


01 Beverly Hills *Single Family*

1220 LOMA VISTA DR	Refresh.	11-2	NEW
\$17,995,000	4+5	MODERN	




MODERN MASTERPIECE IN TROUSDALE ESTATES

Soothe or excite your senses w/ this flawless, gated, Modern magnificently sited to capture some of the most spectacular views. This newly completed home in one of the most prestigious neighborhoods in all of LA, Trousdale Estates, It offers the discerning buyer privacy & just moments from downtown BH. Designed & realized by Schmidt Architecture w/ a wide-open floor plan & disappearing walls of glass, you'll feel a seamless indoor/outdoor flow within this fully-fenced estate. Pool/Spa

L Young/G Schmidt 310.777.2879
BERKSHIRE HATHAWAY

1220lomavistadrive.com

607 N CAMDEN DR	Open	11-2	NEW
\$8,500,000	6+6	2sty-CONTEMPORARY	



BEST VALUE IN BH FLATS!!

Best deal in BH Flats boasting over 8,500 sf & priced under \$1000/sf. Circular driveway, French exterior façade opens to a spacious foyer & grand spiral staircase. Voluminous living room & library, large kitchen & enormous sun-drenched family room that opens up to backyard w/pool & spa. Attached 3-car garage. 4 bedroom suites upstairs & multiple balconies that overlook backyard. Master suite w/his & her closets & sauna. Excellent floorplan & great volume throughout!

MLS#SB17242442MR
CARTER / WANG 310-508-4528
KELLER WILLIAMS

Pool, Spa, Circular Driveway, 3-Car Gar

623 N REXFORD DR	Open	11-2	NEW
\$4,995,000	3+2	TRADITIONAL	



DEVELOPMENT OPPORTUNITY ON FLAT 14,100 SQFT LOT

Incredible development opportunity. This is one of the best opportunities to build your dream home on this remarkable 14,100-square-foot, flat lot. Situated in highly sought after prime Beverly Hills. Within close proximity to all the shops, restaurants, and Beverly Hills action. This is an opportunity not to be missed, the possibilities are endless as to what you can do with this lot.

Santiago Arana 310-926-9808
THE AGENCY

www.TheAgencyRE.com

439 S ALMONT DR	Open	11-2	NEW
\$2,425,000	5+4	SPANISH	



Available for the first time in 40 years! Welcome to this charming 5 bedroom, 3.5 bath Spanish-style home with good bones located in the flats of Beverly Hills. Close to world class restaurants, shopping and entertainment that the city has to offer. Come make this 1929 classic yours.

MLS#17-283094
David Rosen 323-428-9277
JOHN AAROE GROUP

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

807 N CRESCENT DR	Open	11-2	rev
\$17,995,000	6+8	TRADITIONAL	




BEVERLY HILLS FLATS ESTATE

This beautifully renovated tennis-court estate is situated on a 30,000 square foot lot. The estate offers high ceilings, 4 en-suite bedrooms upstairs with 2 additional bedrooms downstairs, 8 bathrooms, a contemporary floor plan featuring an oversized master suite, 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.

MLS#17-229628
Jason Oppenheim 310-990-6656
THE OPPENHEIM GROUP

www.ogroup.com

1018 SUMMIT DR	Open	11-1:30	rev
\$13,750,000	7+9	CONTEMPORARY	




1018SUMMITDR.COM

Spectacular grounds await you on this grand estate just north of Sunset Blvd. The bright natural light, soaring ceilings and unusually expansive and private flat outdoor space are perfect for indoor and outdoor grandeur entertaining. The den, bar and wine cellars open to the court yard. The large master suite has both his and hers baths and walk-in custom built-in closets. Separate children's wing, full guest house, staff quarters, 11 car parking and a beautiful pool and spa. Don't miss this gem!

MLS#17-281784
Mitra Berman 310-273-8710
NELSON SHELTON REAL

1018SummitDr.com

510 USHER PL	Open	11-2	rev
\$12,900,000	5+5	MID-CENTURY	




LUNCH SERVED

This one story mid century modern is perfectly situated with ample flat land for building. The current home offers the perfect situation of a living space that opens right onto the deck for maximum enjoyment for the impressive, unobstructed views. Renderings have been created for an absolutely stunning modern home to be developed further transforming this already prestigious neighborhood into a hot bed of significant architecture.

MLS#17-249584
J.Babajian/T.Woods 310-623-8800
RODEO REALTY - BH

www.510UsherPlace.com

570 CHALETTE DR	Open	11-2	rev
\$6,999,500	5+6	CONTEMPORARY	



TROUSDALE ESTATE

Contemporary, single-story home in desirable Trousdale. This home includes high ceilings, marble finishes, and hand-painted finishes throughout. Remodeled chef's kitchen with highest quality appliances, center island with breakfast bar. Master suite has a remodeled bath and sitting area. All the guest rooms and master lead out to a sumptuous backyard with a pool, spa fire pit, fountain, and views spanning from the city to the ocean. All chandeliers and sconce are excluded.

MLS#17-267294
Doris Safizadeh 3107171956
NOURMAND & ASSOCIATE

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

01 Beverly Hills *Condo / Co-op*

460 N PALM DR #305	Open	11-2	red
\$4,248,000	3+4	CONTEMPORARY	



***REDUCED!* BEVERLY HILLS 3600 SF LUXURY CONDO (2015)**


Unprecedented luxury residence in prime Beverly Hills' newest (2015) "5-star" concierge doorman condominium building, "460 Palm." Rare ultra spacious 3600 SF, 3BD/4BA, is the largest floor plan available. An entertainer's dream with amazing city views, sliding Fleetwood windows, seamless indoor/outdoor floor plan, modern gourmet Chef's kitchen, private home theater, & outdoor terraces.

MLS#17-242076
ST.JAMES+CANTER 310.704.4248
BERKSHIRE HATHAWAY

www.460Palm305.com

01 Beverly Hills *Lease*

726 FOOTHILL RD	Open	11-1	NEW
\$39,500	6+8	2sty-CONTEMP MED	



STUNNING GATED ESTATE

.THIS STUNNING GATED ESTATE HAS BEEN EXQUISITELY REMODELED IN 2017. THE KITCHEN IS A CHEF'S DREAM THAT OPENS INTO A SUN FILLED FAMILY RM W/BI-FOLD DOORS OPENING TO THE BACK YARD. REFINED INTERIORS REVEAL AN ELEGANT DINING RM AND A FORMAL & MAJESTIC LIVING RM WITH BAR AND FIREPLACE. BEAUTIFUL WALNUT FLOORING HAS BEEN USED THROUGHOUT THE SECOND FLOOR, FEATURING A VOLUMINOUS MASTER SUITE & 3 EN-SUITE BEDROOMS.A FULL GUEST HOUSE W/LIVING RM , A CABANA/GUEST HOUSE W/OUT-SIDE KITCHEN ,BARBECUE& POOL

MLS#17-284140
Afa Shafa 310-748-8050
JOHN AAROE GROUP

Blt-Ins,Dshwshr,Frzr,Rng/Ovn,Fridg

9679 CHARLEVILLE BLV	Open	11-2	NEW
\$18,500	4+5		



UNIQUE HOLLYWOOD REGENCY TOWNHOUSE

This unique Hollywood regency style two-story townhouse is truly in the center of Beverly Hills. This former celebrity home has four bedrooms each with own bath including a sumptuous master suite. Formal panel wood living room with full wet bar and fireplace. Expansive dining room opens to outdoor dining patios. Great chef's kitchen is the ultimate in entertaining. With security cameras throughout and four parking spots available, the property boasts the utmost privacy and convenience.

Susan Smith 310.492.0733
HILTON & HYLAND SusanSmithRealty.com

2035 LAKE GLEN DR	Open	11-2	NEW
\$4,800,000	3+3	MID-CENTURY	



B.H.P.O. STUNNER

Stunning renovated classic mid century home on oversized approx 32,000 sq. foot lot. Gated and hedged this BHPO retreat on quiet cul-de-sac has everything. 3 bedrooms, master has fireplace, walk-in closet and stunning bathroom with shower looking up to the sky, 3 bathrooms, media room, office, living room, dining room, huge kitchen with separate laundry room. Huge flat yard with swimmer's pool, outdoor dining and living, and back yard landscaped with walkways.

MLS#17-283028
Annie Challis 310 720 1234
COLDWELL BANKER

242 S SPALDING DR #242	Open	11-2	rev
\$7,750	3+3	2sty-SPANISH	



TOTALLY RESTORED OLD WORLD CHARM FANTASTIC 3+3 POOL

Incredible find, best duplex on Spalding! Rare opportunity to live in absolutely gorgeous walled-in and secure Spanish Duplex with pool/spa. It has 2350 sq ft, light -filled rooms, chocolate brown hardwood floors, recessed lighting, huge living rm + fireplace, large formal DR, breakfast rm, kitchen with Caesarstone and stainless steel appliances, laundry rm, tons of storage and amazing closets A/C + alarm! Walk to BH High School, Roxbury Park, and all of Beverly Hills. Vacant and easy to show.

MLS#17-262718
Ronnie Kassoria 310 666-2334
NELSON SHELTON REAL Blt-Ins., Washer -Dryer

1456 ALTRIDGE DR	Refresh.	11-2	NEW
\$4,399,000	5+7	ARCHITECTURAL	




BEVERLY HILLS "FRANK LLOYD WRIGHT INSPIRED" 5BD VIEW HOME

21st Century BH modern 5BD+7BA architectural meets Frank Lloyd Wright. Harmonious horizontal lines, soaring pitched ceilings & inside balcony artwork railing. 1 mi from BH hotel w/180° downtown-ocean views from almost every room, gourmet Chef's kitchen, custom details throughout, 3 FLPs, 2-75' BALCs, 600 sf roof deck, impressive Master suite, loft craft rm/study, game rm, TV rm, 4 BDs below w/ view, laundry rm, & 3-car garage. Adjoining 5,777 sf view lot, potential street to street compound.

MLS#17-283340
ST. JAMES + CANTER 310.291.1029
BERKSHIRE HATHAWAY WWW.1456ALTRIDGE.COM

02 Beverly Hills Post Office Single Family

2660 BENEDICT CANYON DR	Open	11-2	592B1	NEW
\$8,495,000	5+7	TRADITIONAL		



CELEBRITY ROW 2.2ACRE MEGA ESTATE

Fabulous location on BHPO's famed CelebrityRow. Very rare 2.2Acre CountryEstate w/nearly 96,000sqft of land. Totally private, peaceful & secure w/long gated driveway entrance+motorcourt parking for appx.15-20cars. Great for owner/users or developers, there is no other estate like this one. Expansive lot w/300ft of street frontage & room for TennisCourt. Huge lawns w/wide open spaces. Apprx 6400sqft RobertByrd Traditional w/an enchanting ambience. Resort-like backyard. An unbelievable setting!

MLS#17-283618
Tania Ferris 310.713.8234
COLDWELL BANKER www.beverlyhillscountryestate.com

2818 DEEP CANYON DR	Refresh.	11-2	NEW
\$3,795,000	5+7	2sty-CONTEMP MED	




SIMPLY THE BEST VALUE IN THE ENTIRE NEIGHBORHOOD

Come see this FANTASTIC value yourself.....Better bring clients along as well. This is a turnkey home, ready for your clients. Total 5 Bedrooms, 7 Bathrooms, plus an Office with Built-ins, Formal Living Room, Formal Dining, Great Family Room, looking out to the backyard, pool and a BBQ area. 3 Fireplaces. Oversized Sumptuous Master. All other bedrooms are large ensuites.

Bobby Syed 310-850-7300
COLDWELL BANKER BHN

10062 HILLGROVE DR	Refresh.	11-2	NEW
\$6,998,000	5+5	2sty-CONTEMPORARY	



THE ART OF LIVING

Sleek, new, and very private, this handsome contemporary is created for tranquility and stylish entertaining. One minute from the BH Hotel, the home has five bedrooms, an open concept first floor with large island kitchen, breakfast area, dining area with wine display wall, living room, and separate family room. Upper level master has enormous walk-in closet and private balcony for sun bathing or star gazing. Large motor court for 4+ cars. Lush, private yard with pool, spa and covered patio.

S. Apelian/J. Rey (323)804-3400
CB BEVERLY HILLS S. www.StephenApelian.com

2149 BASIL LN	Open	11-2	NEW
\$1,295,000	2+2	MID-CENTURY	



CHARMING MID-CENTURY

Stunning mid-century modern on a rare, private lane in coveted Beverly Glen Canyon. This architectural Bill Mack design features a bright, open floor plan, high wood beamed ceilings, skylights, slate and bamboo flooring and a dramatic wall of glass bringing the beauty of the outdoors into this warm peaceful retreat.

MLS#17-282966
Aaron Kirman 310-435-8778
JOHN AAROE GROUP Cbl,Clng Fan,Dshwshr,Dryer,Grbg Disp

9653 OAK PASS RD	Open	11-2	NEW
\$4,975,000	5+6	CONTEMPORARY	




STUNNING CONTEMPORARY

5 Bedrooms, 5.5 Bathrooms. Dining area and lounge area with fireplace and exposed wood beams which is open to the pool, spa, bar & fire pit. Kitchen with double ovens, steam oven and warming drawers. Deluxe screening room. Master suite with walk-in closet & French doors that open to stone tiled patio/deck with sweeping canyon views. 1BR/1BA suite with own entrance. Expansive and private backyard with mature trees perfect for entertaining. 2-car garage and storage area. HOD are \$1500 per year.

MLS#17-281260
J.Babajan/M.Sisatar 310-777-6372
RR/CB

1433 SUMMITRIDGE DR	Refresh.	11-2	red
\$2,998,000	4+4	CONTEMPORARY	



90210 Modern and sophisticated, this 4 bedroom, 4 bath contemporary home boasting an exceptional full in law suite is located in the prestigious Beverly Hills Post Office area. The 3-story home features an open floor plan with bamboo floors throughout and large windows providing exceptional light. The spacious living room has a wood burning fire place and French doors that lead to the expansive deck with breathtaking views of the city, canyon, and ocean.

