

**THE
MLS™
.COM**

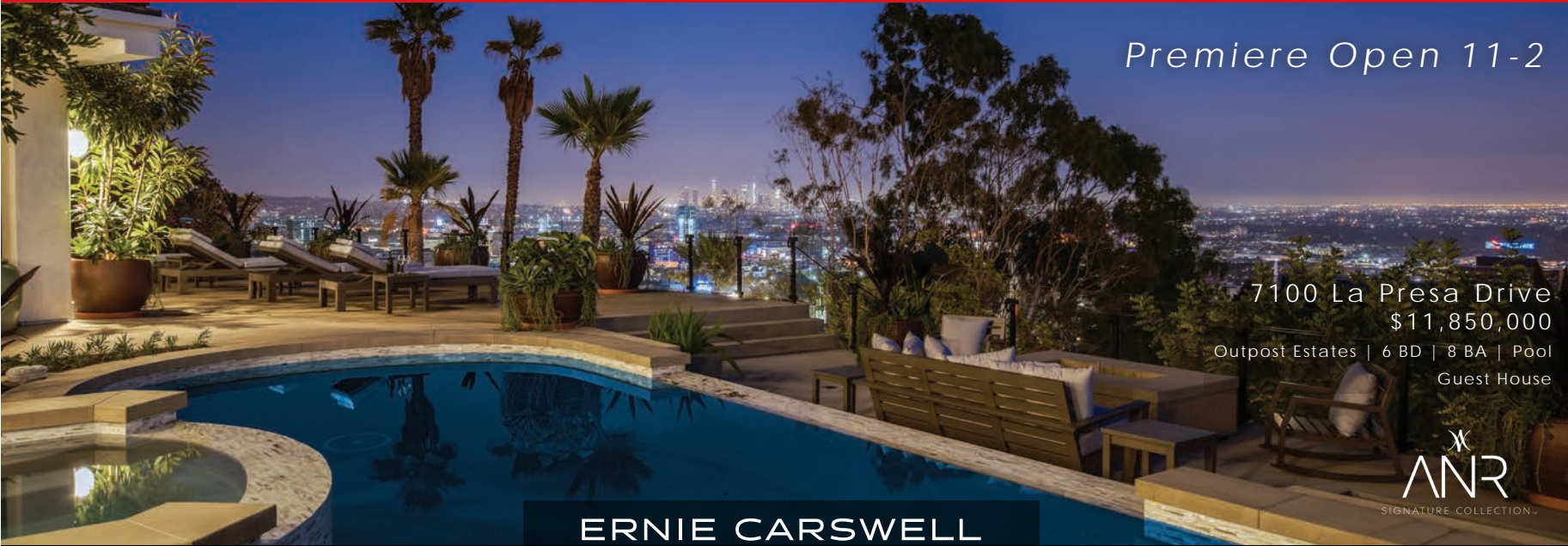
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INTERNATIONAL

TUESDAY, OCTOBER 3, 2017

THE ONLY REALTOR®-OWNED ONLINE & PRINT OPEN HOUSE GUIDE



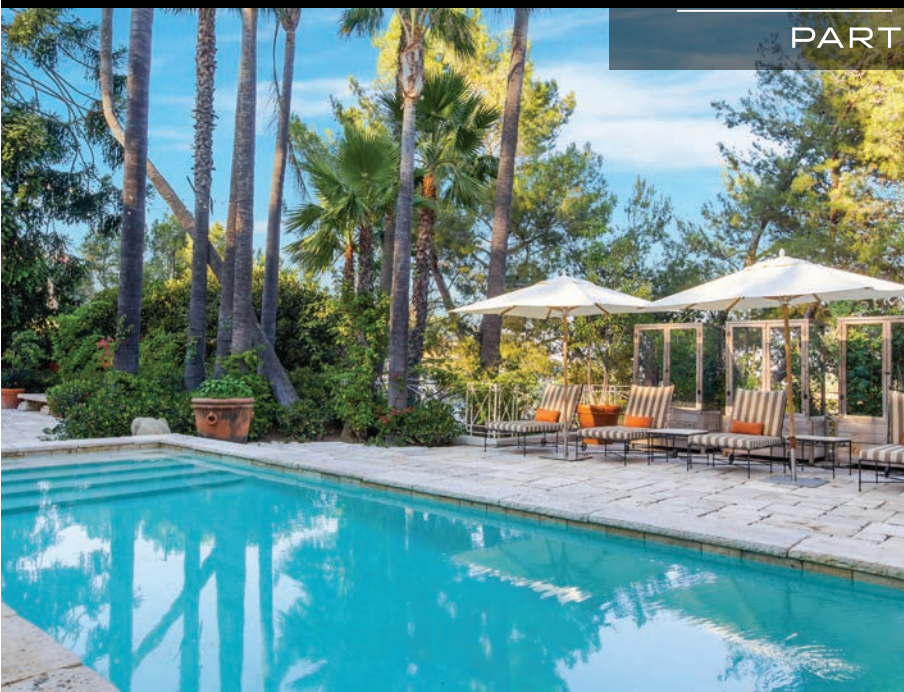
Premiere Open 11-2

7100 La Presa Drive
\$11,850,000

Outpost Estates | 6 BD | 8 BA | Pool
Guest House

ANR
SIGNATURE COLLECTION

**ERNIE CARSWELL
&
PARTNERS**



BY APPOINTMENT ONLY
New Launch



Hollywood Hills Compound
\$9,450,000

2.3 Acres | Pool | City Views
Gated Villa + 3 Bldgs



1317 Delresto Drive
BHPO | 7 BD | 10 BA | Pool | Guest House
\$14,890,000

HH HILTON & HYLAND

ANR
SIGNATURE COLLECTION

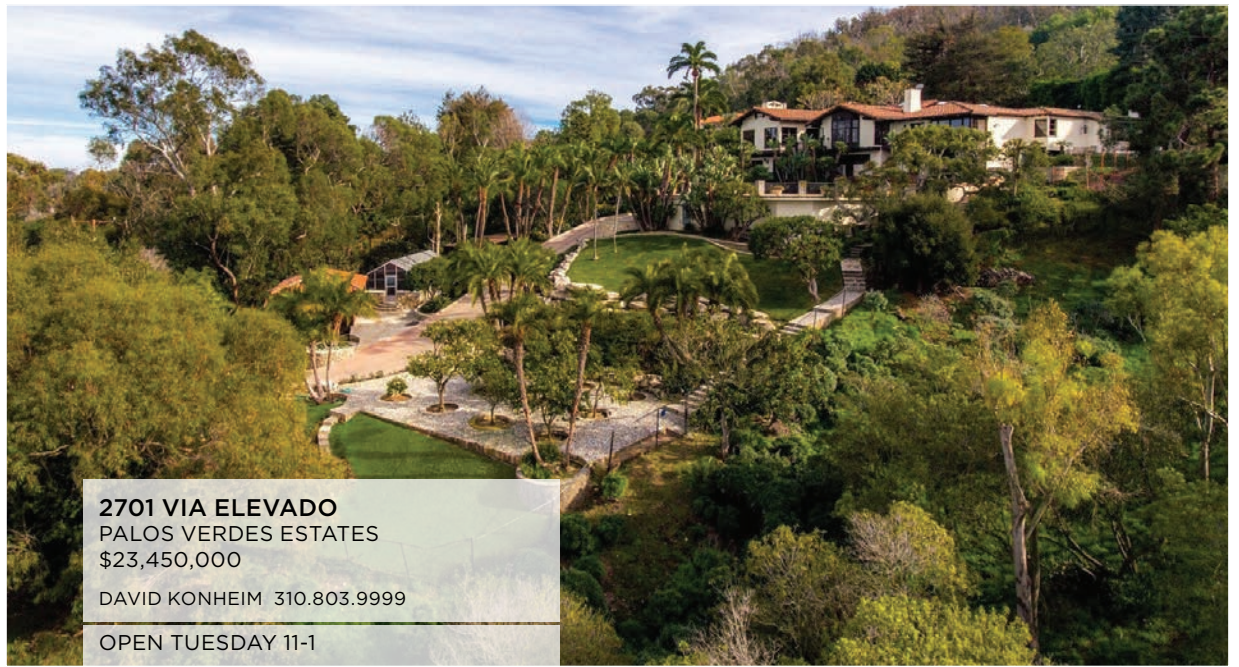
CarswellandPartners.com
310.345.7500



10542 Fontenelle Way
Bel Air | 6 BD | 8 BA | Pool | Guest House
\$9,995,000

TELES
A DOUGLAS ELLMAN REAL ESTATE COMPANY
BRE#01111566

HILTON & HYLAND



2701 VIA ELEVADO
PALOS VERDES ESTATES
\$23,450,000

DAVID KONHEIM 310.803.9999

OPEN TUESDAY 11-1



1218 BENEDICT CANYON DR
BEVERLY HILLS
NEW PRICE \$12,950,000

RICHARD MASLAN 310.858.5473

OPEN TUESDAY 11-2



173 N ANITA AVE
BRENTWOOD PARK
\$10,800,000

BJORN FARRUGIA, DREW FENTON
310.998.7175

OPEN TUESDAY 11-2



110 N ROCKINGHAM AVE
BRENTWOOD
\$23,900,000
LINDA MAY 310.492.0735
OPEN TUESDAY 11-2



1317 DELRESTO DR
BEVERLY HILLS
\$14,890,000
SUSÁN PERRYMAN 310.261.1960
BY APPOINTMENT ONLY



1230 GEORGINA AVE
SANTA MONICA
\$12,200,000
BJORN FARRUGIA, DAVID KRAMER
310.998.7175
OPEN TUESDAY 11-2



HILTONHYLAND.COM

Estates, Architecture & Historic Properties:

Donald Aris Peart, Architect



Mid-Century Modern Apartment, 1967

1721 Selby Avenue #1, Los Angeles

Be the first to live in this newly renovated two bedroom/two bath modernist sanctuary located in a rare mid-century 4-unit building. Ascend a flight of stairs to the central atrium with clerestory windows, soaring ceilings and abundant natural light. Tranquil with a park like view, the apartment consists of a large living room with fireplace, dining room with adjoining outdoor patio, spacious windowed kitchen, washer & dryer, Nest system (new Heating and AC) and 2 car parking. Desirably located near markets, movie theaters, public transportation, UCLA, the Hammer Museum and the soon to be open Eataly in Century City!

2 Bedrooms, 2 Bathrooms
MLS# 17-272238

Lease \$ 5,000/month
Christopher Pomeroy **917.838.4692**

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in Southern California

Pasadena: **626.793.6677**

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Full-Service Beverly Hills Condominium

200 N Swall Drive #507, Beverly Hills

New two-bedroom condo at The Somerset features the coveted exterior western exposure and tree-top views. A spacious, high-ceilinged living room opens to a private balcony via sliding glass doors. The sunny eat-in kitchen offers plenty of work space. Offering includes: split bedrooms, private laundry room, and two walk-in closets. Fully staffed, secure and with pool, gym and onsite storage, The Somerset offers Wilshire Corridor-style amenities close to Robertson Blvd. Parking in 2 side-by-side spaces in the gated garage, literally at the secured door to the lobby & elevators, with no intervening steps.

2 Bedrooms, 2 Bathrooms, Pool, 2-Car Garage
MLS# 17-272824

\$ 949,000

Michael Phillips **310.927.9189**

Beverly Hills: **310.275.2222**

CROSBY DOE
ASSOCIATES
crosbydoe.com

Secluded Architectural Estate.

1750 WILL GEER ROAD, TOPANGA
4 BED | 5 BATH | 5.8 ACRES
VIEWS, POOL AND AMPLE SPACE FOR
RECORDING OR ART STUDIO

Offered at \$5,995,000

BY
APPOINTMENT

ELAINE HANSON

310.924.1032 | elaine@discovertopanga.com



THEPARTNERTRUST.COM

Partners Trust/Pacific Union fully supports the principles of the Fair Housing Act and Equal Opportunity Act, and does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. PUI BRE# 01866771 | Hanson CalBRE# 01409424.

EXCLUSIVE AFFILIATE OF



PARTNERS
trust



JOIN US FOR
TACO TUESDAY
OCT. 3RD, 11-2PM

627 EUCLID STREET
SANTA MONICA

Offered at \$3,998,000

F. RON SMITH & DAVID BERG

310.500.3931 | team@smithandberg.com



smithandberg.com

Partners Trust/Pacific Union fully supports the principles of the Fair Housing Act and Equal Opportunity Act, and does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. PUI BRE# 01866771
Smith CalBRE# 00961954 | Berg CalBRE# 01481236.

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JOHN AAROE GROUP

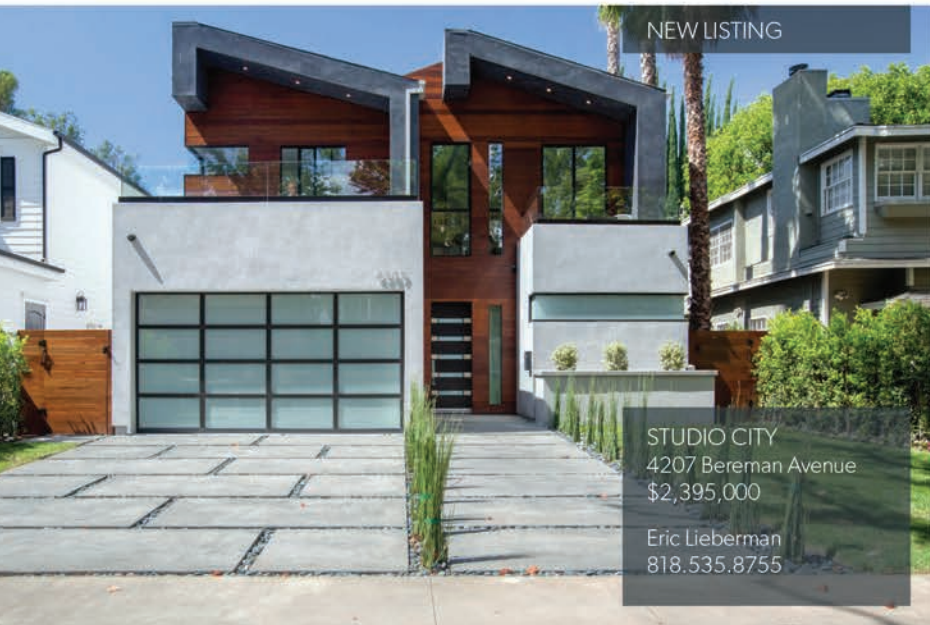


SANTA MONICA
515 Ocean Ave #704-N
\$2,395,000
Kaaren Kurtzman
310.500.1627



NEW LISTING

ENCINO
4517 Firmament Avenue
\$4,149,000
Kevin Driscoll
818.398.0797



NEW LISTING

STUDIO CITY
4207 Bereman Avenue
\$2,395,000
Eric Lieberman
818.535.8755



OPEN TUESDAY 11-2

WEST HOLLYWOOD
735 N. Stanley Avenue
\$3,149,000
Jay Martinez
Gilbert Dirige
323.377.7332



BEL-AIR
1075 Moraga Drive
\$3,500,000
Samantha Nugent
310.383.5319



LOS FELIZ
3836 Sunset Drive
\$1,299,000
Angela Acuff
818.720.8845

aaroe.com

- BEVERLY HILLS
- BRENTWOOD
- SUNSET STRIP
- BALDWIN HILLS
- SHERMAN OAKS
- TOLUCA LAKE
- PASADENA
- DOWNTOWN LA
- STUDIO CITY
- HIGHLAND PARK | NOV '17



