sunset Strip!</p>			
MLS#14-801605 Alex Lombardo 310-623-1345 KW HOLLYWOOD HILLS		www.1100AltaLoma.com		

<b>934 AMOROSO PL</b>	Open	11-2	671J5	<b>NEW</b>
<b>\$1,495,000</b>	2+1	1sty-CRAFTSMAN		
	<p><b>ABBOT KINNEY-ADJACENT WALK STREET</b></p> <p>Charming California craftsman located in the Venice walk streets. Private 2 BR/1BA on a 3,500+ SF lot. Fabulous kitchen featuring stainless appliances, wine fridge &amp; custom cabinetry. Master bedroom opens through French doors to private Zen area. Living room features a cozy wood-burning fireplace, ample windows &amp; skylights. Backyard features wood burning fireplace, fountain and outdoor cooking &amp; dining. Detached 2-car garage. Close to Abbot Kinney. Land alone is probably worth the price.</p>			
Billy Rose/Michael Grady 424.230.3700 THE AGENCY		Built-Ins		


<b>8787 SHOREHAM DR #1208/1209</b>	Open	11-2	592H5	<b>rev</b>
<b>\$1,595,000</b>	2+2	CONTEMPORARY		
	<p>Jaw Dropping, Iconic Panoramic City To Ocean VIEWS Transcend This Just Completed Remodeled Designer Done "Turn-Key" FULLY FURNISHED Sexy Contemporary One-Of-A-Kind Property At The Full-Service Shoreham Towers Into Another Realm Of LUXURY &amp; STYLE. RARE Two Front-Facing Units Have Been Combined To Manifest The ULTIMATE High-End Entertainer's Residence For Those Who Live A High-Octane LIFESTYLE. Full Service Luxury Complex, Amenities Include 24-Hour Security &amp; Valet. Concierge, Resort-Style Pool.</p>			
MLS#14-784553 ST.JAMES+CANTER 310.291.1029 BERKSHIRE HATHAWAY		WWW.8787SHOREHAMDRIVE1209.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>1308 PACIFIC AVE</b>		Refresh.	11-2	671G6	<b>bom</b>
<b>\$2,595,000</b>	4+5	ARCHITECTURAL			
					
<b>BACK ON MARKET-STUNNING OCEAN VIEWS</b>					
<p>AMAZING VALUE FOR PRIME VENICE NEW CONSTRUCTION! Ocean views abound from this stunning new Bill Adams architectural home in the heart of Venice, just seconds to the Beach &amp; Abbot Kinney. Main living space w/ soaring ceilings, oversized windows that fill the home with natural sunlight &amp; walls of glass sliders that open to your wrap around deck from the living room. Entertaining is seamless around a sleek gas fireplace &amp; fire pit outside. This home is the ultimate beach house with all the luxuries!</p>					
MLS#14-753993					
Tamra (Tami) Pardee 310-907-6517		Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg			
PARDEE PROPERTIES					

<b>4161 BEETHOVEN ST</b>		Open	11-2	672C5	<b>NEW</b>
<b>\$1,075,000</b>	2+2	CONTEMPORARY			
					
<b>NEWER CONTEMPORARY DESIGNED HOME</b>					
<p>This home not only looks great but has updated systems, HVAC, plumbing, roof and windows. One you enter through the gate you will realize what a great opportunity this is.</p>					
Sherri Noel 3109948721		Stove, Fridge, Dishwasher			
KELLER WILLIAMS - SM					

**11 Venice** Condo / Co-op

<b>1046 PRINCETON DR #212</b>		Open	11-2	672A6	<b>rev</b>
<b>\$645,000</b>	0+1	ARCHITECTURAL			
					
<b>ASSUMABLE SELLER FINANCING AVAILABLE</b>					
<p>19 of 30 Lofts left, ASSUMABLE SELLER FINANCING Available, Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice near shopping and entertainment. Work/Live spaces, select units offering SS Appliances, Italian Cabinets, Marble Counter Tops, 9'-30' Bow Truss Ceilings, Private Interior Elevator, Large Windows &amp; Commercial roll up Doors, Skylights, Steel Beams, Large Balcony/Patio. Final Cofo issued 2010. Pictures are of Model units, Marina Del Rey post office</p>					
MLS#14-763999					
Lee Johnson 310-892-2244		Blf-Ins,Cbl,Dshwshr,Grbg Disp,Micro,Oth			
SOTHEBY'S INTERNATIO					


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

<b>4716 LA VILLA MARINA #B</b>		Open	11-2	672B7	<b>NEW</b>
<b>\$798,000</b>	2+3	CONTEMPORARY			
<p>Extensively renovated contemporary town home located in the heart of Marina Del Rey. Open floor plan w/ step down living room, newly laid floors throughout, plantation shutters, recessed LED lighting</p>					
MLS#14-804123		www.JesseWeinberg.com			
Jesse Weinberg		310-995-6779		KELLER WILLIAMS RLTY	

**13 Palms - Mar Vista** Single Family

<b>3456 GREENWOOD AVE</b>		Open	11-2	672A3	<b>NEW</b>
<b>\$1,900,000</b>	4+3	CONTEMPORARY			
					
<b>CONTEMPORARY OASIS, ACCLAIMED "THE WOODS" AREA OF MAR VISTA</b>					
<p>Welcome home to this warm contemporary oasis built in 2014 w/the utmost quality. A seamless marriage of indoor/outdoor living &amp; multiple outdoor destinations. The kitchen boasts Thermador appliances, custom metro-wood cabinetry &amp; white Carrera marble. Soaring ceilings highlight the open floor plan. 4bd + 3ba include a Master suite w/ ocean view, balcony, walk-in closet, &amp; Zen like master bath. The yard features custom lighting, landscaping &amp; a water conservation trickle system.</p>					
MLS#14-803825					
Sally FJ/ Joshua Smith 310-691-7888		www.3456greenwood.com			
JOHN AAROE GROUP					


**14 Santa Monica** Single Family

<b>1343 PALISADES BEACH RD</b>		Open	11-2	D2	<b>NEW</b>
<b>\$5,650,000</b>	4+4.5	3sty-CONTEMPORARY			
					
<b>PRIME SANTA MONICA OCEANFRONT</b>					
<p>A rare offering situated on the historic Santa Monica Gold Coast, this beachfront home embodies the very essence of California beach living. Walk out the backdoor and directly onto the sand where you can enjoy bike rides, long walks on the beach, paddle boarding, and surfing. Inside, each floor flows gracefully out to terraces offering unobstructed panoramic views of the Pacific Ocean, magnificent sunsets and the lights of the famed Santa Monica Ferris wheel.</p>					
David/Anna Solomon 424.400.5905		www.1343PalisadesBeach.com			
THE AGENCY					

<b>527 19TH ST</b>		Open	11-2		<b>NEW</b>
<b>\$3,795,000</b>	3+2	1sty-HACIENDA			
					
<b>CHIC RENOVATED HOME IN PRIME GILLETTE REGENT'S SQUARE</b>					
<p>Amazing opportunity to own of the most unique properties in Santa Monica. Chicly renovated Hacienda style home with detached guest unit, separate detached office, pool &amp; cabana with bath. Main house is 3 bedroom, 2 bath with formal living and dining rooms and den. Gorgeous kitchen with Carrara marble counters and stainless appliances. Romantic brick patio with fireplaces separates the house from an amazing guest unit with kitchenette. Detached office with vaulted wood roof. A special property.</p>					
Steve Frankel /Leah Lail 310-849-9596		Guest House, Pool, Pool Cabana			
COLDWELL BANKER-BHN					

<b>124 HART AVE</b>		Open	11-2		<b>NEW</b>
<b>\$3,000,000</b>	3+2				
					
<b>QUINTESSENTIAL BEACH HOUSE</b>					
<p>A truly special opportunity to acquire this rare and immaculate 1904 quintessential beach house completely restored to green standards with beautiful ocean views; located in an area where marketed properties are few and far between. Original craftsman charm and details, antique wide planked floor, bead board, moldings. solar panels, hydronic floor heating system, dual-glazed low E windows, skylight, security system and sound.</p>					
A Lascano, B Farrugia 424.253.5489		124hart.com			
HILTON & HYLAND					

<b>12913 DEWEY ST</b>		Open	11-2	672	<b>NEW</b>
<b>\$1,099,000</b>	3+1.75	1sty-TRADITIONAL			
					