MLS#17-262308
Stefani Stolper
DOUGLAS ELLIMAN Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn

9305 HAZEN DR	Open	11-2
\$5,350,000	4+5	2sty-TRADITIONAL




ROMANCE AND PRIVACY ON 1+ ACRE

"PINESONG" - a gated estate of exceptional refinement and quality on coveted Hazen Drive. Gracious LR with tray beam ceiling and marble FP, inviting formal DR, center island cook's kitchen and intimate den/screening rm. 2 lavish master suites (one with FP), lovely guest BR and separate office/gym. And the gardens ... brick walkways, towering trees. Sparkling pool and spa, romantic beamed loggia with outdoor kitchen and FP. Truly a rare and remarkable offering.

de Salvo / Carswell 310-560-9388

CB / TELES

8464 COLE CREST DR	Open	11-2
\$2,349,000	3+4	ARCHITECTURAL



HOLLYWOOD HILLS STUNNING HOME!

Unbelievable 300 degree view property spanning from the Hollywood sign to Century City to Catalina Island and beyond. This quiet, private retreat boasts an amazing open floor plan with views from every single room in the house. Wonderful for entertaining. Generous size master bedroom and guest suites. This is a unique property with a large swimming pool, lots of potential and tremendous upside. Fantastic value in the Hollywood hills.

MLS#17-282938

Josh Flagg
RODEO REALTY - BEVER

Dshwshr,Frzr

2376 KIMRIDGE ROAD	Open	11-2
\$4,250,000	4+5	MODERN



MAJOR \$250K REDUCTION! MODERN BEVERLY HILLS "ART-LOFT" HOME

Stunning Beverly Hills Residence created with exquisite attention to every detail in 2017 situated on a quiet cul-de-sac street. This uber-sexy entertainer's sanctuary has a massive interior open floor plan living/dining area with extraordinary light, immense scale, and dramatic 14ft ceilings offering an elevated lifestyle experience! Custom gourmet Bauformat German kitchen. Spectacular 1850sf rooftop! The over 4500sf, 4 bedroom, 4.5 bathroom showpiece features 2 luxurious master bedroom suites.

MLS#17-269720

ST. JAMES + CANTER 310-704-4248

BERKSHIRE HATHAWAY

WWW.2376KIMRIDGE.COM

7524 DEVISTA DR	Open	11-2
\$4,195,000	4+5	2sty-MODERN



SLEEK MODERN OASIS

Behind a stately walnut entry door is a contemporary retreat newly redesigned & constructed to offer the most indulgent in hillside living. The airy floor plan kitchen, living and dining room create the heart of the home and flow effortlessly through Fleetwood sliding glass doors into an alluring outdoor teak deck with sparkling infinity pool, spa, sunken fire pit area, and built in BBQ bar/dining, overlooking a restful vista of explosive canyon views.

MLS#17-256658

Tatiana Derovanessian 310-432-6507

KELLER WILLIAMS BEVE

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

12417 MULHOLLAND DR	Open	11-2
\$3,295,000	3+3.5	1sty-RANCH



BEAUTIFULLY RENOVATED ROBERT BYRD ORIGINAL!

Awe-inspiring 180 degree city & canyon views on both sides of this classic Ranch. Expansive living room w/cathedral-beamed ceilings & stacked stone fireplace opens to a family room flooded w/natural light provided by walls of glass. Chefs kitchen showcases state-of-art appliances, custom cabinetry & Caesarstone countertops. Lushly landscaped outdoor space boasts multiple dining patios w/gas fire feature, custom BBQ area, grassy side yard & magnificent private gardens. 3car garage & motor-court.


MLS#17-278560

Ronald Losch 310-701-4111

RE/MAX WEST LA

www.RESULTSRealEstateGroup.com

6846 PACIFIC VIEW DR	Open	11-2
\$2,295,000	29000000	4+4.5
		3sty-VILLA



HUGE PRICE REDUCTION \$305K! GATED NEW BUILD VILLA W/POOL

Featuring 4 "en suite" bedrooms / 4.5 baths, bonus media room, wood floors, crown moldings, eat-in cook's kitchen with Viking appliances and formal dining separate. Great flow with many rooms accessible to the walled and gated outdoor patios/verandas. To top it off this home has a 2 car garage with approximately an additional 2 to 3 car off street gated parking spaces. Possibility seller could carry some financing subject to his approval of buyer's financials, credit, employment, etc.


MLS#17-244100

Rick Beck 310-990-7925

KELLER WILLIAMS-BH

Blt-Ins,Grbg Disp,Hood Fan,Rng/Ovn,Fridg

10110 CIELO DR	Open	11-2
\$2,749,000	3+4	CONTEMPORARY



NEW CONSTRUCTION!!!

A Brand New Home! A trophy property, Great Views!! This exquisite home has exceptional quality throughout, great space and scale, high ceilings, and an open floor plan. Large living room with great art walls and fireplace. Gourmet kitchen with stainless steel appliances, Family room, and a romantic Master bedroom with views!! Entertaining decks throughout the house. Large media room with a grassy yard. Rare find at the end of the Cul-de sac.


MLS#17-274314

Sevak Kachadurian 3105601688

WEA

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

9200 SWALLOW DR	Open	11-2
\$16,995,000	7+8	MODERN



LIVING ON THE EDGE

For more information, please visit www.Swallow-Modern.com.

MLS#17-259068

Drew Fenton 310.858.5474

HILTON & HYLAND

Co-Listed w/ Altman Brothers

03 Sunset Strip - Hollywood Hills West Single Family

8623 FRANKLIN AVE	Lunch	11-2
\$2,749,000	3+4	2sty-MEDITERRANEAN



YOUR FUTURE HOME IS HERE!

Your future home is here with a charming and modern twist. Classic beam ceilings in the living room and rotunda guest suite, as well as reclaimed wood beam ceilings on both verandas create a nostalgic nod to an imagined past. Huge frontage and privacy walls are bathed in verdant vines and bougainvillea creating a true villa compound. The plush home theater and backyard with pool add to the entertaining ambiance. Of course there are city and canyon views to add to this even more ideal setting.

MLS#17-282344

Jane Schore 3235736562

COLDWELL BANKER

www.ShoppingwithSchore.com

2450 SOLAR DR	Open	11-2
\$15,900,000	5+7	CONTEMP MED



ONE OF THE MOST RECOGNIZABLE COMPOUNDS IN THE HH

Approx 15.3-acres of endless possibilities and incredible one-of-a-kind views of the city, ocean, and hills; this rare estate is incomparable to anything on the market. Behind private gates, a circular drive leads to dramatic, 2-story foyer. The property comes with schematic design plans for an absolutely stunning, painstakingly conceived, 7 bdrm, 10 bthrm modern home. Once built, this has the opportunity to be one of the most prominent landmark properties in the Hollywood Hills.


MLS#17-210708

J.Babajan/A.Kirman 310-623-8800

RR/JA

www.2450solarldr.com

9305 NIGHTINGALE DR	Open	11-2	rev
\$12,000,000	3+4	MODERN	




LEGAL STEAL AT \$12,000,000

Perched atop the Sunset Strip's most coveted Bird Street, this magnificent modern has voluminous rooms, custom woods and fire & water elements creating a warmth rarely seen in modern architecture. Hi-ceilings w/full-story windows bring the outside in, providing panoramic views of the city. Chef's kitchen opens to massive family room w/wet bar. Infinity edged pool and fire pit for entertaining. Private master bedroom and bath have awe-inspiring city lights views. Also available for lease.

MLS#17-263824
 Gary Gold 310.741.0505
HILTON & HYLAND

Co-Listed w/Danny Preston | Kelton Group

7107 MACAPA DR	Open	11-2	rev
\$7,499,600	5+8	3sty-ARCHITECTURAL	



CUSTOM DESIGNED ARCHITECTURAL
WWW.7107MACAPA.COM

Nestled in highly desired Hwd Hills w/ explosive city lights & mountain views. A work of art! Refined design aesthetic includes: interior open courtyard, floating open tread staircase, floor-to-ceiling automated pocket door systems, built in custom cabinetry, amazing home theater-screening room. Nearly 6000 sf, 5 bedrooms, massage room, maids suite, 8 baths. Situated on a private 17,500 sf lot with panoramic views, zero-edge pool, outdoor kit/bar, spa & state-of-the-art home automation system.

MLS#17-258414
 Rande Gray 310-614-2839
KELLER WILLIAMS HH

www.OmegaGroup.LA

1684 N CRESCENT HEIGHTS	Open	11-2	rev
\$3,995,000	3+3.5	CONTEMPORARY	



CELEBRITY HIDEAWAY

ART-MODERNE INSPIRED CONTEMPORARY ABOVE THE SUNSET STRIP AND REMODELED TO PERFECTION. . SET BEHIND TALL HEDGES IN A RESORT-LIKE SETTING, THIS HOME HAS A BOUTIQUE-HOTEL VIBE AND OFFERS THE ULTIMATE IN LUXURY AND PRIVACY. MAIN HOUSE HAS 2 BEDROOMS + DEN + 2.5 BATHS. SEPARATE GUEST UNIT WITH ADDITIONAL BATH HAS ITS OWN ENTRANCE AND CAN BE USED AS A GYM, SCREENING ROOM, OR PRIVATE OFFICE. THIS SMART HOME IS EXQUISITELY DESIGNED AND HAS APPROXIMATELY 3,799 SQFT OF LIVING SPACE ON A 9200+ SQFT LOT.

MLS#17-262212
 Brad Downs 310-435-3225
RODEO REALTY - BH

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

7346 PACIFIC VIEW DR	Refresh.	11-2	rev
\$2,145,000	4+5	3sty-CONTEMPORARY	



BACK ON MARKET WITH PRICE DROP !!! FOR SALE/LEASE

Quiet & bright remodeled home at end of cul-de-sac off Mulholland btwn Outpost & Runyon. Dramatic great room w expansive views to Hollywood sign. 3,882 Sq Ft of living space over 3 floors - Main floor indoor/outdoor living, huge Master & sitting area + 2 beds on upper level. Lower level full suite (bed, bath, 2nd living room) - perfect for in-law, guest, media room, gym or home theater. Lush and private backyard with 2 fountains, firepit, and side yard w views. Also for lease furn \$12,500.

MLS#17-273902
 Denise Rosner (310)508-9482
KELLER WILLIAMS BH

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

8527 NASH DR	Open	11-2	593 A3	rev
\$769,000	1+1	1sty-COTTAGE		



CHARMING HILLSIDE RETREAT


Sweet hideaway in the hills with hardwood floors and living room fireplace. Sip coffee on your front balcony, have breakfast on your patio, enjoy a glass of wine while taking in the city lights and canyon from your viewing deck. French windows in the dining area and living room. French doors lead out to front balcony. Walk-in closet in bedroom. Appliances included. Central air and heat. One-car garage plus parking for two cars in front of the garage. No sign on the property.

MLS#17-279472
 Lori Matson 310-994-5894
KELLER WILLIAMS HOLL

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

03 Sunset Strip - Hollywood Hills West	Condo / Co-op
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8787 SHOREHAM DR, UNIT 805	Open	11-2	NEW
\$945,000	0+0	MODERN	




STUNNING VIEWS

Stunning, designer remodeled 1 bedroom, 1 bath condo with explosive panoramic views in the sought after Shoreham Towers in prime West Hollywood. Completely redone featuring top of the line quality and materials throughout. The open floor plan features a gourmet kitchen, custom cabinetry, recessed lighting, and exceptional entertainment center with built in speakers, and one of a kind concrete walls.

Jonathan Mogharrabi 310-633-1300
JOHN AAROE GROUP

03 Sunset Strip - Hollywood Hills West	Lease
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7346 PACIFIC VIEW DR	Refresh.	11-2	rev
\$12,500	4+5	3sty-CONTEMPORARY	



VIEW HOME - FURNISHED LEASE OR SALE


Quiet and bright remodeled home at end of cul-de-sac off Mulholland btwn Outpost & Runyon. Dramatic great room w expansive views to Hollywood sign. 3,882 Sq Ft of living space over 3 floors - Main floor indoor/outdoor living, huge Master & sitting area + 2 bedrooms on upper level. Lower level full suite (bed, bath, 2nd living room) - perfect for in-law, guest, media room, gym or home theater. Lush and private backyard with 2 fountains, firepit, and side yard w views. Also for sale \$2.145M

MLS#17-275362
 Denise Rosner 3105089482
KELLER WILLIAMS BH

Blt-Ins,Cing Fan,Dshwshr,Dryer,Frzr

04 Bel Air - Holmby Hills	Single Family
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11222 CHALON RD	Open	11-2	NEW
\$8,750,000	5+5	FRENCH	




FRENCH REGENCY WITH SUBLIME VIEWS | OPEN 11-2

This sumptuous French Regency-style Bel Air estate radiates elegance. With panoramic city views, it is impeccably crafted. There are two beautifully appointed kitchens. The master suite, with fireplace and French doors to a secluded patio, has a luxurious bath and serene views. The lower level has an entertainment room, fitness space, sauna, wine room, and private guest suite. An elevator serves all levels. Grounds include formal gardens, pool, wraparound terrace, and a superb rooftop view deck.

Joyce Rey/Arlene R. 3102857529
COLDWELL BANKER

www.JoyceRey.com

1087 MORAGA DR	Lunch	11-2	NEW
\$2,995,000	4+3	1sty-MID-CENTURY	




BENTON & PARK, AIA 1959 MID CENTURY

1959 Benton & Park, AIA (students of A. Quincy Jones), Mid-Century Modern home with 4 beds/3 baths 3,332 sq. ft. on a 23,909 sq. ft. lot. Only 1 owner since 1959. Sprawling single -level, private home with terrazzo flooring. Fabulous entry with fish pond and lush tropical landscaping invite you into the grand foyer, dining room and living room with high ceilings. Floor to ceiling walls of glass in the living room and den offer views of the sparkling pool in a serene canyon setting.

