



# CHOOSE YOUR

# *lifestyle*



## SANTA MONICA

595 East Channel Road | \$18,500,000  
Bed 8 | Bath 10 | Living Area ±9,500 sq. ft.  
Open Tuesday, October 31, 11 am - 2 pm



## BRENTWOOD

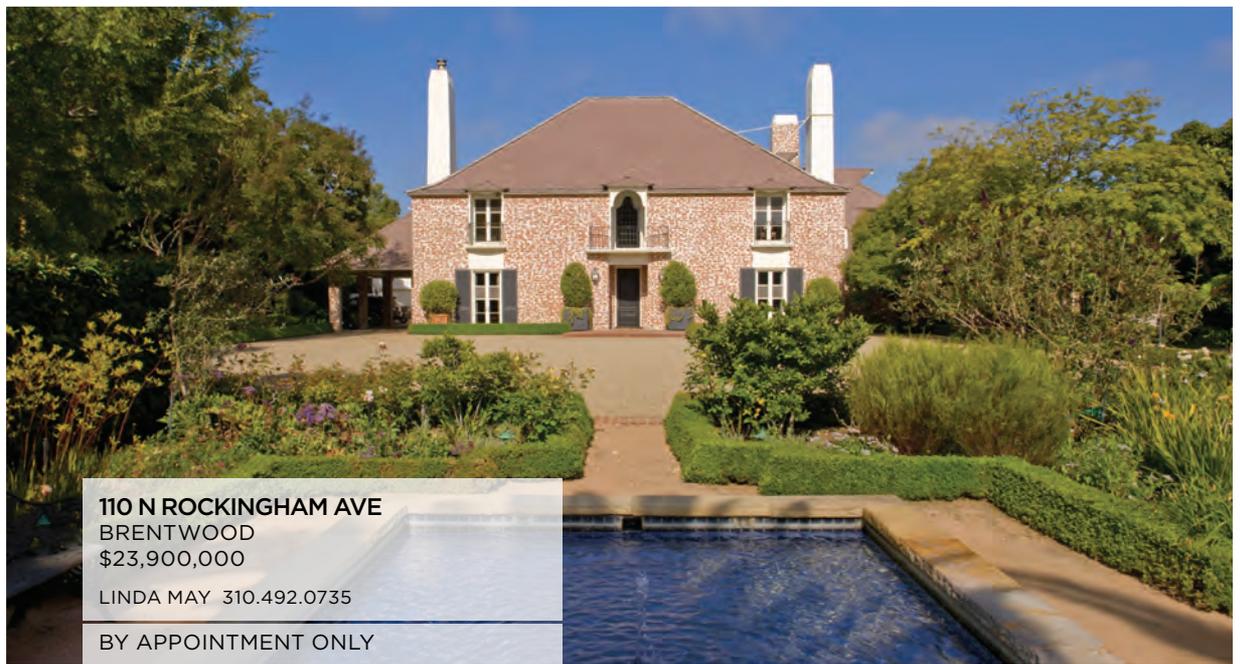
2401 Mandeville Canyon Road | \$15,475,000  
Bed 6 | Bath 12 | Living Area ±10,000 sq. ft.