<b>PRIME MAR VISTA LOCATION!</b>					
<p>Located in a prime Mar Vista location, this light and bright 3 bedroom, 1 3/4 bathroom home features an open floor plan which includes a living room, large dining area and a kitchen with granite counters, vintage range/oven and maple wood cabinets. There is a large yard with vegetable garden and patio. Amenities include a master suite, central A/C, maple hardwood floors, direct access 2-car garage, and fresh interior paint. The property has great curb appeal and is in pristine condition.</p>					
Pekar/Ellis Real Estate 310.496.5955		Other			
GIBSON INTERNATIONAL					

<b>1019 FRANKLIN ST</b>		Open	11-2	631G5	<b>NEW</b>
<b>\$2,869,000</b>	3+3	CONTEMPORARY			
					
<b>10000+ SQUARE FOOT LOT WITH OCEAN AND CITY VIEWS!</b>					
<p>Original Mid-Century home on large lot with room to expand, remodel or build new! Features include: Step-down living room, a spacious FDR and a lanai that leads out to a beautiful backyard. Granite Kitchen has breakfast bar. 2 bedrooms and 1 bath upstairs with Spectacular Views of the ocean and Santa Monica!</p>					
MLS#14-785809					
Todd Mitchell 310-899-3521		Dshwshr,Dryer,Fridg,Wshr			
COLDWELL BANKER RESI					

<b>2324 30TH ST</b>	Open	11-2	671J1	<b>NEW</b>
<b>\$2,599,000</b>	4+4	2sty-TRADITIONAL		
	<b>EXQUISITE BRAND NEW CONSTRUCTION IN GRANT SCHOOL DISTRICT</b>			
East Coast Traditional w/ open floor plan & 4 beds/4 baths. Family room/kitchen that opens to an expansive grassy backyard. Large covered patio adjacent to the family/breakfast rooms - outdoor dining. Massive cooks kitchen w/ top of the line custom paneled appliances, huge center island, double dishwashers & Wolf range. Soaring 25 foot ceilings w/ French doors & an abundance of natural light. Centrally located just moments to schools, beach, restaurants, shopping & all of the Westside.				
MLS#14-803561				
David Kelmenson 310-500-1430		www.232430thStreet.com		
PARTNERS TRUST BRENT				

<b>937 12TH ST #210</b>	Open	11-2	631E7	<b>NEW</b>
<b>\$699,000</b>	2+2	CONTEMPORARY		
	Rare opportunity to own in highly sought after El Patio 2 bedrooms; 1.75 baths. Newer construction, located 1 block Montana's boutiques, restaurants & cafes. Kitchen w/plenty of cabinet space & breakfast bar. Oversized living room w/ fireplace, dining area & balcony. Master has walk-in closet. AC & heat, laundry in unit, recessed lighting, x-storage. 2 car parking. Building is controlled access, exercise room, clubhouse & 2 private storage units. Low HOA dues include security system and EQ ins!			
MLS#14-803627				
Sylvia Dunbar 310 766-6000		Blf-Ins,Cbl,Dshwshr,Elvtr,Frzr,Other		
SOTHEBY'S INTERNATIO				

<b>901 23RD ST</b>	Open	11-2	631F6	<b>NEW</b>
<b>\$2,195,000</b>	3+2	1sty-TRADITIONAL		
	<b>TRADITIONAL HOME &amp; GUEST HOUSE ON 8000 SQ FT LOT</b>			
Warm & Inviting Home on Prime Corner Lot in the Franklin School District. Large living room with wood-burning fireplace, recessed lighting and bay window. FDR. Hardwood floors and crown moldings. Garage converted to 1 BR Guest House. Large lot size. (50' x 160')				
MLS#14-804133				
Todd Mitchell (310) 899-3521		Dshwshr,Grbg Disp		
COLDWELL BANKER RESI				

<b>952 6TH ST #G</b>	Refresh.	11-2	671D1	<b>NEW</b>
<b>\$689,000</b>	2+1	TRADITIONAL		
	<b>NORTH OF WILSHIRE 2BD REMODELED CONDO</b>			
Lush park-like grounds welcome you to this gorgeous top floor single level condo just minutes from the beach, restaurants, and shopping! Stepping into this bright and open condo, you'll immediately notice the luxurious finishes including wood floors, elegant crown moldings, and more. 8 unit building with low HOA dues, private garage, and laundry in unit. North of Wilshire. West of Lincoln. Just blocks to the beach, Montana Avenue, SM Pier, Ocean Avenue, 3rd Street Promenade, and the SM stairs.				
MLS#14-804377				
Trianacae Richardson 310.890.3493				
KELLER WILLIAMS RLTY				

<b>1309 CEDAR ST</b>	Open	11-2	671G3	<b>NEW</b>
<b>\$1,599,000</b>	3+2	1sty-SPANISH		
	<b>ABSOLUTELY CHARMING SPANISH 3 + 2 IN SUNSET PARK!</b>			
Charming Spanish home in Sunset Park. Spacious, light-filled lvng rm has modified barrel ceilings. Wood-brnng w/gas starter frplce has wood mantle & tile facade. Original hrwd flrs thruout. Updated ktchn has granite cntertps, frosted glass cabinetry & island w/brkfst-bar counter. 2 secondary bdrms share full bath. Master bdrn has 3/4 bath, 2 walk in closets & doors opening to patio facing bckyrd. Lndscping & hrdsclpng completed in 2011. Storage in detachd 2-car garage installed in 2013.				
MLS#14-801161				
Kate Bransfield 310-395-1133		Blf-Ins,Dshwshr,Dryr,Frzr,Grbg Disp,Othr		
COLDWELL BANKER				

<b>2405 34TH ST #7</b>	Open	11-2	672A1	<b>NEW</b>
<b>\$678,000</b>	3+3	CONTEMP MED		
	<b>REMODELED 3BD 2.5BA TOWNHOUSE</b>			
Remodeled 3BD 2.5BA townhouse near shops, restaurants & Clover Park. Wood-look porcelain tiles t/o the first floor & stacked stone fireplace in the living room. Updated kitchen & bathrooms. Has breakfast nook that leads out to 1 of 3 patio/balcony. Recessed lighting, tall window walls w/ white plantation shutters! All 3 bedrooms on 2nd floor & Master has vaulted ceiling, walk-in closet and balcony. W/D inside. Large private storage rm in the garage and SXS parking! Bldg has EQ Insurance				
MLS#14-803833				
Susan Lau 213-220-5466		www.240534th.com		
COLDWELL BANKER				

<b>2120 ASHLAND AVE</b>	Open	11-2	671J3	<b>red</b>
<b>\$2,695,000</b>	289-5000	4+5	2sty-TRADITIONAL	
	<b>HUGE 200K PRICE REDUCTION! FANTASTIC NEW CONSTRUCTION</b>			
This exquisite Traditional 4 bedroom5 bath new construction home is beautifully designed. Features include a formal living room, walnut floors, gorgeous wood detail, high ceilings, and lots of natural light. Chef's kitchen w/granite counters and a family room opens onto a covered porch with built in BBQ and large grassy yard. Luxurious master suite and an additional family room upstairs. Smart home with Control 4 system and speakers throughout. Close to local shops, restaurants, and the beach.				
MLS#14-795887				
Emil Alexander Schneeman 310-230-3731		BBQ,Dshwshr,Dryer,Grbg Disp,Hood Fan		
BERKSHIRE-HATHAWAY				

<b>101 OCEAN AVE #A400</b>	Open	11-2	671C1	<b>red</b>
<b>\$4,995,000</b>	529-5000	2+3	MODERN	
	<b>JUST REDUCED OUTSTANDING VALUE!!</b>			
JUST REDUCED!!! EXCELLENT VALUE--Dramatic & rare "A" Tower front ocean facing unit @ prestigious 101 Ocean Ave w/ spectacular views up & down the coast. Elegant entertainment dream in premier full service bldng w/ sensational amenities & style. White water+ views through floor to ceiling glass. 2 BR's+convertible den/3rd BR each w/ own bath. First Class Residence with a World-Class Address. WWW.101OceanA400.com				
MLS#14-791333				
Laurie Hudson 310-230-3754		Blf-Ins,Dshwshr,Elvtr		
BERKSHIRE HATHAWAY H				

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

**14 Santa Monica** Income

<b>1032 6TH ST #4</b>	Open	11-2	671D1	<b>NEW</b>
<b>\$1,395,000</b>	3+3	OTHER		
	<b>EUROPEAN TRADITIONAL TRI-LEVEL TOWNHOME</b>			
Gorgeous home w/direct access to 2 car private garage. Expansive living room w/elegantly appointed built-ins. Woodburning fireplace, wrap around travertine sitting area, hardwood floors on the first level, crown moldings & recessed lights. Step-up formal dining room. French doors open to patio. Gourmet tiled kitchen w/breakfast bar. Top of the line appliances. Master suite w/ sitting area. Master bath w/double sinks & separate spa tub & shower. Santa Monica Roosevelt & Lincoln school district.				
MLS#14-802581				
Gary Limjap 310-586-0339		CIng Fan,Dshwshr,Dryer,Grbg Disp,Intrcm		
COLDWELL BANKER - SM				

