

*Gorgeous Remodeled & Bright Townhouse
in Prime Melrose / La Cienega Location!
817 N. Alfred St. #203*



Open Tuesday, November 10th 11am-2pm - Lunch Served!

Arrive home to this incredible 2 Bedroom, 3 Bath TWO-story spacious TOWNHOUSE condo featuring approximately 1590 Sq. Ft! With gorgeous views from every window and no neighbors above and below, this quiet, natural light filled, cheery Townhouse home feels like a house! Wide open floor plan w/ large living and dining areas connect to the magnificent, sunset facing Chef's kitchen w/ top-of-the-line appliances. Two large luxurious bedrooms and in-suite baths upstairs with large walk-in closets and more windows to the west and north! Hardwood floors; Two balconies; Laundry inside; Central air and heat; Two big side-by-side parking spots w/ plenty of height; All in this almost new building (2009) featuring an entertainer's club house / game room leading out to a panoramic romantic and stunning sundeck w/ spectacular views of Century City, Beverly Hills, West Hollywood & Hollywood Hills. A must see special and rare Townhouse in the best location in LA, close to all of West Hollywood's restaurants, shops and nightlife!

www.westhollywoodtownhouse.com

Offered at: \$1,049,000



Tony Berns

(310) 722-0744

tonybernsrealestate@gmail.com

www.TonyBerns.com



RESIDENTIAL BROKERAGE

AREA
10

WEST HOLLYWOOD VICINITY

Because you deserve the best.



Stunning remodeled Condo with great taste and style

OPEN HOUSE | TUESDAY, NOVEMBER 10, 11AM – 2PM

8787 Shoreham Drive, 302 | West Hollywood
Proudly Offered at \$795,000

Located in the highly desirable Shoreham Towers, this very large, beautiful and peaceful 1 bedroom and 1.5 bathroom has all the luxuries a full-service building can offer. Features include hardwood floors throughout; the open floor plan has a spacious dining and living room with a wall of floor-to-ceiling glass doors that open to a large private balcony w/plenty of room for entertaining.

The newly completed kitchen includes brand new stainless steel fridge and dishwasher, Carrera counter tops, custom cabinetry, top-of-the-line appliances, and a breakfast bar. The master bathroom has a large dual-vanity, bathtub/shower combination and an updated powder room the master bedroom has a large walk-in closet w/premier custom shelving & a second large wall to wall closet.

Washer/dryer hookups in Condo! Amenities include pool, spa, sun deck, concierge, and valet parking. HOA dues include air/heat/basic cable/electric/water. Walking distance to restaurants, shops, and gyms!

8787Shoreham302.com



David T. Kessler

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Sotheby's
INTERNATIONAL REALTY

Beverly Hills Brokerage | 9665 Wilshire Blvd., Suite 400 | Beverly Hills, CA 90212

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BROKER'S OPEN TUESDAY 11/10 - LUNCH SERVED

AREA
10

WEST HOLLYWOOD VICINITY



**1021 N Crescent Heights #PH306
West Hollywood**

**2 Beds | 2 Baths | 1,291 SF
Offered at \$849,200 or \$4,000/mo**

**Broker's Open Tuesday 11-2 pm
Serving Lunch**

**Sunday Open House 11/15/2015
1:30-4:30 pm**

**6062 Fountain Avenue, Hollywood
Location! Location! Location!
Great Development Opportunity
For First Time Homeowner!
Zoned LAR3**

**2 Beds | 1 Bath
Offered at \$849,000**

**Broker's Open Tuesday 11-2 pm
Serving Lunch**

**Sunday Open House 11/15/2015
1:30-4:30 pm**



MELISSA ZEE

310.309.0099

MELISSA ZEE

"KNOWLEDGE IS THE DIFFERENCE"

PRESIDENT'S CIRCLE | TOP 1% NATIONWIDE

REALTOR® | CalBRE License #01451028

Homes@MelissaZee.com



11940 San Vicente Blvd., #100
Los Angeles, CA 90049

www.MelissaZee.com

This is not intended as a solicitation if your property is currently listed. Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Information deemed reliable but not guaranteed.

AREA
14BERKSHIRE HATHAWAY | California Properties
HomeServices

SANTA MONICA



Charming Santa Monica Townhome

1508 BERKELEY ST #C Santa Monica 90404

Offered at **\$789,000**

Bright & Inviting 2 bed 2.5 bath Townhome. Beautifully updated & open kitchen featuring glass backsplash, custom cabinets & SS appliances. Newer wood floors thruout, recessed lighting, crown molding, FP & wainscoting in bathrooms. Powder room. The bright Master has pitched ceilings, large walk-in closet, south facing balcony & an office/gym or nursery loft right above it. Guest bedroom w/ en suite bath & custom closets. 2 large patios, direct access private garage w/ laundry & storage.



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BERKSHIRE HATHAWAY
HomeServices
California Properties

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STUNNING & ARTISTIC MID CITY SPANISH HOME**1461 S COCHRAN AVENUE • OFFERED AT \$749,000****WWW.MIDCITYSPANISH.COM****3 Bedrooms • 2 Bathrooms • 1175 sq. ft. • 6749 sq. ft. lot**

This Spanish home near Picfair Village is what you have been waiting for. Rebuilt from the ground up with superb charm and style. Features include smooth stucco, wood burning fireplace, newer French windows, wired for sound, recessed lighting, updated plumbing & electric, dark stained hardwood floors & crown mouldings. A superb chef's kitchen features top of the line Viking appliances with newer cabinetry and black quartz countertops. A central hall & designer done bath separates two equally spacious bedrooms that have soaring cathedral ceilings. French doors lead you to an expansive deck/ pergola. Beyond the home is a large backyard. The breezeway is large enough to possibly add a driveway to accommodate another casita/guest house in the back (lot is R2), or create your own urban garden. Close your eyes and feel as if you have left Los Angeles and are in the pampas of Argentina. Relax. Entertain. Play. Welcome to Estancia Cochran.

OPEN TUESDAY, NOVEMBER 10TH 11am-2pm**SKY'S TACOS + MEXICAN COKE TO BE SERVED**

CARRABBA + GROUP
HOMES. INVESTMENT PROPERTIES. REAL ESTATE.

kw | KELLER WILLIAMS
REALTY

Monique + Joe Carrabba
Realtor + Broker + Attorney
323-899-2900
CarrabbaGroup@gmail.com
www.CarrabbaGroup.com
BRE #01708376 • #01791624

AREA

19

BEVERLY CENTER – MIRACLE MILE

7260 CLINTON ST., MELROSE VILLAGE

Broker's Open House Tuesday Nov. 10, 11-2



1925 RENOVATED SPANISH IN THE HEART OF MELROSE VILLAGE


www.7260ClintonSt.com

\$1,395,000



BEAUTIFULLY REMODELED CHARACTER SPANISH 3 BED PLUS 3 BATH back yard, spacious detached bonus room with a full bath. Hedged, gated and private, this home has it all. Warm and inviting home has an entry hall, open chef's kitchen with s-s appliances, dining room, living room and den with a fireplace and a master suite. Glass French doors flow outside to a spacious back yard that boasts outdoor living with BBQ, great for entertaining. Large Master suite, walk in closet, and bath with double sinks and huge shower. Hardwood floors throughout and wired for sound. Bonus room includes projector great for movie screenings and is an amazing finished office/studio/play room. Off street parking for 2 cars. Centrally located in the heart of the city. Minutes from popular shops and restaurants on Beverly Blvd, Melrose, and La Brea. Close to The Grove. Do not curb appraise as this is not your typical house on Clinton St. Don't miss this great property!

- 3 Bedrooms 3.5 Baths
- 1620 Sq. Ft
- 5000 Sq. Ft. Lot
- Hedged, gated, and private
- Spacious open kitchen
- Master Suite
- Separate Bonus Room with bath
- Backyard with BBQ and garden area



STEVEN AARON REALTOR GROUP

310.432.6588

kw BEVERLY HILLS
 KELLERWILLIAMS REALTY

stevenaaron@kw.com
StevenAaronRealtor.com

CalBRE #01341785

Los Feliz Spanish Revival

AREA
22

LOS FELIZ



1922 N OXFORD AVE

Tuesday Nov 10th 11-2PM & Sunday Nov 14th 2-5PM

Located in the heart of Los Feliz, a new two story Spanish Revival home has 5 bedrooms, 6 1/2 bathrooms. High ceilings intertwined with reclaimed wood, a formal living room, deluxe dining room and open family room round out the 1st level. Upstairs showcases a warm

deluxe master bedroom and bathroom. Three more spacious bedrooms and a laundry room complete the upstairs. The backyard is finished with an eye-catching pool, spacious yard and built in BBQ to complete this stunning Spanish-style home.

Offered At **\$3,499,000**



Jessica Shomof
310-780-7432

236 El Camino Drive Beverly Hills, CA 90210
www.mdproperties.com

AREA
28

CULVER CITY



5156 PICKFORD WAY
Tuesday November 10th 11am-2pm

Tear-Down Alert!!! Opportunity to build your own Modern dream home in one the hottest locations in Los Angeles. We have plans ready for you to build 3400sqft plus home that boast a rooftop deck, open floorpan, pool, bar area.

fireplaces, 4bedroom, 5bathroom. Buy a home you can customize your way for your family. Call listing agent for architectural and structural plans. Motivated Seller Bring all offers!!! 11am-2pm

Offered At **\$1,150,000**



David Rencher
 323-762-2600

118 N. Larchmont Blvd.
 Los Angeles, CA 90004
 Keller Williams Larchmont

NEW LISTING!
CHARMING TUDOR IN HOLLYWOOD HILLS



Broker's Open Tues. 11-2

3 Beds + Loft :: 2.5 Baths :: 3,250 Sq. Ft. :: 7,600 Sq. Ft. Lot

Sultry Sunsets mesmerize you at the Tudor of Tareco. Light infused open floor plan, seemingly limitless cathedral ceilings perforated with skylights above white oak floors excite the senses. A bonus loft adds scale; another bedroom/office & family room. Embrace the skyline view as the dining area melts into the large balcony through oversized Fleetwood doors or simply eat-in the gourmet kitchen with an oversized Carrera island serviced by new Viking Appliances. Glide gently down the stairs to find a spacious master suite with private balcony adjoining an expansive bathroom featuring double vanity, soaking tub, glass shower, and the answer to all your worries, an overstated walk-in closet. Not to worry, two other generously sized bedrooms, one bathroom, & laundry room are suited for a family. Movie night? The living room is wired for surround sound and projector. Modern amenities such as home automation enable you to control the temperature, security cameras, lights, and sounds from your phone. All of this tucked away between Hollywood and Burbank in the Hollywood Knolls.

www.3345Tareco.com

LUNCH SERVED!

Catered by Clementine's from First Republic Bank



SHAWN KORMONDY

323.638.7567

Skor@SkorREG.com

3345 Tareco Drive
Hollywood Hills, CA 90068
Listed at \$1,649,000



AREA
62

Beautiful Villa Prime Encino

ENCINO



5051 GAVIOTA AVE
11/10/2015

Beautiful Custom built Villa in prime Encino! Dramatic foyer w/18ft. ceilings, palladium windows & tumbled travertine floors. Formal Dining room, formal sitting room, large Family room, w/beautiful custom fireplace which opens via 8ft sliding doors to large backyard oasis

w/entertainers pergola, BBQ & bar area, sparkling pool with deck jets, waterfall spa. Large eat-in kitchen,boasts top of the line appliances with viking stove,double oven, center island, walk in pantry & granite counter tops!

Offered At **\$1,850,000**



Marisa Zanuck
310-913-1741

202 north canon dr Beverly Hills CA 90210
marisazanuck.com

FINAL PRICE REDUCTION

AREA
72

SHERMAN OAKS



3510 DIXIE CANYON PL
Tuesday, November 10 2015

REDUCED \$330K. LOWEST PRICE PER SQ FT SOUTH OF VENTURA BLVD AT \$241/SQ FT. REGULAR SALE AT DISTRESSED SALE PRICE. GREAT POTENTIAL FOR RENTAL INCOME, 1031 EXCHANGE OR OWNER/USER. Over 4700 sq ft 4bd/4.5ba home, updated

kitchen, walk behind bar, formal room, private elevator. Rooftop terrace with mountaintop view and built in BBQ, spa and fire pit. Quiet cul-de-sac st and steps away from Dixie Canyon Park hiking trail. Close to Ventura Blvd & easy access to Westside.

Offered At **\$1,149,000**



Bailey Cunning
 310.896.5703

13501 Ventura Blvd.
 Sherman Oaks CA 91423
 3510DixieCanyonPl.com

Wish

Sotheby's

INTERNATIONAL REALTY

THE MLS™ MADNESS

EMAIL MARKETING & MLS TECHNOLOGY EVENT

November 18, 2015



Part 1: 1:00pm - 2:00pm Email Marketing

Maximizing your email marketing efforts. Hosts MJ and David Finstrom from HUTdogs.com, will review best practices, scheduling strategies, ideas for content and much more!



Part 2: 2:00pm - 3:00pm MLS Technology

Let the Madness Begin! The MLS™ Team will take you through a tour of the latest MLS System Enhancements and NEW 3rd Party Products designed to help improve your business!

Join Us For This FREE 2 Part Event

12:30pm - 1:00pm:
**Registration &
Refreshments**

Win Gifts & Prizes!

To RSVP email
marketing@themls.com
Space Is Limited!