Gwen Fritzing 3107498821
GIBSON INTERNATIONAL

2185 LINDA FLORA DR	Open	11-2	NEW
\$2,795,000	5+4	2sty-TRADITIONAL	



CHARMING TRADITIONAL MID-CENTURY WITH GORGEOUS CANYON VIEWS

On nearly a half-acre, in the hills of Bel-Air, this 5 bed 4 bath property channels a warm, welcoming charm boasting private canyon vistas. Outside, lush flora & gardens surround the home's private patio and spa. Floor-to-ceiling windows bathe every room in warm, natural light as sumptuous oak flooring runs throughout the space. The home's master suite features high wood-beamed ceilings and French doors that gaze out to westerly views of the backyard and canyon.

Adam Rosenfeld 310.595.5915
MERCER VINE

Open House: 10/31 11-2pm & 11/5 2-5pm

1524 STONE CANYON RD	Open	11-2	red
\$14,900,000	4+5	2sty-COUNTRY ENGLISH	



NOTHING SCARY ABOUT THIS BEAUTY!

For sale & lease this estate featured in Architectural Digest-encompasses nearly 8,772 square feet of livable space including the guest home. Oak plank floors lead to an impressive great room featuring soaring pitched ceiling & brick fireplace. Dotted with Oak and Sycamores, the property features views of Bel Air's rich canyonside. With park-like grounds, full outdoor BBQ & pool/spa leisure area, this sheltered estate commands a tranquil existence year-round, beckoning entertaining & respite.

MLS#17-247866
Segal & Ojeda 310-902-7676
PARTNERS TRUST BW

Tim Mullin

04 Bel Air - Holmby Hills Lease

10608 LINDAMERE DR	Refresh.	11-2	NEW
\$8,900	4+4	1sty-POST & BEAM	



NEW KITCHEN AND BATHROOMS

Tastefully Remodeled Mid Century reminiscent of the classic post and beam homes built in Bel-Air circa 1960. Sitting at the end of a Cul de sac street, the property is very private and secure. The indoor/outdoor design and great room with Living, den, and dining area lends itself toward entertaining and comfortable living. The Master Suite with dual bathrooms opens to its own patio and the backyard. The Gourmet kitchen has new counters, backsplash, and appliances. Available immediately.

MLS#17-280728
Geoffrey Lands 310-339-5757
BEL AIR REALTY

05 Westwood - Century City Single Family

10433 LINDBROOK DR	Open	11-2	NEW
\$3,995,000	5+5	TRADITIONAL	



INCREDIBLE POTENTIAL IN PRIME LITTLE HOLMBY

Don't miss this 13,860 square foot lot in highly sought after Little Holmby. Pull up to this expansive corner lot with a charming original home that has been lived in and well-loved since 1958. Walk through the front door to find a great floor plan that includes a large living room, sun room overlooking the sparkling pool, generous dining room, 5 bedrooms and 5 bathrooms. Incredible opportunity to make this wonderful home your own.

Jade Mills 310-285-7508
COLDWELL BANKER

2346 PELHAM AVE	Open	11-2	NEW
\$3,195,000	4+5	SPANISH	



STUNNING SPANISH NEW CONSTRUCTION!

This stunning new construction home is a perfect blend of the timeless beauty and charm of Santa Barbara Spanish architecture with stylish and contemporary interior design. Featuring four bedrooms and five bathrooms, even the most discerning buyer will be impressed with its sophisticated design, meticulous craftsmanship, and the utmost attention to detail. Three sets of French doors lead to a grand courtyard patio, ideal for indoor/outdoor living and entertaining.

MLS#17-283238
M. Klein / D. Brown 424.488.1016
THE AGENCY

Blt-Ins,Clng Fan,Dshwshr,Grbg Disp,Other

10518 WELLWORTH AVE	Lunch	11-2	NEW
\$2,099,000	3+3	TRADITIONAL	



POLISHED TRADITIONAL IN PRIME WESTWOOD

Beautifully well-maintained Traditional w/ gleaming architectural details throughout; wood floors, wainscoting, crown molding & more. Large formal living room w/ focal fireplace. Open entertaining cook's kitchen featuring a center island, stainless steel appliances & granite counters w/ family & dining areas. Access the patios and grassy backyard via French doors from the dining area, master & secondary bedrooms. Coveted Fairburn Elementary School. Direct access to 2-car garage. Alarm system.

Larry Young 310.777.2879
BERKSHIRE HATHAWAY

larryyoungwestside.com

2029 CAMDEN AVE	Open	11-2	NEW
\$1,399,000	3+2	TRADITIONAL	



NEWLY UPDATED & EXPANDED TRADITIONAL 3 BED/2 BATH.

Charming red front door & covered front entry porch leads to an remodeled open floor plan of living space including living room w/ fireplace, dining area w/ sliding door to inviting covered back deck & completely remodeled open kitchen w/ center island & breakfast bar, quartz countertops, newer custom cabinetry, updated black stainless steel appliances & laundry area w/ backyard access. Spacious master suite w/ vaulted ceiling, french door access to backyard, custom walk-in closet.

MLS#17-283318
Chad Lund 310.801.2641
TELES PROPERTIES

www.2029camdenavenue.com

05 Westwood - Century City Condo / Co-op

10445 WILSHIRE #1804	Open	11-2	NEW
\$1,400,000	2+2	CONTEMPORARY	



Stunning 18th floor north facing unit with sweeping unobstructed panoramic views to the ocean at the full service building in The Grand. This gorgeous 2 bedrooms 2 bath condo has a grand entry which opens to a great living area with fireplace and a very large balcony with beautiful north- west view great for entertaining. Large master bedroom with beautiful bathroom and walk in closet. Modern custom design kitchen with brand new cabinets and stainless steel appliances.

MLS#17-282712
Laleh Sheikh-Astaneh 310-4357131
KELLER WILLIAMS BEVE

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

1878 GREENFIELD AVE, UNIT 203	Open	11-2	NEW
\$1,179,000	4+2.5	MEDITERRANEAN	



INCREDIBLY RARE OPPORTUNITY TO OWN A 4 BEDROOM/2.5 BATH

Single-level corner-unit in newer beautiful 2005 built Mediterranean courtyard building. Open & spacious 1,850sf floor plan includes living room w/ built-ins, access w/ sliding door to balcony & fireplace opening to entertainer's dining room. Amazing large chef's kitchen overlooking dining & living room w/ breakfast bar, wine fridge, 6-burner Viking range, ceramic tile flooring & granite countertops. Spacious master suite w/ double custom built walk-in closets & 3rd sliding door closet.

Chad Lund / Patty Best 310.339.8002
TELES PROPERTIES

www.1878GreenfieldAvenue203.com

1401 CAMDEN AVE #1, #2, & #5	Open	11-2	NEW
\$1,099,000	2+3	3sty-CONTEMPORARY	




FIVE WILLIAM HEFFNER DESIGNED CONDOS

Five exquisitely remodeled substantial architectural townhouses designed by William Hefner for sale priced from \$969,000 to \$1,099,000. Available for the first time. Located at the end of a serene cul-de-sac in prime Westwood. Modern and spacious units w/ either 1 bed 1.75 baths + large loft or 2 beds 2.5 baths + large loft. New hardwood floors throughout, stone counters, inside laundry, 2-car tandem parking, & private storage. Close to UCLA, Westwood Village, & all the Westside has to offer.

MLS#17-281506
S. Moritz & B. Abisror 310.871.3636
SOTHEBY'S INT'L RLTY

www.1401CamdenCondos.com

10794 WILKINS AVE #101	Refresh.	11-2	NEW
\$950,000	2+3	TRADITIONAL	




UPDATED WESTWOOD CORNER UNIT

Updated, private corner residence located in prime Westwood. Perched above the street sits this spacious home with ample light and a terrific layout. Recently updated with rich hardwood floors, stainless steel appliances, new side-by-side washer and dryer, recessed lighting throughout, and fresh paint from top to bottom. Two bedrooms, both with ensuite bathrooms, and an enormous master bedroom with an abundance of light, two balconies, walk-in closet, dual sink vanity, and jet tub.

MLS#17-284052
Nick Collins 310-433-4946
THE AGENCY

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

10551 WILSHIRE #702/703	Open	12-2	rev
\$5,200,000	3+5	CONTEMPORARY	



10551 WILSHIRE #702/703

This is the most stunning modern condominium available today. Two units are combined to offer approximately 4400 square feet of luxury living. Completely rebuilt and reimagined the massive open living room, dining room, family room and kitchen are enveloped by a long huge wall of windows overlooking Holmby Hills. This is the modern of today.

MLS#17-274778
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

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

10739 ASHTON AVE #203	Open	11-2	bom
\$1,150,000	2+3	3sty-CONTEMPORARY	



LRG SINGLE LEVEL CONDO W/NEW KITCHEN - BOM

Move-in. Corner single-level condo w/abundant light, stunning night lights and views. Vast living rm w/striking custom frplc, hi-ceilings, recessed lighting, distressed wooden flrs. Lrg dining rm abuts splendid newer eat-in kitchen w/5-burner stove, chef's hood, 2 ovens & built-in microwave. Fabulous granite counters, new cabinetry, farmer's sink, garden window, stainless appliances, laundry closet. 2 lrg bdrms w/private baths, lots of storage. Earthquake insurance & strong reserves

MLS#17-257330
Ashley Wrobel 310.395.6028
KELLER WILLIAMS-SANT

Cbl,Dshwshr,Dryer,Elvtr,Frzr,Other

05 Westwood - Century City Lease

10501 WILSHIRE BLVD #1809	Open	11:30-2	NEW
\$8,850	2+3		



PHENOMENAL WILSHIRE CORRIDOR CONDO WITH GORGEOUS VIEWS


Approx 1839 sq ft double unit totally remodeled. This one has it all. Ultra high ceilings w/ recessed lighting (including LED mood lighting); huge, fabulous kitchen with Sub Zero refrigerator, Wolf & Asko appliances with induction cooktop and wall ovens; new double pane Fleetwood doors & windows, 24X24 limestone floors throughout with sound insulation; separate dining area with custom cabinetry & Sub Zero wine refrigerator; built in fireplace in living room; automatic window shades.

MLS#17-275602
Michele Martin 310-508-8448
TELES PROPERTIES

www.10501WilshireBlvd1809.com

06 Brentwood Single Family

205 S 2ND ANITA AVE	Lunch	11-2	NEW
\$5,950,000	5+6	VILLA	



BRENTWOOD GATED ITALIAN VILLA

Private gated Italian villa on a cul-de-sac in prime Brentwood location featuring 7300 sqft, fabulous formal living room with vaulted ceiling, spacious family room, wonderful chef's kitchen with large center island and huge master suite with hotel-like bath.

MLS#17-282914
Myra Nourmand 310-888-3333
NOURMAND & ASSOCIATE

Catered Lunch

765 MARZELLA AVE	Open	11-2	NEW
\$2,601,000	4+3	2sty-TRADITIONAL	



EXPANSIVE CITY AND OCEAN VISTAS

The foyer opens into the living room & flows into the charming kitchen & dining room w/glass French doors unto the pool & terrace. The first story is comprised of three beds while the master boasts its own sequestered retreat atop the second floor, complete w/ample closet space & private bath. Beyond the interior lies the sun-laden patio, pool & yard, enveloped by verdant foliage. A truly serene Brentwood oasis, this home presents a unique opportunity to realize an unrivaled hilltop getaway.

MLS#17-283710
Smith & Berg | Morton 310.500.3931
PARTNERS TRUST BH

765marzella.com

12730 W SUNSET BLVD	Open	11-2	rev
\$7,195,000	5+5	2sty-SPANISH	



BRENTWOOD PARK - ALMOST 1 ACRE LOT WITH 1928 SPANISH

DON'T LET SUNSET BLVD. FOOL YOU, THIS IS A MUST-SEE! Gracious 1928 classic Spanish in Brentwood Park set on almost 1 acre of completely secluded park-like grounds with over 120 feet of frontage. Teeming with historical details yet modern day amenities, this 5,540-SF, 5-bedroom, 5-bathroom-home is set away from the street and offers gated privacy. Backyard includes a paddle tennis court, vast lawn, mature trees and outdoor seating. One of the most coveted areas of Brentwood.

MLS#17-271434
David Kelmenson 310-863-3030
THE AGENCY

Updated Classic Spanish

973 S GRETN GREEN WAY	Open	11-2	rev
\$4,690,000	5+6	TRADITIONAL	




NEW TRADITIONAL ON A HIGHLY DESIRABLE AREA OF BRENTWOOD

Space, volume and amenities are evident as you enter this home. The living room opens to an office overlooking the front yard. A formal dining room is flanked by French doors that open to a water element on one side and a floor-to-ceiling glass wine cellar on the other. The kitchen/family room is oversized, flooded with light and appointed with a large center island, farm sink, full-size sub zero refrigerator + freezer, 8 burner wolf range, walk in pantry and butlers pantry.

MLS#17-279918
Gary Gold 310.858.5411
HILTON & HYLAND

SoldByGold.net

2100 WESTRIDGE RD	Open	11-2	rev
\$2,699,000	4+3	RANCH	



LARGE CORNER LOT IN PRIME BRENTWOOD

Boasting a great layout, this 4 bed, 3 bath features an open kitchen w/built-in breakfast nook, gorgeous wood floors & abundant natural light. The covered heated patio, grassy yard space and large swimmer's pool are great for entertaining. Seamless indoor-outdoor experience with large glass sliders in both the den and master which lead to the patio. The 4th bdrm, 3rd bath & laundry area are well positioned to serve as a guest quarters. This is an incredible opportunity and not one to miss!