<b>3010 COLORADO AVE</b>	Lunch	11-2	631H7	<b>NEW</b>
<b>\$2,200,000</b>	Units	2sty-CONTEMPORARY		
	<b>FANTASTIC OPPORTUNITY IN PRIME SANTA MONICA LOCATION!</b>			
Beautifully remodeled 4-unit building is a great opportunity in a super convenient location. Three units have one bedroom with a loft, and one is a 2/2 with a loft. Just a short walk to the Bergamot Station Metro rail stop which will open in 2015, Trader Joes, many restaurants, a Library, and 3 parks. Zoned for Edison & Grant Elem. Schools. One unit currently open - ideal for an owner/user or as an investment property!				
MLS#14-803839				
Tiffany Rochelle 310-210-2213		Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr		
PARDEE PROPERTIES, I				

TUESDAY

**14 Santa Monica** Lease

<b>351 18TH ST</b>	Open	11-1:30	631D6	<b>NEW</b>
<b>\$18,000</b>	7+9	TRADITIONAL		



**STUNNING NORTH OF MONTANA LEASE**

Stunning & sophisticated traditional home, north of Montana, offers graciously proportioned and crafted rooms within 7500sf. No expense was spared in this three story, 7 bedroom/9 bath house that boasts a chef's kitchen, large family room, butler's pantry, media room with bar, hardwood floors, 3 fireplaces, elevator, pool & spa. This home is perfect for entertaining! Three blocks from Montana Avenue. Franklin & Lincoln School district.

MLS#14-799815  
Susan Newirth 310-600-5096  
PARTNERS TRUST BRENT

Blf-Ins,Cent Vac,Dshwshr,Dryer,Frzr

**15 Pacific Palisades** Single Family

<b>957 CORSICA DR</b>	Open	11-2	<b>NEW</b>
<b>\$10,995,000</b>	6+7	TRADITIONAL	



**NEW TRADITIONAL IN PRIME RIVIERA PALISADES**

New gated Traditional in Prime Riviera Palisades. 6 bedrooms, 7 baths. Impeccable craftsmanship and detail throughout. Spacious master suite, state-of-the-art screening room, gym and wine cellar. Pool and spa in a private setting. This home is perfect for entertaining.

Gary Glass 310.820.9343  
BERKSHIRE HATHAWAY

<b>753 OCAMPO DR</b>	Open	11-2	631B6	<b>NEW</b>
<b>\$6,499,000</b>	6+7	TRADITIONAL		



**HUNTINGTON PALISADES GEM**

Pristine Traditional Farmhouse in the heart of the Huntington Palisades has it all. Built with the utmost attention to detail, this 6 br/7 bth home is ideal for entertaining featuring an open floor plan w/ formal dining & living rooms leading to the kitchen and family room. The gourmet kitchen features a walk in pantry, large island with counter seating, top of the line appliances, mud room, kitchen desk work space & opens to the family room & yard w/pool.

MLS#14-801961  
Hollingsworth & Leff 310.230.2483  
COLDWELL BANKER-PAC.

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

<b>730 NAPOLI DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$4,895,000</b>	4+4	COUNTRY FRENCH	



**PRIME RIVIERA VIEW**

Simply the best Romantic Country French on Napoli rim. Living room w/fireplace, hardwood floors and beamed ceilings leads to family room and step down bar. The dining room is perfect for entertaining. Off the kitchen is a private "work at home" office with a separate entrance. Upstairs master bedroom has its own fireplace with views to the sea. Outdoor decks, pool, and landscaped yard. Perfect for downsizing or getting started, live in it and enjoy the warmth and coziness or remodel and expand.

Flanagan & Heyraud 310.801.9805  
COLDWELL BANKER-PAC.

<b>440 SWARTHMORE AVE</b>	Refresh.	11-2	631A6	<b>NEW</b>
<b>\$4,095,000</b>	4+4	2sty-TRADITIONAL		



**CUSTOM VIA BLUFFS HOME**

QUINTESSENTIAL PALISADES HOME ON ONE OF THE FINEST CORNER LOTS IN THE VIA BLUFFS. THIS 4BD 3.5BA HAMPTONS STYLE RESIDENCE OFFERS THE PERFECT MIX OF LUXURY AND COMFORT. CUSTOM BUILT IN 2011 BY STRUCTURE HOME. CHEFS KITCHEN WITH OVERSIZED ISLAND & WALK IN PANTRY W/ WRAPPING AND HOMEWORK STATIONS. THE FAMILY ROOM INCLUDES CUSTOM BUILT-INS, HIGH CEILINGS, AND GLASSED FRENCH DOORS THAT OPEN TO THE SPACIOUS BACKYARD. MASTER SUITE FEATURES A FIREPLACE AND BALCONY. WALKABLE TO THE VILLAGE, AND SEA!

MLS#14-801321  
Alexandra Pfeiffer 3106503540  
BERKSHIRE HATHAWAY

Rng/Ovn,Fridg, Micro,

<b>1422 LACHMAN LN</b>	Refresh.	11-2	630G3	<b>NEW</b>
<b>\$3,600,000</b>	0+0	OTHER		



**JAW DROPPING JETLINER VIEWS OF THE CITY, OCEAN & CATALINA !**

Rare opportunity to purchase an amazing view lot on upper Lachman Lane among multi-million dollar homes. Existing house has been gutted and property is ready for new owner to build their dream view home. Come see the views and lot lay out. Refreshments will be served.

MLS#14-803951  
Ali Rassekhi 310-359-5695  
COLDWELL BANKER

None

<b>1018 GALLOWAY ST</b>	Open	11-2	<b>NEW</b>
<b>\$3,195,000</b>	5+4.5	TRADITIONAL	




**ELEGANCE AND QUALITY AT EVERY TURN**

New Cape Code Style home in the heart of the Alphabet streets. Designed by Clark Remington, boasting high ceilings and high quality finishes throughout. Spacious living room with fireplace adjacent to formal dining room with coffered ceiling. Gourmet kitchen with professional-grade appliances, Carrera marble counters, and large eat-in island. Bright and airy family room with fireplace opens to covered patio and grassy backyard. Master suite with fireplace, private balcony, and walk-in closet.

Marek Swiderski 424.256.9480  
RODEO REALTY

www.1018galloway.com

<b>16712 CALLE ARBOLADA</b>	Lunch	11-2	630G1	<b>NEW</b>
<b>\$1,925,000</b>	5+4	CONTEMP MED		



**EXQUISITE HIGHLANDS HOME**

Exquisite home has 5 bedrooms, 4 baths plus an office. The double front doors leads you to the formal entry with gorgeous stone floors. Step down to the living room and dining room with hardwood floors and fireplace. Spacious family room has hardwood floors, and surround sound, opens to the gourmet kitchen with breakfast area, center island, granite counter tops, built-in appliances and a pantry. There is one bedroom and a bath downstairs.

MLS#14-803843  
Jaleh Azarmi 310.573.7452  
COLDWELL BANKER-PAC.

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

<b>580 CHAUTAUQUA</b>	Open	11-2	631B6	<b>red</b>
<b>\$17,498,000</b>	7+10	TRADITIONAL		



**INTELLIGENTLY BUILT AND EXECUTED EAST COAST**

This timeless property offers the ultimate combination of luxury, sophistication & soaring views with an unmatched attention to detail by Shain Development, Inc. The house boasts a brilliant 7 bed/10 bath floor plan with ebony wide plank floors and stunning finishes throughout. Features Gourmet kitchen with Top-of-the-line appliances, office, living room, dining room, family room with bar area. Wine cellar and media room that overlooks the gorgeous backyard w/ pool/spa.

MLS#14-797895  
F. Ron Smith 310-500-1373  
PARTNERS TRUST


New Construction, Canyon/Ocean Views

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

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



<b>16440 AKRON ST</b>	Open	11-2	630H4	<b>red</b>
<b>\$1,995,000</b>	2195000	4+4	ARCHITECTURAL	




**UPDATED MODERN GEM-MAJOR REDUCTION!!**

Nestled in an eucalyptus forest facing a natural stream creek yet minutes from the village, stands a mid-century architectural beauty designed by world renowned architect and champion surfer Matt Kivlin. Filled with natural light, Ultra modern and sleek yet warm, this home offers 4 bedroom and 4 baths, decks on each level, designer kitchen with Miele and Sub-Zero appliances, dual exposed FP defining the space between living room and formal DR, office space , Art studio plus an in-law apartment.