Location:

Malibu City Hall,
Multi Purpose Room
23825 Stuart Ranch Rd
Malibu, CA 90265


Cost: FREE

to all CLAW/MLS Members


TUESDAY

01 Beverly Hills

535 HAYNES AVE	Open 11-2	NEW
\$10,500,000	4+5 MID-CENTURY	
	DAZZLING MID-CENTURY IN TROUSDALE ESTATES	
Dazzling mid-century modern designed by architect Samuel Wacht in Trousdale Estates. Panoramic city views, hardwood & terrazzo floors, gourmet kitchen, walls of glass, indoor & outdoor fireplaces, steam showers & small indoor gym. Outdoors city views will bewitch every guest's attention & magically inspire an entertainer's daydream w luxuries of a BBQ area, pool & spa. This estate comes with plans, permit for a 900 sq. ft. subterranean addition and four-car carport.		
MLS#15-956193	Benjamin Bacal 310-717-5522	
RODEO REALTY - BEVER	BBQ,Blf-Ins,Grbg Disp,Rng/Ovn,Fridg	

320 TROUSDALE PL	Open 11-2	NEW
\$7,995,000	4+5 VILLA	
	DEVELOPMENT OPPORTUNITY IN TROUSDALE ESTATES	
A private oasis located in the prime Beverly Hills Trousdale Estates, overlooking the City lights from downtown to the ocean. A long driveway leads to this beautiful 4,800+ sq. ft. home boasting an impressive open floor plan and high ceilings.		
MLS#15-953075	Jason Oppenheim	
THE OPPENHEIM GROUP	www.ogroup.com	

704 N OAKHURST DR	Lunch 11-2	NEW
\$7,269,000	5+5.5 TRADITIONAL	
	OUTSTANDING TRADITIONAL IN PRIME BEVERLY HILLS!	
COME SEE OUR NEW LOOK AND JOIN US FOR LUNCH! A rose-lined brick walkway welcomes you to a sun filled classic home. Rich oak floors & beautiful crown moldings compliment a balanced floor plan w/ well-proportioned rooms. The formal dining & elegant living room w/ fplc, overlook one of the most picturesque streets in the flats. For more casual living, there's a separate bkfst rm & den w/ fplc & bay window looking onto an expansive entertainer's yard w/ swimmer's pl. Exceptional Master Suite!		
MLS#15-945139	Kris Mooney/Debra Ziven 310-722-8084	
TELES PROPERTIES, IN	BBQ,Dshwshr,Grbg Disp,Fridg	

410 EVELYN PL	Open 11-2	NEW
\$4,679,000	4+3 CONTEMPORARY	
	EXCEPTIONAL VALUE IN TROUSDALE	
Sun-drenched 60's contemporary offering tremendous potential to add on, remodel or build new. Situated on a generous sized lot and nestled amongst some of Trousdale's finest. Open living/dining/family areas along with a circular driveway/motor court. Enjoy utter tranquility and privacy in this backyard oasis just minutes away from the heart of Beverly Hills. Simply the best in price and value for a Trousdale Estate.		
MLS#15-955175	Dustin Nicholas 310.770.1847	
NICHOLAS PROPERTYGRP	Blf-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan	

332 S ALMONT DR	Open 11-2	NEW
\$4,650,000	6+8 VILLA	
	ELEGANT ITALIAN VILLA	
Gorgeous Italian Villa situated on one of the most desirable streets in prime Beverly Hills. Gated & private, the home offers apx. 6,000 sq.ft. of living space w/6 bdrms & 7.5 baths. Incredible quality & fine detail. Fabulous open floor plan & great space for entertaining. Spacious gourmet chef's kitchen w/breakfast rm. 3 family bedrooms & luxurious master suite upstairs. Specially designed open concept basement w/private back entrance, theater, gym w/bth, laundry rm, & maid's. Pool & spa.		
MLS#15-956281	Jade Mills 310-285-7508	
COLDWELL BANKER	BBQ,Blf-Ins,Dshwshr,Dryer,Grbg Disp	


420 TROUSDALE PL	Open 11-2	rev
\$35,500,000	4+6 CONTEMPORARY	
	INCREDIBLE DEVELOPMENT OR RESTORATION OPPORTUNITY	
ONE OF THE TOP VIEW SITES IN TROUSDALE ESTATES, 420 TROUSDALE IS AN INCREDIBLE DEVELOPMENT OR RESTORATION OPPORTUNITY IN BEVERLY HILLS' MOST EXCLUSIVE ENCLAVE. PERCHED ON A PROMONTORY IS NEARLY TWO ACRES WITH UNOBSTRUCTED 270-DEGREE VIEWS FROM THE OCEAN TO DOWNTOWN AND BEYOND. SET BACK FROM THE STREET FOR THE UTMOST PRIVACY. USE THE APPROX 5,265 SQUARE FOOT HOMES' SPECTACULAR BONES FOR A REMODEL OR START FROM THE GROUND UP TO BUILD A MORE THAN 20,000 SQ FT HOME. Co-listing with The Agency.		
MLS#15-931563	Williams/The Agency 310.691.5935	
HILTON & HYLAND	www.hiltonhyland.com	

1000 LAUREL WAY	Open 11-2	rev
\$10,500,000	5+5 OTHER	
	FIRST TIME ON THE MARKET IN OVER 50 YEARS	
IMAGE OF RENDER.First time on the market in over 50 years. Great opportunity to build your dream house on a .78 acre corner lot. Desirable location, five minutes from Beverly Hills stores and restaurants.		
MLS#15-951405	Jeffrey Hyland 310.278.3311	
HILTON & HYLAND	www.hiltonhyland.com	

1706 ANGELO DR	Refresh. 11-2	rev
\$4,999,995	4+5 2sty-SPANISH	
	SPANISH PRICED IN BEVERLY HILLS PROPER PRICED TO SELL FAST!!	
DELIGHTFUL 2 STORY ESTATE LOCATED ON FLAT LOT 2 BLKS N OF SUNSET & NEAR THE BH HOTEL. CLASSIC 1928 ENTRANCE GUIDES YOU TO FORMAL LIVING & DINING ROOMS & MULTIPLE FAMILY ROOMS W WET BAR & WINE CLOSET. BACKYARD W FULLY PERMITTED GUEST HOUSE INC KITCHEN. MASTER SUITE W MULTIPLE WALK IN CLOSETS, SPA & BIDET, & 2 SPACIOUS BEDROOMS + MAIDS QUARTERS W BUTLER STAIRS. VENETIAN FAUX FINISH. ENDLESS POSSIBILITIES ON A BEVERLY HILLS PROPER STREET. THIS WONDERFUL HOME CAN BE UPDATED/EXPANDED UP TO 6,600 SF.		
MLS#15-944651	Eddie Makabi 818-645-4160	
MAKABI ENTERPRISES		

321 S CANON DR	Refresh. 11-2	rev
\$3,299,000	4+4 2sty-TRADITIONAL	
	*** PRICED TO SELL ***	
Tastefully done, freshly improved home in the heart of Beverly Hills. New Kitchen Cabinets and much more. Potential for additional square footage, buyer to verify. *** PRICED TO SELL ***		
MLS#15-944651	Daniel Bani-Esraili 310-729 3436	
DANIEL BANI-ESRAILI	POOL AND MUCH MORE	

01 Beverly Hills Condo / Co-op

603 N DOHENY DR #3A	Open 11-2 592H7	NEW
\$2,400,000	4+4 CONTEMPORARY	
	BEST CONDO IN BH +3400 SF PH! CARAVAN + TWILIGHT 5-7	
Almost impossible to find! Very private, gorgeous, light & bright, single level, entire top floor of a boutique 4 unit building in BH! Dramatic with high ceilings yet comfortable and cozy feel. Unit has been lovingly remodeled and cared for over the years. Tremendous living and dining rooms, spacious master off the beautiful terrace, eat-in kitchen, split bedroom plan, fam rm/den. Open 11-2 and Twilight 5-7.		
MLS#15-955429	Linda Stagen 310-472-5139	
LRS PROPERTIES	Blf-Ins,Dshwshr, W/Dryer,Grbg Disp,Fridg	

TUESDAY

200 N SWALL DR #454	Open 11-2	rev
\$1,150,000	2+2 CONTEMPORARY	
	SOMERSET STUNNER	
Like living in a 5 star resort! Somerset condo, beautifully remodeled and upgraded. Furnishings included with full-price offer. 2 spacious bedrooms, 2 luxurious baths. Remodeled kitchen with quartz counters and top-of-the-line stainless appliances. Custom fitted walk-in closets. Have your morning coffee on your terrace, nestled in the treetops. The Somerset's first class amenities include valet parking, concierge, 24 hour doorman, full gym, pool, and spa, sauna, and clubhouse.		
MLS#PW15222428MR		
Ronald Shore/David Hill 310-339-3094		Dshwshr,Grbg Disp,Hood Fan,Micro,Fridge
KW LOS FELIZ		

9250 HAZEN DR	Open 11-2	red
\$11,250,000	6+7 MEDITERRANEAN	
	NEW PRICE! PRIVATE MEDITERRANEAN PERFECT FOR ENTERTAINING	
REDUCED! Exquisite Mediterranean estate w/ 6BD + 6.5BA on almost an acre! The grand 2-story foyer welcomes you to the spacious floor plan. An entertainer's dream with full bar & handsome FP. The kitchen boasts high-end appliances, center island & breakfast area. The lower level encompasses a formal dining room, living room, library/den & maid's room w/ bath. Upstairs are 5 add. ensuite BDs including the master suite. A true masterpiece not to be missed!		
MLS#15-908983		
Sally Forster Jones 3106917888		www.9250hazen.com
JOHN AAROE GROUP		


02 Beverly Hills Post Office *Single Family*

1130 ANGELO DR	Open 11-2	NEW
\$3,975,000	4+3 MID-CENTURY	
	GATED & PRIVATE MID CENTURY JEWEL W EXPANSIVE CANYON VIEWS	
First time on the market in 57 years! Gated and private Mid Century jewel on one of Beverly Hills Post Office premier streets. Fabulous open floor plan with high ceilings, loads of light, and walls of glass opening to expansive canyon views. Yard and outdoor space with room to expand, remodel or build new. Spacious master and 2 additional bedrooms and separate maids suite off kitchen area. No showings until Sunday Open 1-4pm.		
MLS#15-956037		
Ginger Glass 310-927-9307		www.1130angelo.com
COLDWELL BANKER BHN		

9308 READCREST DR	Open 11-2	red
\$6,900,000	3+7 2sty-SPANISH	
	REDUCED BY 850,000. MAGICAL SPANISH REVIVAL CIRCA 1926	
MOTIVATED SELLER... PRIVATE COMPOUND renovated without compromising its original architectural elements. Hand crafted tiles, outdoor fountains. Travertine stone and maple wood planked floors throughout. Grand scale, bright living room overlooking the loggia and rolling green lawn. Master suite with sitting room and city view, media room, library, sun room, formal dining, chef's kitchen, gym, maids, and outdoor living room.		
MLS#15-945343		
Heidi Lake 310-430-1316		Cbl,Cing Fan,Dryer,Frzr,Grbg Disp,Other
SOTHEBY'S INTERNATIO		


1432 HARRIDGE DR	Open 11-2 592D5	NEW
\$3,299,000	4+4 CONTEMPORARY	
	INCREDIBLE OPPORTUNITY ABOVE BH HOTEL	
FIXER, not a cliffhanger, with sweeping city and ocean views on a private cul-de-sac above Beverly Hills Hotel. Located next to 2 major developments of 25-45ml. dollar modern style view homes. Possibility to add up to 500 sq.ft. to existing structure. Room to built infinity pool to the view. Main floor has living room with high ceilings, FP, floor to ceiling windows, sliding doors open to the deck with spectacular city views. Entire second floor dedicated to the Master Suite.		
MLS#15-956099		
Galina Blackman 310-850-2540		Cbl,Dshwshr,Grbg Disp,Hood Fan,Micro
COLDWELL BANKER RESI		

1531 BENEDICT CANYON DR	Open 11-2	red
\$1,595,000	3+2 COUNTRY ENGLISH	
	Reduced \$100k, Timeless Beverly Hills storybook charmer. Designer perfected with absolute attention to detail! This 2 story 3bd 2Ba w/ pool make for a romantic paradise beyond compare. The cozy warm interior features chocolate hardwood floors, wood beamed ceilings, formal dining and living room and of course a chef's gourmet kitchen. There is a large downstairs guest bedroom w/ attached bath. French doors in living & dining room lead to an outdoor oasis.	
MLS#15-947387		
Jason Ventress 3102833833		Rng/Ovn,Fridg
ACTION NOW REALTY		

1432 HARRIDGE DR	Open 11-2 592D5	NEW
\$3,299,000	4+4 CONTEMPORARY	
	PRIME BHPO LOCATION WITH PANORAMIC VIEWS	
FIXER, not a cliffhanger, with sweeping city and ocean views on a private cul-de-sac above Beverly Hills Hotel. Located next to 2 major developments of 25-45ml. dollar modern style view homes. Possibility to add up to 500 sq.ft. to existing structure. Room to built infinity pool to the view. Main floor has living room with high ceilings, FP, floor to ceiling windows, sliding doors open to the deck with spectacular city views. Entire second floor dedicated to the Master Suite.		
MLS#15-956099		
Galina Blackman 310-850-2540		Cbl,Dshwshr,Grbg Disp,Hood Fan,Micro
COLDWELL BANKER RESI		

9653 OAK PASS RD	Open 11-2	rev
\$5,995,000	5+6 CONTEMPORARY	
	READY TO OPEN ESCROW	
Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.		
MLS#15-938457		
Eric Lavey 310-908-6800		BBQ,Blf-Ins,Dshwshr,Dryer,Frzr,Other
THE AGENCY		

1501 LINDACREST DR	Open 11-2	NEW
\$3,295,000	4+3.5 2sty-MODERN	
	STUNNING PRIVATE RETREAT	
Sensational modern residence in best lower BHPO location. Enter thru gate to a totally hedged and private environment. Open floor plan w/loft-like living/dining room, media room, an office and cooks kitchen. Great master and two additional bedrooms are on the main floor. Huge glass doors open to a fantastic entertainers pool area, with a fireplace, outdoor kitchen and dining area. There is another bedroom, wine cellar & 2 car garage. A rare home, combining livability and style.		
MLS#15-955811		
Edward Fitz 424-230-3757		BBQ,Blf-Ins
THE AGENCY		

3090 FRANKLIN CANYON DR	Open 11-2	rev
\$2,825,000	4+3 MODERN	
	Just Reduced! Enter through a long gated driveway to this modern home with an abundance of light on an oak studded lot. Surrounded by decking there is a seamless indoor\ outdoor flow throughout the home. The large entry opens to a spacious great room with vaulted ceilings and Fleetwood Doors. The large kitchen appointed with quartz countertops, Viking appliances and custom cabinetry features a breakfast area and opens out to a large entertaining deck with an outdoor kitchen. Room for pool.	
MLS#15-924733		
Gary Gold 310-927-6072		BBQ,Dshwshr,Rng/Ovn,Fridg
HILTON & HYLAND		

TUESDAY

02 Beverly Hills Post Office Lease

9647 HEATHER RD	Open	11-2	NEW
\$17,500	5+4	3sty-CONTEMPORARY	



DONE, DONE, DONE!