HOLLYWOOD HILLS
 9145 St. Ives Drive
 \$8,999,000
 Aaron Kirman
 424.249.7162



NEW LISTING

HOLLYWOOD HILLS
 2664 Zorada Drive
 \$1,695,000
 Mimi Starrett
 310.467.4395

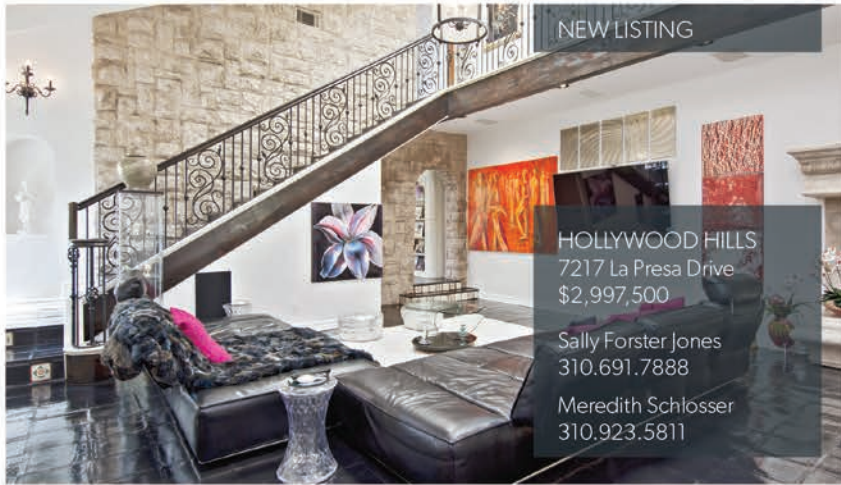


LOS FELIZ
 2209 Live Oak Drive
 \$1,399,000
 Courville & Fung
 310.622.0312



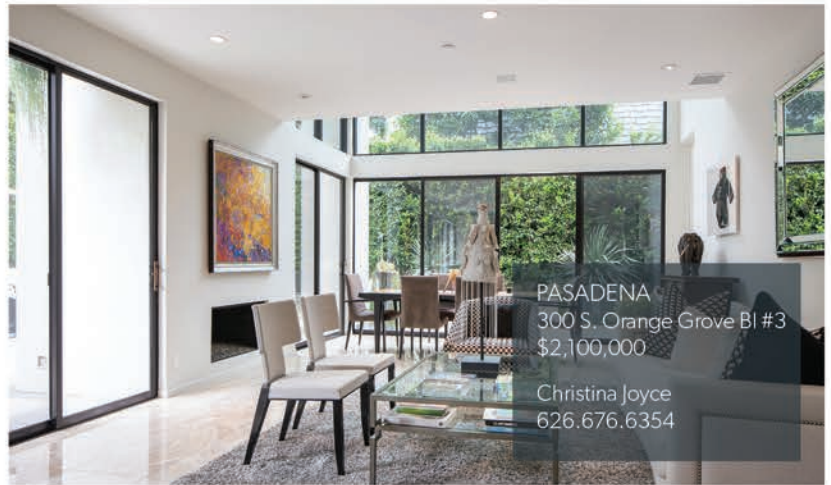
NEW LISTING

HOLLYWOOD HILLS
 6191 Temple Hill Drive
 \$2,675,000
 Venessa Blair
 323.646.9444



NEW LISTING

HOLLYWOOD HILLS
 7217 La Presa Drive
 \$2,997,500
 Sally Forster Jones
 310.691.7888
 Meredith Schlosser
 310.923.5811



PASADENA
 300 S. Orange Grove Bl #3
 \$2,100,000
 Christina Joyce
 626.676.6354



9945 BEVERLY GROVE DRIVE
BEVERLY HILLS

LISTED AT \$28,000,000

BY APPOINTMENT

6 BEDROOM / 10 BATH

KATHERINE LIAO 626.988.5555

kateliao777@gmail.com



10880 WILSHIRE BLVD #403
WESTWOOD

LISTED AT \$3,800,000

BY APPOINTMENT

3 BEDROOM / 4 BATH

INNA SANTOSO 310.424.0391

www.THECALIFORNIAN403.com

homes@innasantoso.com

516 MOUNT BEACON TERRACE
LOS FELIZ OAKS

LISTED AT \$2,650,000

BY APPOINTMENT

3 BEDROOM / 2 BATH

ROBIN COLLINS 323.630.0373

RobinTCollins@Gmail.com



**533 N. ARDEN BLVD.
HANCOCK PARK**

LISTED AT \$2,599,000

OPEN TUESDAY 11-2PM

5 BEDROOM / 4.5 BATH

BRAD HOLMES 323.673.1001
SANDRA MONTEON 323.394.1189

www.533ARDEN.com
brad@bradholmesgroup.com
sandra@bradholmesgroup.com



**11530 DONA TERESA DRIVE
STUDIO CITY**

LISTED AT \$2,495,000

OPEN TUESDAY 11-2PM

5 BEDROOM / 6 BATH

CAMYAR SHOHAM 310.433.2190
CATHY KAMRAN 310.430.5346

www.ENCOREESTATESGROUP.com
CShoham@kw.com
CathyKamran@gmail.com



**268 S. LASKY DRIVE PH 304
BEVERLY HILLS**

LISTED AT \$1,699,000

OPEN TUESDAY 11-2PM

3 BEDROOM / 2.5 BATH

LENNY LERMAN 310.777.0011

www.268SOUTHLASKYDR.com
lennylerman@yahoo.com



THE ART OF LIVING

SOTHEBYSHOMES.COM



BEVERLY HILLS | 12071CRESTCT.COM | 5BD/7BA | \$12,750,000 | web: 0027789

Perfectly situated at the end of a cul-de-sac located in the prestigious gated Summit community, with spacious motor court, this modern estate was extensively remodeled in 2017. The home boasts jetliner views as well as new appliances, elegant walnut hardwood floors, designer finishes, Crestron Smart Home System, salt water infinity edge pool, limestone deck and steps, sports court, and custom stone slab work in all of the bathrooms. The lavish master suite has separate luxurious baths and closets, and a spacious balcony and deck.

MARC NOAH

Marc.Noah@sothebyshomes.com | 310.968.9212

VICTORIA RISKO

Victoria.Risko@sothebyshomes.com | 310.882.0246



PACIFIC PALISADES | 1466 BIENVENEDA AVENUE
6BD/7BA | \$9,985,000 | web: 0344149
B. Boyle 310.255.5403, D. Findley 424.285.8738



MALIBU | 6269PORTERDALE.COM
6BD/6.5BA | \$6,888,000 | web: 0027729
Clara Yang 310.259.1525



VENICE | 516VERNONAVEVENICE.COM
6BD/6BA | \$4,795,000 | web: 0355876
G. Bega 213.453.2020, L. Galbraith 310.916.8622



MALIBU | 42540PACIFICCOASTHWY.COM
5BD/5BA | \$4,395,000 | Web: 1290556
Amber Koepf 310.779.3007



CALABASSAS | 1055COLDCANYON.COM
4BD/4.5BA | \$4,250,000 | web: 1310180
Jon Saver 310.989.0839, Lisa Saver 310.804.8607



SUNSET STRIP | 1277 SUNSET PLAZA DRIVE
4BD/5BA | \$3,895,000 | web: 0309065
Juliet Zacarias 310.766.7600

The Place For Discerning Taste



714 16th St • Santa Monica
5 bed • 4.5 bath • 4,100 sf • 7,481 sf lot
Andrea Martin • 310.720.7187

\$4,895,000



12616 W Sunset Blvd • Brentwood
4 bed • 3.5 bath • 4,369 sf • 9,068 sf lot
Sandra Miller • 310.616.6213

\$4,400,000



120 Outrigger Mall • Marina del Rey
5 bed • 5.5 bath • 5,034 sf • 2,890 sf lot
Chelsea Montgomery-Duban | Dominic Wächter • 310.433.8009

\$3,950,000



4103 Roma Ct • Marina del Rey
3 bed • 3.5 bath • 4,023 sf • 4,476 sf lot
Sandra Miller • 310.616.6213

\$3,695,000



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981 Linda Flora Dr • Bel Air
5 bed • 4 bath • 2,965 sf • 32,467 sf lot
Pam Lumpkin • 310.993.7085

\$2,975,000



900 N Gardner St • West Hollywood
Triplex • 2,970 sf • 4,933 sf lot
Chelsea Montgomery-Duban | Dominic Wächter • 310.433.8009

\$2,175,000



1919 4th St #C • Santa Monica
3 bed • 2.5 bath • 2,252 sf
Sandra Miller • 310.616.6213

\$2,100,000



408 17th St • Santa Monica
6 bed • 5.5 bath • 3,522 sf • 7,519 sf lot
Staci Siegel • 310.592.6500

\$35,000/mo



ENGEL & VÖLKERS®

SANTA MONICA
SantaMonica.EVUSA.com
310.460.2525

BEVERLY HILLS
BeverlyHills.EVUSA.com
310.777.7510

LOS ANGELES
LosAngeles.EVUSA.com
323.937.5101



8724 SHOREHAM DRIVE #C WEST HOLLYWOOD

\$698,000 | 1 BED 1 BATH **OPEN TUESDAY 11-2PM**

Amazing one bedroom apartment in the historic Shoreham complex - with views of the beautiful patio gardens - has a large living room, and separate dining room, new kitchen - large bedroom with walk-in closet and a remodeled bathroom.

8724SHOREHAMUNITC.COM

MERCER VINE

SCOTT PATTERSON
310.567.5715
scott@mercervine.com
calbre# 01737884


MANN | MARSHALL
COLDWELL BANKER RESIDENTIAL

co-listed with DELPHINE MANN, Coldwell Banker
310.720.0010
301 N Canon Drive, Suite E, Beverly Hills, CA 90210
calbre# 00546676



**Open Tuesday 9/3 from 11-2pm
SERVING LUNCH**



2175 Beverly Glen Blvd #207

Century City

www.2175beverlyglen207.com

Beautifully updated 2 bedroom 3 bath + Office corner unit with a large patio in The Montecito. This condo is located on the quiet side of the building and features, hardwood floors throughout, living room with large windows, open kitchen with ceaserstone, beautiful cabinetry, breakfast bar and stainless-steel appliances, laundry room, master with seating area and two large walk in closets, stone master bath with double sinks, stall shower and tub. Second bedroom with large wall closet. The Montecito offers, pool, indoor spa, banquet room, extra storage and earthquake coverage. All conveniently situated close proximity to movies, places of worship, restaurants, theaters, Westwood Village, and the completely remodeled Century City Westfield Mall, Beverly Hills, and UCLA. Westwood Charter School.

Offered at \$899,000



Jonathan C. Sands

310.704.6612

Jon@JonCSands.com

CALBRE# 01258453

For Additional Real Estate Updates Visit:

JonCSands.com



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

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OPEN TUES 11-2

1427 GEORGINA AVENUE

SANTA MONICA

4 BEDS | 4 BATHS | 5,243 SQ FT

OFFERED AT \$7,395,000

CHRIS HICKS | 310.820.9368 | chris@chrishickshomes.com | bhscalifornia.com

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

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Buyer is advised to independently verify the accuracy of that information. CalBRE 01075478/01218053

1664 Sunset Plaza Drive, Los Angeles



BROKER'S OPEN

Tuesday, October 3rd
11am - 2pm



Just Reduced to \$3,699,000

Remodeled to perfection! It took over \$750,000 and more than 8 months to create this beauty. This one is a MUST SEE! Entertainer's home with attention to detail. Over 4500 Sq. Ft. of modern home with open and airy floor plan. Fully staged by Marshall Design Group. Huge mahogany pivot entry door leads you into a stunning wood and glass foyer. 4 en-suite bedrooms with private bathrooms. Powder room. Master bedroom with dual walk-in closets. Breathtaking views from PDC to the ocean. Large balconies on each level. Brand new ROOF. Large grassy back yard with plenty of room for a pool. Top-of-the-line appliances and a large built-in refrigerator. Wood floor, designer tiles. Master bedroom has a fireplace. Security system. Very open design. 2 individual garages as well as 2 off-street parking spaces. Bonus/game room ideal as a home theater.



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310.897.0044
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WESTSIDE ESTATE AGENCY



ONE-OF-A-KIND BEACH COMPOUND, NEVER BEFORE ON MARKET MALIBU | \$60,000,000

Never before on the market. Very private beach-side estate on a park-like setting of 3 natural manicured acres with mature trees, panoramic ocean views, tennis court, pool, newly renovated 2-story home with panoramic views, & path to beach. Co-listed. weahomes.com/listing/33218-pacific-coast-hwy

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



33603 PACIFIC COAST HIGHWAY MALIBU | \$55,000,000

Malibu's World Class State-Of-The-Art 25-acre equestrian ranch compound across from the beach. New 9 stall barn with ocean views for each horse, special computerized turf. Existing 2-story house with detached 3 Bed gst house, pool, tennis crt, fruit orchards, or great for developing 3, 5 acre parcels. Also for lease @ \$150K/mo. weahomes.com/listing/33603-pch

Wendy Carroll (310) 990-2285 | CalBRE# 01188306



THE RUTHERFORD HOUSE, AN ART DECO MASTERPIECE BEVERLY HILLS | \$39,900,000

Meticulously renovated & adorned with lavish finishes. Boasts an impressive collection of 1920 & 1930's fixtures from notable European/Parisian artists, decorative laylights, and exceptional details. Picturesque backyard features pool & pool house with bar, gym and spa, reminiscent of Hollywood Regency glamour. Co-listed. weahomes.com/listing/rutherford-house

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



A LEGENDARY CHAPTER IN HOLLYWOOD HISTORY BEVERLY HILLS | \$35,999,000

As the home of Harry Warner, the founder of Warner Bros Studios, this approximately 1.25-acre landmark tennis court estate encompasses an elegant approx. 13,000 sf main residence and guest house which has hosted many celebrities. weahomes.com/listing/1005-n-woodland-dr

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061

Kevin Booker (310) 721-7736 | CalBRE# 01869691



PRIVATE ESTATE COMPOUND IN BEL AIR'S MOST COVETED AREA BEL AIR | \$35,000,000

Superior craftsmanship, acclaimed landscape design, brilliant lighting details - all performing a perfect backdrop for memorable entertaining or quiet repose. Incredible Paul Williams landmark triumphantly restored by Sandy Gallin offers spectacular public rooms, library, media, gym, gst house & unforgettable pool. weahomes.com/listing/651-siena-way

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



REMARKABLE 1.7 ACRE FLAT PARCEL JUST INSIDE EAST GATE BEL AIR | \$35,000,000

Impressive structure on a massive 1.7-acre lot right on the 50-yard line of lower Bel Air East Gate. 10k sf older home w/huge gated driveway, pool & tennis crt. Underbuilt.com says you can build a 30k sf house on the lot. weahomes.com/listing/10445-bellagio-rd

Richard Ehrlich (310) 968-8881 | CalBRE# 01267136

Stephen Shapiro (310) 860-8888 | CalBRE# 01257836

WEAHOMES.COM



WESTSIDE ESTATE AGENCY

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



EXQUISITE IN CHEVIOT HILLS

10303 NORTHVALE ROAD

OPEN TUESDAY 11-2PM / LUNCH SERVED

\$1,749,000

 **LEE ZIFF**
REAL ESTATE PROFESSIONALS

www.LeeZiff.com

310-432-6511

Broker's Open Tuesday 10/3 11am – 2pm



10501 WILSHIRE BLVD #706 LOS ANGELES, CA 90024

1 Bedroom | 1 Bath | 770 sq ft | \$690,000

IMRA BEHNAM 818.645.9038 ImraB@nestseekers.com BRE# 01912569

Broker's Open Tuesday 10/3 11am – 2pm



10501 WILSHIRE BLVD #707 LOS ANGELES, CA 90024

1 Bedroom | 1.5 Baths | 959 sq ft | \$850,000

IMRA BEHNAM 818.645.9038 ImraB@nestseekers.com BRE# 01912569



61800 INDIAN PAINT BRUSH RD ANZA, CA

4 Bedrooms | 4 Baths | 4150 sq ft | \$1,250,000

DANIEL MULLINS 424.402.7667 DanM@nestseekers.com BRE# 01993549

JONATHAN RODRIGUEZ 424.526.0976 Jrodriguez@nestseekers.com BRE# 01996926



7701 NORTON AVE, WEST HOLLYWOOD, CA.

3 Bedrooms | 2 Baths | 2100 sq ft | \$1,850,000

DANIEL MULLINS 424.402.7667 DanM@nestseekers.com BRE# 01993549



1632 OCCIDENTAL BLVD. LOS ANGELES, CA

Vacant Lot | 5250 sq ft | \$450,000

STEPHANIE HAUGE 310.873.7488 StephanieH@nestseekers.com BRE# 01987730



61 ROCKINGHORSE RD., RANCHO PALOS VERDES, CA

4 Bedrooms | 4 Baths | 2864 sq ft | \$1,625,000

ADRIAN HARVEY 310.497.6131 AdrianH@nestseekers.com BRE# 02030248

SAM REAL 323.533.1277 SamR@nestseekers.com BRE# 1899808

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Nest Seekers
INTERNATIONAL

BEVERLY HILLS NEW YORK THE HAMPTONS NEW JERSEY MIAMI LONDON

See All Our Listings At
NestSeekers.com

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THE OPPENHEIM GROUP
REAL ESTATE

CHARMING TRADITIONAL IN THE HEART OF PACIFIC PALISADES

This exquisitely charming traditional home with mountain views is nestled on a spacious lot in the prestigious Pacific Palisades El Medio Bluffs. The home boasts a beautifully decorated formal living and dining room, a remodeled chef's kitchen and family room, with soaring ceilings, and french doors leading to a large backyard with plenty of room for outdoor eating and entertaining.