**MLS#14-794925**  
Adam Katz 310.625.3443  
COLDWELL BANKER

**Blf-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan**

<b>3437 CLOUDCROFT DR</b>	Refresh.	11-2	630E5	<b>red</b>
<b>\$1,895,000</b>		4+3	CONTEMPORARY	




**TROPICAL PARADISE!**

Beautifully remodeled, Hawaiian style, designer quality oasis in tropical setting. 4 bedrooms, 3 bathrooms plus office/den Contemporary on a quiet cul de sac street in Sunset Mesa. Wonderful granite kitchen with Maple cabinetry & Viking stainless steel appliances, opening to family room & breakfast bar. Custom finished Venetian walls, light wood & slate floors.

**MLS#14-780051**  
Gwen Fritzingler 3107498821  
GIBSON INTERNATIONAL

**Pool/BBQ**

<b>3437 CLOUDCROFT DR</b>	Refresh.	11-2	630E5	<b>red</b>
<b>\$1,895,000</b>		4+3	CONTEMPORARY	



**TROPICAL PARADISE!**

Beautifully remodeled, Hawaiian style, designer quality oasis in tropical setting. 4 bedrooms, 3 bathrooms plus office/den Contemporary on a quiet cul de sac street in Sunset Mesa. Wonderful granite kitchen with Maple cabinetry & Viking stainless steel appliances, opening to family room & breakfast bar. Custom finished Venetian walls, light wood & slate floors.

**MLS#14-780051**  
Gwen Fritzingler 3107498821  
GIBSON INTERNATIONAL

**Pool/BBQ**

<b>1323 PAVIA PL</b>	Open	11-2	631D4	<b>rev</b>
<b>\$7,695,000</b>		5+7	2sty-TRADITIONAL	




**PALISADES RIVIERA - EXCEPTIONAL QUALITY NEW CONSTRUCTION**

Artfully designed and crafted traditional provides for a luxury lifestyle. Approx 6400 sf of living space exudes quality materials and appointments, that are true to its traditional roots but has creative transitional nuances. Amply featured with 5 bedrooms, formal living and dining rooms, separate paneled study, bright gourmet kitchen opening to family room. Lower level has great room with bar and wine room. Sunny private pool and outdoor entertaining areas complete this superior offering.

**MLS#14-800543**  
James Respondek 310-488-4400  
SOTHEBY'S INT'L.

**BBQ,Blf-Ins,Dshwshr,Rng/Ovn,Fridg**

<b>16763 BOLLINGER DR</b>	Refresh.	11-2	630H5	<b>rev</b>
<b>\$1,795,000</b>		4+3	2sty-CAPE COD	




**GORGEOUS!**

"Beachy Chic" remodeled Cape Cod home with dark wood floors, white brick dual fireplace & sky lights located in the Marquez School district! 4 bedrooms/2.75 bath, separate office plus bonus area in the attic. High vaulted living room opens up to a pleasant dining area, and French doors leading to pristine brick patio and freshly landscaped yard. Kitchen & breakfast bar and bathrooms feature granite and stone counters.

**MLS#14-801699**  
Gwen Fritzingler 3107498821  
GIBSON INTERNATIONAL

**BBQ,Blf-Ins,CIng Fan,Dshwshr,Dryer,Other**

<b>15 Pacific Palisades</b>	Lease			
<b>753 OCAMPO DR</b>	Open	11-2	631B6	<b>NEW</b>
<b>\$30,000</b>		6+7	TRADITIONAL	




**HUNTINGTON PALISADES GEM**

Pristine Traditional Farmhouse in the heart of the Huntington Palisades has it all. Built with the utmost attention to detail, this 7 br/6.5 bth home is ideal for entertaining featuring an open floor plan w/ formal dining & living rooms leading to the kitchen and family room. The gourmet kitchen features a walk in pantry, large island with counter seating, top of the line appliances , mud room, kitchen desk work space & opens to the family room & yard w/pool.

**MLS#14-799059**  
Hollingsworth & Leff 310.230.2483  
COLDWELL BANKER-PAC.

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

<b>18 Hancock Park-Wilshire</b>	Single Family			
<b>326 S WINDSOR BLV</b>	Open	11-3	633G2	<b>NEW</b>
<b>\$8,500,000</b>		5+9		




**WINDSOR SQUARE MANOR HOUSE**

A NANTUCKET INSPIRED MANOR ON THE NAMESAKE STREET OF THIS HISTORICALLY PRESERVED NEIGHBORHOOD, IS NOTED AND PUBLISHED DESIGNER BRIAN LITTLE'S LATEST CONTRIBUTION. IN THE SPIRIT OF SOME CLASSIC ELEMENTS OF ARCHITECT PAUL WILLIAMS, THE RESIDENCE CAREFULLY BALANCES THE DETAILED CRAFTSMANSHIP OF AN EARLIER ERA WITH THE CRISP INTERPRETATION OF TODAY WITH A LIBRARY, CHEF'S KITCHEN-FAM. ROOM, PROFESSIONAL THEATER, GUEST HOUSE, POOL, SPA AND DETAILED GARDENS ON AN 18K LOT. UNRIVALED.

**MLS#14-803369**  
Timothy Enright 310.652.6600  
THE ENRIGHT COMPANY

**www.TheEnrightCompany.com/Windsor**

<b>418 S ARDEN</b>	Open	11-2	633F2	<b>NEW</b>
<b>\$3,595,000</b>		4+5	MEDITERRANEAN	



**STUNNING MEDITERRANEAN**

Stunning Mediterranean in prime Windsor Square. This estate has it all! A spectacular master suite with dual baths, 2 bedroom sized closets and a full dressing room. A formal living, dining rooms, and library. A fabulous kitchen and media family room with French doors overlooking sparkling pool, spa, patios. A 2 bedroom 2 baths guesthouse with living room kitchen, a finished garage rumpus room and 2 covered patios. This exceptional designer house has been newly renovated with no expense spared!

**MLS#14-803369**  
Diana Knox  
PARTNERS TRUST BH

**BBQ,Cbl**

<b>432 S CITRUS AVE</b>	Open	11-2	633E2	<b>NEW</b>
<b>\$2,895,000</b>		5+5.5	2sty-CONTEMPORARY	



**STUNNING NEW CONTEMPORARY**  
**WWW.432CITRUS.COM**

Exceptional cutting edge new construction design in prime Hancock Park-Wilshire location. Expansive open plan, stunning designer finishes, this home features over 4100 sq ft, an Italian kitchen with Miele appliances, 5 spacious bedrooms, 5.5 designer bathrooms with Italian vanities, grand open staircase, private bedroom balconies, a nearly 300 sq ft covered patio. Bright light filled open floor plan as never seen before. Close to hip restaurants and shops. This is a must see property!

**MLS#14-803411**  
Omega Group-Todd Michaud 310.429.8191  
KELLER WILLIAMS

**www.OmegaGroup.LA**

**REMINDER**

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

TUESDAY


<b>800 S PLYMOUTH BLV</b>	Open	11-2	<b>NEW</b>
<b>\$2,395,000</b>	4+4	1sty-SPANISH	
	<b>CITY OF LA CULTURAL HISTORIC MONUMENT NO 639</b>		
Rich in history and culture, the now restored Mission Revival Style building has been re-envisioned as a single family residence by Lander Design. High above the street on a corner lot, the residence wraps around a generous center courtyard in keeping with its Mission Revival tradition. The living room features a massive Batchelder tile fireplace, open beam ceiling, custom lighting, and multiple French doors which open to the courtyard affording the classic California indoor-outdoor lifestyle.			
Scott Lander CROSBY DOE ASSOC.	323 697-4909		

<b>574 N PLYMOUTH</b>	Lunch	11-2	593G7	<b>NEW</b>
<b>\$1,989,000</b>	4+4	1sty-TRADITIONAL		
	<b>MASTERFULLY MODERNIZED LARCHMONT TRADITIONAL</b>			
Step inside this masterfully updated East-Coast Traditional & relax as the stresses of the big city melt away. Tastefully modernized w/ mid-century flair, this Larchmont retreat brims with high-end finishes. Open layout incl. 4bed/4bath, formal living, gleaming kitchen, dining area, family rm & ample indoor/outdoor entertaining space. Statement-piece frpl acts as a focal point for the living area, while gourmet kitchen caters to every need w/ Bertazzoni range, double door refrigerator...				
John Duerler HANCOCK HOMES REALTY	213-924-2208	www.574Plymouth.com		