Exquisite fully-furnished 5-bedroom dream home for lease on one of the most coveted cul-de-sacs in Beverly Hills. Newly renovated from top to bottom with Architectural Digest taste, state-of-the-art appliances and finishes. An oasis of privacy and elegance, perfect for entertaining. Rare "second yard" deck high above the house boasts jetliner views of the entire LA basin.

Paul Margolis COLDWELL BANKER BHN	310-413-5955	Other
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03 Sunset Strip - Hollywood Hills West Single Family

8927 ST IVES DR	Open	11-2	NEW
\$20,950,000	4+5	CONTEMPORARY	



TWO SPECTACULAR OPEN HOUSES ON ST. IVES

An architectural tour-de-force built in 2015. Sited at the end of a coveted, private street behind gates. The setting is like no other, surrounded by mature landscape framed by sweeping city to ocean views. The bold & innovative design features sleek details perfectly complemented by warm finishes. This is the epitome of California indoor/outdoor living. Massive multi-level deck with infinity pool offers the ultimate backdrop for outdoor entertaining. SEE FULL PAGE ADS.

Parnes/Harris/Pommeuy THE AGENCY	424-400-5916	Valet Parking Available
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2399 HERCULES DR	Open	11-2	NEW
\$2,250,000	3+3	SPANISH	




REMODELED 4BD WITH POOL!

This striking contemporary pool home is centrally located in the Hollywood Hills with easy access to the city and Sunset Strip! Formal living has Cathedral ceilings, gas fireplace and wet bar. There is a large chef's kitchen with stainless steel appliances and newer gas range, beverage cooler and ample storage. There are 4 spacious bedrooms or 3 bedrooms and media room. Located in coveted Mt. Olympus master planned executive community with wide streets, sidewalks and no overhead utilities.

Tom Scrocco/Randy Isaacs COLDWELL BANKER - SS	3108870255	www.TomAndRandyProperties.com
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3026 PASSMORE DR	Open	11-2	NEW
\$1,699,000	4+4	MODERN	



MODERN ARCHITECTURAL IN THE HOLLYWOOD HILLS!

Modern Architectural 4BR/3.5BA home w/ open spaces, high ceilings, LED recessed lighting & grand windows offering natural light & green views. Contemporary living rm w/ fireplace surrounded by lrg windows & 2 balconies. Gorgeous custom glass chandelier dripping down frm 12ft ceilings. Galley Kitc feat Viking Appls, custom cabinetry & breakfast area. Master Retreat w/ stone wall fireplace, balcony & walk in closet. Great outdr living w/ mahogany deck & grassy bckyard w/ BBQ & Jacuzzi.

Shawn K. & Katia M. KELLER WILLIAMS BH	310-310-0324	BBQ, Bit-Ins, Dshwshr, Dryer, Grbg Disp, Othr
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3646 FREDONIA DR	Refresh.	11-2	NEW
\$949,000	3+3	2sty-CONTEMPORARY	



WWW.3646FREDONIA.COM

Completely renovated Contemporary home resulting in a hip, light-filled open space design. Main floor offers open kitchen w/ center island/marble countertops, connecting directly to family/dining rooms all accessing a spacious deck that spans the width of the house, and well-appointed en-suite master bedroom w/ luxurious bath & 2 walk in closets. One floor up is a 2nd family room/entertaining space & 3rd bedroom/ bath. Serene canyon views & 2 large bonus spaces for possible office/studio/shop.

Dia, Ray & Chase KELLER WILLIAMS	323-788-4663	Dshwshr, Range
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9233 SWALLOW DR	Open	11-2	592H4	rev
\$18,950,000	5+8	2sty-ARCHITECTURAL		



EXCEPTIONAL NEW CONSTRUCTION

Completed October 2015. Masterful Contemporary Architecture Achievement sited prominently in Doheny Estates. Stunning quality -every detail of this property was created using sophisticated design, materials and unparalleled craftsmanship. Indoor/outdoor living has been optimized, retractable walls of glass framing city light views, infinity pool and spa, expansive outdoor entertainment areas and secure privacy. Gated subterranean parking for up to 6 vehicles.

David Yocum HILTON & HYLAND	310-560-6164	www.9233swallow.com
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8931 ST IVES DR	Open	11-2	rev
\$12,995,000	4+5	CONTEMPORARY	



TWO SPECTACULAR OPEN HOUSES ON ST. IVES

Set on one of the best promontory view sites & located in the most desirable area above the Sunset Strip, this stunning, re-imagined architectural masterpiece offers explosive, panoramic 270 degree views spanning from downtown, Century City, Santa Monica & the ocean. Infinity edge pool & spa positioned directly towards the triple A views, which are unobstructed. Close to all the excitement of the Sunset Strip yet peaceful and quiet. SEE FULL PAGE AD!

Parnes/Harris/Kaminoff THE AGENCY/C. BANKER	424-400-5916	Valet Parking Available
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9329 NIGHTINGALE DR	Open	11-2	592H4	rev
\$9,995,000	4+4.5	CONTEMP MED		




RICHARD LANDRY HOME WITH EXPANSIVE VIEW OF THE CITY

A once in a lifetime opportunity to own a Richard Landry home of the highest quality in The Bird Streets with an expansive view of the city. This beautiful 4 bedroom & 4.5 bath home has a motor court, large entry which leads to an open floor plan that features high ceilings thought out, a living room, dining room & gourmet kitchen that leads into the family room as well as a spacious master bedroom with 2 custom walk in closets & spa bath. each additional bedroom is en suite.

B & N Robinson HILTON & HYLAND	310.345.9836	www.hiltonhyland.com
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1901 EL CERRITO PL	Open	11-5	rev
\$3,195,000	4+4	MEDITERRANEAN	



Step back in time to 1926 at this magnificently restored Charles Toberman-designed architectural masterpiece, one of the original Outpost Estates in Hollywood Hills. Retaining its historic Spanish-inspired elegance yet completely reconstructed inside, Casa de Aqua Clara welcomes guests through a gated front yard with tranquil fountain. Vaulted wood ceilings match dark-stained windows, doors and crown molding throughout, complementing countless updates that are seamlessly integrated

Skyler Hynes COLDWELL BANKER RESI	3232027053	
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REMINDER

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

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

TUESDAY

2827 NICHOLS CANYON PL	Open	11-2	593B1	rev
\$2,375,000	4+3	2sty-CONTEMP MED		



MODERN SPANISH RENOVATION

Stunning Designer Renovation! Private, hedged & gated! Spacious living spaces open through glass to pool, fire pit, dining & grassy yard. Gorgeous new kitchen. Open dining flows to large living room & spacious den. 3 bedrooms & 2 new designer baths down; master suite up via private staircase. New wide-plank wood floors, hand selected fixtures, lighting & finishes. 2-car garage w/direct access. Ideally located on one of upper Nichols Canyon's best and most private cul-de-sac streets.

MLS#15-955451
 Nick Small 310-461-0420
 RODEO REALTY INC. www.2827NicholsCanyonPlace.com

8787 SHOREHAM DR #1108	Open	11-2	rev
\$629,000	0+1	CONTEMPORARY	




FULLY FURNISHED PIED-À-TERRE IN FULL SERVICE SHOREHAM TOWERS

Highly upgraded, fully furnished pied-à-terre in the full service Shoreham Towers. Spectacular, unobstructed panoramic city views from Downtown to the ocean. Cooks kitchen with Thermador stainless appliances, custom cabinetry and granite counters. Spa like bathroom with Duravit fixtures and granite tub. Sunny balcony with auto-drip watering system and killer view. Building features 24 hour concierge, resident and guest valet parking, sun-drenched pool, gym and more.

MLS#15-940193
 Jim Noonan 310 801-8182
 COLDWELL BANKER BHN **Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan**

2061 OUTPOST DR	Open	11-2	rev
\$1,849,000	3+3	SPANISH	



BEST VALUE IN OUTPOST!

WAIT UNTIL YOU SEE THIS SPANISH BEAUTY TOTALLY REFURBISHED; YOU WON'T BELIEVE YOUR EYES. THIS IS ONE OF THE MOST ROMANTIC AND CHARMING HOMES IN THE OUTPOST ESTATES NOW AVAILABLE TO MOVE RIGHT INTO. THE HOME SITS FAR BACK FROM THE STREET ON A LONG PRIVATE GATED DRIVE. YOU WILL PICTURE YOURSELF DINING AND ENTERTAINING ON THE GORGEOUS VERANDA OVERLOOKING THE OUTPOST CANYON. THE HOUSE IS ON ONE LEVEL PROVIDING AN EASY SEAMLESS FLOW. A BEAUTIFUL GORMT KITCHEN W WHITE CABINETRY & MARBLE COUNTER TOPS.

MLS#15-950069
 Neal Baddin 323-793-7405
 COLDWELL BANKER RESI **Blt-Ins,Dshwshr,Frzr,**

7270 HILLSIDE AVE #107	Refresh.	11-2	bom
\$479,000	1+2	CONTEMPORARY	



929 SQUARE FOOT DELUXE 1 BED 2 BATH CONDO NEAR RUNYON CYN!

HUGE DELUXE 1BED 2BATH HOLLYWOOD HILLS CONDO FEATURING ESPRESSO BAMBOO HARDWOOD FLOORS, SMOOTH CEILINGS, UPDATED KITCHEN W/ GRANITE COUNTER TOPS & STAINLESS STEEL APPLIANCES, NEWER CENTRAL AC, NEWER TRAVERTINE FLOORING in BEDROOM, CUSTOM PAINT, & 2 REMODELED BATHROOMS. BRIGHT AND SPACIOUS, THIS LARGE OPEN LOFT LIKE SPACE OPENS TO A HUGE BALCONY OVERLOOKING A SPARKLING POOL & SPA & COURTYARD. LARGE WALK-IN CLOSET IN LARGE SIZED BEDROOM. EXCELLENT ADDITIONAL CLOSET SPACE IN HALLWAY.

MLS#15-944587
 Jimmy Martinez 323-377-0548
 PT BEVERLY HILLS www.7270hillside107.com

8714 SKYLINE DR	Open	11-2	rev
\$1,375,000	3+2	2sty-CONTEMPORARY	




GREAT VIEWS AND DONE

This 3 bedroom/2 bath Hollywood Hills gem commands stunning panoramic views with scenic hillsides by day and sparkling lights by night. Enjoy these vistas from nearly every room in this beautiful residence, where walls of glass open to 4 expansive terraces for chic indoor/outdoor living. Each of the home's spacious bedrooms and library/office features a lovely view and terrace access, with the master suite showcasing a spa bath

MLS#15-955425
 Gene Bush 310-657-5050
 COLDWELL BANKER RESI **Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Rng/**

03 Sunset Strip - Hollywood Hills West Land

2381 N SUNSET PLAZA DR	Open	11-2	592H3	red
\$4,444,000	4795000	Land		



SOARING ABOVE THE BIRD STREETS!

Your ultimate dream estate, soaring directly above the world renown Bird Streets, is approximately 1.25 acres of exceptional view land. Build your exceptional dream home on this 180 degree plus unobstructed parcel featuring Downtown LA, The LA Basin, the Palos Verdes Peninsula, Catalina Island and the beautiful Pacific Coast. Architectural renderings exist for a stunning contemporary designed by Ameen Ayoub Design Studio, featuring walls of glass showcasing the breathtaking views.

MLS#15-941907
 Tom Scrocco/Randy Isaacs 310-887-0255
 COLDWELL BANKER - SS **New Price!**

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

7249 FRANKLIN AVE #302	Open	11-1	NEW
\$789,000	2+3	CONTEMPORARY	



CONTEMPORARY PIED A TERRE

Stylish, single level and front facing unit in a fantastic location near Hollywood Blvd. Open floor plan of living & dining areas and fantastic kitchen with breakfast bar. Powder room & laundry in the unit. Wood Floors Two Bedroom: Master suite plus guest suite that are well separated; powder room andbalcony. Private storage space for the residence.

MLS#15-954171
 Comora Lester Perez 424-230-3746
 THE AGENCY **Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other**

03 Sunset Strip - Hollywood Hills West Lease

9016 HOPEN PL	Open	11-2	NEW
\$35,000	3+4	1sty-ARCHITECTURAL	

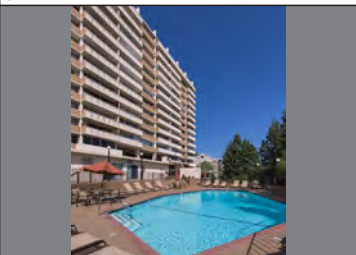


LUXURY LEASE - BEST VIEWS IN THE BIRDS

On a quiet cul-de-sac, this sophisticated luxury residence affords breathtaking views located in the coveted 'Bird Streets'. A gated courtyard entry leads to double door entry. A see-through central hearth expertly melds the formal living room with casual entertaining spaces and circular bar. Unsurpassed amenities include a Chef's kitchen with butler's pantry and breakfast area, formal dining room, lavish oversized master suite, guest bedroom and convertible office all with en suite baths.

MLS#15-942867
 Joshua Gaunya 310-275-2223
 DEASY/PENNER **Panoramic Views / Privacy**

8787 SHOREHAM DR #404	Open	11-2	rev
\$1,099,000	2+2	CONTEMPORARY	



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

Not often does a CORNER 2 BR 2BA unit with airy spacious corner living room with DOWNTOWN N.E. VIEWS and 2 TERRACES become available in Shoreham Towers. Large Master. Plenty of closets. Shoreham Towers is luxury full service concierge building. Add your own touches to makes this into your dream condo!

MLS#15-951437
 Kaminoff | Reisman 310-738-1968
 CBBH VICTOR KAMINOFF www.sunsetstrip90069.com for photos

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Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!

TUESDAY

1533 MARLAY DR	Open 11-2	593A4	NEW
\$19,995	3+4	ARCHITECTURAL	




VIEWS, INFINITY POOL, LOCATION

Presenting the most expansive views you will find in the Hills. This house is newly built with all new details. The main level of this house offers walls of glass that open seamlessly to connect the living, dining, and family rooms directly to the stunning outdoor space comprised of an infinity and zero edge pool and spa, terraces, decks, waterfalls and an outdoor kitchen.