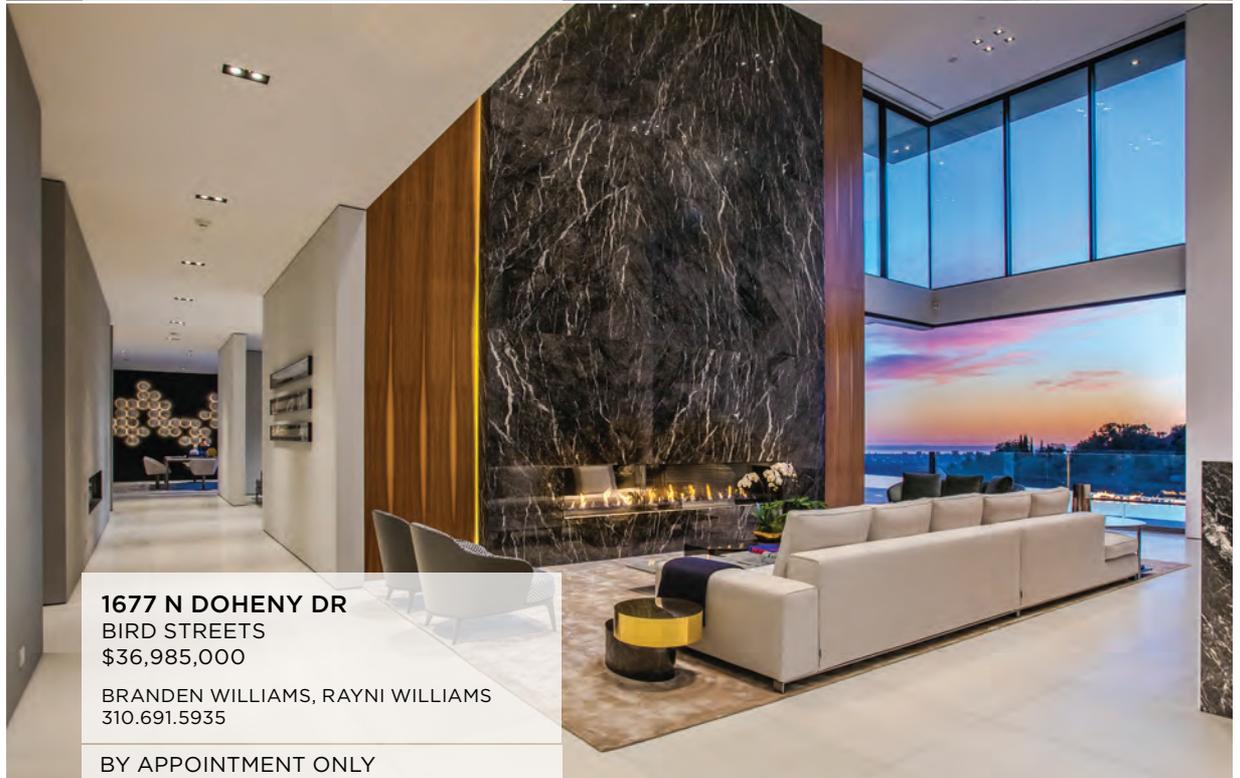
## BRENTWOOD

2550 Mandeville Canyon Road | \$4,595,000  
Bed 5 | Bath 7 | Living Area ±5,500 sq. ft.

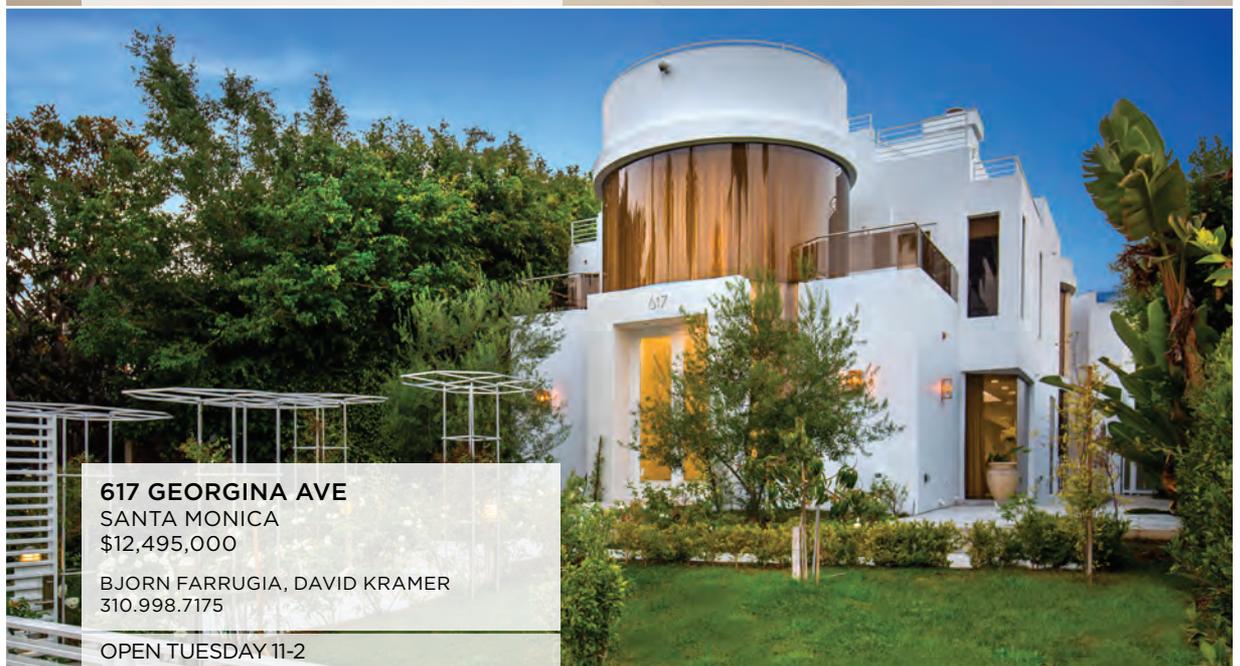
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**John Lautner, FAIA**  
**The Alexander Residence, 1951**

5281 East El Roble Street, Long Beach, CA 90815

With several distinct iterations, drawings of the Alexander House at the Getty Research Library attest to a strong dialog between the client and architect. We can only surmise that may be the reason the residence served the family so well for the last 66 years without alteration. Located in Park Estates, a planned community affording large lots, and wide tree lined streets prepared for custom built houses.

4 Bedrooms, 3 Bathrooms  
MLS# 17-276100

\$ 1,650,000  
Gordon Newsom **310.486.0156**



**Rex Lotery, FAIA**  
**The Spanner Residence, 1968**

4143 Cachalote Street, Woodland Hills, CA 91364

A north-facing hillside presents a special challenge. At the Spanner Residence mid-century master architect Rex Lotery, F.A.I.A. developed a solution in which light and space are gloriously one. Completely unlike Lotery's sprawling one-story Trousdale designs, here a vertical 2-story exterior suggests a conventional division into ground-floor public spaces and walled-off upper sleeping floor.

3 Bedrooms, 3 Bathrooms  
MLS# 17-277248

\$ 1,395,000  
Michael D. Phillips **310.927.9189**



**Herbert Kameon, AIA**  
**The DeVault Residence, 1958**

20595 Seaboard Road, Malibu, CA 90265

First Offering. The tenets of Organic Architecture as espoused by Wright and Harris are strictly adhered to in what is reputed to be Herbert Kameon's first residential commission. The success of this endeavor is best measured by the long tenure of the DeVault family, and the home's enduring intimate connection with the land and the sea.

5 Bedrooms, 3 Bathrooms  
MLS# 17-270194

\$ 3,195,000  
Michael D. Phillips **310.927.9189**



**Donald Olsen, Architect**  
**The Olsen House, 1954**

771 San Diego Road, Berkeley, CA 94707

The architect's own home. Listed on the prestigious National Register of Historic Places, and a City of Berkeley Historic Landmark, the Olson House presents a striking counterpoint to the more familiar Bay Area Modern Style. The Harvard educated architect applied his International Style training, as championed by Walter Gropius, to create his own "machine for living in a garden."

4 Bedrooms, 3 Bathrooms  
MLS# 40800047

\$ 1,795,000  
Crosby Doe **310.428.6755**

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# Estates, Architecture & Historic Properties



## The Roxy Roth Residence, 1946

3624 Buena Park Drive, Studio City, CA 91604

Honored with the only solo exhibition of an architect's work at The Museum of Contemporary Art, Los Angeles, Schindler is internationally recognized as one of the most important Southern California architects of the 20th Century. The extensively published Roth House overlooking Studio City is an icon of his groundbreaking concept of space itself as the primary element of architecture. A sensitive restoration maintained architectural integrity. Surrounded by panoramic vistas across the Valley to the San Gabriel Mountains, the residence provides 3 bedrooms, 3 baths, original built-ins, laundry, ample grounds with outdoor fire pit and seating area overlooking the house, gardens and views. Attached writer's studio recently completed by Bestor Architecture.

3 Bedrooms, 3 Bathrooms

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Offering a wealth of charm on a grandiose scale, this Gerard Colcord-designed estate—featured in *Architectural Digest*—encompasses 8,772-square-feet of livable space inclusive of a guest home. Oak plank floors in the 4-bed/5-bath main residence lead to an impressive great room featuring a soaring pitched ceiling and brick fireplace with built-in seating. Sharing the same level is a media room, kitchen, and spacious master wing with sitting room and wet bar, while upstairs, storybook appeal continues throughout the remaining bedrooms. Dotted with Oak and Sycamores, the property is cleverly positioned to draw in sunlight from all sides and beckon views of Bel Air's rich canyonside. Complete with park-like grounds, a sprawling terrace, a full outdoor BBQ and pool/spa leisure area, this sheltered estate commands a tranquil existence year-round, enticing long days of entertaining and respite.