<b>224 N GRAMERCY PL</b>	Open	11-2	633H1	<b>NEW</b>
<b>\$1,050,000</b>	3+2	1sty-CRAFTSMAN		
	<b>QUINTESSENTIAL CALIFORNIA CRAFTSMAN 3BED/2BATH</b>			
Exceptional curb appeal & beautiful landscaping. Large living rm w/ fireplace. Formal dining rm. Sunny breakfast rm w/ built-in hutch. Retro-cool vintage kitchen. Rare & relaxing inner atrium. Bright & breezy sunroom. Character touches include original wood floors, dramatic woodwork & period finishes throughout. Central heat/AC, updated plumbing/ electric, new sewer line, fresh paint. Grassy yard w/ fruit trees. Blocks from trendy Larchmont Village. A timeless classic optimized for modern living!				
Pete Castro KELLER WILLIAMS	310-482-2100	www.224gramercy.com		

<b>234 S RIMPAU</b>	Open	11-2	633F1	<b>rev</b>
<b>\$3,690,000</b>	5+6	CONTEMP MED		
	<b>MAJESTIC OPEN FLOOR PLAN HANCOCK PARK HOME!</b>			
Incredible opportunity in a private cul-de-sac within prime Hancock Park! Spacious open floor plan with 5 bedrooms and 6 bathrooms boasting over 4,500sqft on a lot with nearly 14,000sqft! Gorgeous naturally lit chef's kitchen has stunning granite counters. Step into the elegant formal dining room and you're greeted by huge windows and peaceful views of the serene backyard. Step outside and you'll find a private gazebo and a sparkling pool.				
Litta Lee COLDWELL BANKER	213-595-2455			

<b>236 N ARDEN</b>	Refresh.	11-2	633F1	<b>rev</b>
<b>\$2,349,000</b>	4+3	2sty-TUDOR		
	<b>TIMELESS TUDOR TWO BLOCKS FROM LARCHMONT</b>			
This timeless Tudor masterpiece has been thoroughly updated & customized to meet your family's every need. Situated in prime Windsor Sq. HPOZ & in the coveted 3rd St. School District, this retreat is a mere two blocks from Larchmont Village! Enchanting front walk leads to an impressive formal entry w/ vaulted ceilings & sweeping staircase. Generous proportions & quality finishes make this home comfortable, functional & stylish.				
John Duerler HANCOCK HOMES REALTY	213-924-2208	www.236Arden.com		

<b>18 Hancock Park-Wilshire</b>			Condo / Co-op
<b>308 N SYCAMORE AVE, UNIT 506</b>	Lunch	11-2	593/D7
<b>\$1,695,000</b>	4+3.5	FRENCH NORMANDY	
	<b>EXQUISITE PENTHOUSE AT THE FAUBOURG ST DENIS</b>		
Rare NW corner unit Penthouse in this legendary French Normandy building. Dramatic & bright as you enter through a 28 foot long foyer with chevron patterned parquet oak floors. Spacious living room with views and beamed 14 foot high ceilings. Designer done. This detailed restoration is chic and sophisticated. The master suite features views of the Hollywood sign & the Westside. A formal dining room opens to a large gourmet kitchen that includes custom cabinetry and Thermador appliances.			
Carrabba Group KELLER WILLIAMS LF	323-899-2900	www.FaubourgPenthouse.com	

<b>4460 WILSHIRE BLV, UNIT 301</b>	Open	2-5	<b>NEW</b>
<b>\$799,000</b>	2+3		
	<b>HANCOCK PARK CONDO IN AMAZING LOCATION RIGHT NEAR FREMONT PL</b>		
Open loft-like floor plan. 2 beds 3 baths. Private spacious balcony. Perfect central location!			
Sheri Bienstock KW LARCHMONT	323-762-2525		

<b>19 Beverly Center-Miracle Mile</b>			Single Family
<b>336 N FLORES ST</b>	Open	11-2	583
<b>\$3,195,000</b>	5+5.5	2sty-CONTEMPORARY	
	<b>DESIGNER MODEL HOME WWW.336FLORES.COM</b>		
Spectacular cutting edge new construction design in prime Beverly Grove-West Hollywood location. Features over 4300 sq ft, an Italian kitchen with Miele appliances, 5 bedrooms, 5.5 bathrooms with Italian vanities, grand open staircase, private bedroom balconies, a nearly 300 sq ft covered patio with fireplace. New and unique features include a sunken conversation area, open sky upstairs patio with fireplace and large front bedroom balcony. This is a must see property!			
Omega Group-Rande Gray KELLER WILLIAMS	310.614.2839	www.OmegaGroup.LA	


<b>170 S FULLER AVE</b>	Lunch	11:30-2	633C1	<b>NEW</b>
<b>\$1,795,000</b>	4+4	2sty-TRADITIONAL		
	<b>LARGE 2 STORY HOME IN PRIME LOCATION</b>			
4 Beds 4 bath + family room & den. Living room w/ hi ceiling, hardwood flrs, fireplace & stained glass window; formal dining room opening to covered patio & barbecue area; updated granite kitchen w/ center island; breakfast room & guest bathroom. Up, huge master bedroom suite w/ bathroom + 3 other bedrooms & 2 bathrooms & great balcony overlooking the treetops. Lots of closets! Apx 4700 sf. Located in close proximity to the Grove, places of worship & public transportation. No Sat showings.				
Cecille Cohen COLDWELL BANKER HPN	213-810-9949	Blt-ins,dshwrs,gardisp,trashcomp		


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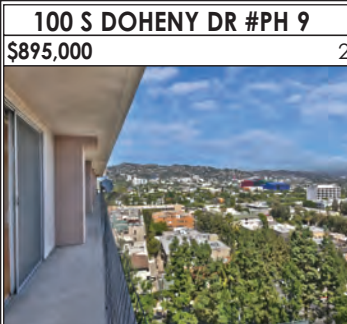
<b>1077 S CRESCENT HEIGHTS BLVD</b> Open 11-2 633A3		<b>NEW</b>
\$1,499,000	5+3 2sty-SPANISH	
	<b>RARE 5 BED SINGLE FAMILY SPANISH - WWW.SOUTHCARTHAYHOME.COM</b>	
Rare single family 1934 Spanish 5bed/3ba with 3,056sf. So.Carthay HPOZ upgraded home offers original details of crown moldings, peg and groove hardwood floors, vintage hardware, tiles, fixtures, built-in cabinetry, arched doorways and coved ceilings. Upper master suite with large walk-in closet & 3/4 bath plus 2 full art deco bathrooms. Views from upper bedroom. Backyard accessible from both floors. Spacious backyard for kids and entertaining. Close to BH Tennis, LaCienega Park, Grove & LACMA.		
MLS#14-804675		
Adam Pergament (323) 899-1819		
KW LARCHMONT		


<b>138 N EDINBURGH AVE</b> Open 11-2 633B1		<b>red</b>
\$2,599,000	5+6 CONTEMP MED	
	<b>BEST LOCATION, BEST PRICED</b>	
New Mediterranean Contemporary design. Truly best location. Open floor plan features superior design and workmanship. 4 bdrm plus Flex space, easily convert to 5th bdrm, all en suite. Entertainer's kitchen features large island, High gloss white lacquer cabinets & Miele appliances. Lux mstr suite with walk in closet & spa like bathroom. Large lot with a fantastic pool/ spa and unique loggia for ultimate relaxation. Smart home technology. Walking distance to The Grove, 3rd street restaurants.		
MLS#14-781877		
RC Thornton 3102105315		
KELLER WILLIAMS RLTY Dshwshr, Micro, Rng/Ovn, Fridg		

<b>803 SCHUMACHER DR</b> Open 11-2 633A2		<b>red</b>
\$1,450,000	3+3 TRADITIONAL	
	<b>PRICE REDUCED! LOCATED IN PRIME CARTHAY CIRCLE</b>	
Charming 3BR/2BA English Revival style home in prime Carthay Circle. LR w/frp/c & formal DR both w/hardwood floors. Beautifully redone kitchen w/top of the line appliances & eat-in center isl. Spacious yard w/fruit trees & patio area w/fire pit perfect for entertaining. Permitted garage/bonus RM w/bathroom. Central HVAC, newer roof, security system, built in speakers, wired for sound & internet. Conveniently located to walk to services & restaurants.		
MLS#14-800593		
Joyce Essex Harvey 310-777-6375		
COLDWELL BANKER 803Schumacher.com		