MLS#17-276580
A. Buss D. Kramer 310-487-4437
HILTON & HYLAND

www.DavidKramerGroup.com

06 Brentwood Condo / Co-op

441 S BARRINGTON AVE, UNIT 105	Open	11-2	NEW
\$1,075,000	2+2.5		



THE COSMOPOLITAN BRENTWOOD LUXURY RESIDENCES!

Sophisticated single level condo, featuring wide-plank hardwood floors, high ceilings, large windows and designer finishes throughout. Approx. 1,300 sqft with 2 bdrms and 2.5 baths. Open, white & modern kitchen features stainless appliances and breakfast bar. Luxurious master suite with spa-like bathroom. Building provides a dedicated concierge, pool with sun-deck, garden sitting area and fitness room. 2-car, side X side parking, plus guest spots and plenty of EV parking. Completed in 2015.

John Hathorn 310-500-1288
PARTNERS TRUST SM

Other

11500 SAN VICENTE #219	Open	11-2	631J4	rev
\$1,595,000	2+3	2sty-CONTEMP MED		



THE BRENTWOOD 24HR FULL SERVICE W/VALET 2700SQFT OF LUXURY!

Brentwood's best value at \$599 psf! Fabulous offering in Brentwood's only full service building. Check the comps - this is an incredible opportunity! Nearly 2700sqft of luxurious space, this gorgeous garden-side unit is very home-like w/ wrap-around terraces & lush landscaping. Rare 2-sty floorplan w/high ceilings, tall doors, great scale & design, large open spaces & a fabulous floorplan. The Brentwood offers Valet, Pool, Gym and walking distance to fine dining and shopping!

MLS#17-276440
Tania Ferris 310-713-8234
COLDWELL BANKER

FABULOUS BUY!

06 Brentwood

Lease

11400 BERWICK ST	Open	11-2	631J3	NEW
\$7,850	4+2.5	1sty-TRADITIONAL		



BRENTWOOD GLEN TRADITIONAL TUCKED AWAY ON PRIVATE CORNER LOT

Beyond the charming gate & plethora of greenery, you will find yourself nestled in a world of peace/privacy. The formal entryway leads to an open floor plan ideal for entertaining. Living rm, dining area, breakfast area & kitchen all open to each other creating a spacious living space. Open kitchen leads to spacious, private back yard w/ built-in BBQ. Master suite bath has double sinks & along w/ the other baths, is updated. Den w/ fpl can also be 4th bed. Hrdwd Flrs, mounted flat screen TV's...

MLS#17-278770

Lisa Mansfield 310.993.2303
SOTHEY'S BRENTWOOD

Open Floor Plan + Private Corner Lot

07 West L.A.

Single Family

2497 ARMACOST AVE	Open	11-2	NEW
\$1,448,888	3+3	MODERN	



LOCATED WITHIN CLOSE PROXIMITY TO ALL THE AREA HAS TO OFFER

The home is well thought, the space so smartly allocated that it belies the square footage; the home lives much larger. In addition to the large master retreat with rooftop deck, there are 2 bedrooms, 3 bathrooms, a great kitchen, open plan living and dining room; the home also has a finished garage and a bonus room with a private entrance. The home is light and bright with hardwood floors throughout. The front and back yards are enclosed by custom-made gates of iron and redwood.

MLS#17-278782

The Toledos 310-462-8268
TELES PROPERTIES

www.2497armacostave.com

2813 BARRY AVE	Open	11-2	NEW
\$1,050,000	3+2		



WEST LA OPPORTUNITY IS KNOCKING FOR YOUR INVESTOR AND BUILDER

West LA opportunity is knocking for your investor and builder clients. Perfect property for end-user to fix up, investors to fix and flip or build new. Great neighborhood on beautiful tree-lined street. Property has fruit trees, oversized garage and alley access. Conveniently located near the 10 and 405 freeways and the new expo line. Property Sold as-is. Trust Sale, court confirmation required and subject to over bid. Offers due 11/6/17

MLS#17-284144

H. Jasan Sherman 3106003825
RODEO REALTY- BRENTW

Grbg Disp

12222 WILSHIRE BLVD #311	Open	11-2	NEW
\$869,000	2+2	ARCHITECTURAL	



MANHATTAN LIFESTYLE IN WEST LA

A gorgeous, stylish 2 BR, 2 BA condo in West LA across from Brentwood. Single level. Updated tastefully w/ new wood flooring, new recessed lighting, new plantation shutters, & paint. Corner unit w/ desirable central floor plan. Formal entrance & bedrooms on different sides. Living room w/ fireplace & balcony. Gourmet kitchen w/ breakfast nook. Master suite w/ fireplace & spacious bath. Alarm system. Easy access to freeways. Wilshire Borgata features gym, pool, spa, rec room, meeting room.

MLS#17-283954

Soheila Eshtehardi 310-466-4658
NOURMAND & ASSOCIATE

Dshwshr,Dryer,Intrcm,Micro,Fridg,Other

07 West L.A.

Condo / Co-op

1257 BROCKTON AVE #303	Open	11-2	NEW
\$1,050,000	3+2	CONTEMPORARY	



SOPHISTICATED SINGLE LEVEL CONDO

This light & bright unit features a great open kitchen w/ granite countertops & stainless steel appliances. The kitchen opens to the din area w/ breakfast bar, & spacious liv room w/ beautiful dark wood floors & lrg windows. There is a generous balcony & lovely fireplace, ideal for entertaining. Master suite includes walk in closet + 2nd closet & there are 2 additional nicely sized bedrooms. Recessed lighting, mouldings, side-by-side W/D closet, extra storage, & 2 parking spaces + guest parking.

MLS#17-283174


Stearns/Tsow 949.232.6569
PARTNERS TRUST BW

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

09 Beverlywood Vicinity

Single Family

2717 S BEVERLY DR	Open	11-2	NEW
\$3,295,000	5+6	2sty-CONTEMPORARY	



STUNNING CONTEMPORARY WITH POOL & LARGE YARD

Stunning contemporary home in Beverlywood just completed a full remodel. Almost 4,000 sq ft on 7,700 sq ft lot. Large Back yard with pool. Master upstairs plus 3 bedrooms all en-suite. Open floor plan with lots of natural light. Office downstairs plus media room, maid's room and two car garage.

J.Mandile C.Laffoon 323.446.3224
MERCER VINE

Completely remodeled home

9001 CRESTA DR	Open	11-2	NEW
\$1,499,000	4+3	2sty-TRADITIONAL	




TRADITIONAL 4BED/3 BATH HOME IN HOA

This home boasts the vibrancy of city life together with the pastoral seclusion of a personal oasis in the backyard. The open floor plan leads out to a large covered patio overlooking a pool and jacuzzi. The spacious sunny kitchen has been updated as well as all baths. This home has two master suites, wood floors, and amazing storage/closet space throughout. The roof/heating system were replaced in 2012. Close proximity to a farmers market, schools, houses of worship, plus easy freeway access.

Jenny Savitsky/Lee Zamos 310-892-0137
PARTNERS TRUST-

www.9001crestadr.com

9615 BOLTON RD	Open	11-1	rev
\$5,995,000	6+8	3sty-TRADITIONAL	



CROWN JEWEL IN THE HEART OF THE BEVERLYWOOD HOA

Exquisite new construction 7,500 sf smart house w/ highest quality. 6BR+8BA, stunning 2-sty liv rm, formal din & butler's pantry; fabulous kosher kitchen w/ top of line appliances, xtra lg island, breakfast nook & desk area. Open flow to wonderful family room w/ fp & gorgeous yard w/ pool & spa, cabana w/ fp & bbq area. Upstairs has 3 en suite BRs & sumptuous spa-like bath w/ spa-like BA w/ dual shower, tub, walk-in closet & balcony. Lower level w/ fam rm, theatre, gym, wine cellar & guest apt.

MLS#17-273974

Judy Ross-Bunnage 310-285-7504
COLDWELL BANKER RES

www.9615BoltonRoad.com

09 Beverlywood Vicinity

Condo / Co-op

1132 S DOHENY DR, UNIT 201	Refresh.	11-2	NEW
\$997,500	3+3	TRADITIONAL	



RARE 3 BEDROOM + 3 BATH CONDO IN A+ BEVERLY HILLS ADJ. LOC.

Expansive, updated, and well-maintained THREE bedroom THREE bathroom condo in excellent BH adjacent location a short distance from shops, cafes, and houses of worship on Pico Blvd. This quiet and bright corner condo is located in a small 9 unit building and features INSIDE LAUNDRY, large kitchen, some views of downtown, 2 parking spots, brand new double-paned windows, hardwood floors, tons of storage with custom closets, and terrific floor plan. Don't miss this amazing property!


Allie Riley 310.467.4567
TELES PROPERTIES

Newer appliances, in-unit washer/dryer

10 West Hollywood Vicinity

Single Family

749 N ORLANDO AVE	Open	11-2	NEW
\$5,795,000	5+6	2sty-CONTEMPORARY	



NEWER CONTEMPORARY MELROSE PLACE


NEWER CONTEMPORARY ARCHITECTURAL 5 BEDROOM AND 5.5 BATHS ON LARGE DEEP LOT IN A COVETED NORTH OF MELROSE AND FAMED MELROSE PLACE LOCATION. LARGE OPEN SPACES WITH AMAZING VOLUME AND NATURAL LIGHT AND AMAZING LARGE WALLS FOR ART. AMAZING FLOW FROM THE KITCHEN AND FAMILY ROOM TO POOL AREA, GRASSY YARD AND LOGGIA. CHEF'S KITCHEN WITH STATE OF THE ART APPLIANCES. BEDROOMS ARE ALL WITH EN SUITE BATHS WITH INCREDIBLE DESIGN, SOME WITH PATIOS. AN AMAZING USE OF STONE, GLASS AND LIGHT....STATE OF THE ART

MLS#17-276048

Michael Eisenberg 310-748-5410
KELLER WILLIAMS BH

Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other

521 WESTBOURNE DR	Open	11-2	NEW
\$2,189,000	3+2	VILLA	




RARE & SPECIAL OPPORTUNITY PRIVATELY GATED SPANISH VILLA

Rare & special opportunity in one of the most exclusive and sought after locations in all of West Hollywood! This Enchanting & tasteful privately gated Spanish will win you over the moment you arrive from the exquisite brick pavers & lush landscaping to the storybook French doors leading out to the private pool & detached multi-purpose structure that currently serves as lounge space. Located one block from some of the best shops, boutiques, restaurants, & nightlife West Hollywood has to offer!

MLS#17-284090
 Billy Dolan 310.569.4741
 HILTON & HYLAND
 HiltonHyland.com

658 N LAUREL AVE	Open	11-2	NEW
\$2,100,000	4+4	SPANISH	



STUNNING SPANISH HACIENDA IN BEVERLY GROVE

This exquisitely remodeled retreat features impeccable finishes throughout incl. vaulted, beamed ceiling living rm w/ fireplace, cook's kitchen w/ high-end appliances, generous formal dining rm, gorgeous hw floors, arched doorways & coved ceilings, built-ins, French doors, sound system, 3 spacious bedrms & 2 remodeled baths. Gated grassy front yard, heated pool & spa. Newly constructed two-story detached guest quarters w/ 1.5 baths & living space for guests/office. Two-car detached garage.

MLS#17-279770
 The Kostrey Collection 323-785-7545
 NOURMAND & ASSOCIATE
 Pool & Spa, Guest House

10 West Hollywood Vicinity *Condo / Co-op*

1155 N LA CIENEGA BLV, UNIT 903	Open	11-2	VIEW!	NEW
\$699,000	1+1	1sty-ARCHITECTURAL		




STUNNING TURN-KEY CONDO WITH VIEWS IN FULL-SERVICE BUILDING

Completely re-done condo in the full-service building Westview Towers. Hardwood floors, recessed Lutron lighting, pendent light chandeliers in dining and living areas. Fireplace and TV encased with slate tile detail. Fleetwood doors open to large balcony with views of WeHo/Century City and offers ocean breezes. White Calacatta marble counters in kitchen, stainless steel appliances and walls of storage. Spacious bedroom with custom closet and storage. Designer-done bathroom with more storage.

Chris Jacobs 310-904-3568
 KELLER WILLIAMS BH
 www.WestviewTowers903.com

855 N CROFT AVE #105	Open	11-2	red
\$1,195,000	2+3	ARCHITECTURAL	



MODERN ARCHITECTURAL NOT TO BE MISSED!

Gorgeous single-level, modern at A+ West Hollywood location. Perfect open floor plan with hardwood floors and high ceilings, Italian Modulo Cucine kitchen cabinetry, Bertazzoni/Miele/Bosch appliances, Caesarstone countertops and generous private indoor/outdoor patio off the living room. Common roof deck and rec room. Two tandem parking spaces plus large private storage area. Available furnished and ready to move in.

MLS#17-264400
 Jay Robertson 3102836000
 GIBSON INTERNATIONAL

10 West Hollywood Vicinity *Lease*

345 WESTBOURNE DR	Open	12-2	NEW
\$9,950	3+3.5	SPANISH	



LUXURY THREE BEDROOM COMPOUND WITH POOL & SPA

Beautifully renovated 3 Bedroom, 3.5 Bathroom WeHo Spanish Style Compound with private pool & spa + guest studio with full bathroom. Formal entry, impressive living and dining room with exposed beamed ceilings, French windows, and fireplace. Open concept Gourmet Kitchen, SS appliances and custom cabinetry. Spa-like baths w/over-sized shower, dual sinks and designer fixtures.

MLS#17-274310
 Brian Mazurkiewicz 310-386-9086
 JOHN AAROE GROUP
 PLEASE SEE FULL PAGE AD

743 HUNTLEY DR	Open	11-2	592J7	NEW
\$7,800	2+3	1sty-SPANISH		



BRIGHT AND NEWLY REMODELED HOME IN PRIME WEST HOLLYWOOD

Newly remodeled and bright spacious gated home in heart of West Hollywood with parking for 4-5 in carport/gates. Hardwood floors with wood burning fireplace and freshly painted walls make interior light and bright. Large kitchen with washer & dryer. Great master opens to landscaped private backyard with spacious grassy yard, palm trees and fountain. Close to Melrose shops and Santa Monica Blvd cafes. Bright spacious and open floorplan with extreme pride of ownership.