## SEGAL & OJEDA | TIM MULLIN

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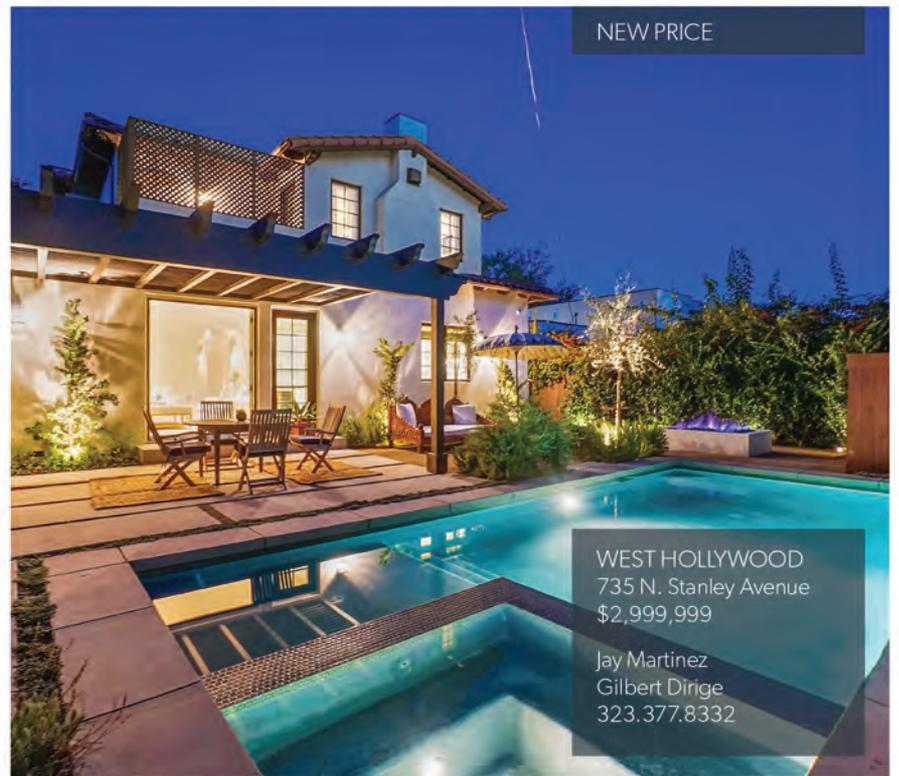
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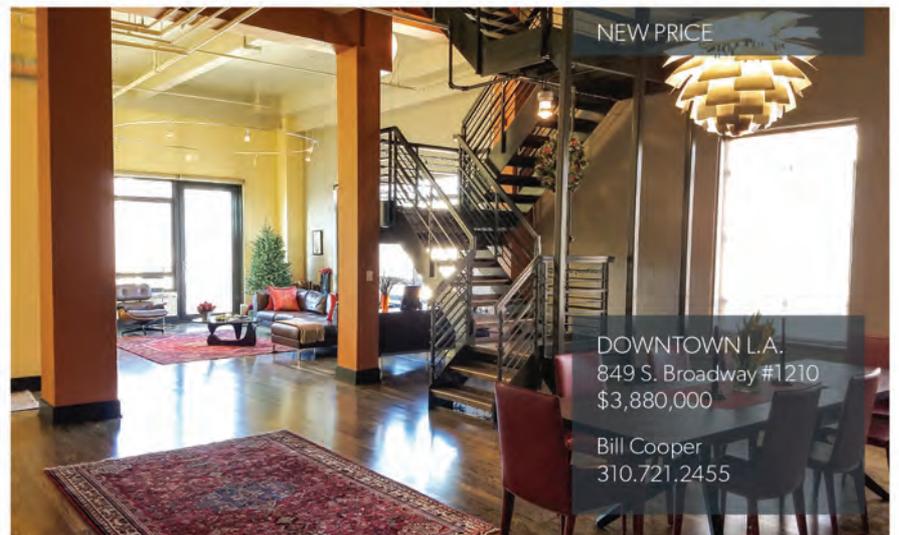
WEST HOLLYWOOD  
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\$2,999,999

Jay Martinez  
Gilbert Dirige  
323.377.8332



WEST HOLLYWOOD  
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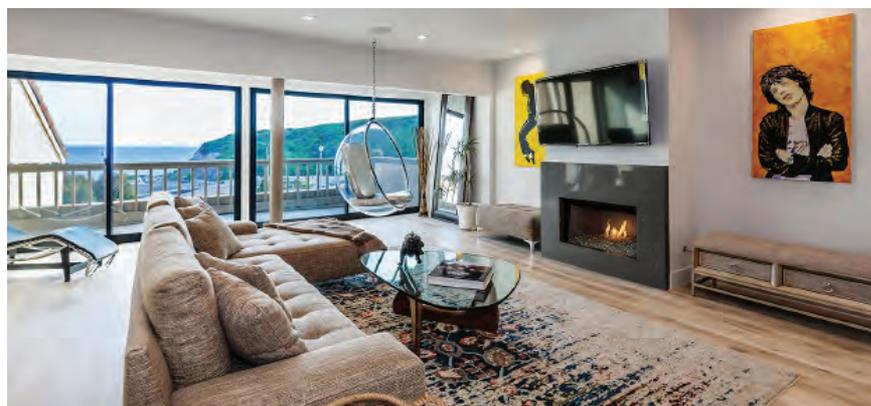
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## 23916 DEVILLE WAY #A MALIBU | \$1,299,000

One of a kind 2 bdrm ocean view close to the beach. New shaker wood cabinets, new appliances, Italian Crema Pearl stone countertops, fire & ice fireplace, engineered white oak hrdwd floors, new sliding doors & windows, spa-like master bath, walk-in closet, lounge area, organic veg garden, heated pool, spa. also for lease at \$7500/mo. [vimeo.com/210974215](https://www.vimeo.com/210974215)  
**Wendy Carroll** (310) 990-2285 | CalBRE# 01188306

WEAHOMES.COM



## WESTSIDE ESTATE AGENCY

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



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940 VIA TRANQUILA | SANTA BARBARA

4 BED | 4.5 BATH MAIN HOUSE

2 BED | 2 BATH GUEST HOUSE

EQUESTRIAN FACILITIES

6,132 SQ FT | 3.39 ACRES

OFFERED AT \$5,895,000

TEAM SCARBOROUGH | 805.331.1465 | [www.TeamScarborough.com](http://www.TeamScarborough.com) | [bhscalifornia.com](http://bhscalifornia.com)

PASADENA | SANTA BARBARA | SANTA MONICA | SHERMAN OAKS | STUDIO CITY | VENTURA

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Buyer is advised to independently verify the accuracy of that information. CalBRE 01317331/01182792/01050902/01817970



\* Hollywood as only a few will see it.

## THE VISTA.

\$8,750,000 including furnishings curated by SFA design

3 bed, 4 bath / 4708 SF living / 827 SF terrace / 4 parking spaces

W-ABOVETHEPENTHOUSES.COM



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benbacal@gmail.com

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michelle@abovethepenthouses.com

BRE #01731312



**ABOVE THE PENTHOUSES**

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## SANTA MONICA | \$6,495,000

229 19<sup>th</sup> St. | Open Tuesday 11am-2pm

New Hamptons-style home in Gillette Regent Square, over 5000 sq. ft. Gourmet kitchen with marble counters, stainless Viking appliances, large center island and breakfast area. Dramatic formal dining room. Charming office. Romantic master suite with fireplace and balcony, 2 walk-in closets and luxurious spa bath. Open living/family room with fireplace features concertina doors leading to stunning, secluded backyard perfect for al fresco dining. Outdoor fireplace, gorgeous pool and hot tub.



**Linda Lackey**

310.429.1185

llackey@coldwellbanker.com

www.lackeyshomes.com

CalBRE#00621676



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# VIEW



## FEATURED *Properties*

BEVERLY HILLS POST OFFICE | \$11,950,000  
Represented by VALERIE FITZGERALD 310.285.7515