<b>441 N KINGS RD</b> Open 11-2 593A7		<b>rev</b>
\$2,349,000	4+5 2sty-SPANISH	
	<b>TWO STORY ARCHITECTURAL SPANISH</b>	
This private compound in one of the best neighborhoods in L.A. has the perfect balance between Spanish & Modern architecture. The main house has two stories & offers 4 Bedrms, 4 baths, open kitchen w/ state of the art appliances, Caesar stone counter tops & designer baths. The two-story guest house offers 2 Rms, 2 Baths. The backyard hedged in for privacy w/ a salt-water pool & a sitting area w gas fire pit perfect for entertaining. Located just a stroll away from high-end boutiques & restaurants.		
MLS#14-802671		
Alexis Valentin Ramos 310-867-4404		
SOTHEBY'S INT'L Blt-Ins, Dshwsh, Dryer, Grbg Disp, Hood Fan,		

<b>1154 S POINT VIEW ST</b> Open 11-2 633A3		<b>rev</b>
\$1,465,000	4+3 CONTEMP MED	
	<b>CARTHAY SQUARE 4 BED, 3 BA DUPLEX</b>	
Delightful and meticulously maintained Carthay duplex centrally and conveniently located in the prestigious quiet historical Carthay Square. Includes Mediterranean & contemporary touches w/3 bd, 2 ba in main house & sunny attached 1 bd, 1 ba guest house overlooking private, romantic garden. Dazzling skylights illuminate the revitalized interiors w/French windows & ceiling fans that welcome an ethereal breeze. Close to the Grove.		
MLS#14-773687		
Greenberg/Weinstock 310.968.0605		
BERKSHIRE HATHAWAY 1154SouthPointView.com		

<b>19 Beverly Center-Miracle Mile</b> Condo / Co-op		<b>NEW</b>
<b>100 S DOHENY DR #PH 9</b> Open 11-2 632H1		
\$895,000	2+2 1sty-CONTEMPORARY	
	<b>LUXURY PENTHOUSE VIEWS...VIEWS... VIEWS</b>	
This PENTHOUSE unit has East facing downtown city and mountain views. Over 1600 sq ft, 2 spacious bed, 2 baths, great room floor plan. Full service building includes: 24 hour security, gym with newer equipment, enormous pool area with spa, and lighted N/S tennis court. In addition, there are two side-by-side parking spaces, in-unit laundry and outside storage. This amazing property is centrally located just minutes from Beverly Hills, popular restaurants and designer shops.		
MLS#14-804517		
Omega Group-Ron Keinan 310.779.5348		
KELLER WILLIAMS www.OmegaGroup.LA		

<b>19 Beverly Center-Miracle Mile</b> Income		<b>NEW</b>
<b>1040 S OGDEN DR</b> Open 11-2 633B3		
\$1,499,000	2sty-FRENCH NORMANDY	
	<b>RENOVATED FRENCH NORMANDY DUPLEX- MIRACLE MILE</b>	
Rare in scale, each home is 3 bds/3.5ba encompassing nearly 2,000sf each on a single level. Oversized LR's feat. built-ins & FP mantles with original detail. Renovated kitchens incl new stainless steel fridge, dishwasher and oven/hood w/separate laundry. Sited on a 7,700sf lot, this property includes a 2-car garage, separate studio space, and a sparkling pool. Delivered vacant with high projected rents make this property ideal for owner/user or investor.		
MLS#14-803501		
Bryant   Reichling 323-395-9084		
SOTHEBY'S INTL REALT www.1040Ogden.com		

<b>1076 S REDONDO BLV</b> Open 11-2 633-D3		<b>NEW</b>
\$1,049,000	Duplex 2sty-SPANISH	
	<b>CHARMING SPANISH DUPLEX LOOKING FOR THE RIGHT FIT</b>	
This 1926 Spanish Duplex is located on a wide boulevard in Miracle Mile North of San Vicente - terrific for entry level duplex buyer who has the desire to redo or restore to it's original splendor. Freshly painted and floors refinished - additional upgrades include plumbing and heating. 2 Bed/ 1 Bath each unit - spacious units are approximately 1700 square feet each (unusually large for a 2 bedroom) Batchelder fireplaces, formal dining, large kitchens. WILL BE DELIVERED VACANT.		
STACEY BABBITT 310-804-6027		
COLDWELL BANKER/BHS		

<b>20 Hollywood</b> Condo / Co-op		<b>NEW</b>
<b>717 N HIGHLAND AVE #12</b> Open 11-2 593E6		
\$835,000	2+2 CONTEMPORARY	
	<b>INCREDIBLE LOFT WITH SOARING CEILINGS</b>	
Enter this incredible live/work loft to discover soaring 24ft ceilings, cinder block walls, exposed beams, modern appliances, huge windows, hardwood floors and over 1,300 sq ft of living space. This 2 bed/2 bath benefits from a garage for 2 cars and a beautiful balcony. Centrally located on Highland and Melrose in the Media District of Hollywood only seconds away from LA's finest eateries and stores.		
MLS#14-804519		
Tyrone McKillen 949.212.8721		
HILTON & HYLAND Cbl, Dshwshr, Grbg Disp, Micro, Rng/Ovn		


**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>6253 HOLLYWOOD #506</b>	Open 11-3 593F4	<b>rev</b>
\$699,000	1+2 2sty-CONTEMPORARY	
	<b>COME SEE 5 AMAZING LOFTS AT HOLLYWOOD/VINE FROM 11-3PM!!</b>	
Own a part of Hollywood history on the famed corner of Hollywood & Vine! Iconic former Hollywood Bank building was creatively designed into fantastic lofts in 2007. Beautiful 2 story unit is light filled with a north/east exposure. Open 2 story floor plan was upgraded w/Bontempi designed built-in shelving, desk, closet system. Dwnstairs, added wall & pocket door to create & office/guestroom. Added walnut wall to create a separation from the bedroom & the office. Custom Wallpapers & Light fixtures,		
MLS#14-797675	M. Collins/A. Riley 310-281-3915	HollywoodBoulevardLoft.com
COLDWELL BANKER BH		

<b>2320 ALTO OAK DR</b>	Open 11-2 593/G2	<b>NEW</b>
\$2,499,000	3+3.5 2sty-MID-CENTURY	
	<b>MID-CENTURY MODERN IN LOS FELIZ OAKS</b>	
Mid-Century Modern in the exclusive Los Feliz Oaks. Built in 1950, and hailed as the "Quintessential Modern Home", it has been lovingly updated by architect/designer Linda Brettler with all of today's desired amenities. Beautifully sited on large view lot with picturesque windows, the home opens to a kaleidoscope of color, verdant canyons, city lights and the iconic Griffith Park Observatory. The living, dining and kitchen, as well as the amazing backyard, are ideal for at home entertaining.		
Sharona Alperin 310.888.3708	www.2320AltoOak.com	
SOTHEBY'S INT.REALTY		

<b>1645 VINE ST #303</b>	Open 11-3 593F4	<b>rev</b>
\$599,000	0+1 ARCHITECTURAL	
	<b>COME SEE OUR HOLLYWOOD LOFT TOUR TODAY!</b>	
Open 11-3pm. The Broadway Hollywood...one of the most desirable loft buildings in LA. Old Hollywood landmark meets cool hip modern design. Built in 1928, this architecturally significant building once housed The Broadway Hollywood Department Store. Perfect fit for clients that want an "authentic" live/work loft type environment at the most iconic corner in the world. Reminiscent of classic NYC loft living. Enjoy the resort style roof top pool deck that captures fabulous city views.		
MLS#14-799193	Laura Pardini 310-777-6277	public parking :1627 N. Vine St.
COLDWELL BANKER RESI		

<b>2014 N OXFORD AVE</b>	Lunch 11-2	<b>NEW</b>
\$1,399,000	2+3 1sty-COUNTRY FRENCH	
	<b>SUPER CUTE REMODELED COUNTRY FRENCH HOME WITH GUEST HOUSE</b>	
THIS IS A TRULY CHARMING PROPERTY OFFERING A REMODELED ONE STORY BRICK COUNTRY FRENCH STYLE HOME W/ SUPER CUTE GUEST HOUSE + A VERY UNIQUE 2 CAR BRICK GARAGE W/CATHEDRAL CEILINGS W/LOFT WHICH CAN BE USED AS A STUDIO. OFFERING AN OPEN FLOOR PLAN W/DRAMATIC TALL CEILINGS IN THE LIVING ROOM, WOODEN BEAMS + GRAND LEAD WINDOWS ,FIREPLACE, OAK WHITE OILED HARD WOOD FLOORS ,FAMILY ROOM, MASTER BED ROOM W/MASTER BATH.2ND BED ROOM W/ BATH. DESIGNER CHEF'S KITCHEN W/ TALL CEILINGS, DINNING AREA.		
MANVEL TABAKIAN 323 871 2337	SOTHEBYS INTL REALTY	