PACIFIC PALISADES

15914 TEMECULA ST.

\$3,799,000 | 5^{BED} 4^{BTH} 3,895^{SQ. FT.}

OPEN TUESDAY 11-2PM

15914TEMECULAST.COM

JASON OPPENHEIM
BROKER/PRESIDENT

jason@ogroup.com | 310.990.6656

MARY FITZGERALD
REALTOR ASSOCIATE

mary@ogroup.com | 323.636.1430

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069



OPEN TUESDAY, OCTOBER 3RD 11-2PM

10551 Wilshire Blvd. #702-703, Westwood

\$5,200,000

This is the most stunning modern condominium available today. Two units are combined to offer approximately 4,400 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. The finest finishes, white and grey open kitchen, enormous center island, high ceilings, fireplace, perfect office, master with gorgeous custom walk in and bath, and two additional en suite bedrooms. So many more amenities including a large custom laundry room, four parking, two storage rooms, full security doorman in building, pool, gym, fabulous service. This will take your breath away.



APPROX. 4,400 SFT



3 BEDROOMS



5 BATHROOMS



VALERIE FITZGERALD

#2 NRT of Top 15 Teams in North America for 2016!

Valerie Fitzgerald

301 N Canon Dr Ste E Beverly Hills, CA 90210 | 310-285-7515

valerie@valeriefitzgerald.com | www.valeriefitzgerald.com

CalBRE #00974075

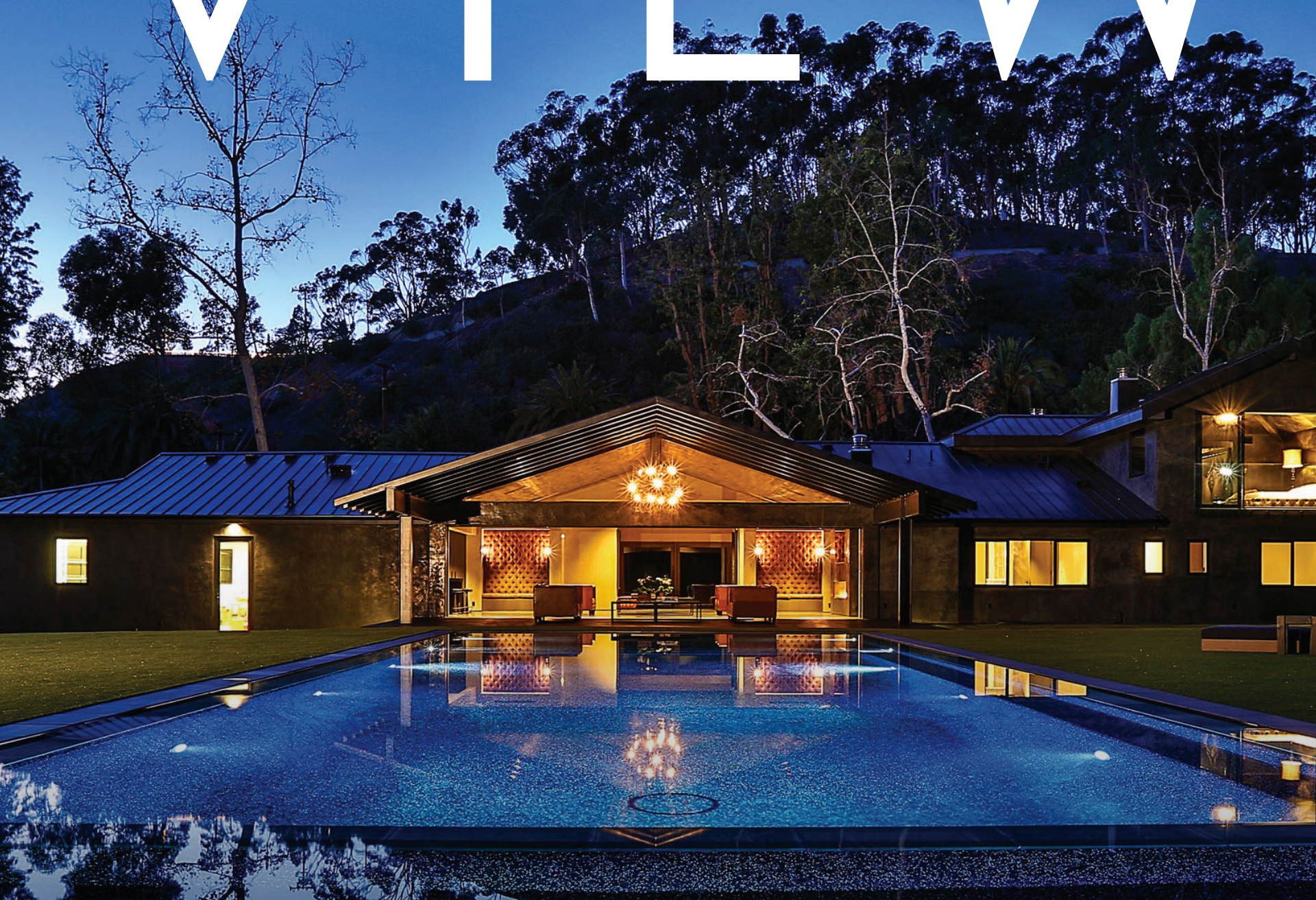
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GLOBAL LUXURY

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VIEW



FEATURED *Properties*

MALIBU | \$18,800,000
Represented by SANDRO DAZZAN & IRENE DAZZAN-PALMER 310.317.9354

COLDWELL BANKER RESIDENTIAL BROKERAGE

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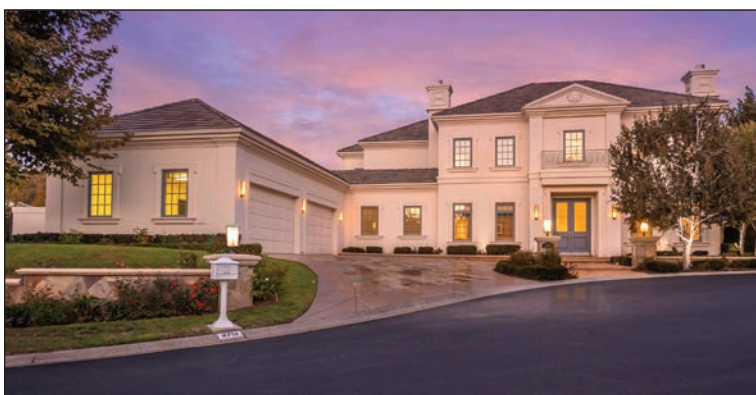
SWEEPING OCEAN VIEW PT. DUME ESTATE!
MALIBU, CALIFORNIA | \$8,818,000
Represented by: Susan Monus
310.589.2477 | susan@susanmonus.com



13258CHALON.COM-ALLURING ARCHITECTURAL
BRENTWOOD, CALIFORNIA | \$3,150,000
Represented by: Joan Caplis
310.748.2208 | joancaplis@gmail.com



3+4 BE FIRST TO OWN FROM THE COLLECTION
PLAYA VISTA, CALIFORNIA | \$2,239,000
Represented by: Jennifer Petsu
310.945.6365 | jpetsu@gmail.com



SHERWOOD CC. PANORAMIC VIEWS. PRIME LOT.
THOUSAND OAKS, CALIFORNIA | \$4,195,000
Represented by: Erin and Bob
805.230.3308 | offers@erinandbob.com



OUTPOST ESTATES | 1ST TIME ON MARKET!
OUTPOST, CALIFORNIA | \$4,895,000
Represented by: Neal Baddin
323.793.7405 | neal@nealbaddin.com

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Arcadia 626.445.5500

Beverly Hills North 310.777.6200

Beverly Hills South 310.273.3113

Brentwood 310.820.6651

Calabasas 818.222.0023

Glendale 818.240.1111

Hancock Park North 323.464.9272

Hancock Park South 323.462.0867

La Cañada Flintridge 818.790.3334

Los Feliz 323.665.5841

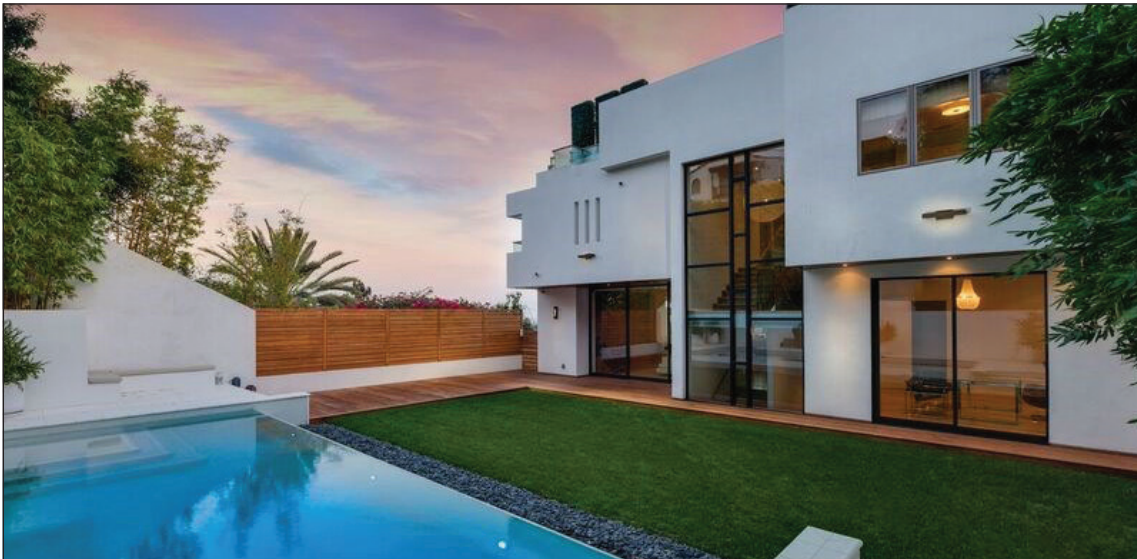
Malibu Colony 310.456.3638

Malibu West 310.457.6550

Manhattan Beach 310.802.5700

Marina del Rey 310.301.3500

Montecito 805.969.4755



ARCHITECTURAL ESTATE W/OCEAN & CITY VIEW.
 PACIFIC PALISADES, CALIFORNIA | \$6,995,000
 Represented by: Amy Hollingsworth & Jamie Leff
 310.613.3071 | amyjamiehomes@gmail.com



BRAND NEW MASTERPIECE. 6+5.5, POOL/SPA.
 BEVERLY GROVE, CALIFORNIA | \$3,900,000
 Represented by: Or Brodsky
 310.623.2319 | or@orbrodsky.com



CLIFF MAY ARCHITECT. PRIVATE 4.25 ACRES.
 SANTA BARBARA, CALIFORNIA | \$19,500,000
 Represented by: Jill Reeder
 310.924.9311 | jillmreeder@gmail.com

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Pacific Palisades 310.454.1111
 Palos Verdes 310.378.5201
 Pasadena 626.584.0050

Playa Vista 310.862.5777
 San Marino 626.449.5222
 Santa Barbara 805.682.2477

Santa Monica Montana 310.458.0091
 Santa Monica Wilshire 310.829.3939
 Sherman Oaks 818.995.2424

Studio City 818.788.5400
 Sunset Strip 310.278.9470
 Venice 424.280.7400

Ventura 805.648.5051
 Westchester 424.702.3000
 Westlake Village 805.495.1048

A&D ARCHITECTURE & DESIGN



IT'S ALL ABOUT THE VIEW!

by Bret Parsons

Before building your mountain top aerie, heed the following advice from Los Angeles-based architect Dean Larkin who has designed some of the best. First, hire an architect who knows LA's Baseline Hillside Ordinance (BHO), but more importantly, knows how officials interpret it, which is often gray, not black or white. Second, assemble the team: architect, grading/civil engineer, soils engineer, surveyor, and structural engineer. Third, hire the contractor early, ideally at the initial drawing stage as it's crucial to determine the budget with him or her in advance. For example, site restrictions could mandate a specific construction methodology which might increase costs. Fourth, be open to design opportunities! Although "modern boxes" are all the rage, the BHO allows greater height allowances for pitched roofs based upon a 3-D envelope of the site's contours. Skip the "square houses" and make full use of the site and topography. Finally, it's all about the view! Hillside homes offer that distinct advantage and each aspect of the design program should complement it.



www.DeanLarkinDesign.com

Photo credits: Adrian Van Anz, top left, top right, bottom right; John Ellis, bottom left.

ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: GREENE & GREENE



PASADENA | \$6,850,000
Cordelia A. Culbertson House, designed by Greene & Greene w/ ballroom.
Catherine "Tink" Cheney (626) 233-2938

ARCHITECT: THORNTON ABELL



HOLLYWOOD HILLS | \$2,950,000
A mid-century classic designed by Case Study architect Thornton Abell and built in 1959.
Stephen Apelian, Partner (323) 804-3400

ARCHITECT: MARSHALL P. WILKINSON



BRENTWOOD | \$2,850,000
OPEN SUN 2-5. Gated 2 sty Traditional on large lot. 3bd 3ba, fam. rm, grassy yards & pool.
Mary Beth Woods (310) 571-1358

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Park Offering



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HOLLYWOOD HILLS

\$1,695,000

OPEN TUESDAY 11-2

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INCREDIBLE POTENTIAL WITH STUNNING VIEWS

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310.285.7508

HOMES@JADEMILLS.COM

ALEXIS LAMONTAGNA

310.280.8080

ALEXISLAMONTAGNA@GMAIL.COM

7601 MULHOLLAND DRIVE

HOLLYWOOD HILLS

\$2,500,000

OPEN TUESDAY 11-2

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NEW PRICE!