COLDWELL BANKER RESIDENTIAL BROKERAGE

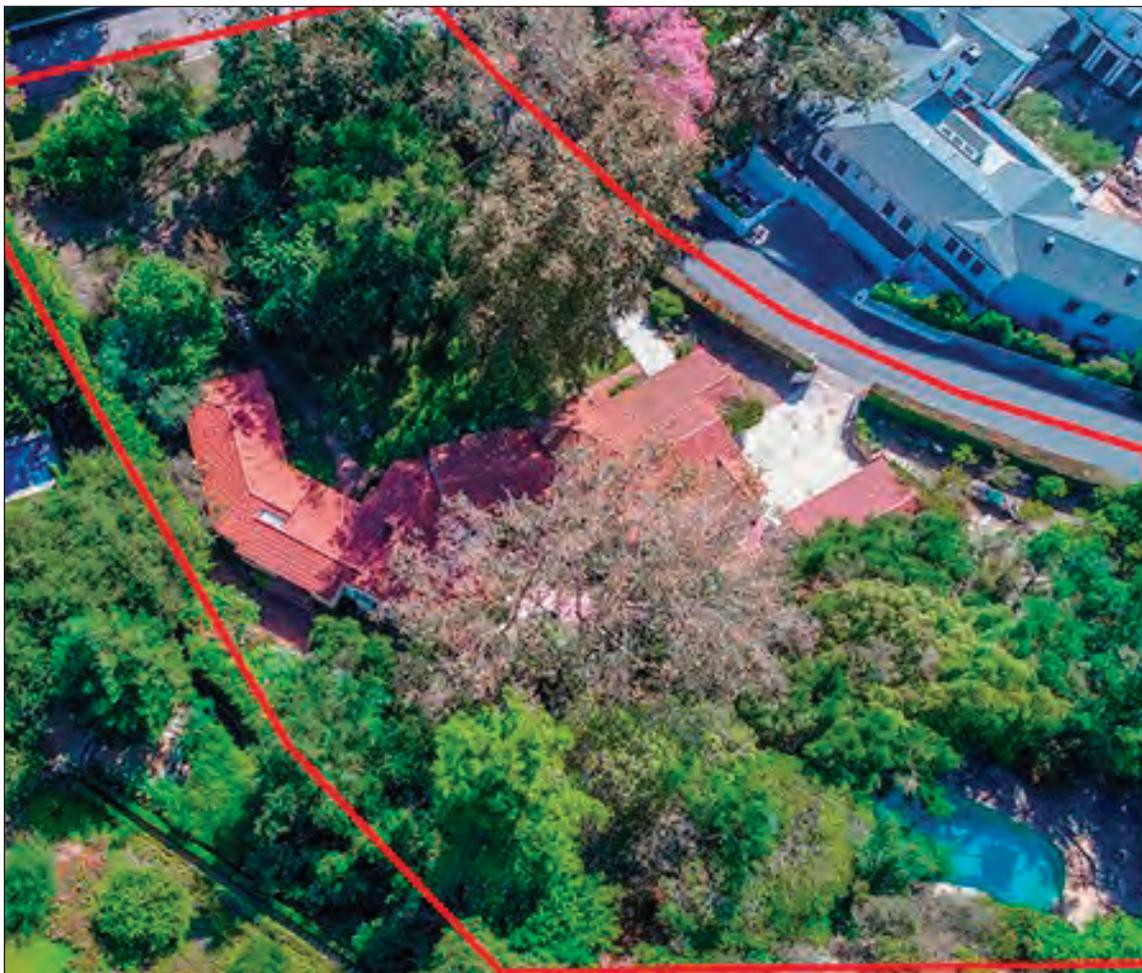
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MAJESTIC CELEBRITY ESTATE.  
BEL AIR | \$9,995,000  
Represented by: Rey & Di Prizito  
310.285.7529 | Joyce@JoyceRey.com



MALIBU'S FINEST CALIF. MID-CENT. MODERN!  
MALIBU | \$3,595,000  
Represented by: Gail Copley  
310.210.9336 | gailcopley@aol.com



WWW.WLVMasterpiece.com STUNNING REMODEL!  
WESTLAKE VILLAGE | \$2,288,800  
Represented by: Christian Melgar  
805.495.1048 | Christian@coldwellbanker.com



SILICON BEACH CHIC 5 BR, 3.5 BA HOME.  
MARINA DEL REY | \$3,900,000  
Represented by: Nora Wendel  
310.979.3913 | nora@WendelRealtors.com



MODERN GEM, INCREDIBLE CITY & CYN VIEWS.  
BRENTWOOD | \$3,995,000  
Represented by: Lexie Brew  
310.804.9081 | Lexie@LexieBrew.com

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Beverly Hills North 310.777.6200

Beverly Hills South 310.273.3113

Brentwood 310.820.6651

Calabasas 818.222.0023

Glendale 818.240.1111

Hancock Park North 323.464.9272

Hancock Park South 323.462.0867

La Cañada Flintridge 818.790.3334

Los Feliz 323.665.5841

Malibu Colony 310.456.3638

Malibu West 310.457.6550

Manhattan Beach 310.802.5700

Marina del Rey 310.301.3500

Montecito 805.969.4755



STUNNING CONTEMPORARY W/VIEWS! 7BD+8BA.  
 LOS ANGELES | \$6,950,000  
 Represented by: Ginger Glass  
 310.927.9307 | Ginger@GingerGlass.com



JUST A FEW MILES FROM ICONIC MALIBU PIER.  
 MALIBU | \$3,780,000  
 Represented by: Angela Wong  
 818.645.6754 | angela.kp.wong@gmail.com



PT. DUME BLUFF TOP 3BD W/ PATH TO BEACH.  
 MALIBU | \$15,750,000  
 Represented by: Brian Merrick  
 310.317.8373 | Malibubeach@Realtor.com

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 Palos Verdes 310.378.5201  
 Pasadena 626.584.0050

Playa Vista 310.862.5777  
 San Marino 626.449.5222  
 Santa Barbara 805.682.2477

Santa Monica Montana 310.458.0091  
 Santa Monica Wilshire 310.829.3939  
 Sherman Oaks 818.995.2424

Studio City 818.788.5400  
 Sunset Strip 310.278.9470  
 Venice 424.280.7400

Ventura 805.648.5051  
 Westchester 424.702.3000  
 Westlake Village 805.495.1048

## FLY THE FRIENDLY SKIES... IN SYBARITIC STYLE

by Bret Parsons

Architect Scott Joyce creates modern, calm and luxurious residences, and that was the design mandate for a husband's 40th birthday present to his wife: a customized Dassault Falcon 2000S jet, 64' long with a 70' wing span, that travels 3,350 nautical miles non-stop (NY to London). With only 6 months to fabricate the high-velocity-style cabin, Scott was continually reminded that a plane is a home in the sky with similar complexities and features. It contains living, dining and sleeping areas, plus a kitchen and bathroom. The infrastructure incorporates mechanical, electrical, plumbing, HVAC, A/V and internet capabilities. Then, the Federal Aviation Association (FAA) steps in as your not-so-silent partner to certify all products utilized prior to take-off, including 12- and 60-second burn certifications. For example, one custom seat was fully constructed then set on fire. "It was a painful and expensive experience to witness yet completely necessary for safety," Scott recalls. Hermès and Pucci carry some aviation-approved fabrics, yet Loro Piana has the greatest quality and variety. Scott customized their approved materials including wool for rugs, cashmere for walls and leather for seating. When one customizes aircraft, time is of the essence as the aviation industry is all about fast production. Luckily the vendors delivered and Scott's clients departed on-time! The surprise birthday gift was ironic in that the wife had long been afraid to fly. Now she loves her present so much she has a hard time sharing with her husband. Welcome aboard!



Top row: Custom interior fabrication by Los Angeles-based architect Scott Joyce featuring wool, cashmere and leather by Loro Piana; seat and table detail; bathroom. Bottom row: Dassault Falcon 2000S jet crafted by West Star Aviation near St. Louis, MO; seat detail; kitchen.

Photo credit: Ron Maassen

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

## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: RICHARD NEUTRA



HOLLYWOOD HILLS WEST | \$1,995,000  
2866 Westbrook Ave. Private NEUTRA Architectural  
3 + 2 + studio.