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

<b>1714 N BENTON WAY</b>	Open 11-2 594-D6	<b>NEW</b>
\$1,495,000	3+2.5 1sty-TRADITIONAL	
	<b>RESORT LIVING ON OVER 1/2 AN ACRE!</b>	
Sited on over half an acre at the end of a quiet cul-de-sac in Guard Gated Hathaway Hill Estates, this spacious home features dramatic city views & lushly landscaped private grounds. Feat. 3 BD + 2.5 BA w/open floor plan, dual fireplace, & gorgeous cook's kitchen. Two large master suites include steam showers, WIC & outdoor loggias. Outside, the sparkling pool & hot tub overlook city lights w/outdoor Viking cooking area, manicured grounds w/mature citrus trees, private rose garden.		
Grant Linscott 323-333-6222	pool, spa, stove, fridge, micro, dw	
KELLER WILLIAMS RLTY		


<b>2008 N SERRANO AVE</b>	Open 11-2 POOL!	<b>rev</b>
\$2,449,000	5+3.5 SPANISH	
	<b>ROMANTIC CHARACTER-FILLED SPANISH VILLA IN PRIME LOS FELIZ</b>	
Run AND walk (seconds from Griffith Park) to this amazing five-bedroom, three-and-a-half bathroom stunner in a great Los Feliz location. Sited on a knoll just south of one of Griffith's main entrances (at Fern Dell), this romantic Spanish-influenced home opens with a canopy of mature trees that gently shade the façade of the two-story home. In back, a party-sized pool with fountains, an outdoor covered dining area, and a yard for kids and pups. Located close to all Los Feliz and Hollywood offer.		
JEFF YARBROUGH 323.854.4300	www.2008Serrano.com www.LALuxeGroup.com	
KW / L.A. LUXE GROUP		

**22 Los Feliz** *Single Family*

<b>2580 NOTTINGHAM AVE</b>	Lunch 11-2 593/J2	<b>NEW</b>
\$4,997,000	5+7 3sty-MEDITERRANEAN	
	<b>MASTERPIECE ITALIANATE ESTATE CIRCA 1924 BY W.C. TANNER</b>	
Landmark Italianate palazzo circa 1924 by W.C. Tanner is filled with a wealth of original building detail, charm, character & strength of position commanding view swept grounds 200 degrees from downtown to the ocean, retaining privacy and scale. Colonnade entry is accented w/columned details & finely honed arched windows and doors w/all rooms positioned for sun the entire day. Australian gumwood doors & windows, hand crafted massive original fireplace, fluted ceiling living rm. Huge flat grounds		
Konstantine V./Rick Y. 3232529451	www.2580Nottingham.com	
SOTHEBY'S LOS FELIZ		

<b>2700 GLENDOWER AVE</b>	Open 10-2 594A2	<b>rev</b>
\$2,380,000	4+4 ARCHITECTURAL	
	<b>REMODELED &amp; SOPHISTICATED "BROWNSTONE" NORTH OF THE BLVD.</b>	
Reinterpreted 1924 architecturally significant home w/360-degree vistas. This 3700+ sqft residence encompasses 3 family/guest bd & 3 ba, plus an incredible master suite & adjacent spacious sitting room. Huge remodeled kitchen, entertain on one of two terraces, and enjoy the privacy and quiet of the secret garden. The guest apartment features kitchen and patio. Recently updated & remodeled to the most current standards and quality. Luxe amenities throughout, top-of-the-line, top-of-the-world.		
Bryant   Reichling 323-395-9084	www.2700GlendowerAve.com	
SOTHEBY'S		

**28 Culver City** *Single Family*

<b>8955 CARSON ST</b>	Open 11-2 672H1	<b>NEW</b>
\$949,000	1+1 CALIFORNIA BUNGALOW	
	<b>1920'S COTTAGE WITH VINTAGE DETAILS. LARGE BUILDABLE LOT</b>	
1920's cottage with lots of vintage details and charm but in need of renovation. One bedroom. 45' X 140' lot with R2 zoning. Hardwood floors, separate dining room with built-ins, breakfast nook, and other period features. Large backyard with detached garage. Carson is a great cul de sac street with only local traffic. Large buildable lot provides perfect opportunity to remodel or build new.		
MLS#14-803587	Dannie Cavanaugh	
CAVANAUGH REALTORS		
None		


**OPEN HOUSE STATUS LEGEND**

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

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

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

<b>5111 SHOWBOAT LN</b>	Open	11-2	672H3	<b>NEW</b>
<b>\$775,000</b>	3+2.5	TRADITIONAL		



Corner end unit townhouse feels like a sfr. Remodeled throughout, stone floors, high end stainless appliances, granite counters, recessed lighting, vaulted ceilings, cozy den with built in couch great for screening room. Private garage w/direct entry. Tons of storage. Sought-after Raintree Complex w/lush grounds, pool, tennis, guard gated.

MLS#14-804063  
Lorin Ruffenberg 310-780-0214  
PARTNERS TRUST BEVER

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

**29 Westchester** Single Family

<b>6363 W 83RD ST</b>	Refresh.	11-2	702G2	<b>rev</b>
<b>\$949,000</b>	3+2	2sty-MEDITERRANEAN		



**GREAT VALUE BUY IN SOUGHT AFTER WESTCHESTER NEIGHBORHOOD!**

Pride of Westchester. Bright, spacious, 2-story, traditional home in sought after Kentwood area of Westchester: Almost 2,000sf of living space with 3 bed/2 bath set on a comfortable 6,000+ sf lot with open, flat yard and many detailed, imported and original hand-crafted finishes. Many custom features and finishes. Stained glass Entry, stunning polished granite fireplace, original wood floors and 4-car garage with well-known muralist, Chuck Caplinger art design. Great value!

MLS#14-800371  
MICHAEL HIATT 310-481-4342  
SOTHEBY'S

Fireplaces/Blf-Ins/Flat Yard

**30 Hollywood Hills East** Single Family


<b>6851 IRIS CIR</b>	Refresh.	11-2	593E3	<b>rev</b>
<b>\$1,300,000</b>	3+2	MEDITERRANEAN		

Whitley Heights HPOZ, finished to historic stand Span influ low water landscape: hard-wood fl smo ceil rec light duo-gla tile, wro iron bal ele/alm Ital Verde kitch HVAC fire form din stud spa vus

MLS#14-773521  
Gary C Marshall 310-721-7783  
Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn  
KELLER WILLIAMS LARC

**41 Park Hills Heights** Single Family

<b>5464 HILLCREST DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$549,000</b>	3+1	1sty-SPANISH	



**GORGEOUS REMODELED VIEW PARK SPANISH**

Elegant 1925 Spanish home renovated in 2012 on wide, peaceful street in LA's View Park/Windsor Hills nghbrhd. Original built-ins, vintage fireplace & hardwood flrs. Lrg living & dining rms, modern kitchn w/ s/s apps, stone counters & sep. pantry/laundry. Bath w/ sep shower & tub, vintage-style hex tiles & pedestal sink. Deep yard landscaped w/ decomposed granite, rm for pool. Centrally located, within easy reach of Westside, Culver City, Downtown, freeways & new Metro light rail.

Geoff Clark 323-459-3845  
DEASY/PENNER

SEE FULL PAGE COLOR AD

**53 Woodland Hills** Single Family

<b>21806 DUMETZ RD</b>	Refresh.	11-2	560A4	<b>red</b>
<b>\$759,000</b>	3+2	OTHER		



Prime Woodland Hills Neighborhood-Charming Spanish style home beautifully detailed, 3 bedroom and 2 baths. Tastefully remodeled. Modern kitchen opening out to the spacious living room and family room. Stone tiles bathrooms, wood flooring through-out. Indoor/outdoor living serene built-in lounge adjacent to spa & BBQ. Revamped 2-car garage-bonus room or office. Walking distance to shopping and entertainment.