MLS#15-934695
Paul Blair 3109233467
THE AGENCY

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

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



Beautiful Mediterranean home in prestigious 24hour guard gated Bel Air Crest. Custom built and very private. Huge entry with double curving staircase and stone floors. Formal living room with antique carved wood fireplace, library with built in cabinets, fantastic center of the house with koi pond and large Buddha. Also for lease furnished \$29,500/month.

MLS#14-814185
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Blf-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other

04 Bel Air - Holmby Hills Single Family

10909 SAVONA RD	Open 11-2		NEW
\$6,650,000	4+5	ARCHITECTURAL	



EXQUISITE BEL AIR ARCHITECTURAL

A celebration of Modernism uniting indoors and out. Exquisite Bel Air Architectural on 1/3 acre. Designed by Frank Israel and renovated by Charles Bernstein w/ Gordon Gibson Construction.

MLS#15-956119
Drew Fenton 310.858.5474
HILTON & HYLAND

Please visit www.10909SavonaRoad.com

05 Westwood - Century City Single Family

2306 PELHAM AVE	Open 11-2		NEW
\$2,995,000	Prjct	2sty-SPANISH	



BRAND NEW CONSTRUCTION

5 bedrooms, 5.5 bathrooms plus office and upstairs family / media room. Gourmet chef's kitchen features a Wolf 6-burner + griddle range, Sub-Zero 72" refrigerator / freezer, farmhouse sink, large center island. Elegant master suite with vaulted tongue-and-groove ceilings, private balcony, spacious walk-in closet, and spa-like bathroom. Three additional bedrooms, laundry room, and family / media room complete the upstairs. wide plank oak floors throughout, a 900+ bottle wine storage room.

MLS#15-954681
Brown & Klein 310-418-9785
BERKSHIRE HATHAWAY

Tankless Water Heater, AC 2 zone

3057 N BEVERLY GLEN CIR	Open 11-2	592B1	NEW
\$3,995,000	5+5	VILLA	



NEW REMODELED GATED CONTEMPORARY VILLA

Located in a private cul-de-sac w 4 homes. Double height grand entry, loads of light throughout, hardwood & Travertine flrs, chef's eat-in kitch open to family rm w Viking stainless appliances. Formal dining w pool view, formal living & family rm w canyon & tree top views. Master w sitting deck & large walk-in custom wood cabinetry. 2 kids bedrooms w Jack/Jill bath & 4th suite upstairs. Lower level w guest or maids suite, custom wine room, laundry & sitting area. Pool, spa, yard & putting green.

MLS#15-955037
Ginger Glass 310-927-9307
COLDWELL BANKER BHN

www.3057beverlyglen.com

10540 TENNESSEE AVE	Open 11-2		NEW
\$2,499,000	5+4		



EXTENSIVELY REMODELED 5 BEDROOM HOUSE

Remodeled home in 2010. Expanded to 5 bedroom 3.5 bathroom 2 story Tuscan Style home sits on a beautiful and tranquil tree lined block in Westwood Charter. Features formal living/ dining room/ custom kitchen/ large family room. Family room opens to a flat and private backyard perfect for entertaining. A two car garage tops off this well designed and centrally located house.

MLS#15-954681
Meir Kroll 310-341-4393
THE AGENCY

Blf-Ins, Dshwshr,Fridge

1410 STRADELLA RD	Lunch 11-2		NEW
\$3,375,000	4+5	2sty-CONTEMPORARY	



GATED & REMODELED CONTEMPORARY WITH RESERVOIR & MTN VIEWS!

View estate w/hi ceilings, quality finishes, hwdw flrs, recessed lighting & natural light. LR w/fp & French drs overlooking pool, expansive deck w/reservoir, city & mntn views. Open fir plan, kitch w/Miele appl & separate dining area. Master ste also overlooking deck & views w/fp, luxe bath w/separate tub & walk-in closet. 2 addtl bedrms upstairs w/en-suite baths. Extensive outdoor living space w/gazebo +2 refrigerators & built-in BBQ. Below deck landscaped w/mature fruit trees & flower garden.

MLS#15-955037
Fariba Meskin 310.435.0529
NOURMAND&ASSOCIATES

759 WESTHOLME AVE	Open 11-2		NEW
\$1,999,000	3+3	TRADITIONAL	




OUTSTANDING LITTLE HOLMBY VALUE

This is a fantastic opportunity to own a fixer in coveted Little Holmby. The house features: hardwood floors; living/dining great room with peaked ceiling and fireplace; galley kitchen with breakfast area; stylish lower family room with Terrazzo floor; private upstairs club room with exposed beam ceiling and bar; three family bedrooms including master with built-ins and full bath; protected yard with patio and pool; newer two-zone HVAC; hardwood floors; two car garage, and Warner Ave School

MLS#15-954681
Jim Bremner 310-622-7445
GIBSON INTL

www.759Westholme.com

10297 MARIEL LN	Lunch 11-2		NEW
\$2,095,000	4+4.5	3sty-CONTEMP MED	



CATERED LUNCH AT THIS QUALITY NEW CONSTRUCTION IN BEL AIR

Brand new custom home w/ over 3200 sq. ft. & the modern features Buyers are looking for. Custom French oak flooring and quality finishes throughout. Gourmet chef's kitchen. Cortz stone counters & top of the line appliances. Abundance of natural light thru large windows & Fleetwood doors. Prepped for solar & electric car. Large 2 car garage w/ direct access. Warner School District. ***Mariel Ln is a NEW STREET NOT IN ALL GPS SYSTEMS, enter 1907 Calgary Ln for home across street if necessary***

MLS#15-955125
Wood/Moritz 310.874.5639
SOTHEY'S INT'L RLTY

www.10297mariel.com

ATTENTION

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

- 1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.
- 2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.
- 3) No refunds will be given for any ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at TheMLS.com™).

TUESDAY

05 Westwood - Century City Condo / Co-op


2112 CENTURY PARK LN #118 Refresh. 11-2		NEW
\$1,195,000	2+2 CONTEMPORARY	
 <p>THE ONE AND ONLY OPEN HOUSE TO BE HELD!</p> <p>Remodeled 2 bedrooms suite for a discriminative taste. Nothing has been spared in this redone interior unit in most serene setting of prestigious Park Place guard gated community complex. Lovely brand new solid wood kitchen to include farm kitchen sink with top of the line appliances, designed Cesar stone counter tops and breakfast area. Spacious living room includes a fire place with green Brazilian granite slab, floor to ceiling. Dining area off of living room and kitchen.</p>		
MLS#15-921897 Shah Noorvash 310-709-7424 COLDWELL BANKER RESI		Blt-Ins,Dshwshr,Grbg Disp,Micro,Rng/Ovn

1911 MANNING AVE, UNIT 4 Open 11-2 632C4		NEW
\$1,125,000	4+3.5	
 <p>INCREDIBLY DESIRABLE 4 BED/3.5 BATH TOWNHOUSE W/ PRIVATE GRG</p> <p>Like your own home, this corner townhome features a family room, 2 private patios & private direct access garage. Tri-level spacious 2,300+sf floor plan in small 4-unit complex. LR w/ fireplace & dining area. Sun-filled kitchen w/ granite countertops & bfast bar opens to FR & french doors to inviting outdoor patio. Dramatic top floor master suite w/ vaulted ceiling, fireplace, balcony & w/ 2 closets incl. walk-in closet. Low \$350 HOA dues inclds EQ ins.</p>		
Chad Lund/Patty Best 310-801-241 TELES PROPERTIES		1911 MANNING AVE, UNIT 4

10555 ASHTON AVE, UNIT 402 Open 11-2		NEW
\$1,049,000	3+3	
 <p>BEAUTIFULLY UPDATED WESTWOOD CONDO</p> <p>New & Improved. Beautifully updated 3bd, 3ba Penthouse located in prime Westwood. Gleaming w/natural light this tranquil unit boasts an open fl plan providing a great space for everyday living & entertaining. There is a spacious lr w/ fireplace that leads you to a lg balcony w/stunning views of Century City skyline. The updated kitch features modern app & granite counter tops. The unit features a master suite w/private bath & balcony. The two secondary bds provide ample space for family & guests.</p>		
David Berg 310.500.3931 PARTNERS TRUST - BH		Dryer Hookup, Fp, Ref

10433 WILSHIRE BLVD #407 Open 11-2		NEW
\$799,000	2+3	
 <p>WILSHIRE CORRIDOR DESIGNER CONDO W/MOUNTAIN VIEWS & LIGHT!</p> <p>North/West facing fabulously designed 2 bedroom, 2.5 bath condo, with hardwood floors, stainless steel appliances, and corian counter tops. Balcony with views of tree tops and Santa Monica Mountains. Bathrooms have frameless shower doors, Grohe faucets, corian counter tops and porcelain tiles. Full kitchen with a generous breakfast island, and quality appliances/fixtures. Wilshire Holmby is a full service condominium building, with 24hr concierge, Valet, pool, gym, and recreation room.</p>		
Andrew Yalcin 310-871-3833 COLDWELL BANKER RESI		Blt-Ins

2223 S BENTLEY AVE #104 Open 11-2		NEW
\$729,000	3+3 CONTEMPORARY	
 <p>Welcome to this Completely & Newly Renovated Condo with Designer Flare. Offers Modern 3 Bedroom & Remodeled 2.5 Bath Dream Home Sitting on a TreeLined Street in Great Westwood Location. You can Experience Great Indoor Outdoor Flow w/the Well-Designed Living Room/ Dining Room Area opening to Large Balcony which makes it Excellent for Entertaining. Chef's with all new Costume Cabinetry and Stainless Steel Appliances.</p>		
Holly Hakimian 310-954-0606 KELLER WILLIAMS RLTY		Dryer, Micro, Fridg, Wshr

10450 WILSHIRE #12C Open 11-2		NEW
\$595,000	1+1 CONTEMPORARY	
 <p>DREAM CONDO WITH AMAZING OCEAN AND CITY LIGHTS VIEWS</p> <p>Welcome to The Churchill! Experience a newly renovated luxury condo with the most amazing romantic views of the city and the ocean. This beautifully redone unit features a spacious open floor plan perfect for entertaining. Large living room and dining room areas with handsome engineer flooring throughout. Spacious kitchen with modern stainless steel appliances, featuring brand new custom cabinetry. Nothing has been spared, everything is brand new! Full service building includes a fabulous new</p>		
MLS#15-956845 Vangelis Korasidis 310.247.1500 COLDWELL BANKER RESI		Entertainers Dream Condo w amazing views

1440 VETERAN AVE #220 Open 11-2		NEW
\$390,000	1+1 CONTEMPORARY	
 <p>RESORT STYLE CONDOMINIUM BUILDING</p> <p>Move-in condition w/Laminate wd style flrs in living & dining rms & just installed plush carpet in bedroom & hallway. Entire unit just painted. Unit has private balcony. Full service building w/ 24/7 security guards, on site manager, full time maintenance staff. Other features of building include huge pool, sun decks, commercial style fitness center, saunas, spa, Koi ponds w/turtles. Major renovation of lobby, conference rooms & other common areas to soon be completed. HOA has a huge reserve.</p>		
Jerry Bliss 310-948-0277 TELES PROPERTIES		Blt-Ins,Dshwshr,Grbg Disp,Fridg

2101 S BEVERLY GLEN #PH1 Open 11-2		rev
\$949,000	3+3 CONTEMP MED	
 <p>LUXURIOUS AND BRIGHT 3BD+2.5BA PENTHOUSE W/ CITY VIEWS!</p> <p>Luxury bright 3bd+2.5ba Penthouse w/ city views! Elegant newer (2006) construction condominium. Central Westwood/Century City location. Open floor plan w/ over-sized dining & living area, high-ceilings, fireplace, hardwood floors, balconies, gourmet kitchen w/ granite countertops, Italian cabinetry, tile backsplash, breakfast bar, & stainless steel appliances. Master bedroom suite has balcony, spa-like bath, soaking tub, shower, & walk-in closet. In-unit laundry, Central HVAC. 2 parking spaces.</p>		
MLS#15-920487 ST.JAMES+CANTER 310.704.4248 BERKSHIRE HATHAWAY		WWW.STJAMESCANTER.COM

06 Brentwood Single Family

167 S ROCKINGHAM AVE Lunch 11-2		NEW
\$11,250,000	5+6 2sty-CRAFTSMAN	
 <p>THE LEGENDARY ANAWALT ESTATE</p> <p>Incredible opportunity to acquire one of the finest properties in all of Los Angeles. Poised on the west rim of the exclusive Brentwood Park, the legendary Anawalt estate offers a magical and enchanting setting unlike anything else in town. Enjoy 30,000sqft of land on coveted S. Rockingham Ave with sensational views of the canyon reaching the Pacific blue, a rare find for homes south of Sunset. TWILIGHT OPEN: November 10th, 5-7pm</p>		
Tami Pardee 310-907-6517 PARDEE PROPERTIES		Stove, Fridge, Dishwasher

116 N GUNSTON DR Open 11-2		NEW
\$7,495,000	5+7 2sty-TRADITIONAL	
 <p>STUNNING TRADITIONAL IN BRENTWOOD CIRCLE</p> <p>Located in 1 of the only guard gated communities on the Westside, this elegant sun-filled home features a grand staircase, spacious formal living & dining rooms, rich wood-paneled library, spacious eat-in cook's kitchen plus family room. Outdoor dining area, resort-like pool+spa, lawn, loggia with built-in-bbq, fireplace. In total 5 Beds, 5 and 2 1/2 Baths, Gym, upstairs Living Room, sumptuous Master Suite w/ dual walk-in-closet, fireplace & terrace! Close to Beverly Hills, the 405 & the beach.</p>		
Alex Brunkhorst (424)231-2418 THE AGENCY		BBQ, Blt-Ins,Dshwshr,Grbg Disp,Hood Fan

TUESDAY

627 MORENO AVE	Open	11-2	631F5	NEW
\$4,995,000	1+1	TEAR-DOWN		



THE VERY BEST OF BRENTWOOD

1st time on the open market in over 30 yrs! Fantastic land value oppy on the sunny, west side of extremely desirable Moreno Ave -one of the Westside's finest streets. 13,200 sq ft of land/(per assess) & 80 ft of frontage, affording the best BW lifestyle...within close proximity to the BW Country Mart, Montana Ave & the BW Ctry Club. Avail w/ arch plans for a gorg Trad Estate w/ over 7500 sq ft of liv area & every imgnble amenity that are partially thru plan check process. Very rare oppy!