6438 Georgius Way, Hollywood Hills | \$2,249,000



Appraised at 2.3m! Submit all offers! Contemporary cul-de-sac view estate offering 4bd/5ba, nearly 4400sf, cabana spa & open Feng Shui flow thruout with ocean, hills & city views. Top flr greets u w 3car garage, formal entry w stacked stone & waterfall & spacious junior Master w walk-in closet & detached jet spa tub & shower. Step down into your dream kitchen w top of the line stainless steel appliances, exotic granite counters, soft close custom cabinetry & breakfast bar opening to the family rm, formal dining & living rm w addt'l bd/office. Next flr down boasts an incredible Master w fireplace including massive office, 3 walk-in closets & detached jet-spa tub & shower. 2 addt'l bds, w 1 used as a media rm with projector & stadium seating. Entertainers yard encompassing the views entices u w a spacious patio, 600-bottle wine cellar, cabana spa w powder bath & large very rare hill side back yard with grass. Dark rich wd flrs, designer lighting, water filtration system and 4 security cameras thruout! Inspection reports available upon request.

www.6438GeorgiusWay.com



MANUELA VILLA
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Manuela@ManuelaVilla.com
www.ManuelaVilla.com
CalBRE # 01900049

4 Beds
5 Baths
4,343 Sq. Ft.

OPEN TUESDAY, OCTOBER 3RD 11-2

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NEW LISTING
BEL-AIR OCEAN VIEW MODERN



1116 LINDA FLORA DRIVE

\$6,895,000 | OPEN 11-2 | 1116LINDAFLORA.COM

TIMOTHY DI PRIZITO | 310.266.2777

JOYCE REY | 310.285.7529



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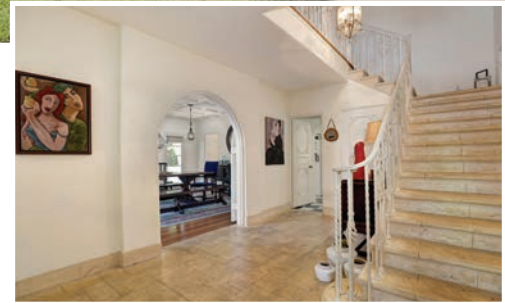
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Classic 2 story 1930 Courtyard Spanish



215 South Peck Drive • Beverly Hills

- Authentically detailed Spanish estate
- 3 massive bedroom suites upstairs
- Maid's quarters downstairs
- Huge master with closets galore
- Stunning Deco-era bathroom tiling
- Large den with powder room
- Sunlit rooms with high ceilings & wood floors
- Oversized formal living and dining rooms
- Dramatic entryway
- Over 3,650 square feet per tax rolls
- 3 car garage
- Lush grassy rear yard
- A most coveted 200 block south of Wilshire
- Proximate to the finest amenities
- Superb curb appeal

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For lease at \$8,900 per month

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Classic 2 Story Traditional Estate



**NEW EXCLUSIVE
BY APPOINTMENT ONLY**



517 North Maple Drive • Beverly Hills

If you've seen this home before, you won't recognize it now!

- Recent cosmetic overhaul completed
- Open sunlit public rooms for superb entertaining
- Main floor master suite with luxe bath
- 3 additional bedrooms upstairs
- Redone cook's kitchen with newer appliances
- Huge family room with bar opens to patio/garden
- Featuring wooden floors, built-ins, beams
- Fantastic large rear yard w/lawns/mature foliage
- Outdoor bonus room/gym and bath
- Everyone's favorite Camphor tree-lined Flats road

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205 North Tigertail Road • Brentwood

- Gated 2 story French-influenced manse
- Bucolic open canyon and ocean views
- Custom built by the owner in 2002
- Featuring sunlit rooms with super high ceilings
- European-style grounds with ultimate privacy
- Dramatic 2 story living room overlooks grounds
- 6 generous bedrooms
- Master suite with large balcony, fireplace, walk-in
- Substantial outdoor guest facility/screening room and bath
- Fabulous family room with fireplace
- Separate large office downstairs
- Dual laundry facilities (one upstairs / one downstairs)
- Public rooms open to veranda, flowing lawns, pool/spa, views
- Over 100 feet of frontage on prestigious lower Tigertail Road
- Endless potential to update to your exacting design specifications

By Appointment Only

\$11,995,000

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\$5,500,000 | 24520 Wingfield Rd, Hidden Hills | 5BD/7BA
C. Goldstein/R. Shevin | 818.421.4141/818.251.2476



\$7,499,000 | 728 Linda Flora Drive, Bel Air | 5BD/7BA
Larry Young | 310.777.2879



\$4,295,000 | 17201 McCormick St., Encino | 5BD/7BA
Dianne Merryl | 818.613.4655



\$3,695,000 | 70300 San Lorenzo Rd, Palm Desert | 9BD/13BA
St. James + Canter (Co-listed) | 310.704.4248



\$3,249,000 | 4152 Sunnyslope Ave, Sherman Oaks | 5BD/6BA
Kirk Hoffman | 310.890.3940



\$1,369,000 | 4004 Beverly Glen Boulevard, Sherman Oaks | 4BD/3BA
Scott Wynne | 818.599.4051



\$1,595,000 | 16723 Sunset Bl, Pacific Palisades | 3BD/2½BA
Marco Rufo | 310.230.3765



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OPEN TUES 11-2

\$7,395,000 | 1427 Georgina Avenue, Santa Monica | 4BD/3½BA
Chris Hicks | 310.980.7980



\$5,495,000 | Scolari Ranch, Paso Robles | 514± acs (assr)
Kerry Mormann | 805.689.3242



\$2,695,000 | 1945 Federal Ave, West Los Angeles | 3BD/3BA + GH
K. Endow/E. Hoffman | 310.722.2562/310.948.0995



OPEN TUES 11-2

\$1,750,000 | 3321 Mandeville Canyon Rd, Brentwood | 4BD/3½BA
Hilary Davis | 310.666.5163



\$1,695,000 | 7718 Skyhill Dr, Studio City | 4BD/3BA
Trena Berk | 818.314.7722



\$975,000 | 4628 Nob Hill Dr, Mount Washington | 2BD/2BA
Kirk Gerou | 323.671.1272



\$1,349,000 | 17000 Escalon Drive, Encino | 3BD/2½BA
Cameron/Spitz | 818.380.2151/818.817.4284

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Private Beverly Hills "loft-like" 4500+sf, 4 BD+4.5 BA Modern Architectural smart home redone in 2017 featuring an open living/dining area, 14ft ceilings, gourmet Bauformat German kitchen, & a grand private 1850sf rooftop w/ room for a spa. An entertainer's dream home.



BROKERS OPEN Tuesday, October 3rd, 11-2pm

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- Gated Spanish Colonial-style Encino Estate offers the ultimate private compound setting
- Expansive motor-court, framed by majestic Oak tree
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- Five bedrooms with garden views and en-suite baths
- Separate guest suite with private entrance
- Four Seasons style master suite with fireplace, sitting area, dual walk-ins and spa-style bath
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- Separate approx. 1,300 sq. ft. seven car garage with bath & HVAC
- Approx. 29,572 sq. ft. flat lot



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1145 SUNSET VALE AVENUE
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Architecture and impeccable construction . . . by Don Goldstein. This smart home is hidden in the lower Sunset Strip Hills on a remarkably private one way street. The house invokes seclusion and serenity, yet is just steps away from Beverly Hills and the Sunset Strip. The use of handcrafted milled warm woods, and the carefully edited selection of surfaces comprised of European stones and marbles, provide clear distinction to the interiors reminiscent of Five Star Resorts in Southeast Asia and the Mediterranean. All of the lower floor entertaining areas open seamlessly to the pool and tranquility of the back gardens. Many of the features and surfaces of the house were handcrafted on site to complete this vision of luxury and sophistication.



- ◆ 3,300 sq. ft of Elegant Living Space
- ◆ 6,394 sq. ft. Private Lot
- ◆ Smart Home
- ◆ 3 Bedrooms En Suite
- ◆ 2 Fireplaces
- ◆ Pool

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Information obtained from public records deemed reliable but not verified.



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5352 Calvin Avenue, Tarzana

\$2,299,000



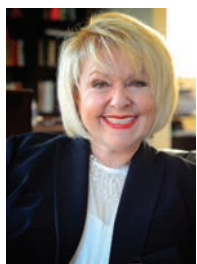
Back On the Market with major reduction! Stunning custom built Spanish 7 Bedroom home in prime private south of the boulevard neighborhood on double cul-de-sac in the flats of Tarzana. Incredible grounds on huge usable parcel. Enter through arched wooden double doors to travertine and wood floors, foyer highlights mosaic tiled medallion at entry, impressive winding wrought iron staircase, two story ceiling, living room with transom windows, wood burning fireplace opening to huge dining room, all with views of spacious grounds. Gourmet cooks kitchen, granite counters, center isle, stainless appliances, Sub-zero fridge, two dishwashers, two ovens, professional range/grill, warming drawer and wine cooler which opens to family room with beamed ceilings and wood/gas burning fireplace. Large wrap around patio offers additional living space with arched columns, built in BBQ center and outdoor heaters, speakers, ceiling fans, which overlooks pool, spa and sports court. Additional features include, media room with surround sound and office/library. Master suite boasts see through fireplace and sitting area with huge walk in cedar lined closet. Sumptuous master bath with spa tub and steam shower, granite counters and travertine floors. One bedroom downstairs, six bedrooms upstairs with bathrooms in suite, skylights. Truly a remarkable home!

28443 Foothill Drive, Agoura Hills

\$1,899,000



Stunning and Dramatic New Modern Construction! Featuring many Hi tech Smart Features, striking curb appeal and amazing views. Step up to rich walnut floors, walls of glass windows, atrium, soaring ceilings and glass railings at stairs and den landing. Stunning gas fireplace in Living Room with smooth concrete finish and open floor plan highlight Dining Area which opens to extended patio living and built in BBQ center with granite counters, overlooking infinity pool and natural gas fire pit. Amazing kitchen with custom white oak cabinetry, center isle with quartzstone counters, two sinks, two Bosch dishwashers, two Bosch ovens, designer wood tiles, Subzero Refrigerator, and under counter wine cooler. Master Bedroom enjoys incredible views beyond a 697 sq. ft. balcony, sumptuous master bath with separate molded tub, seamless shower doors, designer tiles and huge organized custom closet. All six bedrooms have bathrooms en suite. Home is prewired with speakers in Living Rm, Media Room, Family Room/Study and enjoys many SMART features including Lutron Smart System lighting, AC thermostat, entry door with Schlage SMART system, security system with video recorder. Home is prewired for Electrical Shades and house electrical panel is ready to add Solar System. This is truly a home for today's high tech living designed by Sandra Martin, AIA



Florence Silver

Direct: 818.325.8227
Cell: 818.929.0265
Florence@Florencesilver.com
www.florencesilver.com
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John Aaroe Group does not guarantee the accuracy of square footage or lot size. CalBRE# 00558939

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LOS FELIZ · EST. 1913 · \$11,750,000



SALLY FORSTER JONES
310.691.7888 | JOHN AAROE GROUP

DUNCAN WATSON & JOHN DAVENPORT present



1736 Glendon Avenue Unit A | Westwood - Century City
Offered at \$6,500/mo

Sleek Architectural Townhouse for lease in Prime Westwood. Property is located in small 7 unit complex and features 2 Bedrooms and 2.5 Bathrooms. A bonus room overlooking the main level can be used as an office, gym, or third bedroom. Lofty ceilings accentuate the open and airy interior. Remodeled in 2014, this townhouse features high-end appliances and finishes including backlit fireplace and Master Bathroom countertops, Control4 home automation system, Nest thermostat, and motorized shades. Master bathroom includes steam shower and motorized skylight. Ample storage inside as well as in the attached two-car garage with large laundry area. This is truly a gem.



2753 Malcolm Avenue | Cheviot Hills - Rancho Park
Offered at \$6,300/mo

Wonderfully maintained 3 BD/ 2.5 Bath Mediterranean style home close to Westside Pavillon and the Expo Line. This extensively remodeled home features large open kitchen with granite counter tops, high ceilings, and luxurious oversized bathrooms and an extensive security and camera system for ultimate peace of mind. Large Master bedroom includes grand Master Bathroom with large soaking tub. Enjoy the lovely outdoor living area and manicured backyard with large fountain. Serenity abounds in this lovely Westside neighborhood.



DUNCAN WATSON

310.210.6390
duncan@dmwestates.com
dmwestates.com



JOHN DAVENPORT

310.254.6000
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1505 VIEWSITE TERRACE, SUNSET PLAZA

NEW PRICE \$2,495,000

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3666 DIXIE CANYON AVENUE



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\$3,495,000

Gated and private Mediterranean Villa.
4 beds & 5.5 baths, pool, grassy yard.
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Stunning panoramic mountain, canyon,
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Close to Ventura Blvd with easy access
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Direct: 818.645.6816

colinhagiwara@gmail.com
www.nourmand.com
bre#:02033312



A photograph of a modern home's interior, viewed through a glass-enclosed staircase. The space is bright and airy, featuring a balcony with a black metal railing and a large window. The floor is made of light-colored stone tiles. The lighting is warm and ambient, with wall sconces and a chandelier visible. The overall aesthetic is clean and sophisticated.

ERNIE CARSWELL
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7100 La Presa Drive

ANR
SIGNATURE COLLECTION



PREMIERE OPEN 11-2



7100 La Presa Drive

Outpost Estates | 6 BD | 7 BA | Pool | City to Ocean Views

Gated motorcourt entry conceals a majestic Mediterranean Villa boasting architectural details with warm contemporary interiors and sweeping views across LA's skyline from Downtown to Santa Monica Bay.

\$11,850,000

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TELES
A DOUGLAS ELLIMAN REAL ESTATE COMPANY

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BY APPOINTMENT ONLY



1317 Delresto Drive

BHPO | 7 BD | 10 BA | Pool | Spa | Guest House | Gated Entry

Epic Modern Villa offers ultimate privacy, views & blissful luxury.

\$14,890,000

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A Renowned Pedigree...



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Living Room

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LAUNCHING NOW



Top of Outpost & Mulholland Dr

7310 Mulholland Drive

Hollywood Hills | 5 BD | 6 BA | Pool | Guest House | Sports Bldg

*Enter a very private realm accessed from Mulholland but as distant
from city interference as the Rainforest.*

\$9,450,000

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Living Room Niche Lounge



TELES
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Master Bath Suite



Main Residence Entry



Guest House



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Stone Canyon, Bel Air | 6 BD | 8 BA | Guest House | Theatre | 1.2 Acres

Architectural luxury echoes Mid-Century design, lush gardens and splendid resort Pool.