MLS#14-790311  
Lydia Giraldo 818.968.1785  
SOTHEBY'S INTERNATIO

None

**62 Encino** Single Family

<b>3943 ARCHDALE RD</b>	Refresh.	11-2	561G6	<b>red</b>
<b>\$3,795,000</b>	4+5	TRADITIONAL		



Premier Royal Oaks location on coveted Archdale Road. Single level open floor plan with soaring, vaulted wood beam ceilings, custom windows and doors and exquisite finishes, too many to mention. Spectacular master suite with sumptuous bath and two walk in closets. Center island kitchen with top of the line appliances, granite counter tops and spacious breakfast room. Lushly landscaped private grounds with patios, pool, spa, grass, fire pit, full guest house and large motor court.

MLS#14-779325  
Andrea Korchek  
WISH SOTHEBY'S INTL

BBQ,Blf-Ins,Dshwshr,Frzr,Hood Fan,Other

**5061 GAVIOTA AVE** Open 11-2 561F3 **red**

<b>\$1,779,000</b>	+849000	5+5	2sty-CONTEMP MED
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**PRIVATE ENCINO OASIS**

MAJOR PRICE REDUCTION. MAJESTIC ENCINO ESTATE. PRIVATE & GATED MOTOR COURT.VERDANT OUTDOOR GARDEN OASIS,NATURAL STONE DECKING SURROUNDS POOL & SPA. DREAM KITCHEN W/STAINLESS APPLIANCES, GRANITE COUNTERS. FAMILY RM/MEDIA RM -SURROUND SOUND, OVERHEAD PROJECTOR, PERFECT FOR MOVIE NIGHTS.ROMANTIC MASTER SUITE CUSTOM WALK-IN-CLOSETS, SUMPTUOUS MASTER BATHROOM OVER SIZED STEAM SHOWER, SOAKING TUB. REMARKABLE PROPERTY OF STELLAR QUALITY AND STYLE. 3 CAR GARAGE

MLS#14-772011  
Patty Ray (818) 406-1853  
JOHN AAROE GROUP

BBQ,Blf-Ins,Cbl,Dshwshr,Grbg Disp,Other

**3943 ARCHDALE RD** Refresh. 11-2 561G6 **rev**

<b>\$3,795,000</b>	4+5	TRADITIONAL
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**PREMIER ROYAL OAKS ESTATE**

One of the best sites in coveted Royal Oaks! Finest finishes throughout; Open floor plan w/ true "great room"; Center-island kitchen with Viking appliances and attached breakfast room opening to the yard; Sumptuous master w/ two grand walk-in closets and a five-star bath; Grassy yard, pool and spa. The property is complete with lush landscape, a full guest house and large motor court for off-street parking. Lanai School District.

MLS#14-779325  
Andrea Korchek  
WISH SOTHEBY'S INTL

Full Guest House

**73 Studio City** Single Family

<b>4145 SUNSWEPT DR</b>	Lunch	11-2	562F6	<b>NEW</b>
<b>\$3,200,000</b>	6+5	1sty-SPANISH		

**TACO TUESDAY! LUNCH SERVED.**

Casa Luna is a gated oasis on a ¼ acre lot. With a massive flat yard, child play area, pool/spa, rock wall and water slide. Formal living room with floor to ceiling windows and French doors leading to outdoor patio. Gourmet kitchen with terra cotta flooring and island. Master bedroom with walk-in, fireplace, sitting room, steam shower and jet tub. With a sprawling flat lawn this backyard has it all for the perfect entertainers retreat. Parking is limited so please carpool.

MLS#14-802181  
Darren Winston 310-709-8980  
JOHN AAROE GROUP

TACO TUESDAY - Brokers Open

**Why Advertise? Large Distribution Area**

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

TUESDAY

<b>11361 DONA LISA DR</b>	Refresh.	11-2	562J7	<b>NEW</b>
<b>\$2,588,000</b>	4+5	CONTEMPORARY		



**4BD/4.5BA 3304 SQFT WITH VIEWS PLUS TWILIGHT SHOWING 5-7PM!**

Architectural w/Fleetwood walls of glass. Highest quality finishes brought together from around the world. The designer kitchen outfitted w/Viking appliances & custom Italian finished cabinets opens to a large family room & endless views. An entertainers dream, this home affords true indoor/outdoor living w/a brand new pool & spa. Each en suite bathroom offers custom cabinetry, Ann Sacks tile & flush-mount rain head. The master bathroom has natural limestone floors. Pool & Views!

MLS#14-804069  
Tom Scrocco & Ricarda A. 310-500-8017  
COLDWELL BANKER - SS

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

**74 Toluca Lake** Single Family

<b>4554 FORMAN AVE</b>	Open	11-2	563C4	<b>rev</b>
<b>\$850,000</b>	2+2	1sty-TRADITIONAL		



**GREAT LOCATION . REDUCED PRICE. MUST SELL.**

Reduced Price. Submit any offers. Probate. Court confirmation required. Property sold in "AS IS" and "Where IS" condition, with existing tenant. One story, great location, 2 bedrooms and 1 1/2 bathrooms. Central air and heating system. Detached 2 car garage. Enclosed patio.

MLS#14-791651  
Michael Tsvilik 310/663-5025  
RE/MAX ESTATE PROPER

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

**75 Valley Village** Single Family

<b>11932 HESBY ST</b>	Lunch	1-2	562G3	<b>NEW</b>
<b>\$1,149,000</b>	4+4.5	2sty-TRADITIONAL		



**WONDERFUL FAMILY HOME IN COLFAX ELEMENTARY**

Built in 1991 the home boasts over 3,900 sq. ft. on 10,124 sq. ft. lot. All of the rooms in the center hall floor plan are generously proportioned with vaulted ceilings, wood floors, crown moldings & wainscoting, french doors & dramatic staircase. Soaring light-filled foyer leads to expansive living room w/cathedral ceilings, built in bookshelves. Large formal dining that leads to huge kitchen and family room. 2nd floor mstr with duel walk-in closets. All bedrooms are en-suite. Rm for pool.

Brenda Catalano 310-614-6659  
COLDWELL BANKER BHN

[www.11932hesby.com](http://www.11932hesby.com)

**75 Valley Village** Income

<b>5017 LAUREL CANYON BLVD</b>	Open	11-2	562G3	<b>rev</b>
<b>\$895,000</b>	OTHER			



**DEVELOPERS DREAM PROJECT!**

Four unit luxury development project complete with permits and entitlements! Each contemporary styled unit is designed with two bedrooms / two and a half baths, den, private elevator access, 9'-6" ceilings through-out, 8' doors, washer/dryer hookups and a fireplace. An existing four-bedroom/three-bathroom - 2,235-square foot single family home on the property will have to be demolished. The property is centrally located and has easy access to Ventura and Hollywood Freeways.

MLS#14-803399  
Rochelle Maize 310-968-8828  
NOURMAND & ASSOCIATE

**OPEN TUES & FRIDAY 11-2**

**93 Eagle Rock** Single Family

<b>2639 SAXON DR</b>	Open	11-2	<b>NEW</b>
<b>\$649,000</b>	3+2	1sty-MID-CENTURY	



**MID CENTURY MODERN**

TRADITIONAL MID CENTURY RANCH HOUSE "CIRCA" 1958. TUCKED AWAY ON A HILLSIDE IN THE CANYON BETWEEN ADAMS HILL AND EAGLE ROCK. SET ABOVE THE STREET JUST HIGH ENOUGH TO FEEL LIKE YOU'RE IN A SOPHISTICATED TREE HOUSE. PERFECT BLEND OF ORIGINAL MID CENTURY CHARM INCLUDING WOOD FLOORING, COZY FIREPLACE, CLEAN LINES, WITH AN OPEN & USABLE FLOOR PLAN. THIS HOUSE IS A MUST SEE.

Charlie Clark 323-304-5276  
SOTHEBY'S REALTY

Mid Century Tree House- Charming Street

**1284 Highland Park** Single Family

<b>1904 NOLDEN ST</b>	Lunch	11-1	565C7	<b>bom</b>
<b>\$779,000</b>	3+2	CRAFTSMAN		



**UNIQUE 3 BEDROOM 2 BATH SPLIT LEVEL CHARMING CRAFTSMAN.**

Astonishing views from almost every room of this this unique 3 bed 2 bath split level charming craftsman. Enjoy stunning sunsets off of any of the multiple decks, including a sizable outdoor custom built dining deck. The perfect blend of incredible indoor/outdoor flow & features an open concept w/ designer finishes, hardwood floors throughout, & a dramatic stone fireplace in the living room. The gorgeous remodeled kitchen includes custom cabinets, counters w/ stainless steel appliances and MORE!

MLS#14-804209  
Rosa A. Garcia 818-671-8891  
DIVISION ONE INVST.

Fridg

**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™).



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