MLS#15-956761
David Offer 310-820-9341
BERKSHIRE HATHAWAY

1033 S CARMELINA AVE	Open	11-2	631G5	rev
\$2,295,000	2+3	SPANISH		




BEAUTIFUL 9000 SQ. FT FLAT LOT IN BRENTWOOD!
Whether you renovate or build from scratch, you are about to discover your dream home at a bargain price. Peaceful, bright and airy, this transitional Spanish is big enough for a small family with a lot size that allows room for growth. The kids can enjoy the pool and still have plenty of yard to play in. Great street in a desirable north of Wilshire neighborhood. Don't miss this one.

MLS#15-935215
Jeffrey Janger 310-722-7786
PACE PROPERTIES

Dshwshr,Rng/Ovn,Fridg,None

516 HANLEY PL	Open	11-2		NEW
\$1,900,000	3+3	RANCH		



LOVELY 1940'S CONNECTICUT STYLE RANCH HOME IN BRENTWOOD

Connecticut style ranch house tucked on a quiet cul de sac in Brentwood Hills. Private & laden w/ character & charm. Hrdwd floors & saltillo tiles. Beyond the formal dining room is a lrg, well lit kitchen, featuring butcher block & Caesar stone countertops, stylish glass cabinets & a breakfast alcove w/ canyon & Getty views. Lodge like living room w/ beamed ceilings & fireplace. Glass-enclosed office. lovely master suite & 2 addtl cozy bedroom suites. The backyard is perched over a hillside.

range/oven, hood, dishwasher, w/d hookups

Richard Stearns 310.850.9284
PARTNERS TRUST BW

06 Brentwood Condo / Co-op

11706 DARLINGTON AVE #401	Refresh.	11-2		NEW
\$1,095,000	3+2.5	CONTEMP MED		



EASY BRENTWOOD PENTHOUSE LIVING

Private elevator entry to the Penthouse in the coveted Brentwood "Portofino". Sweeping skyline to the ocean views that reach the mountains. Expansive Living rm and open plan Dining room w/bamboo floors and high ceilings which showcase large window scapes. Private patio overlooks the sunset and ocean views. Over size Master suite features a large master walk in closet. Modern Dragongrass carpet sprawls through three expansive bedrooms w/addt'l balconies.

MLS#15-955609
Alexander Barad 323.251.9779
SOTHEBY'S LOS FELIZ

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

526 N CARMELINA AVE	Open	11-2	631F2	red
\$9,995,000	6+5	ARCHITECTURAL		



MAJOR REDUCTION

Frank Gehry's masterpiece, The Schnabel House. Noted as one of the 20 greatest houses of the 20th century this California architectural piece of history has been lovingly remastered as a livable piece of art for generations to come. Multiple gardens, pools and structures form a compound that functions as an irreplaceable piece of Architectural history. Gehry has said "This is the design I had fantasized about for my own house." It is not often that an opportunity like this becomes available.

Architectural Masterpiece

MLS#14-759167
Cory Weiss 310-922-1124
DOUGLAS ELLIMAN

820 S GRETN GREEN WAY #2	Open	11-2		red
\$1,995,000	3+3.5	CONTEMP MED		




REDUCED \$300,000

The step down living rm w/ 2 story ceilings, French doors, brick fireplace & hardwood floors. The elegant, formal dining has built in china cabinets. The cook's kitchen features a center island, granite counters tops, Viking appliances and Sub Zero. Upstairs, the master suite has his and her bathrooms w/ a magnificent walk in closet. The lower level offers a media room or 3rd brdm w/ a fireplace and wet bar. Additionally there is a full bath, laundry room, & direct access garage.

Cent Vac,Dshwshr,Grbg Disp,Micro,Rng/Ovn

MLS#15-936423
Tory and Michael Raisin 310-795-6764
SOUTHERN CALIFORNIA

2528 MANDEVILLE CANYON RD	Refresh.	11-2		red
\$2,999,950	3+3	COUNTRY FRENCH		



BEAUTIFUL "COLCORD" COUNTRY FRENCH FARMHOUSE

REDUCED TO SELL!! Very rare and coveted, original Gerard R. Colcord country French farmhouse. Has been completely renovated. Set back on a quiet small cul-de-sac and framed by huge sycamore trees and gardens. Large, beautiful updated kitchen, huge formal dining. Enormous living room has hand hewn beams and huge wood burning fireplace. 3 bedrooms, 2.5 baths + large, separate studio. All rooms have many windows viewing trees & gardens. Sits on just under an acre. Private, quiet and secluded.

Dshwshr,Dryer,gas range, Other

MLS#15-943769
Kathy Small 310 617-4546
GOLD STAR REALTY - E

07 West L.A. Single Family

1547 S CARMELINA AVE	Open	11-2		NEW
\$2,000,000	4+3	2sty-CAPE COD		



BEAUTIFULLY REMODELED HOME!

Elegantly reimagined by Chic By Design this 4 bedroom/3 bath home is located in the heart of West LA, adjacent to Santa Monica, Brentwood & trendy Sawtelle. The spacious living room has volume ceiling, fireplace and there's hardwood floors throughout. The gourmet kitchen includes Thermador & Sub Zero appliances. The step down family room leads to entertainer's back yard with waterfall & covered patio.

Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro

MLS#15-955333
John Michael Cockinos 310-442-1399
COLDWELL BANKER

12036 BENMORE TER	Open	11-2		rev
\$4,995,000	4+4	ARCHITECTURAL		



FEATURED IN ARCHITECTURAL DIGEST

Remarkable 4+4 Architectural w/open flr plan & significant indoor/outdoor living space over nearly a 1/2 ac of land. This gorgeous Brentwood home adheres to Frank Lloyd Wright Jr.'s vision from 1936: stone frplcs, Texas limestone, orig cypress drs & paneling, bluestone terracing, pathways & newly restored Brazilian walnut wood-tile flooring. The remodeled Chef's kit has a lrg cntr island, skylight & lrg pantry. The outdoor space is graced by a Mayan-inspired fountain & Koi pond w/tranquil streams.

www.benmorearchitectural.com

MLS#15-923195
Juliette Hohnen 323-422-7147
DOUGLAS ELLIMAN

THE MLS .COM Property Website & Virtual Tour

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

TUESDAY

07 West L.A. Condo / Co-op

1271 GRANVILLE AVE, UNIT 302 Refresh. 11-2		NEW
\$920,000	2+3 2sty-CONTEMPORARY	
 <p>PENTHOUSE CONDO - HUGE ROOFTOP DECK W/ JETLINER/OCEAN VIEWS</p> <p>Southwest facing Penthouse unit with 20 foot soaring ceilings. fireplace, balconies & plantation shutters in living & dining room. Spiral staircase up to spacious loft with 1/2 bathroom leads to huge, private rooftop deck with jetliner and ocean views. Spectacular for sunsets and entertaining. Master bedroom suite has large walk-in closet & bathroom includes shower w/ rainfall waterhead and deep soaking Jacuzzi tub. Kitchen granite countertops and stainless steel appliances. Great updated unit!</p>		
Melissa Ellis GIBSON INTERNATIONAL	310-963-9826	Fridge, Gas Range/Oven, Dishwasher, W/D

1227 GRANVILLE AVE #103 Open 11-2		red
\$749,995	788000 3+2.5 CONTEMPORARY	
 <p>BEAUTIFUL 3+3 CONDO; GREAT LOCATION; NEW REDUCED PRICE</p> <p>3 bedroom, 2.5 bathroom sophisticated 2 story condo located in a great West Los Angeles area. The unit features a gourmet kitchen with granite counters and backsplash, elegant cabinets and stainless steel appliances, lovely bathrooms, wood floors, fireplace in living room, central a/c and heating and inside laundry with LG washer/dryer unit. The condo is located just south of the Wilshire Blvd. shops and restaurants and has easy access to UCLA, Westwood and Santa Monica.</p>		
Debbi & Gary RODEO REALTY - BH	310-724-7100	Cbl,Dshwshr,Dryer,Grbg Disp,Hood Fan

08 Cheviot Hills - Rancho Park Single Family

10317 BANNOCKBURN DR Open 11-2 632F6		NEW
\$2,100,000	5+3.5 2sty-TRADITIONAL	
 <p>EXCEPTIONAL TRADITIONAL!</p> <p>Superb, Inviting & Warm Traditional home set in Cheviot Hills. Gracious entry leads to remodeled & open LR/Kit/ Dining - all opening to a priv yd. Spectacular Kit w/ Lg Cntr Island w/ floating granite slab & bkt-in bkfst nook. Den/Fam Rm-perfect for TV & play area. 3 bdrms on the main level & 2 add'l bdrms up. Mstr w/ vaulted ceilings, 2 walk-in closets, priv patio, remodeled marble bath! Add'l features: 2-zoned HVAC, wd floors, fp in LR, Skylights, sport court, & 2 car gar w/ direct entry.</p>		
James Hancock COLDWELL BANKER RESI	310-777-6351	Bring or Send Clients!

3317 SHELBY DR Open 11-1 632F7		red
\$1,428,000	1598000 2+2 TRADITIONAL	
 <p>GREAT BUY! REDUCED \$170,000!</p> <p>Experience a rare opportunity to view downtown from your front porch. Sited on a 13,000+ terraced lot, this charming 2 BR + den home has an interior courtyard, formal dining rm & expansive east facing living room. Hardwood floors throughout. Kitchen has some updating. Small office located off the kitchen & sep laundry room. Lower level has sep entrance one BR & bath, direct entry two-car garage & another office. Light & bright throughout the home.</p>		
Melissa Alt TELES PROPERTIES	424-202-3232	Refrigerator, Washer/Dryer, Dishwasher

08 Cheviot Hills - Rancho Park Income

10628 AYRES AVE Open 11-2		red
\$1,395,000		
 <p>WEST LA DUPLEX</p> <p>Ideal for owner-user or investor. Both units can be vacant at close of escrow. Front unit is currently occupied by the owner. Back unit is currently in relocation discussion with the owner and should be vacant in approximately 60 days or less. Front unit has crown moldings and has been well-maintained. Back unit has private backyard but needs work and renovation. Sold as-is. Hardwood Floors. Great location. This is one of the few streets in West Los Angeles that has R2 zoning and duplexes.</p>		
Ron Wynn COLDWELL BANKER RESI	310-621-1772	Dryer,Rng/Ovn,Fridg,Wshr

09 Beverlywood Vicinity Single Family

1650 S CREST DR Open 11-2		NEW
\$1,199,000	2+1.5 2sty-SPANISH	
 <p>SPANISH OASIS NEAR THE HEART OF BEVERLYWOOD</p> <p>Don't miss out on this turn ket Spanish Oasis featuring updated kitchen and baths, central heat and air, pool, spa, hardwood floors throughout, skylights, as well as charming original details.</p>		
Danny Emmer TELES PROPERTIES	310-422-5633	

3047 OAKHURST AVE Open 11-2		NEW
\$865,000	2+1 CRAFTSMAN	
 <p>WONDERFUL AND WARM RETREAT LIKE PROPERTY IN BEVERLYWOOD!</p> <p>California craftsman with high ceilings, fireplace and hardwood floors. The open kitchen is complete with cabinetry with pull-out shelving. The front bedroom offers terrific space saving design ideas and the master bedroom is like a secluded retreat. The bath has been remodeled to include a pedestal sink. French doors lead out to the grassy area, patio and a fully remodeled studio guest house with Bath. Other features include central AC/Heat, upgraded electrical and tankless water heater.</p>		
Benjamin S. Lee COLDWELL BANKER RES	310-858-5489	Refrigerator, Washer / Dryer, Stove

2325 DUXBURY CIR Open 11-2		rev
\$5,199,000	7+6 TRADITIONAL	
 <p>COMPLETELY RENOVATED TRADITIONAL MASTERPIECE</p> <p>One of the five largest lots on this most prestigious street in Beverlywood HOA. Enter this completely renovated traditional masterpiece featuring a voluminous entryway and soaring ceilings. Formal LR with wood-burning FP and stunning Santos Cherry wood floors. A Chefs kitchen with a tremendous center island, top of the line Sub-Zero and Wolf appliances. Butler and walk-in pantries lead into a grand DR with coffered ceilings and bay window.</p>		
Adi Werthman HILTON & HYLAND	310.598.0260	www.hiltonhyland.com

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TUESDAY

10 West Hollywood Vicinity Single Family

750 N STANLEY AVE Open 11-2		NEW
\$1,449,000	2+2 1sty-CONTEMPORARY	



BEAUTIFUL CONTEMPORARY SPANISH!

THIS 1928 SPANISH HOME IN THE EXCITING MELROSE VILLAGE NEIGHBORHOOD, ADJACENT TO WEST HOLLYWOOD, SITS ON AN EXCEPTIONALLY PRIVATE, HEDGED AND GATED, CORNER LOT. THE INTERIOR HAS BEEN BEAUTIFULLY OPENED UP AND RENOVATED FOR TODAY'S LIFESTYLE. BRIGHT AND AIRY OPEN LIVING/DINING WITH MODERN KITCHEN, BOSCH APPLIANCES AND CAESARSTONE COUNTERTOPS. 2 BEDROOMS AND 2 BATHS BOTH WITH GREAT CLOSETS, + A WONDERFUL OFFICE OR DEN WITH VAULTED CEILING. HARDWOOD FLOORS THROUGHOUT AND BEAUTIFULLY LANDSCAPED.

Blf-Ins,Dshwshr,Grbg Disp,Fridg

MLS#15-955727

D Banchik & A Dantzler 310-503-6436

BHHS CA PROPERTIES

601 N CRESCENT HEIGHTS BLVD Open 11-2		NEW
\$999,000	2+2 SPANISH	



CHARMING SPANISH IN HEART OF MELROSE FASHION DISTRICT

Charming home located in the midst of the Melrose fashion district and some of the city's best shops and restaurants. Original character intact, you can move right in or remodel to take this special property to the next level. The inviting living room features high ceilings, arched windows, hardwood floors and a fireplace. The bright kitchen has a laundry area opening to the back yard. The lovely master bedroom has a bath en suite and large closet space. Private patio and garden area.