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\$9,995,000


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HILTON & HYLAND



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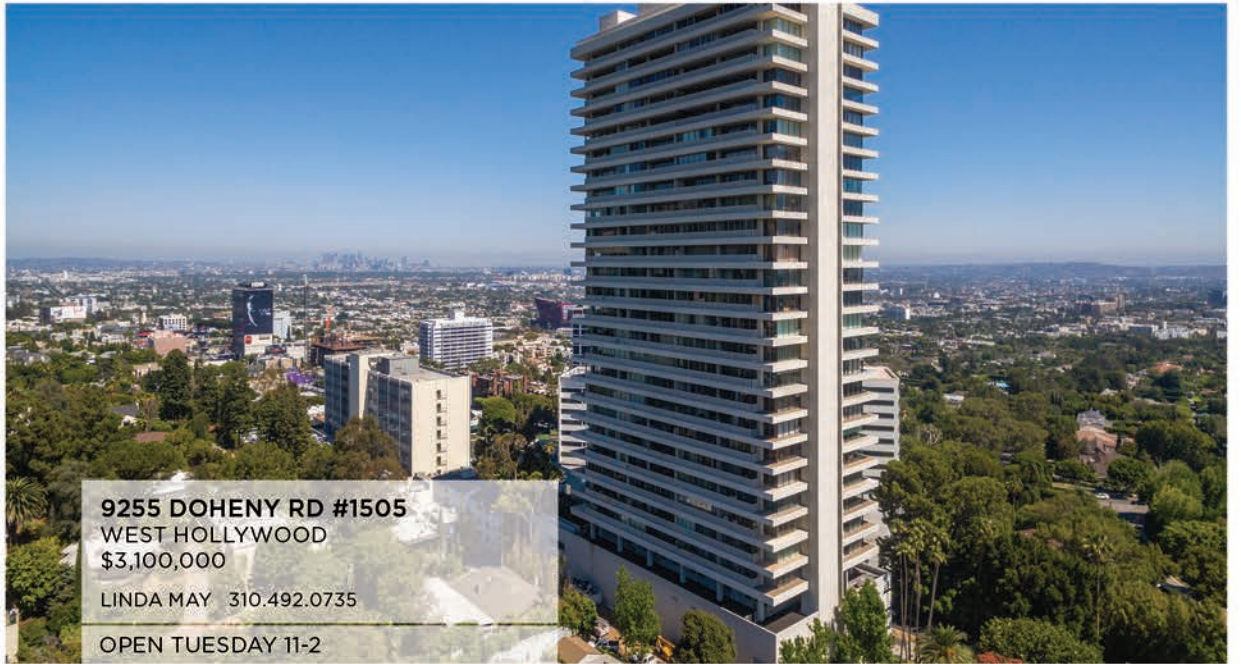
HILTONHYLAND.COM



2134 BENEDICT CANYON DR
BEVERLY HILLS
\$2,399,000

ALPHONSO LASCANO, BJORN FARRUGIA
424.253.5489

OPEN TUESDAY 11-2



9255 DOHENY RD #1505
WEST HOLLYWOOD
\$3,100,000
LINDA MAY 310.492.0735
OPEN TUESDAY 11-2



2178 CENTURY WOOD WAY #40
CENTURY CITY
\$1,950,000
SUSAN SMITH 310.492.0733
OPEN TUESDAY 11-2

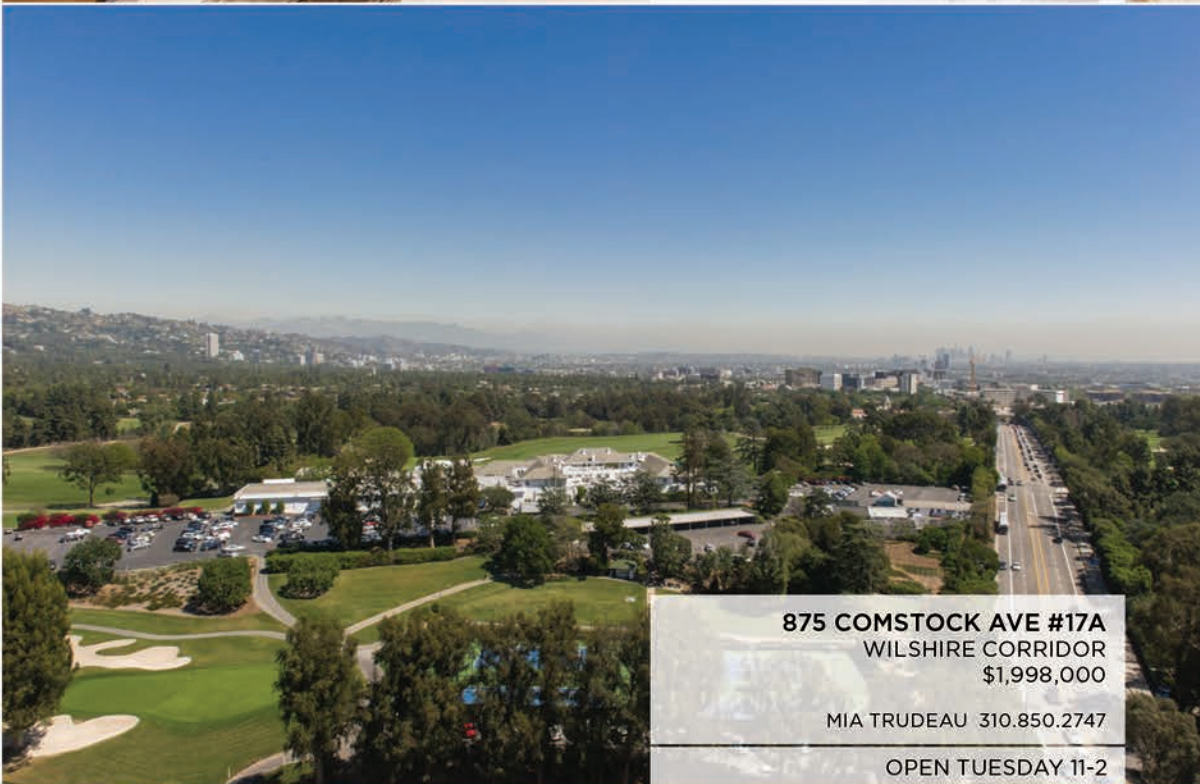


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OPEN TUESDAY 11-2



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2 BD | 2.5 BA | 1,600+SF | \$3,100,000

SIERRATOWERS1505.COM

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310.492.0735
CALBRE#: 00475038

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2178

CENTURY WOODS WAY #40
OPEN TUESDAY 11-2
3 BD | 3.5 BA | \$1,950,000




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3430

WONDERVIEW

OPEN TUESDAY 11-2

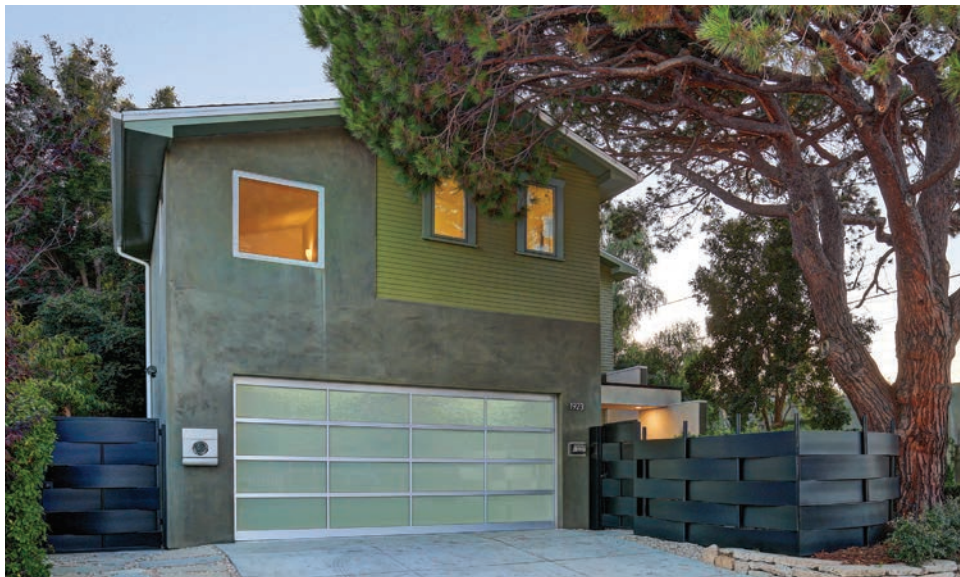
\$5,500,000



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1923 GLYNDON AVE, VENICE

\$2,695,000

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CALBRE#: 01435762

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BTENENBAUM@HILTONHYLAND.COM

310.858.5468

CALBRE# 00823256





OPEN TUESDAY 11-2

**2134 BENEDICT CANYON DR
BEVERLY HILLS**

4 BD | 4 BA | 3,355 SQFT | \$2,399,000

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ALPHONSOLASCANO@GMAIL.COM
CALBRE#01723550

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\$12,200,000
OPEN TUESDAY 11-2



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A PAUL WILLIAMS SPANISH



173 N ANITA, BRENTWOOD PARK

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\$10,800,000

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10776 WILSHIRE BLVD #1704

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This sophisticated residence at The Carlyle on L.A.'s Wilshire Corridor features exquisite designer furnishings, a voluminous living area, floor-to-ceiling windows with sweeping views, gourmet chef's kitchen, 2 ensuite guest rooms and sumptuous master suite with Salvatori marble bathroom, balcony, dual showroom closets and full home automation. Amenities include a 24-hour, white-glove doorman, valet parking, porters, concierge, fitness center, salon, all-season swimming pool and outdoor gardens.

BY APPOINTMENT ONLY

NEW LISTING | \$6,495,000

3 BEDS

3.5 BATHS

3,407 SQ. FT.

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NEW LISTING

1552 BEL AIR ROAD | BEL AIR

OPEN TUESDAY 11-2PM

EXCEPTIONAL CONTEMPORARY ON DESIRABLE BEL AIR STREET

\$8,495,000 | 5 BEDS | 7 BATHS | 5,733 SQ. FT. | 11,846 SQ. FT. LOT

Exceptional contemporary located through the prestigious east gate of Bel Air. Extremely private grounds and spacious interiors oriented towards panoramic canyon views. Stylish family room and chef's kitchen with Walker-Zanger counter tops and high-end appliances. Three en-suite bedrooms, plus master suite with pitched ceiling and fireplace. Lounge level features a built-in Eucalyptus wood bar, wine cellar and fifth bedroom. Pocket doors open to a large covered patio and salt water pool.

JAMES HARRIS

JAMES@THEAGENCYRE.COM
424.400.5915

DAVID PARNES

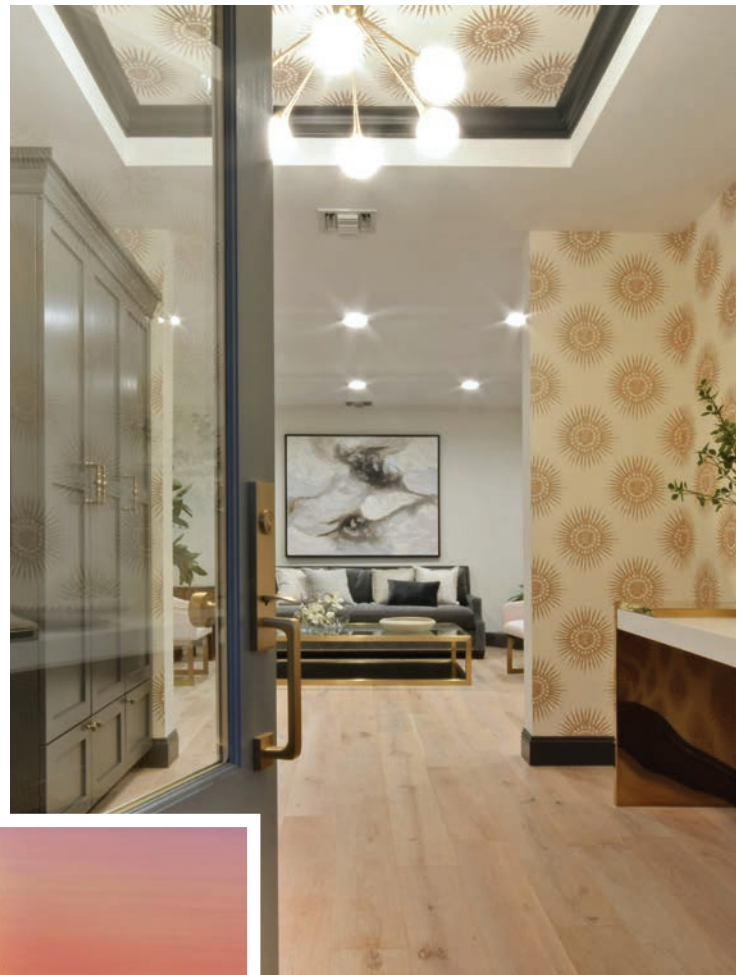
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424.400.5916



4916 GREENBUSH AVENUE

WWW.4916GREENBUSH.COM

\$1,595,000
3 BEDS | 3 BATHS
2,500 SQ. FT. | 7,206 SQ. FT. LOT



OPEN TUESDAY 11-2PM

Another Prescott Properties design. This stunning single-story impresses with the compelling curb appeal of perfect color schemes, charming architecture, and incredible finishes. Marvel at the front entry wallpaper, and be generally 'wowed' by the designer touches throughout the house. This home has an open floor plan with light bleached oak floors and French doors that lead off the dining room to a quaint porch that overlooks the sizable front lawn.

REBEKAH SCHWARTZ SKLAR

REBEKAH@THEAGENCYRE.COM
310.383.5949

ZACHARY SKLAR

ZACH@THEAGENCYRE.COM
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NEW LISTING

2552 BENEDICT CANYON DRIVE | BEVERLY HILLS

For every individual who attends the open house, we will donate \$10 to his or her choice of Mexico City, Puerto Rico, or US Virgin Island recovery efforts.

OPEN TUESDAY 11-2PM

OASIS IN THE HILLS

\$3,495,000 | 3 BEDS | 3 BATHS | 3,300 SQ. FT. | 28,771 SQ. FT. LOT | CATERING PROVIDED

Elegant architectural and designer done home in the hills. Gorgeously reinvented 3 bed, 3 bath masterpiece on nearly three-fourths of an acre. Bright, open floor plan. Warm living room with fireplace and skylight. Large chef's kitchen. Tranquil and private backyard with lush landscaping and newly remodeled pool/spa. A second master suite with custom built-ins. Patio with water fountain. Large master with fireplace, sitting area and private hillside patio. Amazing custom walk-in closet and white oak floors.

REBEKAH SCHWARTZ SKLAR

REBEKAH@THEAGENCYRE.COM
310.383.5949

MICHELLE SCHWARTZ

MSCHWARTZ@THEAGENCYRE.COM
424.230.3716

ZACHARY SKLAR

ZACH@THEAGENCYRE.COM
310.699.3661





NEW LISTING

1041.5 N. BUNDY DRIVE | BRENTWOOD

INCREDIBLE DEVELOPMENT OPPORTUNITY

\$5,800,000

Incredible opportunity to own a 1.4-acre view site estate in prime Brentwood, north of Sunset. There are complete plans with permits available for a 16,000-SF, Marc Whipple contemporary masterpiece. This property sits majestically with incredible views of the city, ocean and canyon. The finished product will be a truly transformative home worth \$25,000,000. This property and future home will take your breath away. The lot is located on a private cul-de-sac above Bundy Road and Bundy Place.

SANTIAGO ARANA

SANTIAGO@THEAGENCYRE.COM
310.926.9808

JOE BABAJIAN

JOE@JOEBABAJIAN.COM
310.632.8800





NEW LISTING

1146 GRANT AVENUE | VENICE

OPEN TUESDAY 11-2PM

MODERN SPANISH IN HIGHLY DESIRABLE COEUR D'ALENE SCHOOL DISTRICT

\$2,489,000 | 4 BEDS | 3.5 BATHS | 2,490 SQ. FT. | 4,197 SQ. FT. LOT

This 1920s Spanish has been thoughtfully transformed into the perfect California beach-chic home - carefully mixing Mission-style charm with a contemporary sophistication. Upon entry, a privately hedged and tranquil meditation garden leads to stunningly reimaged interiors showcasing ebony hardwood, ivory walls with French windows, iron railings and dramatic archways which lend proper character and style to nearly 2,500 SF of living space, not including the detached studio.

ERIC LAVEY

ELAVEY@THEAGENCYRE.COM

310.908.6800



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NEW LISTING

BRENTWOOD PARK

OPEN TUESDAY 11-2PM

UPDATED 1928 SPANISH IN BRENTWOOD PARK

\$7,195,000 | 5 BEDS | 5 BATHS | 5,540 SQ. FT. | 37,220 SQ. FT. LOT

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, moments to town, schools, the beach, restaurants, bike paths, and hiking.