Ron Papile (818) 415-7966

ARCHITECT: JAMES F. CARBERRY



SANTA BARBARA | \$1,750,000  
Architectural Masterpiece by James F. Carberry. Elegant  
Single Level Home.

Scott McCosker (805) 687-2436

ARCHITECT: MARSHALL P. WILKINSON



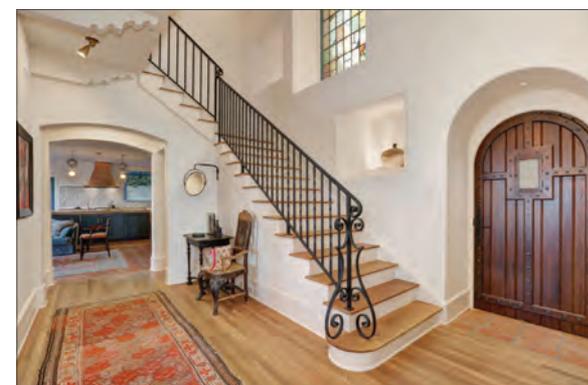
BRENTWOOD | \$2,850,000  
OPEN SUN 2-5. Gated 2 sty Traditional on large lot.  
3bd 3ba, fam. rm, grassy yards & pool.

Mary Beth Woods (310) 571-1358

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CONTACT [BRET@BRETPARSONS.COM](mailto:BRET@BRETPARSONS.COM) OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.

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DIRECTOR, ARCHITECTURAL DIVISION





**OPEN TUESDAY 11AM-2PM**

**3842 Camavon Way, Los Feliz | 4 BD + 6 BA | Offered at \$5,299,000**

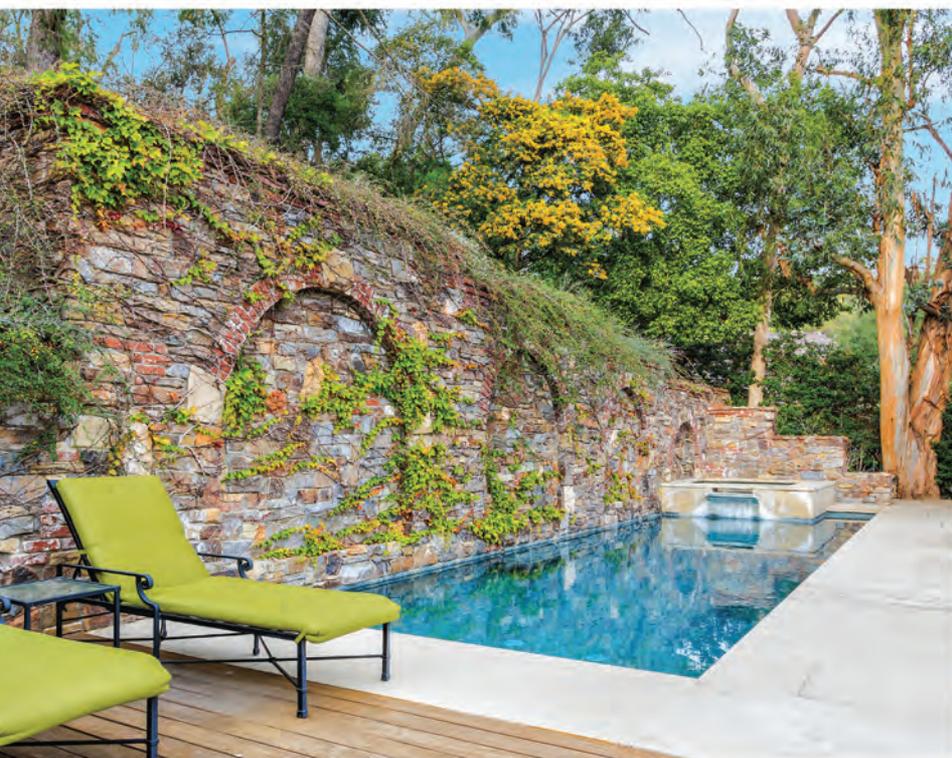
Private gated restored & beautifully remodeled 1920's Spanish. City lights and mountain views. Pool & guest unit. Glorious new landscaping & grounds with a courtyard fountain. A 2-year restoration with all new systems & finishes including Crestron smart home system. Every room captures gorgeous views of the city & mountains. The great room Miele/Blue star kitchen opens to a terrace with built-in BBQ & direct access to the pool below. Richly appointed wood bar room off of the large living room with terrace. Upstairs is the large ensuite bedroom and a Master with dual custom tiled baths, closets, plus sitting room. Downstairs are 2 ensuite bedrooms & a large family room with its own entrance, can easily be a separate large guest unit. The saline pool is enormous, bathed in sunlight. There is a grassy yard & additional storage rooms (not included in the sq ftg). New hardwood floors, tile work, all new windows by Milworks, Etc., new FP, roof, plumbing, electric, smooth stucco finish & shear wall retrofit. Two-car direct entry garage. Approx. 4,854 sf.

**RON HOLLIMAN | 310.777.6216 | ron@ronholliman.com**

COLDWELL BANKER | BEVERLY HILLS NORTH OFFICE | 301 N CANON DRIVE, SUITE E | BEVERLY HILLS, CA | 90210



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## Romance & Sophistication Beverly Hills Post Office

It is a vision held, at least once, by everyone... a house with special grace, perched high on a private knoll with plantation shutters, pillared porch, pitched shingled roof, and gardens of fragrant flowers. And we have found it all. More than one rolling acre of gated privacy and seclusion, exceptional refinement and quality with style and sophistication that belies the traditional facade. Polished hardwood floors, imported marble and European tiles, coffered and vaulted ceilings, French doors throughout and exquisite proportions blend to create a serene and uncommon environment. On the first level there is a gracious living room with tray beam ceiling and marble fireplace, inviting formal dining room, center-island cook's kitchen and intimate den/screening room. A center hall staircase leads to two lavish master suites (one with fireplace), lovely guest bedroom and separate office/gym all with treetop canyon views. And the gardens... brick walkways, towering trees, exceptional pool and spa, romantic beamed loggia with outdoor kitchen and floor-to-ceiling stone fireplace. A truly rare and remarkable offering.  
[www.9305Hazen.com](http://www.9305Hazen.com) \$5,350,000

**OPEN TUESDAY 11AM - 2PM**  
**9305 Hazen Drive**

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[ernie@carswellandpartners.com](mailto:ernie@carswellandpartners.com)

**RON de SALVO**  
CalBRE #00576209  
(310) 777-6233  
[ron@rondosalvo.com](mailto:ron@rondosalvo.com)

# PICTURESQUE

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**JADE MILLS**

310.285.7508

HOMES@JADEMILLS.COM

**ALEXIS LAMONTAGNA**

310.280.8080

ALEXISLAMONTAGNA@GMAIL.COM

12926 HESBY STREET  
SHERMAN OAKS

\$1,250,000

OPEN TUESDAY & FRIDAY 11-2

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# INCREDIBLE

POTENTIAL IN PRIME LITTLE HOLMBY



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310.280.8080  
ALEXISLAMONTAGNA@GMAIL.COM

10433 LINDBROOK DRIVE  
LITTLE HOLMBY

\$3,995,000

OPEN TUESDAY 11-2

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# Extraordinary Value!!!