MLS#15-945827

Rutstein | Holcomb 310-500-3921

PARTNERS TRUST

8980 LLOYD PL Open 11-2		red
\$1,435,000	+49000 2+2 FRENCH	



NORMA TRIANGLE REMODELED HOME WITH POOL + BONUS ROOM!

Located in West Hollywood's coveted Norma Triangle, this remodeled home with pool and detached bonus room is amazing! The gorgeous living room has a fireplace, skylight, built-ins, terrace and a separate sitting area. The striking kitchen with stainless steel appliances and backsplash has access to the laundry room and rear dining deck and backyard. The master suite with dual vanity bathroom also has direct access to the dining deck and backyard. The front bedroom has a terrace.

www.TomAndRandyProperties.com

MLS#15-952207

Tom Scrocco/Randy Isaacs 310-887-0255

COLDWELL BANKER - SS

10 West Hollywood Vicinity Condo / Co-op

1323 N SWEETZER AVE #201 Open 11-2		NEW
\$1,075,000	2+3 CONTEMPORARY	



LOCATED IN THE HEART OF WH JUST STEPS FROM THE SUNSET STRIP

This large 1,750 square foot condo is one of just 8. The home features a large and open floor plan with beautiful hardwood floors, great for entertaining, along with great patio space to take in some fresh air. Spacious master suite complete with its own balcony, a walk in closet and a fireplace. A gourmet kitchen complete with stainless appliances and plenty of working counter space will satisfy your culinary needs.

Dshwshr,Dryer,Elvtr,Grbg Disp,Micro,

MLS#15-956807

Ness Krief 310-430-0667

VIRTUAL REAL ESTATE

817 N ALFRED ST, UNIT 203A Lunch 11-2		NEW
\$1,049,000	2+3	



GORGEOUS REMODELED & BRIGHT 2BR / 3BA TOWNHOUSE W/ VIEWS!!

Stunning Remodeled & Bright 2BR/3BA Two Story TOWNHOUSE condo on 800 block North Alfred! No Neighbors above and below, this quiet home feels like a house! Open floor plan w/ Chef's kitchen and top-of-the-line appliances! 2BRs up w/ 2 in-suite BAs and large walk-in closets. Side-By-Side Parking, Laundry inside, Central air/heat, Hardwood floors, in an almost new (2009) building! Building features a fun clubhouse/game room & a panoramic sundeck w/ incredible views of the city! BEST LOCATION!!!!

www.westhollywoodtownhouse.com

TONY BERNS 3107220744

CB BH NORTH

1323 N SWEETZER AVE, UNIT 302 Open 11-2		NEW
\$899,000	2+3 CONTEMPORARY	



WEST HOLLYWOODS MOST DESIRABLE LOCATION


Light and bright luxurious condo in West Hollywood. This 2 bedroom 3 bath features hardwood floors, high ceilings with crown moldings. Open floor plan, large eat in kitchen with granite counters. Large master suite with southern views and fireplace, balcony and large walk in closet. Very private only 2 units on each floor. Gated side by side parking. Feels like a home.

1323 N. Sweetzer #302

Leyla Blumenfeld 310.962.9941

TELES PROPERTIES

1050 N GARDNER ST, UNIT 1 Open 11-2		NEW
\$875,000	2+2 ARCHITECTURAL	



TEXT 310-497-6365 FOR ENTRY TO GARAGE - STREET CLEANING DAY

Tenant Out, Newly Staged and Easy to show!!! This spectacular residence has an open floor plan w/ 10' ceilings, recessed lighting, and a large terrace. The kitchen features custom Italian cabinetry, s/s appliances, and caesarstone counters. Both bedrooms are oversized, with large closets. W/D in unit, tons of closet space, 2 side x side parking spaces.

Central HVAC,W/D

Robert Grandinetti 310-497-6365

RODEO REALTY INC.

1021 N CRESCENT HEIGHTS #306 Lunch 11-2 593A6		NEW
\$849,200	2+2 CONTEMPORARY	



LOCATION! LOCATION! WEST HOLLYWOOD VIEW - REMODELED CONDO

Location! Location! Location! Panoramic city & hillside views can be enjoyed from every room of this quiet, top-floor town home style penthouse. This EXTREMELY QUIET unit is located at the rear of the building, looking out to the west - so it's REALLY removed from the street noise and traffic one ordinarily associates with a unit located on a busy street. The unit features an over sized living room with a 2-story soaring ceiling and fireplace, a formal dining area. Master Bedroom on 1st floor.

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

MLS#15-956225

Melissa Zee 310.309.0099

RODEO REALTY- BRENTW

8787 SHOREHAM DR, UNIT 302 Open 11-2		NEW
\$795,000	1+1.5 12sty-CONTEMPORARY	



GORGEOUS REMODELED CONDO IN FULL SERVICE BUILDING

Largest 1 Bedroom & 1.5 Bathroom in the building at over 1,000 feet with Hardwood Floors throughout, floor to ceiling windows in Living room. Large tiled terrace for an indoor/outdoor lifestyle! Remodeled Kitchen w/brand new Stainless Steel Appliances. A 6 Gas Burner oven & Carrera countertops that all opens to the living room for entertaining. Bedroom has walk-in-closet & 2nd wall closet. Shower/Tub Combo & Dual Sinks. Washer/dryer hookups. HOA includes Air/Heat/Basic Cable/Water/Power

washer - dryer hookups, powder room

David T. Kessler 310-245-6715

SOTHEY'S BEV HILLS

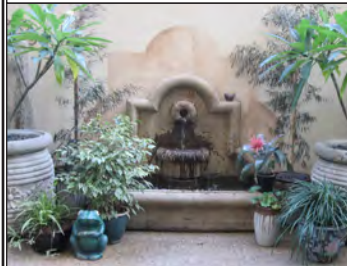
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No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.

TUESDAY


8474 ROMAINE ST, UNIT 101	Open	11-2	NEW
\$597,500	0+0	2sty-MEDITERRANEAN	
	CHARMING CONDO IN CHIC WEST HOLLYWOOD LOCATION		
<p>Located in a quiet small boutique Mediterranean complex near to La Cienega Blvd & Melrose Place, a gated entry leads to your private 2 bed, 2 bath one level corner unit above ground level with tree top views from 2 balconies for outdoor living. The living room/dining area has a fireplace, hardwood floors & recessed lighting. Large Master suite plus guest bedroom & bath. Laundry inside unit, 2 parking spaces in secure garage + storage cabinet. Unique building in a most convenient neighborhood!</p>			
Heather Klein TELES PROPERTIES	310-415-8553	stove,refrigerator,washer,dryer	

8787 SHOREHAM DR #104	Open	11-2	592H5	rev
\$1,395,000	2+2	CONTEMPORARY		
	ABOVE THE SUNSET STRIP			
<ul style="list-style-type: none"> - Rare opportunity with a feel of a private home - Walls of glass, stained oak flooring and high ceilings - Expansive indoor/outdoor entertainment areas - Private walled outdoor patio with fountain, BBQ, lush and verdant - Low HOA includes utilities, basic cable, 24 hour concierge and valet parking - Sparkling pool, spa and pool side gym. <p>Steps to Sunset Plaza shops and restaurants</p>				
MLS#15-899263		Tanya Stawski 310-801-6033		
SOTHEBY'S INTERNATIO		Blt-Ins,Cbl,Dshwshr,Elvtr,Other		


1025 N KINGS RD, UNIT 118	Refresh.	11-2	NEW
\$549,000	0+0	1sty-CONTEMPORARY	
	GREAT WEST HOLLYWOOD LOCATION!		
<p>Highly sought-after, extremely spacious, one bedroom 1.5 bath, located in the heart of West Hollywood! Special location in the building w/ huge private fully enclosed patio with private exit to gorgeous pool. Stunning hardwood floors, remodeled bath and kitchen. Newer refrigerator, newer stove top, new washer/dryer in unit. Walk right across the street to Gelson's Market, with steps to fabulous shops and restaurants. This amazing location provides the fun and convenience of the Weho lifestyle!</p>			
John Portman PALISADES REALTY	818-645-3681	A/C, W/D, Refrig, Dishwasher	


1226 N KINGS RD #4	Lunch	11-2	rev
\$899,000	2+3	2sty-OTHER	
	REMODELED TOWNHOUSE W/ PRIVATE 2 CAR GARAGE		
<p>VERY RARE to find a luxury townhouse in West Hollywood, with a spacious patio AND private 2 car garage plus a guest space! Quiet and Bright unit. LOW HOA DUES of \$350! In Unit Laundry. Oak floors. Large master suite w/New carpet, walk in closet with built ins, Master bath features dual sinks, large double shower, porcelain wood tile, marble shower, frameless glass enclosure, Carrera marble counter tops. LED recessed lighting throughout. Great for dogs with direct access to private backyard.</p>			
MLS#15-935533		Anthony Vulin 310.569.1335	
THE COLLECTIVE		www.1226Kings.com	


8530 HOLLOWAY DR #101	Open	11-2	NEW
\$479,000	1+1	CONTEMP MED	
	REMODELED WEHO CONDO WITH POOL AND SPA		
<p>Centrally located in the heart of West Hollywood, this sophisticated and beautifully remodeled condo features a stunning kitchen with Caesartone counter tops, European cabinets with tons of storage space, caterer's sink and stainless steel appliances. The open floor plan allows the kitchen space to flow into the dining area and living room, which features a gas fireplace, large balcony, dark wood flooring and recessed lighting.</p>			
MLS#15-954045		Jason Woodruff 310.770.3101	
KELLER WILLIAMS HH		Dshwshr,Elvtr,Rng/Ovn,Fridg	

1037 N LAUREL AVE #6	Open	11-2	rev
\$799,000	2+2	ARCHITECTURAL	
	ULTRA-COOL REINVISIONED TOP FLOOR 2BD+2BA ARCHITECTURAL LOFT		
<p>The Lofts at Laurel Court is an unique architectural complex built in 2004. Loft #6 is an ultra-cool re-envisioned top floor 2-level 2 Bd+2 Ba unit w/ Dramatic 20ft high ceilings, massive picture windows fill the voluminous space w/ light. Custom remodeled kitchen w/ white oak cabinets, quartz countertops, breakfast bar, & Viking appliances. Private terrace features views from the downtown to the Hollywood sign. 2 Parking Spaces. In-unit laundry. Just minutes to Prime WeHo & the Sunset Strip!</p>			
MLS#15-946941		ST.JAMES+CANTER 310.704.4248	
BERKSHIRE HATHAWAY		WWW.STJAMESCANTER.COM	

1222 N OLIVE DR #311	Open	11-2	NEW
\$399,000	1+1	1sty-FRENCH	
	SPACIOUS 1 BEDROOM CONDO IN PRIME WEHO W/2 PARKING SPOTS!!		
<p>Bright front-facing one bedroom unit with TWO SIDE-BY-SIDE PARKING SPACES overlooking tree-lined street in Prime West Hollywood. Unit features an updated kitchen, bamboo floors in living room, large bedroom with huge walk-in closet that could be turned in to a home office. Smooth ceilings. Building amenities include a pool, fitness room, recreation room and sauna. Homeowners Dues include all utilities.</p>			
MLS#15-955907		Allie Riley & M.Collins 310-467-4567	
COLDWELL BANKER BH		OliveDriveCondo.com	

851 N SAN VICENTE #131	Open	11-2	rev
\$679,000	1+2	2sty-CONTEMP MED	
	MEDITERRANEAN 1+1.5+DEN TOWNHOUSE AT "THE DESMOND"		
<p>Mediterranean 1 + Den, 1.5 Bath townhouse in the heart of WeHo. Stroll to cafes, shopping and nightlife. Gracious living room w/ fireplace opens to Patio. Gourmet, eat-in kitchen outfitted with granite counters and stainless steel appliances. Downstairs powder room. Upstairs the large, open den area has built-in closets making it a great space for overnight guests or office. Pvt. laundry. Master suite w/ walk-in closet, bath with over sized tub and separate shower. 2nd pvt. patio off master.</p>			
MLS#15-947795		Gina Martino & Ed Filz 310.266.3120	
THE AGENCY		Enter off Hilldale	

1414 N FAIRFAX AVE, UNIT 109	Open	11-2	NEW
\$389,000	1+1	CONTEMPORARY	
	Quiet Modern Condo with Private Patio!		
<p>Enter this modern unit through a lush tropical courtyard and enjoy the quiet tropical oasis on your large private patio. It features hardwood floors, brand new stainless steel kitchen appliances, brand new a/c uni and more. Over-sized closet, shutter windows and wood panel ceiling make the bedroom spectacular. Convenient location near all the best restaurants and nightlife in West Hollywood. Includes rare 2 parking spaces as well as spacious storage unit. Ultra low HOA fees.</p>			
Gil Dirige/Jay Martinez 310-801-0317		JOHN AAROE GROUP	

10 West Hollywood Vicinity				<i>Income</i>
1163 N POINSETTIA PL	Lunch	11-2	NEW	
\$1,695,000	Duplex			
	WEST HOLLYWOOD DUPLEX			
<p>This West Hollywood Duplex from the twenties is twice as nice in 2015. Brand new from the studs out, this beautifully redesigned property is packed with modern amenities and upgraded features—yet it preserves the look of the original facade as a tribute to the charm of this vibrant community celebrating 30 years of independence. Enjoy pure comfort in this designer multi-level duplex where each unit offers 2+2 in approx 1100 sq ft of living space with finishes to give each unit its own identity.</p>				
Juree Rambo 310-980-1716		KW BEACH CITIES		

TUESDAY

11 Venice Single Family

X 1740 PENMAR AVE	Lunch 11-2	NEW
\$1,655,000	2+2	

PRIME WESTSIDE REAL ESTATE

Your opportunity to own a large corner lot in Venice's fastest growing neighborhood. This conveniently located residence offers a prime canvas to create your picturesque Venice dream home. Positioned on an expansive corner lot which has an opportunity to reorient the home to equip an entrance on Preston Way, this near 7,000sqft piece of land provides one of the last rare offerings with the ability to expand or build a home bigger than 3,000sqft east of Lincoln.