MLS#17-279024
 Ginger Glass 310-927-9307
 COLDWELL BANKER BHN
 Cbl,Dshwshr,Dryer,Grbg Disp,Micro,Other

11 Venice *Single Family*

2811 OCEAN FRONT WALK	Refresh.	11-2	NEW
\$11,740,000	3+4	ARCHITECTURAL	



SAND & SOUL ON VENICE BEACH

Nothing but sand & sea as far as the eye can see. Just N of the Pier this stunning home sits in a residential quiet section of the boardwalk away from all the activity. Designer Michael McCraine lavished attention on every detail in the total renovation of this 3 bed, 3 1/2 bath home, gourmet appliances, custom cabinetry & wood burning fireplaces. Wake up to the sound of crashing waves in the lush master suite w/ unobstructed view, fireplace, his/hers walk in closets. 4th floor boasts rooftop deck

MLS#17-281138
 Tiffany Rochelle 310-210-2213
 HALTON PARDEE AND PA
 Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn

1227 PRESTON WAY	Open	11-2	NEW
\$4,850,000	5+5	ARCHITECTURAL	



BRAND NEW VENICE MODERN-ARCHITECTURAL

Artwork meets home w/ ultra-modern finishes, inspired by a natural blend that exudes style & class. Property boasts 5,700 sqft on a 10k+ sqft lot in a prime location. Creative space w/ an open floor plan that comes w/ 5 bd, 5 ba, upstairs family room, kitchen dining room, office & plenty of room for entertaining w/ outdoor theatre, fireplace, pool & spa in the backyard. Seamless finishes throughout & a custom design help create a clean look livable for anybody searching for a trophy property.

MLS#17-282010
 Josh & Matthew Altman 3108193250
 DOUGLAS ELLIMAN
 TheAltmanBrothers.com 1227Preston.com

480 S VENICE BLVD	Refresh.	11-2	NEW
\$3,600,000	3+3	3sty-ARCHITECTURAL	



IT'S HALLOWEEN! DON'T BE SPOOKED! STOP BY FOR A TREAT !!!

Amazing DesignHAUS 24 remodel incorporates the edgy vibe of Venice with an open airiness of the nearby beach. A dramatic custom-designed bookcase and sprawling light installation highlight the open layout of the home. Enjoy lush plantings + swim spa on the hidden terrace. Capturing the essence of outdoor California living & a look of the Venice Canals that border the home, the rooftop deck with built-in kitchenette + colorful potted plants is a great backdrop for both relaxing & hosting parties.

MLS#17-283774
 CJ Cole 310.773.6945
 VENICE BEACH LIVING
 http://480SVeniceBlvd.com

2328 OCEAN AVE	Refresh.	11-2	NEW
\$2,598,000	3+4	MODERN	



SUNDRENCHED COASTAL MODERN HOME - NEXT TO THE VENICE CANALS

Sundrenched coastal modern home perfectly located between the Venice Canals & Abbot Kinney, Warm & welcoming 2-story living room w/ wood-beamed ceilings, skylights, beautiful wood floors, central fireplace & picture windows overlooking outdoor living spaces. Gourmet kitchen w/Thermador Pro oven & farmhouse-style cabinetry opens to a dining room that flows out to a garden patio, perfect for entertaining. Completing the picture are 3 Master Suites & a roof deck to enjoy the sunset & ocean breezes.

MLS#17-282814
 Alison Betts/Jerry Jaffe 310.403.4925
 TELES PROPERTIES
 Central AC, Roof Deck,Thermador Pro Oven

1810 WALGROVE AVE	Open	11-2	NEW
\$1,085,000	2+2		



AFFORDABLE LUXURIOUS - ULTRA-QUIET TOO!

Bright, light, open floor plan 2 BR, 2 BA + office features high-end finishes, custom kitchen and bath, (w/ honey onyx walk-in shower) Italian plumbing fixtures, all LED lighting, double-pane windows, new 200 AMP electric tank-less WH, direct entry garage, new HVAC 2016, and copper plumbing. All this and quiet too!

Golda Savage 310-770-4490
BULLDOG REALTORS INC

12 ROSE AVE	Refresh.	11-2	rev
\$7,650,000	3+4	COTTAGE	



BREATHTAKING UNPARALLELED BEACH COMPOUND

This breathtaking unparalleled beach compound, 50 steps from the sand, boasts a creative environment with awe-inspiring ocean views. Whether you're looking for an inspirational residence, home office, or production space, this 6,000+ square foot double lot has ten parking spaces! The front house is a 1924 classic 3 bedroom beach bungalow with soaring beamed ceilings, gourmet kitchen, open floor plan, and loft with ocean views. The spacious 3 level guest house has amazing natural light.

MLS#17-232876
Tamra (Tami) Pardee 310-907-6517
HALTON PARDEE

Dshwshr,Dryer,Frzr

734 PALMS BLVD	Open	11-2	rev
\$4,845,000	3+2.5	2sty-ARCHITECTURAL	



STUNNING VENICE ARCHITECTURAL RESIDENCE

A true masterpiece balancing simplicity, luxury & a modern lifestyle that embraces the outdoors. Designed by architects Marmol Radziner, this visionary 2-story, 3BR/2.5BA (plus office) architectural home uniquely blends spectacular indoor/outdoor spaces with the best contemporary finishes & features including open plan living/dining room, exceptional double height cook's kitchen, 700 SF covered outdoor living space with fireplace & cozy ceiling heaters & private backyard with room for a pool.

MLS#17-270078
Jennifer Hughes 310-383-7299
BULLDOG REALTORS

www.734Palms.com

1923 GLYNDON AVE	Open	11-2	rev
\$2,695,000	3+3	ARCHITECTURAL	



FLOOR TO CEILING GLASS SLIDING DOORS


Floor to ceiling glass sliding doors that welcomes the outside in. Gorgeous 3 bedroom and 3 bathroom home with large studio/flex space with separate entrance. Tastefully remodeled kitchen that opens to impeccably landscaped back and side yard. High ceilings downstairs make up the modern first floor with a more traditional vibe upstairs. Large patio deck off the master bath for sunbathing and relaxing. Large 2 car garage with additional space in front of garage for 2 additional cars.

MLS#17-276378
Eric Hassan B. Tenenbaum 310-971-5655
HILTON & HYLAND

1923Glyndon.com

11 Venice Condo / Co-op

650 HARBOR ST, UNIT 3	Open	11-2	NEW
\$1,495,000	3+3	2sty-CONTEMPORARY	



SINGULAR OPPORTUNITY IN 24 HR. GUARD GATED DEL REY COLONY

Waterfront TH sited on the bank of a lagoon, featuring indoor/outdoor living area including open great room/ kitchen/terrace, all overseeing the canal. Upstairs view master suite & 2nd BD/BR, w/ private terraces. Downstairs en suite BD #3/den private for your guests and YOU. Includes 2 car garage.

The complex features pool, BBQ perfect for entertaining, as well as gym w/ lushly landscaped walking paths throughout the apprx. 8 acre complex. This home is a true example in resort style living.

Emily Kroll/George Ghiz 310.283.8877
JFA & SOTHEBY'S

11 Venice Lease

713 NOWITA PL	Open	11-2	NEW
\$5,195	2+1	CRAFTSMAN	



WALK STREET CRAFTSMAN

Classic craftsman home on Venice's premiere walk street! Newly updated w/ garden front yard, shaded porch & indoor/out spaces. Classic interior offers period woodwork, new flooring, 2 bedrooms & possible 3rd bedroom/study/family room. Numerous other features include updated kitchen, direct entry garage w/ alley access & separate carpenter's work shed. Tranquil neighborhood, just blocks to Abbot Kinney & the beach.

MLS#17-279992
Winston Cenac 310-963-9300
BULLDOG REALTORS INC

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

13 Palms - Mar Vista Single Family

3294 KELTON AVE	Open	11-2	NEW
\$2,799,000	5+5.5	2sty-MODERN	



STUNNING TWO-STORY MODERN HOME COMPLETED IN 2017!

This breathtaking home features an open floor plan, flooded w/natural light. Formal living room w/soaring ceilings showcasing a stone fireplace which open to a spacious family room w/walls of glass. Gourmet kitchen is appointed w/Cesearstone countertops, custom cabinetry, professional S/S appliances & oversized waterfall edge island that opens to sun-filled dining area. Tremendous master suite w/envious spa-like bath & oversized balcony which looks out to the impeccably landscaped terraced yard!

Rory Posini/Kristian Bonk 310-839-8500
RE/MAX WEST LA

www.RESULTSRealEstateGroup.com

3469 BARRY AVE	Refresh.	11-2	NEW
\$1,624,000	3+2	CONTEMPORARY	



ATTRACTIVE CURB APPEAL IN PRIME MAR VISTA

Welcome home to the most delightful house on the block centrally located on the Westside. This 3-bedroom, 2 bathroom property has been lovingly upgraded with eco-friendly touches and stylish finishes full of personality and charm. The bright and inviting living room and kitchen open seamlessly onto the back patio complete with bistro lights and a sunshade sail. The perfect place to dine alfresco with ample room for the whole family. The back half of the yard offers additional privacy.

Stormie Leoni 310-907-6517
HALTON PARDEE

Built Ins

3159 CORINTH AVE	Open	11-2	NEW
\$1,550,000	3+2	TRADITIONAL	



OPPORTUNITY KNOCKS

This light-filled & spacious home boasts 3 bedrms, 2 baths, open living room w/a fireplace & formal dining room. The mstr bedrm has an adjoining bathrm. Outdoors, there is a patio w/a grassy yard that is accessible from the living room & kitchen. This fantastic find is located in the desirable Mar Vista Elementary school district; and close to Whole Foods, Mar Vista Park & Starbucks. This home gives you the perfect opportunity to remodel or expand, and to create your dream home.

MLS#17-283336
Sherri Noel 310-994-8721
KELLER WILLIAMS-SANT

Cing Fan,Dshwshr,Dryer,Micro,Rng/Ovn

11429 BIONA DR	Open	11-2	red
\$1,365,000	3+2	TRADITIONAL	




LITTLE RED DOOR, BIG CURB APPEAL

This newly renovated 3 bedrm & 2 Bathrm home has an open floor plan w/refinished oak floors. The kitchen features European style cabinetry, stainless steel appliances & a large Caesar stone island w/a breakfast bar. The garage has an attached multi-purpose space w/mini-split for cooling & heating. This home has a new roof, Rinnai tankless water heater, irrigation system & much more. Centrally located in Mar Vista & minutes from numerous shops & restaurants, this pristine home is move in ready.

MLS#17-267090
Sherri Noel 310-994-8721
KELLER WILLIAMS-SANT

Cing Fan,Dshwshr,Dryer,Micro,Rng/Ovn

3416 BEETHOVEN ST	Open	11-2	rev
\$3,500,000	5+6	MODERN	




MODERN MASTERPIECE

This newly constructed luxury 'smart home', conceived by designer Saman Takaloo embodies the California inside/outside lifestyle. Fleetwood doors and windows, oak flooring, stainless steel appliances, exterior camera system, outdoor fire-pit, wine cellar area and other countless custom features round out this extraordinary home. Each bedroom has its own private bathroom with ocean views from both the master bedroom and the private rooftop deck.

MLS#17-282136
Michael Grady/Billy Rose 424-354-2929
THE AGENCY

Cent Vac,Dshwshr,Frzr,Hood Fan,Micro,etc

229 19TH ST	Open	11-2	631D5	rev
\$6,495,000	5+7	2sty-CAPE COD		



PRIME LOCATION IN GILLETTE REGENT SQUARE


Hamptons style home over 5,000 sq. ft. Great floor plan. center hall, walnut floors and high ceilings. Formal DR, gourmet kitchen w/marble countertops, large center island. Open living/family rm with fireplace features concertina doors leading to stunning & secluded backyard perfect for al fresco dining. Outdoor fireplace, gorgeous pool & hot tub. Wired for outdoor theatre & sound system. 5 ensuite bedrooms upstairs, media rm. Additional features include built-in iPad systems, video security.

MLS#17-271560
Linda Lackey 310.429.1185
CB-MONTANA

Cent Vac,Dshwshr,Frzr,Grbg Disp,Hood Fan

14 Santa Monica Single Family

595 E CHANNEL RD	Refresh.	11-2	NEW
\$18,500,000	8+10	ARCHITECTURAL	



SANTA MONICA CANYON'S GRAND MARMOL RADZINER

Tucked behind gates and hedges on the exclusive East Channel Road in Santa Monica Canyon, this Marmol Radziner design is an architectural masterpiece on a 40,000 square foot lot. This sun-filled two-story home has a double-height living room anchored by a dual indoor-outdoor fireplace. The ground floor features an open concept family room, chef's kitchen with oversized island and butler's kitchen, formal dining and living areas, 1,000 bottle wine cellar, movie theater, gym, and 2 guest suites.

MLS#17-271780
Justin Alexander 310-907-6517
HALTON PARDEE

www.haltonpardee.com

238 19TH ST	Open	11-2	rev
\$6,495,000	5+6.5		



WELL CRAFTED WITH DESIGNER FINISHES!


An ideal floor plan with 5 bdrms and 6.5 ba. Approx. 5,050 sqft of well-crafted living space; just completed with designer finishes. Open kitchen with brushed brass hardware, full size Sub-Zero, stainless Wolf appliances and a lovely breakfast nook. Light, wide-plank hardwood floors, high ceilings, skylights, mountain views and generously sized entertaining rooms. Ample sized backyard with stone patio, BBQ area and pool bath surrounded by mature hedges, and plenty of sun to the pool and spa.