## The Seychelle

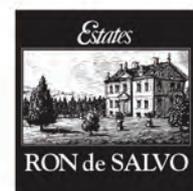
### Prime Santa Monica

Prime 2-bedroom condominium residence in one of Santa Monica's most coveted locations. Stunning ocean and park views from expansive wrap-around terrace. Lovely floor plan includes cook's kitchen with Thermador appliances, breakfast bar opening to oversized living room and open dining room (or den area). Master suite with ocean view and abundance of storage, including 3 closets and lavish spa-quality master bath. Perfect guest bedroom and bath nicely separated from master. The Seychelle offers 24-hour concierge, spectacular roof-top pool and entertainment areas, barbecue, state-of-the-art fitness center and close proximity to world-class shops, dining and the finest beaches in Southern California. The very essence of the good life. | [www.OceanAvenue414.com](http://www.OceanAvenue414.com) | \$2,775,000

**OPEN TUESDAY 11AM - 2PM**  
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## Renovated Contemporary Ranch Estate on Prime Corner Lot



### 112 Fremont Place • Hancock Park

*Set in highly coveted and guard-gated Fremont Place*

- Recently and tastefully redone with fine materials
- Easy-flow single story design
- Rare oversized corner lot for Fremont Place
- Big attached 2nd story 2 bedroom guest unit/kitchenette
- Tremendous chef's kitchen with high-end appliances
- Kitchen wraps to generous breakfast area and fabulous bar
- "Great" room design for ultimate entertaining capability
- Skylit spaces for maximum light exposure
- Separate office with fireplace
- Luxuriously large master suite with yard access
- Master has 3 closets, deluxe bath, & a big private gym/office
- 2 additional bedrooms and maid's quarters complete the first floor
- Covered patio and large grounds with lawns/pool/gazebo/pool bath
- Large outdoor storage facility adjacent to garages
- Circular and side driveways plus 3-car garage for parking galore
- Immaculate move-in condition coupled with endless future potential!

**Grand Opening Tuesday, October 31<sup>st</sup> • 11-2**

**\$7,295,000**

**Michael J. Libow**  
Coldwell Banker  
(310) 285-7509

**Chase Campen**  
Compass  
(323) 788-4663



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# *Fabulous 2 Story Traditional with Curb Appeal*



## *324 South Linden Drive • Beverly Hills*

- Immaculate and tastefully updated 1941 charmer
- Sunlit rooms w/wood floors, built-ins, & French doors
- 3 generous ensuite bedrooms up, maid's quarters down
- Big living and family rooms open to patio/gardens
- Huge master with closets galore and newer luxe bath
- Large kitchen with top appliances
- Rear yard with patio/BBQ/grass/large pool
- Picturesque façade on a most prime Southwest BH road

**By Appointment Only**

*For lease at \$11,000/month*

**Michael J. Libow**  
COLDWELL BANKER  
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# Elegant Updated 2 Story Monterey Colonial



**NEW EXCLUSIVE  
BY APPOINTMENT ONLY**



## 223 South Roxbury Drive • Beverly Hills

- Ultimately charming home with authentic details
- Sunlit rooms with wood floors & French doors
- Huge nearly new kitchen / “great” room
- Dramatic entry with lovely sunlit stairwell
- Wonderful den and living room open to grounds
- 3 Bedrooms + maid’s quarters
- Mammoth master suite with walk-in/balcony
- Upstairs patio with Century City views
- Covered patio, large pool, changing room outdoors
- Proximate to the best of Beverly Hills and the Westside



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## Extraordinary Newer Luxury Unit



### 208 South Lasky Drive Unit 101 • Beverly Hills

- Custom 2013-built 4-unit building
- Nearly 1,400 sq ft garden-level unit
- Sunlit rooms with superb finishes and patio access
- Exquisite stone floors and French doors
- 2 bedrooms 2 bathrooms
- "Great Room" design public areas with fireplace
- Fabulous kitchen w/top appliances
- Master suite with walk-in and luxe bath
- Laundry in unit
- Community roof patio with panoramic city views
- 2 car gated subterranean parking
- Proximate to the best of Beverly Hills and the Westside

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11222 CHALON

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\$8,750,000

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10062 HILLGROVE AVENUE  
BEVERLY HILLS

**OPEN TUESDAY 11-2**  
5 BEDROOMS | 5 BATHS  
\$6,998,000



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# 3035

LAKE GLEN DRIVE



OPEN 11-2

3035 LAKE GLEN DRIVE | BEVERLY HILLS | CA 90210

Stunning renovated to the studs classic mid century home on oversized totally private gated and hedged lot in B.H.P.O. 3 beds, 3 baths, living, dining, media room, office. Absolutely gorgeous for your most discerning client.

\$4,800,000

**ANNIE CHALLIS**

Associate Broker  
Previews International

Coldwell Banker Residential Brokerage  
166 N. Canon Drive,  
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Cell: 310.720.1234  
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*Century City*

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10112 Empyrean Way #304 | LeParcPH304.com | 2BA, 2.5BA | Offered at \$3,195,000

Elegant transitional custom designed penthouse in prestigious Le Parc condominiums in Century City. Stunning foyer boasts Brazilian mahogany with black inlay flooring and domed stain glass 14' ceiling. Formal living and dining room with custom paint, moldings, lighting and columns. Gourmet kitchen with top of the line appliances, black polished granite countertops and floors, built in table/banquette and extensive floor to ceiling cabinets for maximum storage. Master suite with French boiserie custom built in cabinets, marble fireplace and lavish bath. Second bedroom suite/study with coffered ceilings, wood paneled extensive built in bookcases plus granite and wood framed fireplace. Beautiful exposure and views from 2 separate balconies. 3 fireplaces in total, 24-hr guard gated security, pool, gym, spa, tennis courts and clubhouse. Walk to all new Century City has to offer. This is the one you have been waiting for.



**LORI HASHMAN BERRIS**  
310.880.3061  
LORI.BERRIS@SOTHEBYSHOMES.COM

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# IT'S TIME FOR ELLIMAN



Bel Air Crest  
**2496 DEVONPORT LANE | \$1,989,000**

4 Bedrooms, 4 Bathrooms  
**Web# 17258480**  
Michelle Oliver 310.500.6111



Beverly Center  
**434 N CRESCENT HEIGHTS BLVD | \$3,425,000**

5 Bedrooms, 6 Bathrooms  
**Web# 17250128**  
Michelle Oliver 310.500.6111 Cory Charlupski 310.728.9566  
Tracy Tutor Maltas 310.595.3885



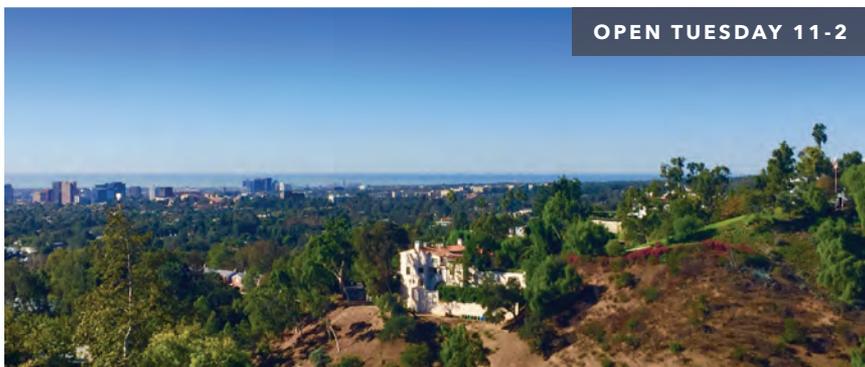
Beverly Grove  
**6235 DREXEL AVENUE | \$3,195,000**