DAVID KELMENSEN

DKELMENSEN@THEAGENCYRE.COM

310.863.3030



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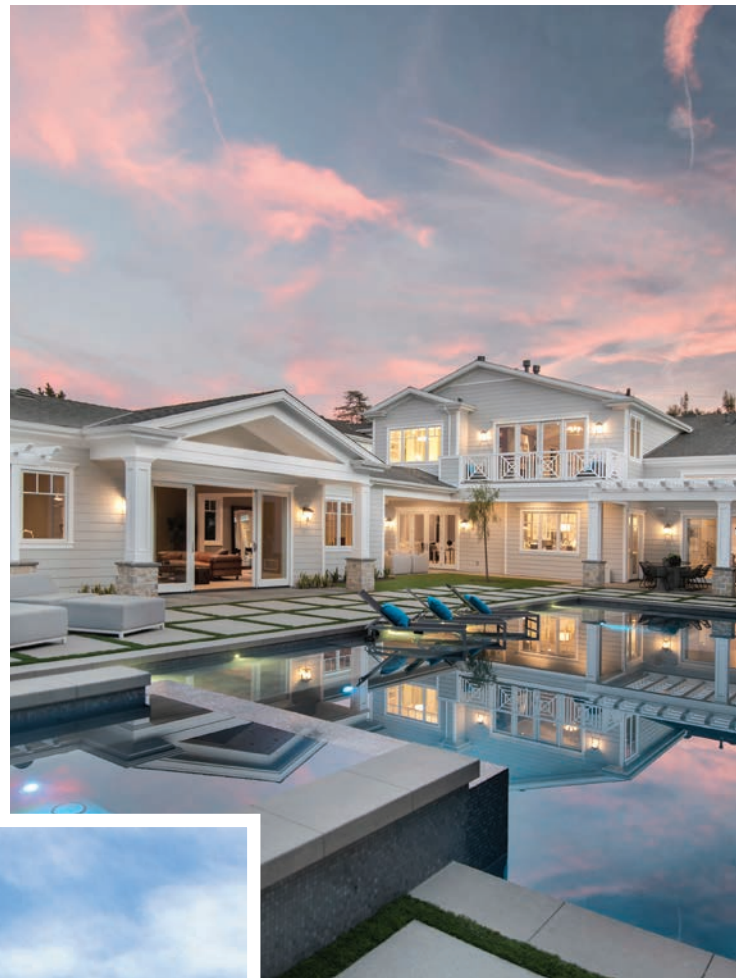
4448 HARPER WAY

ANOTHER *GASKIN DESIGN* MASTERPIECE

\$4,395,000

5 BEDS | 5.5 BATHS

5,942 SQ. FT. | 15,274 SQ. FT. LOT



BY APPOINTMENT ONLY

Extraordinary opportunity to buy a classic Gaskin Design new home before it's finished. This newly created gated community on a private street is very close to Lanai Elementary, a short distance to Ventura Blvd's shopping, and an easy route to Mulholland and the Westside. Known as the Valley's premiere builder, Gaskin Design has a long history of constructing quality homes with the finest finishes. These large lots enjoy green belt views, privacy, and security.

CRAIG KNIZEK

CKNIZEK@THEAGENCYRE.COM

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WOODHILL CANYON



POOL HOUSE



GUEST HOUSE



MAIN HOUSE



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NEW LISTING

3657 WOODHILL CANYON ROAD STUDIO CITY

BY APPOINTMENT ONLY

A RARE JEWEL

\$8,500,000 | 3 HOUSES | 5 PARCELS | 8,449 SQ. FT. | 159,452 SQ. FT. LOT

One of the most significant estate sites in the entire San Fernando Valley. Once-in-a-lifetime opportunity to purchase three adjacent homes on five separate parcels in prime south-of-the-boulevard Studio City. Coveted location in the prestigious Silver Triangle. Enjoy spectacular privacy and access to your own private wooded hiking/equestrian trail. Close proximity to shopping, restaurants, and Carpenter Charter Elementary School. Picturesque, private, and close to everything—Hollywood, DTLA, and all the studios.

<http://agency.re/WoodhillCompound>

CRAIG KNIZEK

CKNIZEK@THEAGENCYRE.COM

818.618.1006

INGRID SACERIO

ISACERIO@THEAGENCYRE.COM

424.354.4887





OPEN TUESDAY 11-2PM

12127 IREDELL STREET | STUDIO CITY | \$5,295,000
4 BEDS | 4 BATH | 4,604 SQ. FT. | 42,250 SQ. FT. LOT



1351 HAVENHURST PLACE, PENTHOUSE #1 | WEST HOLLYWOOD | \$7,500/MO
3 BEDS | 2 BATH | 1,578 SQ. FT.

JONATHAN RUIZ

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601 S. WINDSOR BLVD | HANCOCK PARK | \$10,950,000
8 BEDS | 9 BATH | 11,826 SQ. FT. | 26,756 SQ. FT. LOT
CO-LISTED WITH BILLY ROSE



1430 ABBOT KINNEY BLVD | VENICE | \$9,995,000
3 BEDS | 3.5 BATH | 3,010 SQ. FT. | 2,700 SQ. FT. LOT



629 FRONTERA DRIVE | PACIFIC PALISADES | \$7,895,000
5 BEDS | 7 BATH | 6,020 SQ. FT. | 8,609 SQ. FT. LOT



1064 HANLEY AVENUE | BRENTWOOD | \$3,095,000
3 BEDS | 4 BATH | 2,859 SQ. FT. | 9,964 SQ. FT. LOT

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301 OCEAN

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EASY 5% COMMISSION



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PLEASE PRESENT YOUR BUSINESS CARD UPON ENTRY.

STUDIOS | 1-BEDROOMS | 2-BEDROOMS

Situated on the northern end of Ocean Avenue at the intersection of San Vicente Blvd. sits the newest luxury apartment building to hit the market in decades. 301 Ocean features 38 newly rebuilt and fully modernized luxury ocean-view apartments, all with amazing outdoor space. The residences offer a wide range of layouts from single-level flats to multi-level townhomes. All upper-floor residences feature private rooftop terraces with stunning ocean views and incredible space for outdoor living. Amenities include 24-hour doorman, fitness studio with state of the art Technogym equipment, yoga studio, conference room with video technology, expansive gardens with rain fountain and fire pit, and on site management.

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9950 Cotharin | Malibu



Forever Ocean Views

Covered Space: 10,806 Sq Ft
Livable Space: 7 Bed | 8 Bath | 7,863 Sq Ft
Main House: 5 Bed | 6 Bath | 5,580 Sq Ft
Guest House: 2 Bed | 1 Bath

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Phase 1 Arriving Summer 2018

\$12,000,000 As Is | \$18,000,000 Upon Completion
Helipad Included | 20 Acres | 9 Years of Entitlements
Phase 1: Guest house and multi-use shop with mezzanine
Phase 2: Main house and carport (Early 2019)



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2620 Hutton Drive



2620 Hutton Drive,
Beverly Hills Post Office
6 Bed | 6.5 Bath | 6,921 Sq Ft
\$5,275,000
2620huttonresidence.com

—
Open House
Tuesday, 10/3
11am-2pm



Romantic gated private Mediterranean villa
set up above the street in prime Beverly Hills
Post Office on a 1/2 acre lot.

Boni Bryant & Joe Reichling

323.854.1780
bryantreichling.com

Marc Noah

310.968.9212
Sotheby's International Realty

5698 Holly Oak Drive



5698 Holly Oak Drive, Los Feliz
4 Bed | 4 Bath | 3,986 Sq Ft
\$2,895,000
5698hollyoak.com

Open House
Tuesday, 10/3
11am-2pm

Soft contemporary in the Los Feliz Oaks with unobstructed views of the city below.

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Introducing The Fuller Four



1339 North Fuller Avenue, Hollywood
2 & 3 Bedroom Floorplans
2,502-2,787 Sq Ft
From \$1,599,000
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—
Open House
Tuesday, 10/3
11am-3pm

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an iced coffee!**

A boutique development featuring four modern luxury residences, combining contemporary design with spacious floor plans and stunning city views in the heart of Hollywood.

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Newly Built Cape Cod Masterpiece | East Coast Meets West

5 Bedrooms, 6 Bathrooms

4,500+ sq. ft. (approx.) | 7,000 sq. ft. lot (approx.)

Smart Home Featuring Control 4 System | Refined Details

Offered for \$5,085,000

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AN ENTERTAINER'S DREAM



7820 ELECTRA DRIVE | \$4,395,000

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Located just minutes from the Sunset Strip, this magnificent Hollywood Hills Modern estate boasts explosive panoramic city to ocean views with rooms opening to large decks perfect for entertaining. 5 bedrooms, 6 baths, this masterpiece features beautiful materials throughout, including automatic sliding Fleetwood doors, dual zoned heating and cooling systems, security system, gym, office, breathtaking pool and more. A rare opportunity to purchase a truly exceptional view property.

**EXCLUSIVE
REPRESENTATION**

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MIAMI | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471

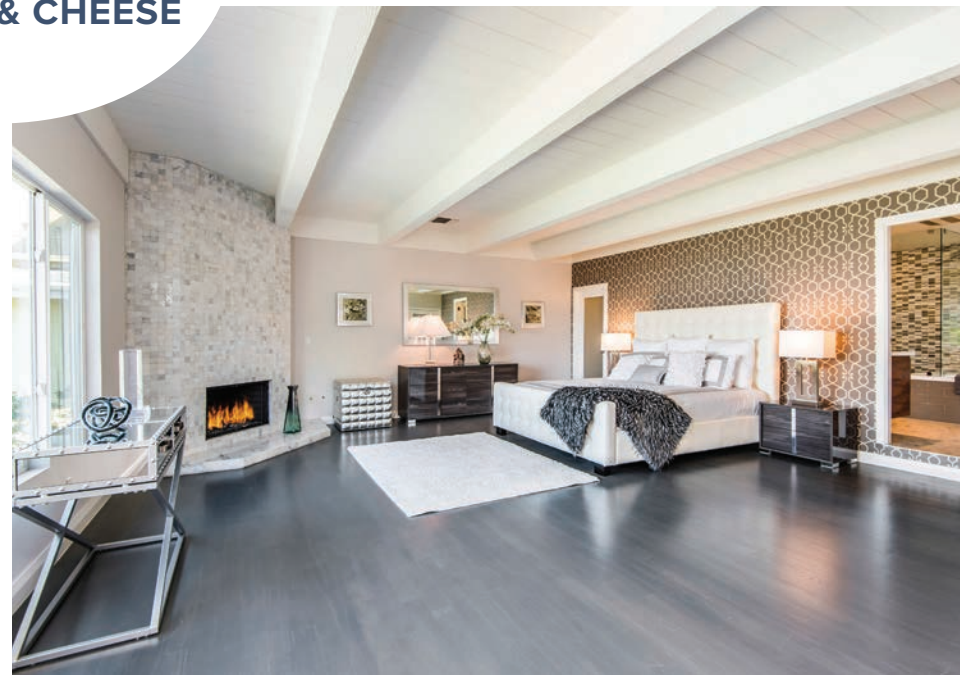
TWO NEW LISTINGS IN



7346 PACIFIC VIEW DRIVE

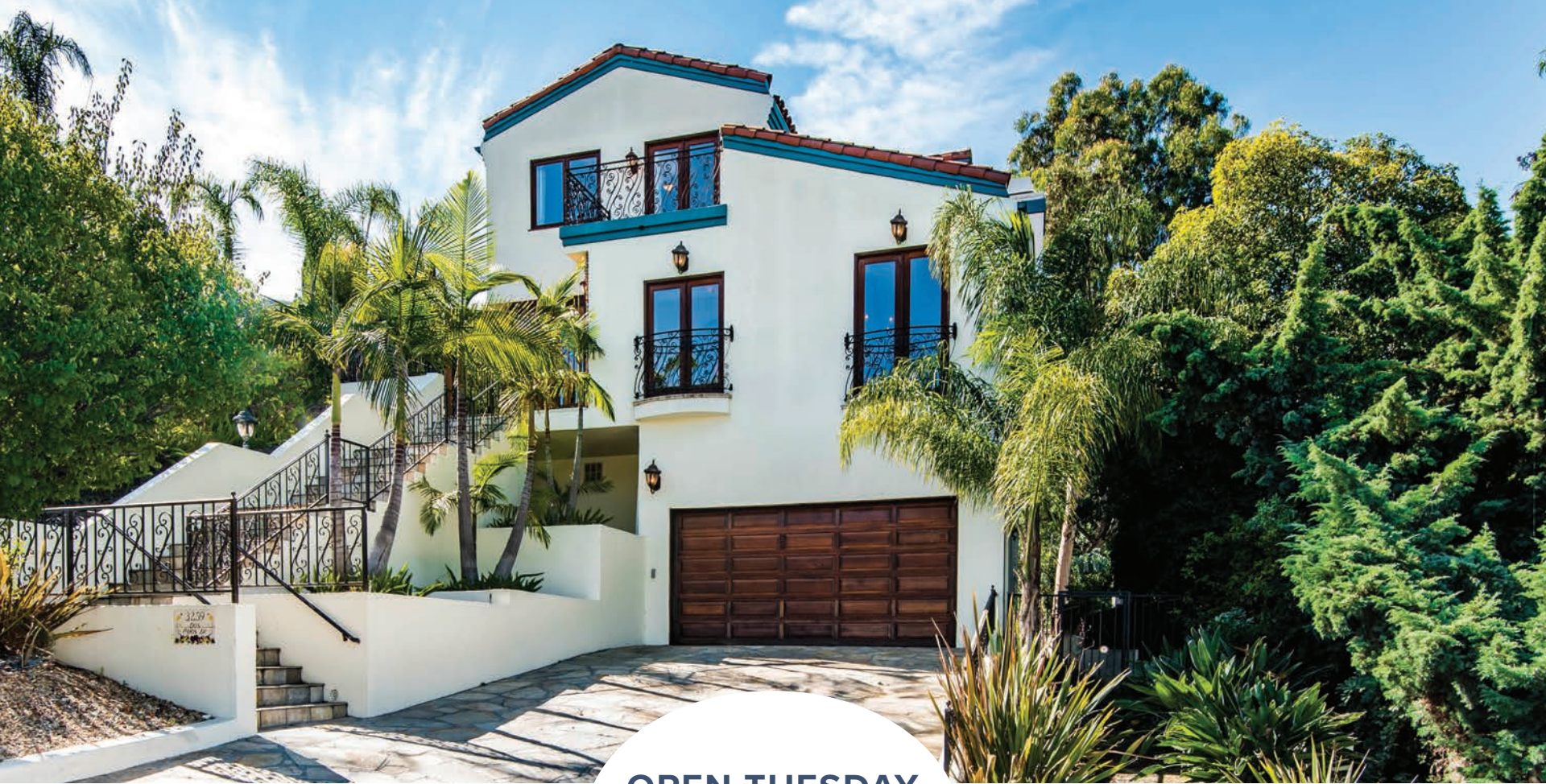
OPEN TUESDAY
11-2 LUNCH
5-8 WINE & CHEESE

4 BEDS | 4.5 BATH
SALE: \$2,185,000 | LEASE: \$12,500/MO



DENISE ROSNER | HOMES
AT KELLER WILLIAMS
uncommonly excellent | real estate

THE HOLLYWOOD HILLS



3259 DOS PALOS DRIVE

OPEN TUESDAY
11-2 LUNCH
5-8 WINE & CHEESE

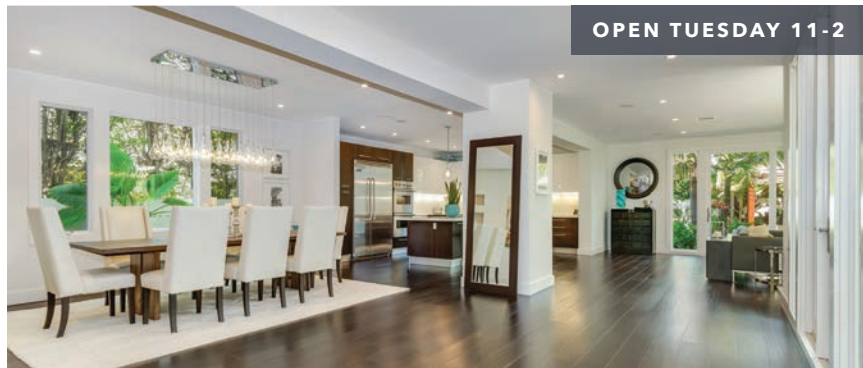
4 BEDS | 3.5 BATH
SALE: \$1,975,000



KW BEVERLY HILLS
KELLERWILLIAMS, REALTY
310-508-9482
denise@deniserosner.com
CaIBRE 01902808

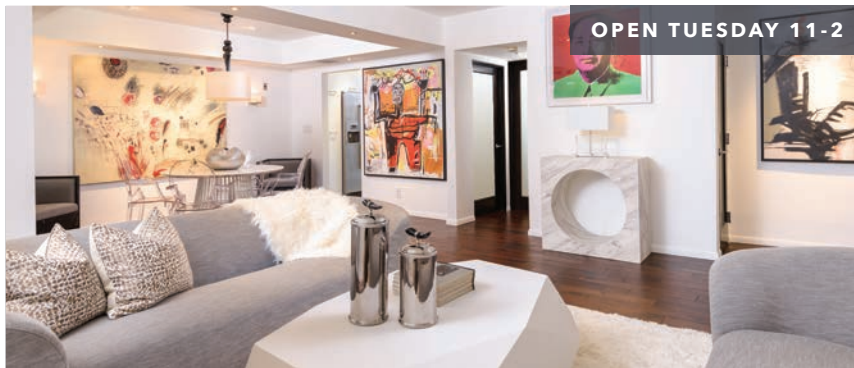
READY TO SELL? LOOKING TO BUY?