MLS#17-241066
John Hathorn 310-500-1288
PARTNERS TRUST SM

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

14 Santa Monica Condo / Co-op

446 25TH ST	Open	11-2	NEW
\$6,295,000	5+7	2sty-SPANISH	



NEW SPANISH CONTEMPORARY

Situated in the desirable North of Montana enclave of Santa Monica. Garden views from every room along the home's main corridor, including inside the office den & formal dining room. Free-flowing design links the marble-clad kitchen w/ the gorgeous living rm. Accordion doors spanning the length of the adjacent wall bring the outdoors in while a covered terrace leads out to a stone patio, full BBQ, grassy yard & pool/spa. Welcome home.

MLS#17-284194
Smith & Berg 310.500.3931
PARTNERS TRUST BH

446twentyfifth.com

801 OCEAN AVE #602	Lunch	11-2	671/C1	NEW
\$2,995,000	2+3	1sty-CONTEMPORARY		



SOPHISTICATED PENTHOUSE CONDO - STUNNING OCEAN VIEWS!

Sophisticated, remodeled ocean view Penthouse condominium featuring 2 BD/2.5 BA in 1,698 SF. Open gourmet kitchen has top of the line appliances, granite counters & elegant wood stained cabinetry and hardwood floors throughout & sep.laundry rm. Open floor plan consists of spacious dining & living areas leading to a balcony w/ spectacular ocean vws. Luxurious master suite leads to a spacious balc. w/breathtaking ocean vws, marble bath & large walk-in closet. 2 SXS pkg. spaces. Amenity rich bldg.

MLS#17-284122
Julie Lovett 3108993514
COLDWELL BANKER RESI

Subzero fridge/Wolf stainless appliances

715 SAN VICENTE BLV	Refresh.	11-2	NEW
\$3,399,000	3+2.5	1sty-CONTEMPORARY	



STUNNING SINGLE LEVEL HOME JUST BLOCKS FROM THE BEACH!

The quintessential Santa Monica beach home offers an open floor plan flooded with natural light that creates indoor/outdoor living. Open living space that flows into chef's kitchen featuring custom cabinetry and Thermador appliances. Kitchen opens directly into family room with fireplace. Oversized living room with access to the custom-built deck. Tranquil master suite features vaulted ceilings, large master bath and a walk-in closet. French doors opening to a beautiful, park like backyard.

MLS#17-283794
Liz Cappola 310-899-3598
COLDWELL BANKER MONT

1119 23RD ST #8	Open	11-2	NEW
\$1,899,000	4+3	TRADITIONAL	



FABULOUS SINGE FAMILY HOME ALTERNATIVE, NORTH OF WILSHIRE

Over 2,000 sq ft remodeled townhouse. 4 bed, 3 full bath, plus office/work-out room. Franklin School District. Oak hardwood floors, plantation shutters, French doors leading to atrium, & gas fireplace. Cooks kitchen w/ stainless steel appliances, Wolf range, granite counters & breakfast bar. Master bedroom w/ vaulted ceilings, walk-in closet, en-suite bathroom. Laundry room w/ full-size washer/dryer. Central a/c & heat. Direct-access, 2-car private garage. Pet friendly building w/ EQ insurance.

MLS#17-283794
Andrew Thurm 3103452661
COLDWELL BANKER WSA

Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other

617 GEORGINA AVE	Open	11-2	rev
\$12,495,000	5+10	ARCHITECTURAL	



ARCHITECTURAL GEM SITUATED NEAR THE OCEAN

The prominent and extraordinarily stylish façade instantly mesmerizes guests upon entering the home. Inside, the interiors are replete with sumptuous floor-to-ceiling windows, a seamless open floor plan, and the finest details to create a superb flow for entertaining. The property also includes a large game room, state-of-the-art movie theater, and guest quarters with utility kitchen. The exterior is complete with a pool and spa, BBQ and fire-pit, while the rooftop offers impeccable ocean views.

MLS#17-278148
Bjorn Farrugia D. Kramer 424.253.5489
HILTON & HYLAND

617GeorginaAve.com

1425 STANFORD ST, UNIT 9	Open	11-2	NEW
\$865,000	2+3	CONTEMPORARY	



WWW.REGINAVANNICOLA.COM

Peaceful retreat located near rear of complex, this 2BR/2.5BA plus loft townhouse has a quiet, homey vibe. Hardwood floors, granite counters in kitchen, updated baths. Large loft perfect for office. Direct-entry 2-car side-by-side parking in separate bay (like a private garage without the door). Central heat, inside laundry, beautiful private patio with fountain/water feature. Close to shops, coffee, restaurants and public transportation. A great buy!

MLS#17-278148
Regina Vannicola 3106252061
KELLER WILLIAMS-SM

2-car sxs parking, laundry in

1130 9TH ST #2	Open	11-2	NEW
\$699,000	2+2	SOUTHWESTERN	



2 BED 2 BATH CONDO NORTH OF WILSHIRE

Wonderful opportunity to own a 2 bedroom, 2 bath, single-level condo in Santa Monica between Wilshire and California. Open living room with gas fireplace, dining area and balcony. The master bedroom has an en-suite 3/4 bath with a wall of closets. The second bath is in the hallway and is a full. The home has radiant heat, a single parking space and additional storage in the garage. This property is ready for your personal touches to remodel and create your dream dwelling.

MLS#17-279658
Whit Prouty 310-777-6302
COLDWELL BANKER

Grbg Disp,Rng/Ovn,Fridg

1755 OCEAN AVE #414	Open	11-2	rev
\$2,775,000	2+2	ARCHITECTURAL	



STUNNING 2BR UNIT AT THE SEYCHELLE

Prime 2-bedroom in one of Santa Monica's most coveted locations. Ocean and park views. Cook's kitchen, breakfast bar opening to oversized living room and open dining room (or den area). Master with ocean view and 3 closets plus lavish spa-quality bath. 2nd BR and bath nicely separated from master. 24-hour concierge, spectacular roof-top pool, barbecue, fitness center and close proximity to world-class shops, dining and the finest beaches in Southern California. The very essence of the good life.

MLS#17-258488
Ron de Salvo 310-777-6233
COLDWELL BANKER RESI

Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other

14 Santa Monica

Income

710 OCEAN PARK	Refresh.	11-2	NEW
\$2,490,000	Triplex	3sty-SPANISH	




STUNNING SANTA MONICA TRIPLEX

This stunning triplex offers 2 x 2 bedroom/ bath units with an open living/ kitchen floor plan along with soaring vaulted ceilings, open fireplaces, hardwood floors, roof decks, and patios. There is also a two-story 1-bedroom/ 1.5 bath unit with a balcony, wood beamed ceilings, hardwood floors, and fireplace. The property also features a common patio area with outdoor grill and water fountain, along with ample parking available with 6 side-by-side covered spaces.

MLS#17-283754
Jonathan Pearson 310-907-6517
HALTON PARDEE

BBQ,Blt-Ins,Dshwshr,Rng/Ovn

1128 BAY ST #A	Open	11-2	rev
\$1,799,000	Duplex	CALIFORNIA BUNGALOW	



CHARMING SUNSET PARK DUPLEX WITH TONS OF POTENTIAL

Special opportunity to purchase an awesome income property on an enchanting tree-lined street. Attached front/ rear duplex - each adorable unit has 2BR/1BA and features hardwood floors, character tile, and tons of natural light. Charming flat backyard with detached garage and rear alley access. Property is zoned SMR2. Tremendous potential for future development. Terrific proximity to Santa Monica College, public parks, shops, cafes, and short walk to the Viceroy and Shutters on the Beach.

MLS#17-268910
The Kostrey Collection 323-785-7545
NOURMAND & ASSOCIATE

15 Pacific Palisades

Single Family

357 N GRENOLA ST	Refresh.	11-2	NEW
\$4,300,000	5+4.5	2sty-CAPE COD	



CLASSIC CLARK REMINGTON CAPE COD

This classic, Clark Remington-designed home resides on the quiet and coveted Las Casas Loop near the bluffs. The home boasts 5 bedrooms, plus an office, along with 4.5 bathrooms, on an ample 8,307 sqft lot. Property highlights consist of a large, grassy backyard, sun-filled family room, and updated kitchen. In addition, there are charming front and backyard porches, high ceilings throughout, crown molding, wood floors, and grand two-story foyer.

MLS#17-258484
Anthony Marguleas 310.663.1446
AMALFI ESTATES

862 GALLOWAY ST	Open	11-2	NEW
\$3,795,000	5+6	2sty-MODERN	



NEW CONSTRUCTION MODERN

Beautiful new construction Modern Traditional in the Alphabet Streets of Pacific Palisades. Enter into this inviting 5 bedroom, 5.5 baths with a wide open floor plan that combines traditional with a very modern flair. The high ceilings, natural light and the wide French oak wood floor create a much desired warmth throughout the house. Four en-suites and the retreat like Master suite feature a spa like bathroom and a beautiful sized balcony and a private very large rooftop deck with spa.

MLS#17-283938
Marco Rufo 310-488-6914
BERKSHIRE HATHAWAY H

Rooftop Deck With Spa!

1424 CALLE DEL JONELLA	Lunch	11-2	NEW
\$3,359,000	5+6	TRADITIONAL	



THE COUNTRY ESTATES...

Located in the desirable 24-hour guard gated Highland's Country Estates, this exceptional New England traditional offers complete privacy on a large 29,146 SF lot. Featuring 5-bedrooms and 6-bathrooms in 5,589 SF of gracious living space. The estate offers sprawling park-like grounds with a large pool, spa & wide-open canyon views. The well-designed floor plan is seamless & allows for fabulous entertaining inside & out. Elegantly appointed with quality details throughout.

Dan Urbach 310.360.5096
THE AGENCY

www.1424CalleDelJonella.com

16727 BOLLINGER DR	Open	11-2	NEW
\$2,290,000	3+2	1sty-SPANISH	



SPANISH HACIENDA-STYLE HOME

Spanish Montecito Style home features 3 beds 2 baths, kitchen with granite and stainless steel appliances, upgraded Nesttechnology. Accordion doors open to yard with built-in BBQ and patio for entertaining. Must see, move-in ready home!

Anthony Marguleas 310.663.1446
AMALFI ESTATES

17733 PORTO MARINA WAY	Open	11-2	red
\$3,850,000	4+2.5	SPANISH	




PRICED TO SELL! CASTELLAMMARE STUNNER

Rare opportunity to own an authentic Spanish villa w/ unobstructed whitewater views w/beach across PCH bridge. Dramatic living rm w/soaring wood beamed ceilings; den/ media rm w/domed ceiling & stunning bar w/humidor; dining rm w/balcony & breathtaking views; bright/breezy kitchen w/breakfast bar. Spacious back courtyard w/dining area, outdoor fireplace +2 fountains. Romantic master ste w/ balcony + explosive coastal views + luxe bath. Quality deco fixtures compliment this stylish & timeless home.

MLS#17-262082
Marc Chorin/Susan Stark (310) 995-6344
GIBSON INTERNATIONAL

17733PortoMarina.com

16926 DULCE YNEZ LN	Open	11-2	red
\$2,450,000	2595000 4+4	1sty-MODERN	



DRAMATIC PRICE REDUCTION- INCREDIBLE OPPORTUNITY


Dramatic Price Reduction- Incredible Opportunity- Talk to agent for details. A beautiful, spacious home with incredible ocean and city lights views. The large open living room with its bold stone fireplace, opens through a wall of glass doors and windows to an oversized patio that is perfect for entertaining or outdoor family living. There is a formal dining room and a den with built ins. All on a quiet cul de sac street just a few blocks from Marquez Elementary School.

MLS#17-258484
Dolly Niemann 310230706
BERKSHIRE HATHAWAY H

,Dshwshr,washer,Dryer,Grbg Disp,Other

15 Pacific Palisades Condo / Co-op

15500 W SUNSET BLV, UNIT 304 Open 11-2		NEW
\$1,149,000	1+1 2sty-MEDITERRANEAN	



PALISADES VILLAGE STUNNER

Cool architectural lines and crisp modern touches create a soothing living experience in this Palisades Village Penthouse stunner. Perfectly located across the street from the new Village development, just a block from the heart of town, yet tucked away in a quiet mid-section of this small, sought-after building. Soaring ceilings and gracious, open living spaces exaggerate the volume in this 1 bedroom plus loft. Bright and airy with tree top views to the west from your own pvt patio. 2 pkgng.

Robin Walpert 310-480-4980
SOTHEBYS INTL RLTY

www.15500Sunset.com

18 Hancock Park-Wilshire Single Family

X 112 FREMONT PL Lunch 11-2		NEW
\$7,295,000	6+7 1sty-RANCH	




RARE REDONE 1STY ON CORNER LOT IN GUARD-GATED FREMONT PLACE!

SPACIOUS SUNLIT & SKYLIT ROOMS ABOUND. LARGE OPEN-SPACE PUBLIC AREAS OVERLOOK AND OPEN TO SUBSTANTIAL GROUNDS FEATURING A COVERED PATIO, GAZEBO, LAWNS, POOL, & POOL BATH. A CHEF'S KITCHEN WITH HIGH-END APPLIANCES, ABUNDANT COUNTERTOPS, AND CUSTOM CABINETS WRAPS TO AN ISLAND BAR WITH WINE COOLER FACING BREAKFAST AND FAMILY ROOMS. SEPARATE DEN/OFFICE WITH FIREPLACE. HUGE ATTACHED 2ND STORY GUEST UNIT WITH 2BD/2BA/KITCHENETTE. IMMACULATE MOVE-IN CONDITION WITH ENDLESS FUTURE POSSIBILITIES.