4 Bedrooms, 6 Bathrooms  
**Web# 17273186**  
Jeeb O'Reilly 310.980.5304 Tori Barnao 323.633.1878



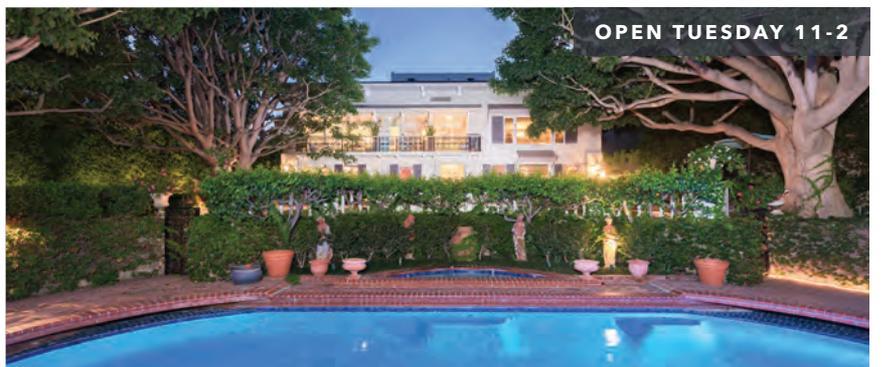
Beverly Hills Post Office  
**1295 NORTH BEVERLY DRIVE | \$2,355,000**

4 Bedrooms, 4 Bathrooms  
**Web# 17279318**  
Marshall Peck 310.497.3279



Beverly Hills Post Office | New Listing | Taco Lunch  
**1433 SUMMIT RIDGE DRIVE | \$2,998,000 | \$12,000 PER MONTH LEASE**

4 Bedrooms, 4 Bathrooms  
**Web# 17262308**  
Stefani Stolper 310.733.6551



Brentwood  
**499 HALVERN DRIVE | \$9,995,000**

9 Bedrooms, 15 Bathrooms  
**Web# 17273936**  
Tracy Tutor Maltas 310.595.3889



Hollywood Hills | New Listing | Development Opportunity

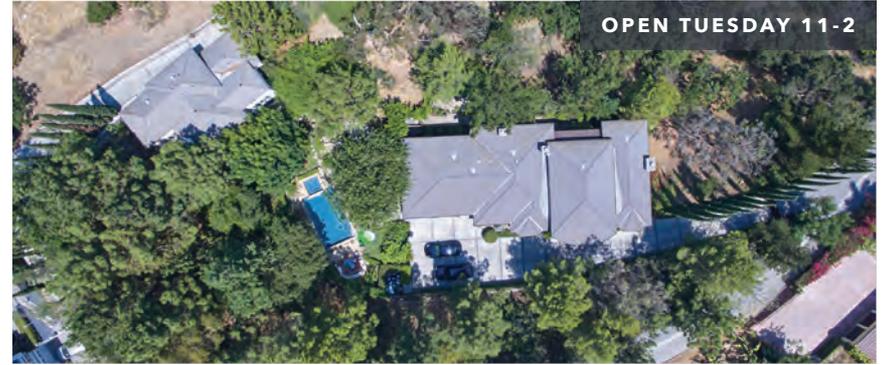
**8555 HEDGES PLACE | \$14,750,000**

Approved Permits & Plans to build 30,000 SqFt

**Web# 17280908**

**Josh & Matthew Altman 310.819.3250**

**Jacob Greene 310.415.2653**



**OPEN TUESDAY 11-2**

Hollywood Hills | Price Reduction

**3036 BECKMAN RD & 3042 MUNRO CIR | \$5,499,000**

11 Bedrooms, 11 Bathrooms, 1.66 Acre Compound

**Web# 17263990**

**Liz Gottainer 213.393.2209**

**Jeeb O'Reilly 310.980.5304**



Los Feliz

**2320 ALTO OAK DRIVE | \$2,795,000**

3 Bedrooms, 4 Bathrooms

**Web# 17272774**

**Juliette Hohnen 323.422.7147**



**OPEN TUESDAY 11-2**

Venice | New Listing

**1227 PRESTON WAY | \$4,850,000**

5 Bedrooms, 5 Bathrooms, & Pool

**Web# 17282010**

**Josh & Matthew Altman 310.819.3250**



West Hollywood

**927 KINGS ROAD #319 | \$765,000**

2 Bedrooms, 2 Bathrooms

**Web# 17278994**

**Eric Purcell 310.980.3742**



Woodland Hills

**22940 CRESPI STREET | \$889,000**

3 Bedrooms, 2 Bathrooms

**Web# 17281486**

**Gersh Gershunoff 213.359.0328**

**Tori Barnao 323.633.1878**



[elliman.com/california](http://elliman.com/california)

NEW YORK CITY | LONG ISLAND | THE HAMPTONS | WESTCHESTER | CONNECTICUT | NEW JERSEY | FLORIDA | CALIFORNIA | COLORADO | INTERNATIONAL

OPEN TUESDAY 11-2



## 8555 HEDGES PLACE | HOLLYWOOD HILLS \$14,750,000 | NEW LISTING

For the one who has everything... An unparalleled opportunity for more. Rule the Hollywood Hills in the ultimate 30,000 sqft modern compound, unmatched ever before. On a rare promontory situated at the end of a cul-de-sac, a long private drive leads to approximately 1.4 acres of total privacy with mind blowing 300 degree panoramic views from the beaches of the Pacific Ocean to beyond the Downtown LA skyline, epitomizing Los Angeles. Issued-and-paid-for approved permits and plans for approx. 30,000 sqft by award-winning XTEN Architecture with hauling permit also secured. Never again possible. **Web# 17280908**

**AB** THE ALTMAN BROTHERS

**JOSH & MATT ALTMAN**

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 **Douglas Elliman** EST. 1911  
REAL ESTATE

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OPEN TUESDAY 11-2



## 1227 PRESTON WAY | VENICE

### \$4,850,000 | NEW LISTING

Brand new modern-architectural property designed by Mario Romano with Venice flair. Artwork meets home with ultra-modern finishes, inspired by a natural blend that exudes style and class. This property boasts 5,700 sqft on a 10,000+ sqft lot in a prime location. Creative space with an open floor plan features 5 beds, 5 baths, upstairs family room, kitchen, dining room, office and plenty of space for entertaining with outdoor theatre, fireplace, pool & spa in the backyard. Seamless finishes throughout and custom design create a pristine trophy property. **Web# 17282010**