IT'S TIME FOR ELLIMAN



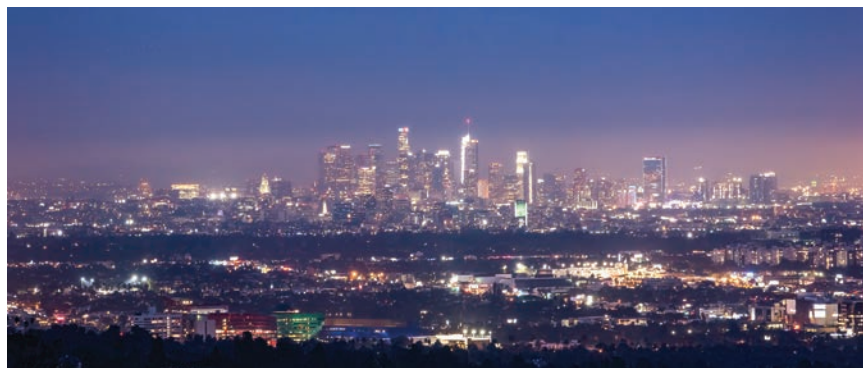
Beverly Center | New Listing
6235 DREXEL AVENUE | \$3,195,000

4 Bedrooms, 6 Bathrooms
Web# 17273186
Jeeb O'Reilly 310.980.5304



Beverly Hills | New Listing
439 N DOHENY DRIVE #205 | \$765,000

1 Bedrooms, 2 Bathrooms
Web# 17270586
Josh & Matthew Altman 310.819.3250 Jacob Greene 310.415.2653



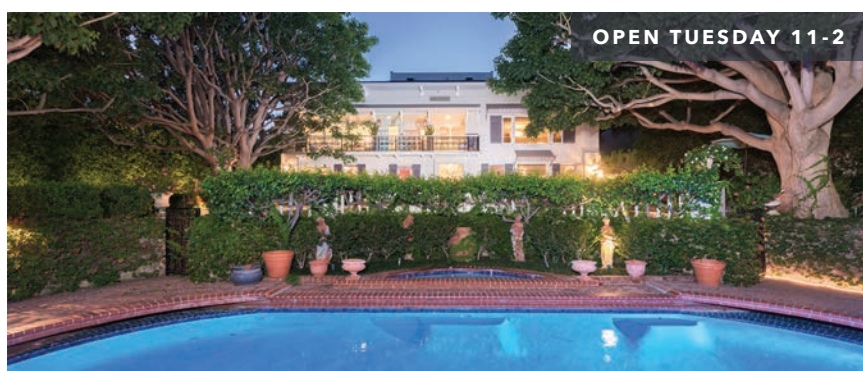
10131 ANGELO VIEW DRIVE | \$5,050,000

5 Bedrooms, 4 Bathrooms
Web# 17267626
Tracy Tutor Maltas 310.595.3885



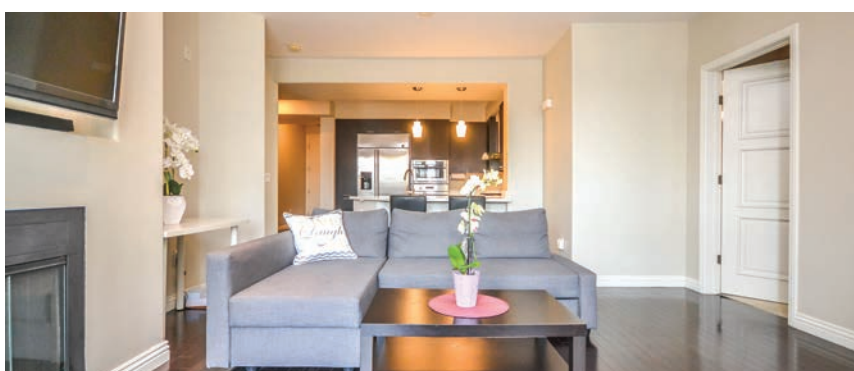
Bradbury Estates | Major Price Reduction | Catered Open
18 DOVETAIL LANE | \$16,888,000

10 Bedrooms, 13 Bathrooms, Theatre, Guest House & Pool
Web# 17205752
Josh & Matthew Altman 310.819.3250



Brentwood | New Listing
499 HALVERN DRIVE | \$9,995,000

9 Bedrooms, 15 Bathrooms
Web# 17273936
Tracy Tutor Maltas 310.595.3885



258 CARUSO AVENUE | \$935,000

2 Bedrooms, 3 Bathrooms
Web# 17269646
Jane Sha 323.761.0896



Lake Arrowhead | Price Reduction
28119 POINT HAMILTAIR LANE | \$5,600,000
 8 Bedrooms, 10 Bathrooms
Web# 17236504
 Josh Reef 310.728.9228



OPEN TUESDAY 11-2

Los Feliz | New Listing
2320 ALTO OAK DRIVE | \$2,795,000
 3 Bedrooms, 4 Bathrooms
Web# 17272774
 Juliette Hohnen 323.422.7147



Sunset Strip
1416 BLUEBIRD AVENUE | \$7,249,000
 5 Bedrooms, 6 Bathrooms, Guest House & Pool
Web# 17267780
 Jeeb O'Reilly 310.980.5304 Tori Barnao 323.633.1878
 Stefani Stolper 310.403.9331



Bird Streets
9222 FLICKER WAY | \$4,495,000
 3 Bedrooms, 4 Bathrooms & Pool
Web# 17267782
 Jeeb O'Reilly 310.980.5304 Tori Barnao 323.633.1878
 Gersh Gershunoff 213.359.0328



Venice | Lease
453 SHERMAN CANAL | \$24,995 PER MONTH
 3 Bedrooms, 4 Bathrooms
Web# 17251942
 Juliette Hohnen 323.422.7147



Venice | New Lease
558 RIALTO AVENUE | \$10,500 PER MONTH
 3 Bedrooms, 3 Bathrooms
Web# 1726988
 Juliette Hohnen 323.422.7147



elliman.com/california

**OPEN WEDNESDAY 10-1
CATERED**



18 DOVETAIL LANE | BRADBURY ESTATES \$16,888,000 | MAJOR PRICE REDUCTION

New construction! Spectacular 2-story English Tudor estate sits on 2.45 acres in the exclusive guard-gated community of Bradbury Estates. Estate comprised of a 14,000 sqft main house & a 2,498 sqft guest home with a total of 10 bedroom suites & 13 bathrooms. Views of the San Gabriel Mountains. Lavish use of upscale finishes including polished marble, artisan carpentry & woodwork. Features include seating loggia with fireplace, an infinite-edge pool with additional seating, an outdoor kitchen & a lighted sport court.
DovetailEstate.com Web# 17205752

AB THE ALTMAN BROTHERS

JOSH & MATT ALTMAN

O: 310.819.3250

Josh@TheAltmanBrothers.com

TheAltmanBrothers.Elliman.com

CalBRE# 01764587

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REAL ESTATE

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OPEN TUESDAY 11-2
AND SUNDAY 2-5



499 HALVERN DRIVE | BRENTWOOD \$9,995,000 | NEW LISTING

Reimagine and bring tremendous upside to this prime Brentwood estate. This gated compound is comprised of five structures on nearly one-acre of expansive grounds. The main house contains a master suite, five additional bedroom suites, large-scale formal living and family room, enormous downstairs playroom, a massive dining room and chef's kitchen. Also featured are a spectacular pool and spa, a guest house, gym, studio, and office. Undoubtedly a retreat within the city's busy confines. **Web# 17273936**



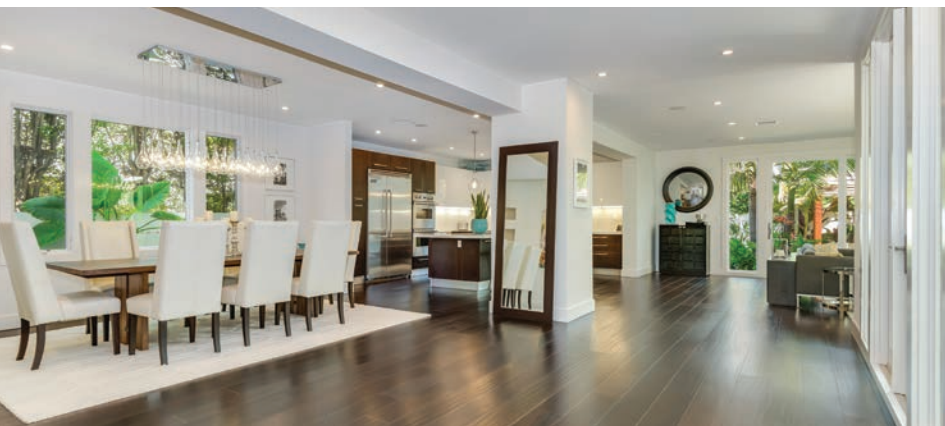
TRACY TUTOR MALTAS

Office: 310.595.3889
Tracy.Maltas@elliman.com
TracyTutorMaltas.Elliman.com
CalBRE# 01326769



elliman.com/california

OPEN TUESDAY 11-2



6235 DREXEL AVENUE | BEVERLY CENTER

\$3,195,000 | NEW LISTING

This 4 bedroom, 5.5 bathroom modern Spanish home exudes contemporary style. The large, open floor plan features hardwood floors, incredible volume and soaring ceilings. With tons of light and open space, the home is perfect for those looking to entertain. Fitted with the best of today's home technology, appliances and finest custom Italian cabinetry. The backyard features lush landscaping, sparkling pool, and spa. **Web# 17273186**



JEEB O'REILLY

Office: 310.819.1551
Cell: 310.980.5304
Jeeb.OReilly@elliman.com
CalBRE# 01156891



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OPEN TUESDAY 11-2



2320 ALTO OAK DRIVE | LOS FELIZ

\$2,795,000 | NEW LISTING | ESPRESSO BAR

Fabulous updated Mid-Century Modern 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 and 21st Century sensibilities. A dramatic foyer leads to the open concept living/dining room, where two walls of floor-to-ceiling windows showcase the incredible views of the canyon, Downtown LA, Hollywood, and the Griffith Observatory. Two en-suite bedrooms, including the master, plus a powder room are found upstairs while a spacious family room, a loft-style bedroom, library, bathroom, and laundry room are located on the lower level. The home is beautifully sited on the lot to take advantage of the canyon views that can be seen from every room. AltoOakMidcentury.com Web# 17272774



JULIETTE HOHNEN

Cell: 323.422.7147

Juliette.Hohnen@elliman.com

JulietteHohnen.Elliman.com

CalBRE# 01772623



elliman.com/california

PHIL BROWN, ARCHITECT



OPEN TUESDAY 11 - 2

5699 HOLLY OAK DRIVE - LOS FELIZ OAKS

\$3,595,377

1963 steel and glass design sited on a ridge at the end of a Los Feliz Oaks cul-de-sac. A multi-year endeavor has yielded a truly sophisticated and period-rich example of modernism within the original open-plan footprint. New terrazzo flooring occupies the glass-walled public spaces including living area with fireplace, dining area, and a spectacularly simple open kitchen. Restored bathrooms evoke the original design in a more luxurious take. Sweeping city and mountain views are ever present in the residence which includes 2 bedrooms, 2 bathrooms, office, oversized entertainment decks, and off street parking for five cars.

- X** Privacy
- X** Fully Restored
- X** Sweeping Views
- X** Open Plan Interiors
- X** Built-Ins
- X** Terrazzo Flooring
- X** Room for Pool
- X** Direct Access 2-Car Garage

JR DAVIDSON

[EMAIL] JOHN@REDXREALESTATE.COM
 [MOBILE] 323.821.7300
 [CABRE] 01317929

NINA CHEA

[EMAIL] NINA@REDXREALESTATE.COM
 [MOBILE] 310.600.5673
 [CABRE] 01863392



2450 SOLAR DRIVE LOS ANGELES

LIST PRICE \$15,900,000



RENDERING

Located in the prestigious celebrity enclave of Nichols Canyon, 2450 Solar Drive is one of the most recognizable compounds in the Hollywood Hills. With approximately 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. Once behind the private gates, a circular drive leads to a dramatic, two-story foyer. Immense scale and high-end finishes can be found throughout this estate. The property comes with schematic design plans for an absolutely stunning, painstakingly conceived, seven bedrooms, ten bathroom modern home. Once built, this has the opportunity to be one of the most prominent landmark properties in the Hollywood Hills.

OPEN TUESDAY 11-2



JOE BABAJIAN
WWW.JOEBABAJIAN.COM
310.623.8800

AARON KIRMAN
WWW.AARONKIRMAN.COM
424.249.7162





1601 BEL AIR ROAD, BEL AIR
JUST REDUCED \$5,950,000

OPEN TUESDAY 11-2

JOE BABAJIAN
310.623.8800





19546 REDWING STREET, TARZANA

\$3,175,000

OPEN FRIDAY 11-2

JOE BABAJIAN
310.623.8800



9102 HAZEN DRIVE
BEVERLY HILLS



THIS IS IT! Only once in a few years does a property of this magnitude and pedigree hit the market. Formerly the estate of original owner Stanley E. Kramer, and architecture by Bowerman, A.I.A, as well as George Rhodes, conductor of the Sammy Davis, Jr. orchestra, "Hazen House" is one of the last remaining original estate properties on one of the most sought after streets in the Beverly Hills Post Office. Comprising almost an acre of virtually all flat land, this mid century home with an additional guest house/pool room is an untouched example of a fabled time when people lived life to the fullest! This elegant one story "Palm Springs modern" was the latest and greatest in architecture when it was built. Enter the compound into a circular motor court at the end of a cul de sac on coveted Hazen Drive. Walk through the 5,000+ sq.ft. home and guest house/pool room out to the fabulous pool and grounds and take in all this magical property has to offer. The privacy offered by trees surrounding the property is truly unique. The estate is offered as is. All offers will be reviewed the first week.