MLS#17-283868
LIBOW / CAMPEN 310-285-7509
CBRRB / COMPASS

WWW.112FREMONT.COM

332 N CITRUS AVE Refresh. 11-2		NEW
\$2,450,000	4+3 SPANISH	



RARE HANCOCK PARK HOME

RARE 1920s Spanish Revival w/romantic landscaping. Upon entry, a dramatic dbl height wall draws your eye up to exposed beams & original fixtures. LR feats curved window & exposed beams. Kitch upgrades include quartz counters, painted cabinets, & chef's appliances. Enjoy formal DR or casual sunlit brkfst space. All baths have been updated along w/newer roof, HVAC, & more. Enclosed backyard provides a retreat w/patio & built-in BBQ & grassy area. Converted garage is perfect for guests/office.

MLS#17-283230
Sunny Whang 310.890.2576
COMPASS

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

403 N IRVING Refresh. 11-2		NEW
\$1,599,000	3+3 1sty-SPANISH	



STUNNING SPANISH COMPLETE REMODEL - OPEN FLOOR PLAN

Check MLS for current status. Beautiful, tree-lined street in hip Larchmont Village sits this modern Spanish home. The home boasts 9 foot ceilings and numerous architectural details including custom tile and handcrafted woodwork. Thoughtfully updated with 3 bedrooms and 2.5 baths, the home has an open floor plan and light flows throughout the generously sized Living, Dining, and Family rooms. Gourmet Kitchen. Beautifully landscaped front yard +deck. New systems/upgrades

MLS#17-280356
Eileen Lanza 323-810-7935
KW LARCHMONT

Rng/Ovn,Fridg

18 Hancock Park-Wilshire Condo / Co-op

316 N ROSSMORE AVE, UNIT 305 Refresh. 11-2		NEW
\$2,000,000	3+3 6sty-FRENCH NORMANDY	



HANCOCK PARK'S FINEST CONDO

HANCOCK PARK'S FINEST FULL-SERVICE BUILDING. LANDMARK COUNTRY CLUB MANOR BUILDING CIRCA 1926. WITH 24 HOUR DOORMAN, VALET PARKING, SECURITY, GYM, LUSHLY LANDSCAPED GARDENS W/ SPA. THIS LIGHT & BRIGHT EXCEPTIONALLY LARGE (1,600+ SQFT) 3 BEDROOMS & 3 BATHS. HARDWOOD FLOORS, DINING ROOM, LARGE LIVING ROOM, EASTERN VIEWS & TOWARDS COURTYARD, HIGH CEILINGS CROWN MOLDINGS. A RARE FIND. 2 BLOCKS FROM LARCHMONT VILLAGE, CLOSE TO STUDIOS. ***COME FOR HALLOWEEN TREATS*** VALET PARK FOR OPEN HOUSE!!

Brian Moore 3108494990
SOTHEBY'S LOS FELIZ

Fridge, Stove, Dishwasher

18 Hancock Park-Wilshire Lease

534 N CAHUENGA Open 11-2		NEW
\$6,900	3+2 SPANISH	



SPANISH COLONIAL FOR LEASE IN HANCOCK PARK

Charming 2br/1.75bath Spanish Colonial Revival house w/ converted garage space in Hancock Park. Located in 3rd Street School District, just down the block from both the LA Tennis Club and Wilshire Country Club! Amazing renovated kitchen w/ marble counter tops, wood floors, fridge, microwave, gas oven, and dishwasher. Renovated garage w/ beautifully finished wood floors makes for perfect guest quarters. Central A/C, & in-home stackable washer/dryer. Wide driveway provides parking for 4 vehicles.

MLS#17-284034
John Duerler 213-924-2208
HANCOCK HOMES REALTY

BBQ,Dshwshr,Dryer,Hood Fan,Micro,Other

19 Beverly Center-Miracle Mile Single Family

439 N MARTEL AVE Open 11-2		NEW
\$4,198,800	5+5.5 3sty-CONTEMPORARY	



GRAND SCALE NEW MODERN
WWW.439MARTEL.COM

Nearly 6500 sf of indoor-outdoor living. Walled, gated & hedged. Walls of glass, sleek pocket door systems open up to a black bottom zero-edge salt water pool-spa. Custom Italian kit w/ center island, Control4 automation, 5 fireplaces, formal dining room, open tread glass railed staircase connect all 3 levels. 2nd story outdoor lounge w/ fireplace. Master retreat w/ oversized balcony, fireplace, 2 walk-in closets & spa bath. Over 1100 sf of roof top deck w/ fireplace, city & mountain views.

MLS#17-267030
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS HH

www.OmegaGroup.LA

317 N ORLANDO AVE Open 11-2		NEW
\$1,800,000	4+2 1sty-TRADITIONAL	



HEAVY FIXER/TEAR DOWN - 2 HOUSES ON ONE LOT

Here is an opportunity for major developer or flipper. Very heavy fixer or tear down on a great street and neighborhood. North of Beverly on Orlando; 2 houses on one lot.

MLS#17-281196
Debby Berg 310.990.2001
JOHN AAROE GROUP

6721 DREXEL AVE Open 11-2		NEW
\$1,595,000	3+2 SPANISH	



CHARMING SPANISH HOME WITH POOL IN BEVERLY GROVE


This classic home located on one of the best streets in the neighborhood offers an excellent, open floor plan, including a generous living room with wood-beamed ceiling and fireplace and an updated kitchen with newer cabinetry and granite counters. The dining room has French doors leading out to a rear patio and solar-heated pool. Additional features include hardwood floors throughout, French windows, central AC and laundry room. This is an excellent remodel or development opportunity.

MLS#17-283042
Allison Schwarz 310-433-0056
COMPASS

WWW.ALSESTATES.COM

6207 W 5TH ST Open 11-2 **rev**

6207 W 5TH ST Open 11-2		rev
\$3,100,000	4+5 SPANISH	



SLEEK NEW SPANISH

Beautiful and tasteful new elegant construction at its very finest! Incredible California indoor/outdoor lifestyle situated in the Beverly Grove area. This gorgeous custom home features high ceilings, natural light, open floor concept, 4 ensuite bedrooms of which the master bedroom boasts a fireplace, large dressing room with custom cabinetry and beautiful master bath with custom vanity, free-standing tub and spacious shower with frame-less door.

MLS#17-268274
Paul Wylie 323.515.9585
LAMERICA REAL ESTATE

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

909 S CURSON AVE	Open	11-2	rev
\$2,495,000	4+4	CONTEMPORARY	



COME FOR TREATS!!!! Situated in the heart of Miracle Mile, this completely remodeled two-story, four-bedroom, three-and-a-half bath smart home comes with a large open floor plan, floor-to-ceiling windows, and Control Four system. Complete with a large family room, dining room, all glass wine cellar and state-of-the-art kitchen with Miele appliances, and bright bedrooms with custom cabinetry. The backyard acts as a private oasis, complete with an infinity pool and adjacent fire-pit, & Cabana.

MLS#17-267098
Azy Farahmand
THE AGENCY

Dshwshr,Frzr,Grbg Disp,Hood Fan,Micro

19 Beverly Center-Miracle Mile *Condo / Co-op*

412 ARNAZ DR #7	Open	11-2	NEW
\$799,000	2+2	1sty-CONTEMPORARY	



TURN KEY CONDO IN A GREAT LOCATION


Tastefully remodeled corner residence, centrally located near Robertson Blvd, minutes from fine dining, shopping, and Cedars. In a secure building consisting of 12 condos this private residence offers an amazing floor plan featuring new wood floors, custom entertainment center, Italian marble fireplace, granite counters, and stainless steel appliances. The spacious master complete w/ new carpet and fresh paint features a custom walk-in closet, en-suite bath w/ new countertops, and dual sinks.

MLS#17-283236
Simpson/ Neithercut
AGENCY / JOHN AAROE

310.386.8968

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

126 N CROFT AVE #202	Open	11-2	red
\$1,050,000	2+3	CONTEMPORARY	



HUGE PRICE DROP!! BEVERLY CENTER, CEDAR SINAI, GROVE. Located within a 6-unit building in the heart of Beverly Grove, among the hottest shopping, restaurants, including the Beverly Center and Cedar Sinai Medical center. Private elevator entrance opens immediately into your own private foyer with marble floors. Open floor plan and gorgeous hardwood floors, the main living area of this 1,929± sq. ft. the back unit creates the perfect environment for entertainment or leisure.


MLS#17-257642
Catherine Marcus
SOTHEY'S INTERNATIO

(424) 285-0721

Blt-Ins

19 Beverly Center-Miracle Mile *Income*

1262 S BURNSIDE AVE	Open	11-2	NEW
\$1,549,000		SPANISH	



METICULOUSLY UPDATED DUPLEX IN THE HEART OF MID-CITY!

Updated duplex in the heart of Mid-City. Secure and private Spanish style units with 2 beds/1.5 baths each. Living room w/fpl, hrdwd flrs, gourmet kitchens & original charming details. There is an expansive and lush backyard that includes a grassy play space as well as an alfresco kitchen complete with built-in barbeque, prep sink and sound system - perfect for entertaining. Private mother-in-law's suite currently used as music studio. New systems.

MLS#17-283738
Ben Lee
CB - BEVERLY HILLS N

19 Beverly Center-Miracle Mile *Lease*

6670 COLGATE AVE	Open	11-1	NEW
\$7,500	5+4	2sty-SPANISH	



FABULOUS BEVERLY GROVE LEASE

Remodeled Charming Spanish style home in Beverly Grove boasts 5 bedrooms and 4 baths, large living room, formal dining room, hardwood floors, updated kitchen, central air/heat, large courtyard area and single guest room in backyard. Walking distance to great shops and dining. Vacant and easy to show. Clean and ready to move in!

Lori Hashman Berris
SOTHEY'S INT REALTY

310-880-3061

21 Silver Lake - Echo Park *Single Family*

1855 REDCLIFF ST	Open	11-2	CHIC!	NEW
\$2,129,000	3+3	2sty-ARCHITECTURAL		



THE COOLEST HOUSE ON THE MARKET IN SILVER LAKE!

Modern architectural wonder WITH A GUEST HOUSE in a prime Silver Lake location! A renovation by Glen Bell, AIA, of DEX Studio, landed this modern compound on Dwell magazine's "Design Home Tour." Custom iron and steel work, walnut cabinetry, and high-end appliances combined with environmentally-friendly bamboo floors. Set in the hills of Silver Lake, this south-facing rez is bathed in sunlight w/ VIEWS of city lights and Catalina Island. 2BR/2BA in the main house + 1BR/1BA \$AirBnB\$ guest house.

MLS#17-282420
JEFF YARBROUGH
L.A. LUXE GROUP | KW

323.854.4300

www.1855Redcliff.com

21 Silver Lake - Echo Park *Income*

1762 GLENDALE BLV	Open	11-2	NEW
\$999,000	Triplex	TEAR-DOWN	



3 BUNGALOWS DELIVERED VACANT ON LAC2 LOT!

Opportunity for investors&developers-3 detached delivered VACANT,large LAC2zoned lot @Silver Lake&EchoPark. Development potential for smalllot homes, adding units,condo/apartment bldg.3 fixer homes for additional income,projected \$6,300/m until permits ready.Each includes space for private yards&patio along w/gated parking.Alley access behind property.Rapidly bldg area w/ high rents&shortage of housing close to downtown.Sold As-is w/no credits for repairs.Won't find an opportunity like this again.

Grant Linscott
KELLER WILLIAMS RLTY

323-300-1111

22 Los Feliz *Single Family*

2320 ALTO OAK DR	Open	11-2	red
\$2,695,000	3+4	MID-CENTURY	



FABULOUS UPDATED MID-CENTURY MODERN IN LOS FELIZ OAKS

Located in the exclusive Oaks of Los Feliz. Featuring rich vintage details mixed with thoughtful upgrades, this home offers the perfect blend of classic 1960s style & 21st Century sensibilities. A dramatic foyer leads to the open concept living/dining room, where floor-to-ceiling windows showcase the incredible city & canyon views. Two en-suite bedrooms and a powder room are found upstairs, while family room, loft-style bedroom, library, bathroom, & laundry room are located on the lower level.

MLS#17-272774
Juliette Hohnen
DOUGLAS ELLIMAN

323-422-7147

AltoOakMidcentury.com

3842 CARNATION WAY *rev*

3842 CARNATION WAY	Open	11-2	rev
\$5,299,000	4+6	3sty-SPANISH	



STUNNING PVT DONE GRAND COURTYARD SPANISH W/ HUGE POOL+VIEWS

1920's gated Courtyard Spanish with City Lights and Mountain views and saline Pool. Incomparable! 2+ year no expense spared remodel/restoration, 4,854 sf. New hardwood floors, all new plumbing, electrical, Creston smart home system, Gourmet great room Miele marble kitchen, all new windows, new roof, new HVAC, new landscaping. Full attached guest unit with separate entry. Master suite with dual baths, closets and sitting room. Gentleman's club room bar. Terraces & grassy flat yard. Spectacular!

MLS#17-279886
Ron Holliman
COLDWELL BANKER BH

310-270-6682

Griffith Park N to Amesbury to Carnation

28 Culver City *Single Family*

11337 NINA PL	Open	11-2	NEW
\$1,895,000	0+0	SPANISH	



COMPLETELY REMODELED SPANISH JEWEL

Expansive and impressive, this Spanish Colonial Revival home was built less than 2 years ago in Culver City and is centrally located to all things Westside. Enjoy the majestic 5BD/4BA with elevated finishing touches and details.The open kitchen boasts Viking Appliances and opens to 2 separate living spaces with ample floor-to-ceiling windows, highlighting the lush backyard.

Penny Muck
HALTON PARDEE

3102669946

www.haltontpardee.com

11227 HAYTER AVE	Open	11-2	NEW
\$1,250,000	3+2	1sty-TRADITIONAL	



FANTASTIC HOME IN DESIRABLE NEIGHBORHOOD


3 bed + 2 bath hme w/ bright-open Lvng rm & adjoining Dining rm. Totally remodeled & to 1573 sqft, w/ an enlarged galley kchn w/ granite counters, lots of cabinet spce, brkfst bar & office nook opening onto fmly rm w/ fireplace & double glass doors leading out to oversized private bckyrd! All systems have been upgraded: New roof, solar panels, tnkless water heater, newer windows & doors, bamboo floor, central heating & AC, new sprinkler system, lndscping & high-end fence surround the property.