Tamra (Tami) Pardee PARDEE PROPERTIES, I	310.907.6517
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1046 PRINCETON DR #118	Open 11-2 672A6	rev
\$840,000	0+1 ARCHITECTURAL	

3 of 30 Lofts left,SELLER or BANK FINANCING Available w/ as little as 10% down payment,Why rent when you can own,loan Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice near shopping and entertainment.Work/Live spaces, select units offering SS Appliances,Italian Cabinets,Marble Counter Tops,9'-30' Bow Truss Ceilings,Large Windows & Commercial roll up Doors,Skylights,Steel Beams,Large Balcony/Patio.Final CoFO issued 2010.Pictures are of Model units,Marina Del Rey post office

Lee Johnson SOTHEBYS INTERNATION	310-892-2244
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674 OLIVE ST Refresh. 11-2

\$1,595,000	+649000 3+2	red
	2sty-TRADITIONAL	

REDUCED! 2 STORY VENICE HOME ON LARGE LOT

2 Story Traditional Home on Large Lot in Venice. New Paint, Refinished Hardwood Floors, Granite counters in Kitchen, Separate Den/Office with French doors to yard. Built-in Kitchen. Huge Master Bedroom with abundant closets. Detached 4 Car Garage. Separate Laundry room. Large yard. Located in a quiet Venice location 1/2 Mile to beach, near marina, restaurants, bike path and Abbot Kinney Blvd. Coeur d'Alene Ave School. Reduced! Bring Offers!

T. Ballentine & M. Rosen RE/MAX ESTATE PROPER	310-351-9743
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www.TerryBallentine.com

11 Venice Lease

839 SUPERBA AVE	Open 11-2	NEW
\$8,700	3+3 ARCHITECTURAL	

Luxury living in Venice. Spacious, open, gallery-like modern architectural home in desirable Venice Walk-Streets Neighborhood near Abbot Kinney. Soaring ceilings, polished concrete & hardwood floors

Alice Plato	424-280-7280	COLDWELL BANKER RESI
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1142 GARFIELD AVE Refresh. 12-2 672A5

\$4,200	3+1	red
	1sty-TRADITIONAL	

Great home W of Lincoln. HWFs, Bay window, Pvt back yard w/sitting area, wood bench swing, fire pit. Bdrm has sliding glass door to covered patio in bk yd. Freshly painted. 2-car garage behind gate

Andrea Evenson	310-874-5703	REALTY MINDED
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11 Venice Condo / Co-op

245 MAIN ST, UNIT 313	Open 11-2	NEW
\$1,499,000	2+2 CONTEMPORARY	

WWW.245MAIN313.COM

Sophisticated Penthouse unit in the landmark Venice Renaissance building. This west facing unit offers seaward views over Venice Beach, high ceilings, and wood floors. 2BD + 2BA + loft, updated kitchen opens to dining area and living room w/fireplace. Outdoor spaces include view balcony off LR and deck off loft area. Close to yoga studios, hip restaurants, and the sand and surf... this is a wonderful opportunity to embrace the vibrancy of the Main St scene in the iconic Venice "Clown" building.

Ellen McCormick BERKSHIRE HATHAWAY	310-230-3707
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www.245Main313.com

12 Marina Del Rey Condo / Co-op

25 NORTHSTAR ST #2	Open 11-2 701J1	rev
\$1,339,000	3+3 1sty-CONTEMPORARY	

SPACIOUS MARINA CONDO

Your buyers will love this 3bed/3bath condo in the heart of Marina Peninsula. 1,845 sf on one floor provides the convenience of no stairs and allows for large spaces. Corner unit recently renovated with granite counters and S/S appliances in an open kitchen that melds with dining room. Bathrooms also renovated. Two balconies. Gas fireplace. The building also has been renovated, including lush landscaping with communal deck. Close to the bike path, the waves, restaurants and the farmer's market.

Abe Sassoon BULLDOG REALTORS	310-795-4367
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316 6TH AVE Open 11-2

\$1,730,000	+849000 4+4	red
	CONTEMPORARY	

VENICE STYLISH CONTEMPORARY

Stylish Contemporary 4Bd & 4Ba Townhome includes Bonus Quarters totaling 3,050sf. Located in Prime Venice neighborhood this spacious Architectural Property also comes w/ Amazing 360 Degree Roof Top Entertainment Deck. A Grand Sun Drenched Floor Plan opens to gentle Ocean Breezes w/Multiple Viewing Balconies. Bedrooms located on Top Floor, Expansive Living on Main Floor & Bonus Quarters on Ground level w/separate entry. Just Steps to The Artsy Rose Corridor & blocks to the best Beaches.

Bob Content B. CONTENT & CO.	310-864-5819
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www.316SixthAvenue.com

13 Palms - Mar Vista Single Family

3065 MOUNTAIN VIEW AVE	Open 11-2	NEW
\$2,450,000	3+3 2sty-CONTEMP MED	

VIEW HOUSE IN MOUNTAIN VIEW

Unique Italian style VIEW home located on the most desirable street on top of Mar Vista Hill. It has 3,788 sq.ft. 3bd, 3ba., large living room with gleaming rosewood floors. Dining area opens to high ceiling family room with a fireplace surrounded by ceiling-high built-in bookcases. Nice private garden with many fruit trees. Upper floor features a huge master suite and another large bedroom, which may be used for many other purposes. Large balcony where you can enjoy a panoramic city view.

Jennifer Young RODEO REALTY - PACIF	213-200-4420
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Now Available! A New Way to Run Your Business Away from Your Desk!
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TUESDAY

3272 GRAND VIEW BLVD		Open	11-2	672B2	rev
\$2,849,000	4+5	2sty-MODERN			




TODAY'S YOUR LUCKY DAY! 100% AVAILABLE

Buyers could not qualify! Opportunity knocks! MV Hill "All new" by AIH Development 2015. Double Butterfly roofline defines this gorgeous architectural, w/private patio & decks, large lush front & back yards. Experience the true indoor/outdoor lifestyle in an unparalleled Entertainers paradise. Great room & living area surround Kitchen with 11 foot Island w/hand selected artisanal surfaces. Over sized 2 car garage w/Epoxy finish. Electric Car Charger prepped. Pool Permit Issued. Cal Green Home.

MLS#15-940253
Ann Beck & Terri Davis 310-383-5678
RE/MAX ESTATE PROP

All Stainless Appliances, Wolf, Sub zero

792 SAN LORENZO ST		Open	11-2	631C6	red
\$14,500,000	6+7	VILLA			



FORE! STUNNING, REDONE, CONTEMPORARY VILLA!

View to Riviera's 6th hole! And on other side the beautifully re-designed home looks out to a lovely private yard w/pool. Set on approx 30,000 sqft, this stunning entertainment, family home has a chic modern chef's kitchen, 5 bedrooms w/en suite baths all having been brought up to today's expectations this past year. Master with vaulted ceiling, fireplace, balcony opening to golf course view and exquisite marble bath. Family room w/large stone fireplace&bar. Gym, wine cellar,shared tennis court.

MLS#15-942845
Deedee Howard 310-780-7676
THE AGENCY

www.theagencyre.com/agent/deedee-howard

12434 BARBARA AVE		Open	11-2	672C4	bom
\$1,195,000	3+2	3sty-CONTEMP MED			




RECENTLY UPDATED WITH GUEST QUARTERS

Benefit from the lovely recent upgrades the seller has done to this special home flooded with natural light and a great open floor plan. Enter the house from the formal living room in the front, and then walk to the kitchen, with breakfast bar, that opens to the dining and family room. The back door leads to a spacious well designed and gated backyard where there is even a permitted 300+ square foot guesthouse offering you a total of 2,153 square feet of living space, and a garage.

MLS#15-939613
Sherri Noel 310 994 8721
KELLER WILLIAMS-SM

Dshwshr, Micro, Rng/Ovn, Fridg

607 26TH ST		Open	11-2	631F5	rev
\$4,990,000	6+7	3sty-CONTEMP MED			



TUSCAN MEDITERRANEAN NORTH OF MONTANA WWW.60726THSTREET.COM

Spectacular NEWER construction in prime Santa Monica-Brentwood. Custom cook's kitchen features granite counters, tumbled stone accents, huge center island, state-of-the-art stainless steel appliances including double oven, microwave, 6-burner gas stove. Spacious fam room w/ cozy fireplace opens to huge outdoor patio area, heated pool & spa. 3 additional upstairs bedroom suites. LL rec room with 2 bedroom suites ideal for Maid's or guest apartment. Also avail for long term LEASE @ \$17,990/month.

MLS#15-940473
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS

www.OmegaGroup.LA

13 Palms - Mar Vista Lease

3102 GRANVILLE AVE		Open	11-2	NEW
\$7,150	5+5	CONTEMP MED		

Fantastic opportunity to live in a spacious home on quiet cul de sac in the desirable Westdale neighborhood. Expanded 2 story traditional with 5 bedrooms and 4 baths located in the heart of Mar Vista

MLS#15-953897
Alice Plato 424-280-7280
Dshwshr, Dryer, Frzr, Grbg Disp, Rng/Ovn,
COLDWELL BANKER RESI

333 18TH ST		Open	11-2	rev
\$4,200,000	4+3	2sty-TRADITIONAL		



NORTH OF MONTANA

Impeccable 4 or 5 bedroom, 3 bath home exudes charm and character with lots of warmth and light. Entry opens to gorgeous living room and large separate dining room. Family room leads to large backyard with brick patio and lawn area; excellent for entertaining. Light, bright, kitchen has breakfast bar, desk area, and large window overlooking beautiful front yard. Gorgeous hardwood floors, crown moldings and built-in cabinetry. Home is well designed and ready for easy indoor-outdoor living.

MLS#15-947095
Paula Ross Jones 310-880-9750
SOTHEBY'S INT'L RLTY

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

14 Santa Monica Single Family

556 DRYAD RD		Open	11-2	NEW
\$6,200,000	4+5	ARCHITECTURAL		




TREETOP RESIDENCE: BREIDENBACH-CUEN ARCHITECTS

The living room is the axis of the structure creating breathtaking volume w/its two story open ceilings, floor to ceiling windows. The living room grants access into the dining, cooks kitchen & separate family room as well as a prvt office. A catwalk looking down from the second floor leads to 3 bdrms. The luxurious master suite is directed to the ocean view. The roof top deck offers a fireplace & marble seating. On the ground level the house offers a guest suite & gym.

MLS#15-954727
Frank Langen 310-963-3891
DEASY PENNER & PARTN

Rng/Ovn, Fridg

1725 MICHIGAN AVE		Open	11-2	671G1	rev
\$1,789,000	3+2.5	CONTEMPORARY			



PRIVATE 3+2.5 CONTEMPORARY

Uniquely stylish Contemporary behind electric gates, w/ lush landscaping. Vaulted ceilings throughout w/glorious large picture windows. Den & updated, eat-in kitchen open to the patio & yard, perfect for al fresco dining. Living room, den and Master each include a stone fireplace. The large Master suite has dual walk-in closets and a spa-like bathroom. Ample gated parking & 2 car garage plus a guest house w/ skylights & storage room. A rare gem featuring privacy & the CA indoor/outdoor lifestyle.

MLS#15-954705
Lydia Simon/ Rose Mayhew 310-699-5559
COLDWELL BANKER RESI

Dshwshr, Grbg Disp

2506 26TH ST		Open	11-2	NEW
\$1,595,000	2+2	1sty-TRADITIONAL		



MUST PARK WITHIN "NO PARKING" SIGNS! THESE ARE OUR PERMITS!

Charming Sunset Park Gem on a Spectacular Lot of over 8,250 S.F.! 2 + 1 ¾ plus a lovely Family Room w/French doors that open out to a wonderful deck & sensational back yard! Master Suite with updated Bathroom & large walk-in closet also opens to the deck & yard. Gorgeous Plantation Shutters, Wood & Bamboo floors, Two fireplaces, large laundry room and a 2 Car detached garage. Moments to Grant Elementary, a wonderful Farmer's Market, Clover Park and on one of Sunset Park's most desired Streets!

MLS#15-956115
Nili Hudson 310-486-0807
GIBSON INTERNATIONAL

www.2506-26TH.com

2907 DELAWARE AVE		Refresh.	11-2	rev
\$1,495,000	3+2	TRADITIONAL		



Location, Transportation. Santa Monica's new expo corridor is a short distance from this move-in warm, traditional home. Lovely curb appeal and rich landscaping, front and back, with play areas, irrigated gardens, fruit bearing trees and banana palms. A perfect oasis, 3 bedroom/2 bath open floor plan for great entertaining. 2-car garage. Central location to Bergamont Station and its galleries, trendy shopping, new and notable dining establishments and distinguished public and private schools.

MLS#15-951751
Michael Hiatt 310-481-6262
SOTHEBY'S

Dshwshr, Dryer, Grbg Disp, Hood Fan, Micro,

TUESDAY

14 Santa Monica Condo / Co-op

829 14TH ST, UNIT 4	Open 11-2	NEW
\$1,899,999	4+3.5 4sty-ARCHITECTURAL	



2,500SF - 4BR/3.5BA ARCHITECTURAL TOWNHOME OF MONTANA AVE

Just half a block to the heart of Montana Ave's cafés, restaurants, shops & short ride to the beach. This grand end unit features an open floor plan w/ 3BR/3.5BA + loft (4th bedrm option), 5 pvt patios, including an entertainment/lounging veranda off the dining/kitchen level, large rooftop deck off loft area, & 2-car pvt garage. Enjoy all of the perks owning the back unit - extra space, safety & privacy. Very spacious w/ a feel of a designer home with authentic modernism touches throughout.

Brian Maser 310-795-8010
MASER CONDO SALES

www.MaserCondoSales.com

833 OCEAN AVE, UNIT 305	Open 11-2 671/C1	NEW
\$1,749,000	2+2 CONTEMPORARY	



OCEAN VIEW PENTHOUSE

A rare two-story penthouse with head on ocean views straight to the west along with views of Palisades Park. Unit features open kitchen, living, and dining areas surrounded by floor to ceiling glass to capture the amazing views and sunlight. Bedrooms are in the rear and make for ultimate peace and tranquility. Second floor features a big loft perfect for home office, den, or anything you choose. Large rooftop patio as well rounds out this condo to be one of the best opportunities out there.

David / Anna Solomon 424.400.5905
THE AGENCY

www.833Ocean305.com

424 PACIFIC ST	Open 11-2	NEW
\$995,000	2+1.25 2sty-COTTAGE	



STEPS TO MAIN STREET AND THE BEACH

Charming two story town home with an attached garage. Fantastic Ocean Park location in walking distance to Main Street and the beach. This home features hardwood floors, plantation shutters, spacious kitchen with breakfast nook and service porch. Remodeled master bath and 1/4 bath off the laundry room. This small 4 unit complex feels just like a house.