**AB** THE ALTMAN BROTHERS

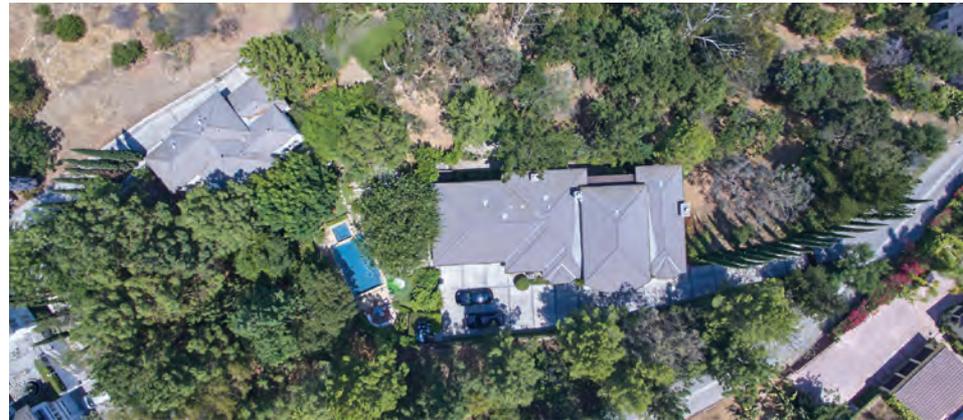
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OPEN TUESDAY 11-2



## 3036 BECKMAN RD & 3042 MUNRO CIR | HOLLYWOOD HILLS \$5,499,000 | MAJOR PRICE REDUCTION | LUNCH SERVED

The Ultimate Celebrity Compound in the Hollywood Hills. 11 Bedrooms, 11 Baths 1.66 acres - 3036 Beckman Road: 6 Bedrooms, 6 Baths, 5,641 sqft and 3042 Munro Circle: 5 Bedrooms, 5 Baths, 2,725 sqft. Exclusive, gated estate on a private street. The main house is an entertainer's dream offering a dramatic two-story entry, cascading double stairway, open floor plan and walk out wrap around balconies. Second home is adjoined with a pool, spa, outdoor kitchen and dining. Enjoy serene lush living with expansive views. A true hideaway minutes from the studios. **BeckmanMunroEstate.com Web# 17263990**



**LIZ GOTTAINER**

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# \$1,640,000

530 S. Hewitt Street #124 LA CA 90013

323-697-5157

russell.roney@KW.com



## ARTS DISTRICT'S PREMIER LIVE/WORK RESIDENCE

# EXCEPTIONAL 2 LEVEL LOFT WITH PRIVATE OUTDOOR PATIO AT BARKER BLOCK



2350 SQ FT



2 BEDROOMS



2 BATHROOMS



2 COVERED PARKING



PATIO

This 2350 sq.ft. home features 2BR/2BA, with 2 covered parking spaces included in low HOA dues. The spacious gated patio opens to a serene community courtyard lounge with fire pit. Indoors, discover an incredibly unique aesthetic which mixes century-old materials, including original 1920's hardwood floors, wood posts and beams, with numerous contemporary upgrades. S/S gourmet kitchen with granite countertops. In unit washer & dryer.

Resort-style rooftop pool, spa and fitness center. 24/7 Security. Free WiFi in common areas. Across from Urth Caffe & the Arts District Park. Central to all Fwys. Near USC; walk to SciArc, Hauser & Wurth, Little Tokyo, Goldline, DASH bus, Zinc Cafe, local dog park & the soon to open At Mateo shopping mall. This is an opportunity to own a home surrounded by hip new eateries, shops & taverns. All in the burgeoning Arts District.



# THE OPPENHEIM GROUP

REAL ESTATE



This beautifully renovated tennis-court estate is situated on a 30,000 square foot lot with 130 feet of frontage. Located on the prestigious 800 block of Crescent Dr. near to the world-renowned Beverly Hills Hotel, it is one of the grandest properties to come to market in the Beverly Hills flats in many years. The estate offers high ceilings throughout, 4 large en-suite bedrooms upstairs with 2 additional bedrooms downstairs, 8 bathrooms, a contemporary floor plan featuring an oversized master suite with wood burning fireplace, intricate parquet oak flooring, full bar, custom cabinetry, Sub Zero and Wolf appliances, dry sauna, a 3 car side by side attached garage, gated entrance, and mature landscaping providing full privacy for the spacious yard.

**BRETT OPPENHEIM**  
SENIOR VICE PRESIDENT  
[brett@ogroup.com](mailto:brett@ogroup.com) | 310.990.0687

**JASON OPPENHEIM**  
BROKER / PRESIDENT  
[jason@ogroup.com](mailto:jason@ogroup.com) | 310.990.6656



# \$1 MILLION PRICE IMPROVEMENT

BEVERLY HILLS

807 N. CRESCENT DR.

\$17,995,000 | 6<sup>BED</sup> 8<sup>BTH</sup> 11,588<sup>SQ. FT.</sup>

OPEN TUESDAY 11-2PM

807CRESCENT.COM

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069

# BERKSHIRE HATHAWAY | California Properties HomeServices



\$5,895,000 | 940 Via Tranquila, Santa Barbara | 6BD/6½BA  
Team Scarborough | 805.331.1465



\$15,000,000 | 25400 Prado de la Felicidad, Calabasas | 7BD/11BA  
Marc & Rory Shevin | 818.251.2456/818.251.2476



\$3,495,000 | 747 Radcliffe Ave, Pacific Palisades | 5BD/5½BA  
Marco Rufo | 310.230.3765



\$3,195,000 | 5625 Sorrento Dr, Long Beach | 3BD/3BA  
Jan Hartt | 818.876.3153



\$3,168,000 | 702 11th St, Santa Monica | 3BD/2BA  
Joyce Gottlieb | 310.283.8931



\$3,295,000 | 16540 Adlon Road, Encino | 6BD/5BA  
Pierre Stooss | 310.699.1143



**OPEN TUES 11-2**  
\$1,750,000 | 3321 Mandeville Canyon Rd, Brentwood | 4BD/3½BA  
Hilary Davis | 310.666.5163



Let us help you  
**FIND YOUR PERFECT**

BEVERLY HILLS | BRENTWOOD | CALABASAS | ENCINO | LOS FELIZ | LOS OLIVOS | MONTECITO



\$4,248,000 | 460 N Palm Drive #305, Beverly Hills | 3BD/4BA  
St. James + Canter | 310.704.4248



\$3,995,000 | 17110 McCormick St, Encino | 6BD/8BA  
Cameron/Spitz | 818.380.2151/818.817.4284



\$2,995,000 | 5026 Noeline Ave, Encino | 5BD/5½BA  
Jennifer Niman | 818.448.2240



\$2,699,000 | 12044 Kearsarge St, Brentwood | 4BD/4BA  
Jacklin Rafaelof | 310.709.9809



\$2,395,000 | 4910 Brewster Dr, Tarzana | 6BD/7BA + GH  
L. Rubin/J. Krutchik | 213.760.1110/818.259.1512



\$1,200,000 | 3424 Bellevue Ave, Silver Lake | Duplex  
Judy Oroshnik | 323.671.1248



\$2,995,000 | 3421 Wrightwood Drive, Studio City | 4BD/2½BA  
Matt Epstein | 818.789.7408

**Open House**  
**Tuesday, October 31**  
**11-2 pm**  
**Serving Halloween Treats**

## Modern Masterpiece in Trousdale Estates

**4 Bedrooms | 5 Bathrooms**  
**6,000 SF Living Area | 24,009 SF Lot Size**  
**Not in the MLS**

Soothe or excite your senses with this flawless, gated, modern masterpiece magnificently sited to capture some of the most spectacular city to ocean views. Designed and realized by Schmidt Architecture with a wide-open floor plan and disappearing walls of glass, you'll feel a seamless indoor/outdoor flow within this fully-fenced gated estate.

**\$17,995,000**

[1220LomaVistaDrive.com](http://1220LomaVistaDrive.com)