Heather Coombs Perez 3102597419
COMPASS

dishwasher, fridge, washr, dryer, stove,

29 Westchester Single Family

6308 W 79TH PL	Open	11-2	NEW
\$1,375,000	4+2	1sty-TRADITIONAL	



BEAUTIFUL SPACIOUS HOME WITH BLACK BOTTOM POOL


A truly magnificent home located on a tree lined cul-de-sac in one of the most desirable areas of North Kentwood. The house leads you in thru a large foyer. Bright and cheerful dining room with vaulted ceilings followed by the spacious living room. Open kitchen to become a chef's dream with breakfast bar and granite counters. The spacious living room opens to a private yard with sparkling black bottom pool, spa and patio with a unique outdoor fireplace great for entertaining. Solar panels.

MLS#17-282394
Thomas Swanson 3107028559
EXCLUSIVE REALTY INC

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

30 Hollywood Hills East Single Family

2752 HOLLYRIDGE DR	Open	11-2	NEW
\$2,195,000	4+3.5	3sty-SPANISH	



BEACHWOOD CANYON SPANISH

With sweeping canyon vus, this remarkable 1927 Spanish offers vintage elegance & modern day convenience. Dramatic 2 story living rm w/ soaring beamed ceilings. Period details inc. original hrdwd flrs, wood-burning fireplace & Juliet balcony. Open plan kchn & dining w/ marble cntrs & vintage Wedgewood stove. Lrg mstr bedrm w/ sitting area & fireplace. Lower level media rm w/ amazing stained glass windows. Big outdr terrace w/ vus & built-in BBQ. Retrofitted foundation, 3-zone HVAC.

Geoff Clark 323-459-3845
DEASY/PENNER

Stove, dishwasher, W/D, 3-zone HVAC

2240 N BEACHWOOD DR	Open	11-2	NEW
\$1,450,000	3+1	1sty-MEDITERRANEAN	



BEACHWOOD MEDITERRANEAN ON HUGE LOT, RD1.5 ZONING!

Killer Beachwood remodel or development opportunity!! 1920's Med, set high off the street. Big front yd, lots of parking. Classic Hollywood style. Terraced rear feels like Ojai, yet less than a mile to the W & the heart of Hollywood! RD1.5 zoning presents intriguing development possibilities in an extremely desirable location where such options are infrequently available. A little homework could unlock a much greater investment opportunity than assumed from a first look. Come see! Send clients!

MLS#17-281470
Steven Senigam 323 842 1539
KELLER WILLIAMS LARC

Dshwshr,Rng/Ovn,Fridg

2517 RINCONIA DR	Lunch	11-2	NEW
\$1,195,000	2+2		



RARE OPPORTUNITY FOR SPLIT-ENTRY HOME IN HOLLYWOOD DELL

Split-level home w/separate entrances designed to maximize the ideal living & work space. Featuring exposed wood beam ceiling, stone fpl, master bed & redone bath w/stone finishes, kitchen w/ s/s appliances & stone countertops, and lg windows overlooking pool & outdoor areas. Lower level's glass doors open to yard, pool & BBQ area, ideal for pvt parties & dining. Addtl storage & covered parking compliment the property. Short drive to Hollywood Blvd & close to hiking trails in Griffith Park.

SFJones/SWalters/PBoroda 310.691.7888
JOHN AAROE GROUP& CB

2517Rinconia.com

30 Hollywood Hills East Condo / Co-op

1900 VINE ST #403	Lunch	11-2	NEW
\$738,000	2+2	CONTEMP MED	



HAVE YOU SEEN THE LOBBY FACE LIFT AT 1900 VINE. FABULOUS!

If you missed us last time on caravan? Join us this Tuesday for lunch alfresco.. With over 1500 SF of living space this top floor rear facing unit offers more than most homes in this price range. 2 en-suite bedrooms and a loft suitable for an office or media space and the private roof top patio is the icing on the cake. This unit does not disappoint and the new lobby is a must see.Bring or send your clients, we look forward to seeing you

MLS#17-267730
Abreu/Plouffe 323-662-3800
BHHS LF

Come for lunch, door man will escort you

33 Malibu Single Family

3916 SPRAY LN	Open	11-2	NEW
\$4,995,000	2+4		



IN FULL VIEW

Wow in every way. A rare combination of view promontory and sophisticated modernism just minutes from Pacific Palisades. For more information, please visit www.3916Spray.com

Drew Fenton 310.858.5474
HILTON & HYLAND

Co-Listed w/ Barbara Boyle of Sotheby's

60 Tarzana Single Family

19631 SYLVAN ST	Open	11-2	NEW
\$595,000	3+2	MID-CENTURY	



MID CENTURY APPEAL ON A CORNER LOT!

3 bed 2 bath. Open, bright, wood floors. FP in living room & dining area. Kitchen w/ ample counter space & cabinets. Laundry room w/ pantry. Master w/ dual closets & sitting area. 2nd bedroom w/2 closets. 3rd bed w/ wall of cabinets and built-ins. Renovated full bath and a 3/4 bath. Yard w/ dining patio, lawn & dipping pool. New interior paint, newer roof, 2 car detached garage, central AC/heat, drought tolerant landscaping. Tax records show 4 beds but home is 3 beds. Buyer to verify.

MLS#17-281200
Elizabeth Marquart 310-246-0888
RE/MAX ESTATE PROPER

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

72 Sherman Oaks Single Family

12926 HESBY ST	Open	11-2	NEW
\$1,250,000	3+2	1sty-TRADITIONAL	



PICTURESQUE HIDDEN WOODS GEM

OPEN TUESDAY 10/31 11:00-2:00 & FRIDAY 11/3 11:00-2:00. Here's your opportunity to live on one of the best cul-de-sac streets in the highly sought after Hidden Woods neighborhood of Sherman Oaks. This beautiful house is set on one of the largest lots in the neighborhood & is an entertainer's dream. Large living room, remodeled kitchen, generous dining room, & spacious bonus room. Lovely backyard with patio, sparkling pool, fire pit, and large flat area.

Jade Mills 310-285-7508
COLDWELL BANKER

Refrigerator, Range/Oven

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

NEW New, automatic status
NEW* New, not yet listed
RED Reduced
REV Review, automatic status
BOM Back on Market

TUESDAY OPEN HOUSES

72 Sherman Oaks

Condo / Co-op

14144 DICKENS #111


Open 11-2

\$599,000

2+2

CONTEMPORARY

rev



PRIME SOUTH OF THE BLVD - 2 BEDROOM, 2 BATH

Beautiful and spacious 2 bedroom, 2baths with lovely tree top views from every window. Features include high ceilings, open floor plan, large Master with walk in closet, bonus room provides extra space for office, den or playroom. Very quite location in meticulously maintained building. Located on a lush, tree-lined street and walking distance to Ventura Boulevards shops, cafes and restaurants.

MLS#17-277638

Fred Holley

COLDWELL BANKER

310-285-7591

Dshwshr,Elvtr,Grbg Disp,Fridg

73 Studio City

Single Family

4030 RIVERTON AVE

Refresh. 11-2

\$1,275,000

3+3

1sty-TRADITIONAL

NEW



GATED TRADITIONAL ON LARGE LOT WITH GUEST HOUSE AND POOL.

Gated traditional in the "Island Neighborhood". This 3 bed, 3 bath home is on a large lot w/guest house. Living room with a fireplace & coved ceilings. Fam room w/beam ceilings, a wet bar, built in cabinetry, bookcases & a fireplace. Master suite has direct access to back yard, an updated bathroom with a rain shower, soaking tub, tile floors, and custom stone countertops. Yard features a pool/spa, lawn & fire pit. Detached guest house w/kitchen, bathroom & sleeping loft. 4030Riverton.com

Joe Breckner

818 528-2291

CB STUDIO CITY

3873 RIDGEMOOR DR


Open 11-2

\$1,275,000

3+2

1sty-TRADITIONAL

NEW



LAUREL CANYON MEETS STUDIO CITY! SOUTH OF THE BLVD

The private, peaceful & quiet South of the BLVD home is close to Ventura Blvd. Kitchen has maple cabinets, wide planked maple flrs, S/S appliances & large picture window w/view of the patio, abundant terraced back yard w/trees in a park like setting & hot tub. Beautiful & bright Fam RM w/ cathedral ceiling, wood beams, skylight, built-ins & attached Sun Rm. Newer windows, great natural light & character. True master suite & a large basement. Abundant storage & Parking! Carpenter School

Kirk Frieden

3108498822

COLDWELL BANKER

Refrigerator, Range, Cook Top, DW, W/D

74 Toluca Lake

Single Family

10433 KLING ST


Lunch 11-2

\$3,799,000

6+7

2sty-TRADITIONAL

NEW



EXQUISITE TRADITIONAL ESTATE IN TOLUCA LAKE

Exquisite Traditional Estate in Toluca Lake. Upgraded. Formal living & dining. Walnut, mosaic tile & travertine floors. 3 fireplaces. Prof. designed kitchen, custom cabinets, honed granite, Wolf cooktop. 2 refrigerators. Large multi-use den. Fitness studio. Master w/fireside sitting area, free-standing tub, heated floor, walk-in closet. Great room w/wet bar. Resort-style pool/spa, guest cottage, sauna, cabana, new fire pit. Custom garage floor. State-of-the-art lighting, WiFi, alarm system.

Craig Strong

818.930.4050

JOHN AAROE GROUP

93 Eagle Rock

Single Family

4912 HIGHLAND VIEW AVE

Open 11-2

\$819,000

3+2

1sty-CALIFORNIA BUNGALOW

NEW



VINTAGE EAGLE ROCK BUNGALOW

Charming 1922 updated bungalow. On a tree-lined street centrally situated to take advantage of great restaurants & stores on Colorado and Eagle Rock Blvds. Upgrades inc central HVAC, remodeled baths, energy efficient windows & newer kitchen. 3 large bdrms inc. master bed w/ vaulted ceiling & sliders to the outdr patio. Huge backyard offers LA alfresco living at its best. Plenty of room for pool, yard is planted w/ eucalyptus & fruit trees & has mtn vus. Detached garage w/ side-by-side W/D.

Geoff Clark&Jordan Berry

323-459-3845

DEASY/PENNER

Refrigerator, Stove, W/D

WEDNESDAY OPEN HOUSES

999 Out of Area

Single Family

1627 E VALLEY RD

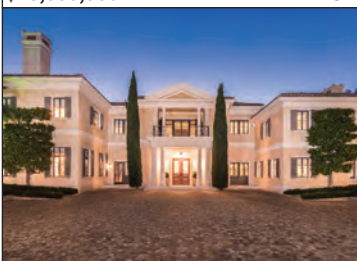
Refresh. 11-2

\$45,000,000

8+13

VILLA

NEW



GRAND ITALIAN INSPIRED MONTECITO ESTATE

Reminiscent of the grand villas of Lake Como, this magnificent Montecito estate affords space, privacy and luxury on nine expansive acres overlooking the Pacific. Fostering an unparalleled indoor-outdoor lifestyle, grand-scale interiors flow seamlessly to sweeping ocean and mountain-facing terraces. Tiered gardens, a reflecting pond, European-style pool and pavilion, tennis court, organic fruit and vegetable orchard and 2-bedroom guest house epitomize modern luxury and timeless sophistication.

MLS#17-279546

S.Arana M.Umansky

THE AGENCY

310-926-9808

www.TheAgencyRE.com

THURSDAY OPEN HOUSES

03 Sunset Strip - Hollywood Hills West

Single Family

1646 BLUE JAY WAY

Open 5-8

\$15,900,000

6+6

CONTEMPORARY

rev



PREMIER VIEW SITE PROPERTY ON PRESTIGIOUS BLUE JAY WAY

Unique opportunity to own a private compound with two detached guest-houses in the exclusive Bird Streets. This chic contemporary home with high-end, state-of-the-art finishes and spectacular views from most rooms, including both guest-houses, is an artisan's delight. The home includes a detached entertainment center with a large party area, commercial style kitchen and small theater. This is one of the most desirable properties Los Angeles has to offer.

MLS#17-262932

J.Babajian/T.Woods

RODEO REALTY - BEVER

310-623-8800

www.1646Bluejayway.com

1458 Montecito Heights

4424 GRIFFIN AVE

Open 5:30-7:30

\$690,000

2+1.5

1sty-CALIFORNIA BUNGALOW

NEW



ULTIMATE LOS ANGELES LIFESTYLE

Old California comes to life in this truly enchanting Montecito Heights bungalow. Built in 1923, it is both carefully preserved and tastefully upgraded. From its white picket fence laced with mature Iceberg roses, spectacular collection-quality original light fixtures, sophisticated kitchen featuring marble countertops, farm sink and shaker-style cabinetry, to the hip creative space currently used as a music studio, this home is beyond special.

Teresa Fuller

6264830710

COMPASS

FRIDAY OPEN HOUSES

62 Encino

Condo / Co-op

5429 NEWCASTLE AVE #224

Open 11-2

\$365,000

2+2

OTHER

NEW



MOVE IN READY, BEAUTIFUL REMODELED CONDO IN ENCINO

Remodeled condo in a quiet building in the heart of Encino. Great location in the complex, minimal shared walls and 2 well sized balconies. Floor to ceiling windows in the living room and the master bedroom. The interior was remodeled with smooth ceilings and is freshly painted. The kitchen is finished with modern, yet classic grey glass back splash along with gorgeous modern tiled floor. Each bedroom has lots of storage with new mirrored closet doors. Two additional closets offer ample storage.

MLS#17-283206

KELLIE MCCAFFREY-NADY

HANCOCK HOMES REALTY

805-259-7465

Dshwshr,Hood Fan,Rng/Ovn

TUESDAY

WEDNESDAY, THURSDAY AND FRIDAY