Offered at \$6,995,000

Open Tuesday 11-2

JOSH **FF** FLAGG
310.720.3524 | JOSH@JOSHFLAGG.COM



HILARY STEVENS
luxury properties

140
NORTH GARDNER STREET
\$1,825,000 | OPEN 11-2

HILARY STEVENS | 310.776.0688

COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210



GLOBAL
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Just Listed!
911 N Laurel Ave
\$1,899,000

Open Tuesday, October 3rd
from 11am to 2pm

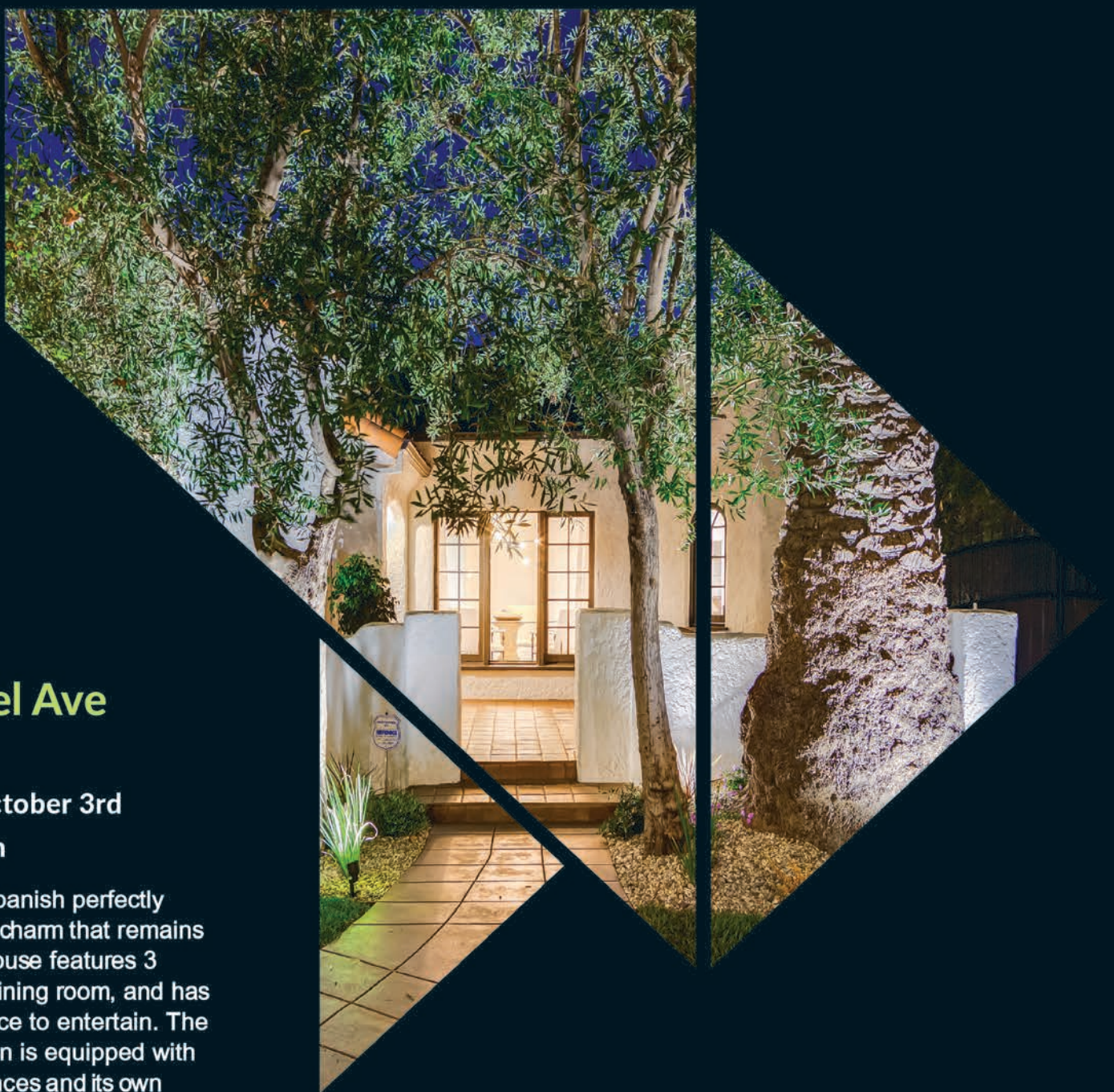
This quintessential Spanish perfectly embodies the classic charm that remains timeless. The main house features 3 bedrooms, 2 baths, dining room, and has plenty of outdoor space to entertain. The gourmet galley kitchen is equipped with stainless steel appliances and its own breakfast nook. The beautifully landscaped private backyard features a 2-story permitted guesthouse, with a mother-in-law suite on the second floor with its own bathroom. The entire property is gated and hedged for optimal privacy. The fireplace is for decorative use only. Centrally located in the hottest area of LA and a short distance away from restaurants, high-end boutiques on Melrose and Santa Monica Blvd, The Grove, and the Farmer's Market. Welcome home! Live. Better. Here.

911Laurel.com

The Sunset Team

Alex Lombardo & Roberto Seixas
9000 W. Sunset Blvd. Suite 1100
West Hollywood, CA 90069
310 274 3900

KW HOLLYWOOD HILLS
KELLER WILLIAMS REALTY



REDEFINING REAL ESTATE

Sales | Consulting | Design

GATED 1930'S ESTATE

\$5,000,000

2815 NICHOLS CANYON RD. | OPEN TUESDAY 11-2
JUST BELOW WOODROW WILSON



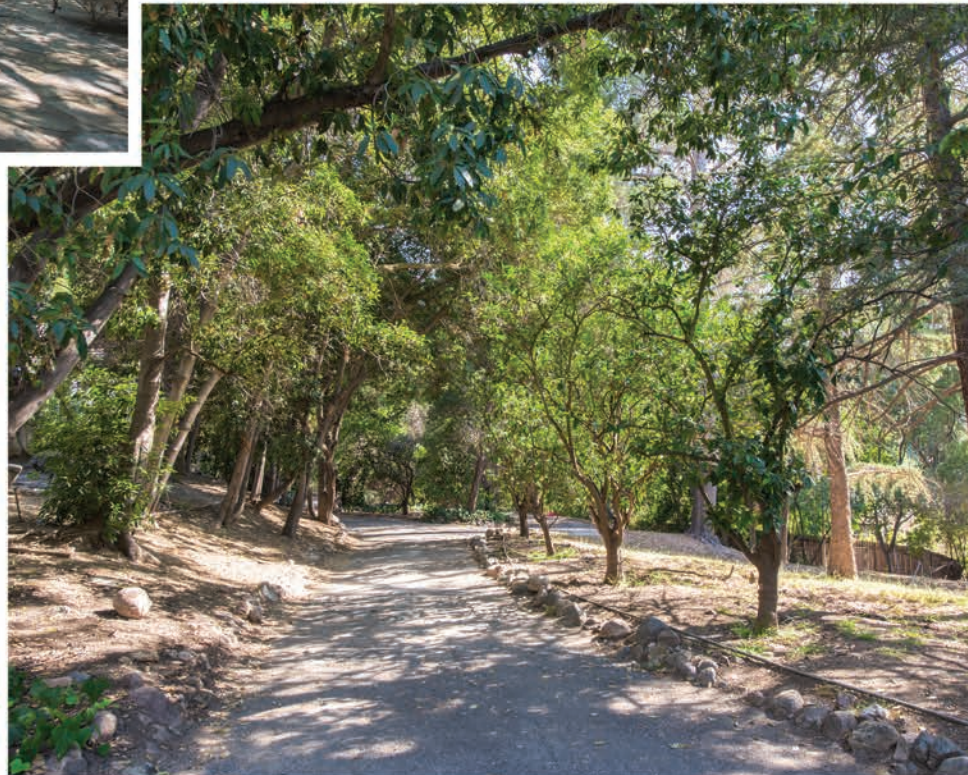
Situated on over 1.1 acres
of usable land in prime upper
Nichols Canyon. Circular Drive.
Room for Tennis Court.

www.2815NicholsCanyon.com

JOHN GALICH
310.461.0468
John@JohnGalich.com
CalBRE License #01232383

DAN SCHOTT
310.279.2727
Dan@DanSchott.com
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JOHN GALICH GROUP



JUST LISTED



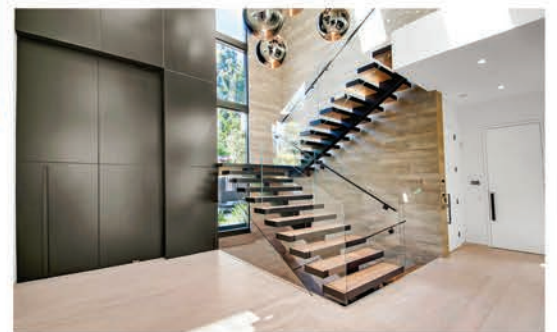
9945 Beverly Grove Dr
Beverly Hills, CA 90210



6 BD | 10 BA
8,872 SQFT

OFFERED AT

\$28,000,000



The ultimate modern home! Located mid hill with extraordinary city and ocean views; Just a few minutes drive from the Beverly Hills Hotel or the Sunset Strip. This entertainer's dream features 6 bedrooms, 10 baths and a soaring 36' grand entry foyer. The approximately 15,500 sqft indoor & outdoor living area also includes fully automated floor-to-ceiling glass walls that disappear at the touch of a button, a 100' infinity-edge pool and outdoor entertaining area.

ULTIMATE MODERN HOME

w/EXTRAORDINARY CITY
& OCEAN VIEWS

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LUXURY HOMES
INTERNATIONAL

KELLER WILLIAMS® REALTY

KATE LIAO | 626-988-5555 | KATELIAO777@GMAIL.COM

CalBRE#:01950901

Open Tuesday 11-2pm
Wednesday 10-2pm



24001 Malibu Rd



\$7,250,000

Designer Built Architectural with Ocean Views
4 bed + 4.5 bath • MalibuRd.com • 310.488.8389

Noah **Applebaum**

CalBRE #02019578

Peter **Maurice**

CalBRE #01129738

Tregg **Rustad**

CalBRE #01349144

ATTENTION ALL CULVER CITY DEVELOPERS



UNIT-A:
~1,425 SQ FT
2 BED, 2.5 BATH

UNIT-B:
1,629 SQ FT
3 BED, 2.5 BATH

UNIT-C:
1,759 SQ FT
3 BED, 2.5 BATH

UNIT-D:
1,778 SF.
3 BED, 2.5 BATH

PRIME DEVELOPMENT OPPORTUNITY **SOLD WITH APPROVED PLANS**
FOUR CONTEMPORARY TOWNHOMES IN DOWNTOWN CULVER CITY

SIMILAR UNITS IN THE AREA HAVE SOLD FOR OVER \$1,400,000 EACH!

- SPACIOUS LOFT-STYLE OPEN FLOOR PLANS
- 10' HIGH CEILINGS AND LARGE WINDOWS WITH TONS OF NATURAL LIGHT
- INDIVIDUAL PRIVATE ROOFTOPS WITH GAS BBQ
- ARCHITECTURAL PLANS DEVELOPED BY AERO COLLECTIVE, AIA
- COVETED LOCATION WALKING DISTANCE TO THE CULVER HOTEL, SONY STUDIOS, THE NEW EQUINOX, HELMS BAKERY AND MORE

4180 DUQUESNE AVE, CULVER CITY | OFFERED AT \$2,195,000
WWW.4180DUQUESNE.COM

ARAM AFSHAR

ARAM@QUINTESSENTIALLYESTATES.COM | (310) 702-0583 | CALBRE# 01484569 | WWW.QUINTESSENTIALLYESTATESLA.COM

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**GLOBAL
LUXURY.**



GORGEOUS DESIGNER DONE TRADITIONAL IN BEVERLY HILLS OPEN TUESDAY 11-2



611 N ELM DRIVE, BEVERLY HILLS

Perfectly situated behind gates sits this stunning Traditional designer done residence with impeccable detail and finishes throughout. **Approx 5,780 sq.ft. house on 12,023 sq.ft. lot with 6 bedrooms and 7 baths.** Dramatic formal entry with two-story ceilings. Fabulous large formal living room with vaulted ceiling open to formal dining area. Spacious family room with wood beamed ceiling and step-down rotunda bar all opening to the backyard. Fabulous chef's kitchen with Subzero, Wolf range and 3 ovens with island and breakfast area all opening with French doors to the patio with pergola, barbecue area, outdoor sitting area with fireplace, large salt water pool and grassy yard. 2 suites down including maids (1 currently used as office/library with full bath) and 2nd office/ downstairs. Fabulous master suite upstairs with intimate sitting room with fireplace and hotel-like bath with huge walk in closet, steam shower and spa tub. 3 additional spacious suites upstairs complete this perfect family home. Simply the finest in design and quality throughout on one of Beverly Hills most beautiful streets.

OFFERED AT \$9,995,000



GINGER GLASS

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310.927.9307

ginger@gingerglass.com



**GLOBAL
LUXURY**



THE CENTURY, TOWNHOUSE A | \$9,995,000 | BY APPOINTMENT ONLY



Enjoy all the luxury and security of the Century while never having to step foot in an elevator in one of only two townhomes that exist in the building. No expense was spared with custom interiors by famed hotel designer Todd-Avery Lenahan in warm, neutral tones to create an achievement in contemporary living with state of the art five star hotel suite amenities. Enter this 6,000 sqft, 4 bedroom, five and one half bath three level "smart" townhouse just off the main lobby into an open great room with walls of glass that open to a wide, private wraparound terrace with fireplace which allows for indoor/outdoor living that can rarely be achieved in a security building. The main level also features a beautiful eat-in kitchen with walk-in pantry and a tv den which also opens to the outside spaces.

Each square foot has been considered and exudes quality with walls of fabric, spotlighting for artwork, incredible sound and video systems and rich details throughout. Smart home technology--via a Crestron system controllable via ipads--allows for complete control of lighting schemes and sound design and easy on/off one touch operation making for true carefree living. The Century features the grandest building amenities of any building in the city including an incredible gym, pool with cabanas, pilates studio, movie theater, and more just a short walk to the shopping streets of Beverly Hills and the redesigned Westfield Century City Mall.

JON BRONSON | 310-800-0430
JB@JONBRONSON.COM

MARY SWANSON | 310-497-6508
MARY.SWANSON@CAMOVES.COM

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OPEN TUESDAY 11 - 2



West Hollywood

BEAUTIFUL GEORGIAN FOUR-STORY TOWNHOUSE

8732 Shoreham Drive | Furnished Lease | Private Rooftop Garden | Gated Courtyard Entry with Koi Pond
Offered at \$11,500/mo

Classic Hollywood glamour. Beautiful Georgian four-story townhouse with original architectural details with modern furnishings. Private, gated courtyard entry with koi pond and fountain. Seductive and chic with beautiful wood floors, marble inlaid gas fireplace, baby grand piano, a formal dining room and chef's kitchen. Two gorgeous master suites. Guest quarters with private entry. Spacious rooftop garden (approximately 2000 square feet) with panoramic sweeping views, a tented dining room, sunny and shaded seating areas, a projector TV and built in grill. Close to Sunset Plaza, Beverly Hills and Sunset Strip nightlife.



LISA ARDEN

CalBRE# 1032137 | 310.913.9339

Lisa@LisaArden.com

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