MLS#15-955503

Csaba Yollin 310-213-3948
YOLLIN PROPERTIES

<http://www.424PacificStreet.com>

1239 23RD ST, UNIT 3	Lunch 11-2	NEW
\$849,000	2+2.5	



This unit features great natural light, spacious open floor plan w/hardwood floors, fireplace & patio; large eat-in kitchen w/ tons of cabinet space & walk-in pantry; master suite w/high ceilings, skylights, walk-in closet; 2nd bedroom w/walk-in closet & bath; loft space makes for an ideal office, large rooftop sundeck, direct access garage w/private storage room. Washer and dryer in unit. Close to Wilshire dining/shopping, Motivated Seller!

David Lukan 8054034935
KELLER WILLIAMS

1508 BERKELEY ST #C	Refresh. 11-2 631 H6	NEW
\$789,000	2+2.5 3sty-TRADITIONAL	



CHARMING SANTA MONICA TOWNHOME

Bright & Inviting 2 bed 2.5 bath Townhome. Open kitchen featuring glass backsplash, custom cabinets & SS appliances. Newer wood floors thruout, recessed lighting, crown molding, FP & wainscoting in bathrooms. Powder room. The bright Master has pitched ceilings, large walk-in closet, south facing balcony & an office/gym or nursery loft right above it. Guest bedroom w/ en suite bath. Great outdoor space w/ 2 large patios, direct access private garage w/ laundry & storage.

MLS#15-956753

Dan & Charlee Nessel 310-365-0195
BERKSHIRE HATHAWAY

Dshwshr, Dryer, Frigid, Wshr

1744 10TH ST #2	Open 11-2	NEW
\$659,000	2+2 2sty-CONTEMPORARY	



SANTA MONICA TOWNHOME

First open hs, Sunday 11/8. Contemporary 2+2 Townhome in the heart of Santa Monica. 2 story unit w/ wood floors, remodeled kitchen, updated baths & laundry inside. 2 large patios, secure sd x sd parking. Close to the Ocean, Promenade & great Santa Monica restaurants w/ views of the Getty & mountains

MLS#15-956819

Dan Nessel 310-365-0195
BERKSHIRE HATHAWAY

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

823 17TH ST #6	Open 11-2	rev
\$1,299,000	2+3 TRADITIONAL	



PRICE REDUCTION!

PREMIERE LOCATION! Sophisticated, beautiful townhome ideally located just steps from Montana Avenue. Impeccably-remodeled kitchen and bathrooms as well as two sets of washer/dryers (one on the loft level and one on the living area level). Vaulted ceilings in master, lots of closet space, and a private upstairs loft with a walk-in closet make this Franklin School District townhome so desirable.

MLS#15-948157

Lisa Brownell 310-663-6663
COLDWELL BANKER

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

15 Pacific Palisades Single Family

1232 CORSICA DR	Open 11-2	NEW
\$11,750,000	5+7 TRADITIONAL	



A PATHWAY HOME!

Classic Traditional, New construction in the Riviera over 10,000 sq.ft. of the highest quality. Light and bright with a welcoming floor plan that provides ease of movement and yet sense of intimacy for friends and family gatherings. Living, formal dining, gourmet kitchen, great outdoor entertaining with BBQ and pool. Four bedrooms up, with family room and laundry. Lower level with theater, bar, laundry, wine room, multipurpose rec. area and a fabulous bunkroom! Perfect home for entertaining all!

Barbara Boyle 310.255.5403
SOTHEBY'S INL REALTY

17667 CAMINO DE YATASTO	Open 11-2	NEW
\$7,995,000	6+7 2sty-TRADITIONAL	



EXCLUSIVE - PALISADES COUNTRY ESTATES


24 hour guard-gated.Ultimate 2-story Trad estate on 1 acre lot w/pool & lrg grassy yard w/ Mountain & Canyon Vistas. Grand foyer w/sweeping staircase. Hdwd flrs & custom built-ins throughout. Dining rm w/700 +/- bottle wine closet. Living rm w/grand fp & French drs. Family rm w/fp, bi-fold French drs to outside patio, kitchen w/2 dishwashers & butler's pantry. Master ste w/lavish bath,huge walk-in closets,fp,balcony,study/sitting rm & mtn vus. Backyard w/ blk-bottom infinity pool w/spa & cyn vus.

MLS#15-954193

James Respondek 310-255-5411
SOTHEBY'S INTERNATIO

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

1101 HARTZELL ST	Open 11-2	NEW
\$5,659,000	5+7 CAPE COD	



OPEN TUESDAY 11-2

Welcome to this perfect home in the coveted ABC streets w/5 bedrooms + office & 6.5 bathrooms in 6,835 sq ft on a large corner lot. This transitional home combines a Cape Cod exterior & open floorplan feat. pocket doors that create indoor/outdoor living. White Oak floors w/ run throughout each of the home's 3 levels. A full lower level feats. theater, family room, bonus area, office, & gym. Master suite w/ private balcony looks over backyard & a rooftop deck offers both city & ocean views.

MLS#15-954561

Anthony Marguleas 310-573-4245
AMALFI ESTATES

Blf-Ins,Dshwshr, Dryer, Frzr, Micro, Other

TUESDAY

14738 WHITFIELD AVE	Open	11-2	NEW
\$4,495,000	5+5.5		




NEW CONSTRUCTION WITH OCEAN VIEW IN PALISADES VILLAGE

Located in the heart of the Palisades Village on a coveted street, this brand new Modern Farmhouse features an open floor plan with soaring ceilings, 5 bedroom suites, 5.5 bathrooms and great indoor-outdoor flow. Designed by local Architect Ronda Geller, this home offers exceptional quality throughout with great space and scale. The kitchen and family room flow together and open to the spacious grassy yard.

MLS#15-956791
Hollingsworth & Leff 310.230.2483
COLDWELL BANKER-PAC.

www.14738Whitfield.com

1424 CHAUTAUQUA	Open	11-2	631B4	NEW
\$2,695,000	3+3	1sty-MODERN		



SERENITY & UNAPOLOGETIC VIEWS!

Nestled at the top of a private road at the height of the Palisades Village, with no neighbor to the north, this modern rustic home exemplifies exclusive Westside indoor/outdoor living and entertaining! Enter an open living space you'll be immediately drawn to the stage-stealing city and mountain views. Views are the focal point of this versatile 3 bedroom 2.5 bath home, which offers both quiet solitude and endless entertainment possibilities in equal capacities.

MLS#15-956617
Marco Rufo 310-488-6914
BERKSHIRE HATHAWAY

Roof Deck with Ocean Views!

15260 FRIENDS ST	Lunch	11-2	NEW
\$4,445,000	6+6	CONTEMPORARY	



COME FOR LUNCH & COFFEE CART

ENJOY THE VIA BLUFFS LIFESTYLE IN THIS BEAUTIFUL CONTEMPORARY HOME ON OVER AN 8,100 SQFT LOT. 6 BED/5.5 BATH + MEDIA/ PLAYROOM, OFFICE & DEN. PERFECT HOME FOR FAMILIES & ENTERTAINING. LARGE GRASSY YARD W/ POOL. MASTER + UPSTAIRS BDRM W/ OCEAN VIEWS.

MLS#15-955521
Adam & Ally Jaref 310.562.4073
TELES PROPERTIES

15260friends.com

730 LACHMAN LN	Open	11-2	NEW
\$2,399,000	4+4	CONTEMPORARY	



OPEN TUESDAY 11-2

4 bed, 4 bath, 2,376 sq ft. on 7,459 sq ft lot w/ pool, grassy yard, patio, & dramatic views from Downtown to the Pacific Ocean. The light & bright great room has panoramic windows & wood-burning fireplace. Master suite feats. high ceilings, double-sided fireplace, & looks out to private yard. 2 more beds & baths complete the main home. Guest rm w/ kitchenette & private entrance. Updates include master, kitchen, family room fireplace, garage door, & hardwood floors.

MLS#15-956327
Anthony Marguleas 310.293.9280
AMALFI ESTATES

Blf-Ins,Dshwshr,Dryer,Frzr,Crbg Disp.

879 MUSKINGUM AVE	Open	11-2	NEW
\$3,495,000	1+1	SPANISH	



WWW.879MUSKINGUM.COM

Attention Builders, Developers and Owner/Users alike! This is a unique opportunity to transform an exquisitely crafted guest house into a manor house, befitting its surroundings of neighboring estate size homes. Situated on a large lot with pool, entertaining patio and ample yard space, the home could serve as a pied à terre or the beginnings of a grander estate.

Ellen McCormick 310-230-3707
BERKSHIRE HATHAWAY

www.879Muskingum.com

604 ALMAR AVE	Open	11-2	NEW
\$2,395,000	4+3	2sty-RANCH	



WONDERFUL RANCH IN EL MEDIO BLUFFS

Wonderful 4 bedroom, 3 bath remodeled Ranch in El Medio Bluffs. Set slightly above the street on a corner lot, this special home combines many original details with a fresh modern design. Impressive living room and dining room with vaulted ceiling make the perfect place for entertaining friends or family. Large windows in the kitchen create a fabulous light-filled space with European style cabinetry, large stainless steel island, and high end appliances.

MLS#15-956701
Lexie Brew & Liz Keenan 310.804.9081
COLDWELL BANKER-PAC.

Blf-Ins,Dshwshr,Dryer,Grbg Disp,Micro

310 BELLINO DR	Open	11-2	NEW
\$3,150,000	2+2	RANCH	



FABULOUS OPPORTUNITY WITH OCEAN & CANYON VIEWS

FIRST TIME ON THE MARKET IN OVER 40 YEARS. PRIVATE, SERENE FLAG LOT ON OVER AN ACRE OF LAND WITH SPECTACULAR OCEAN AND CANYON VIEWS IN THE CASTELLAMMARE AREA. AMAZING OPPORTUNITY TO REMODEL THE EXISTING HOME OR CREATE A SPECTACULAR PRIVATE ESTATE. CLOSE PROXIMITY TO MALIBU AND SANTA MONICA BEACHES, THE VILLAGE, THE GETTY VILLA, AND MANY OTHER CONVENIENCES. SELLER HAS NO SURVEY OR REPORTS FOR THE PROPERTY AND MAKES NO REPRESENTATIONS AS TO WHAT CAN BE BUILT. BUYER TO DO OWN INVESTIGATIONS.

MLS#15-956417
Jody Fine 310-230-3770
BERKSHIRE HATHAWAY

Rng/Ovn,Fridg

16608 CALLE JERMAINE	Open	11-2	630 H1	NEW
\$2,100,000	4+4	2sty-CONTEMP MED		



GORGEOUS OCEAN VIEWS IN THIS BEAUTIFUL HOME W/4+4 & LOFT

Located on very desirable UPPER Calle Jermaine with GORGEOUS OCEAN & mountain views boasting 3,080. LR w/fp & 2-Story Ceiling. Dining Area. Travertine flrs. Kitchen w/breakfast area opens to family rm w/built-ins. 3 BR's & loft w/built-ins upstairs includes HUGE MASTER w/sitting area & fp. Maids/Office downstairs. LARGE YARD with lush landscaping plus built-in BBQ. 2-zoned A/C. 3-Car Garage. Membership to The Summit Club w/pool/tennis/gym & more. THIS IS A WINNER!

Lauren Polan 310/573-7776
COLDWELL BANKER

www.CalleJermaine.com

15 Pacific Palisades Condo / Co-op

410 VANCE ST	Refresh.	11-2	NEW
\$2,998,000	3+3	1sty-TRADITIONAL	



GORGEOUS TRADITIONAL ON PRIVATE ST - COFFEE CART AT OPEN!

Gated & set on a knoll w/gorgeous landscaping, this 3+3 single-level traditional charmer is updated for today's lifestyle. Gourmet kitchen has Caesarstone counters, custom cabinetry & walk-in pantry. Master bedroom has vaulted ceilings & French doors leading to outdoor sitting area. Family room has custom built-in entertainment system & desk/office area. French doors lead to tranquil patio w/ Pergola, built-in BBQ & yard w/tall hedges for complete privacy.

MLS#15-955665
Clifford Rowe 424-203-1890
TELES PROPERTIES

BBQ,Blf-Ins,Cbl,Dshwshr,Wshr,Dryr,Rfrg

16601 MARQUEZ AVE #505	Open	11-2	red
\$849,000	2+2	ARCHITECTURAL	



GREAT NEW PRICE AND AMAZING OCEAN VIEWS!!

Move right into this single level 2bd, 2 bath condo w/ gorgeous 180 degree Ocean Views from Palos Verdes to Catalina and Malibu. Light, bright and open living space w/ 9 ft. ceilings. Front facing end-unit w/ spacious patio. Community heated pool & gym, s x s parking. Close proximity to all the Palisades village has to offer, including the upcoming Caruso Development & just minutes to the beach, hiking trails and schools. California living at it's best!

MLS#15-944383
Adam & Ally Jaref 310-562-4073
TELES PROPERTIES

16601marquezavenue505.com

TUESDAY

15 Pacific Palisades Lease

15515 W SUNSET BLV, UNIT 205 Open 11-2		NEW
\$3,650	2+2 1sty-CONTEMPORARY	



EXQUISITE, TOTALLY REDONE!!!

Gorgeous remodeled 2+2 with spectacular views in the heart of Palisades Village. Charm and sophistication abound in this spacious, bright corner unit with privacy and light throughout. Watch the sunsets from your living room and enjoy the greenery overlooking Temescal canyon park. The refrigerator, washer/dryer, stove and dishwasher are included. Enjoy the recently renovated pool in the building and the nearby shops, restaurants, Sunday Farmer's Market and hiking. A very Special Lifestyle!

Mimi and Jon Torp GIBSON INTERN	310-622-7496	15515Sunset.com
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16 Mid Los Angeles Single Family

2299 W 20TH ST Refresh. 12-3		NEW
\$869,000	4+3 2sty-CALIFORNIA BUNGALOW	



STUNNING CRAFTSMAN - HISTORIC WEST ADAMS

Perfect for Arts & Crafts enthusiasts on prime HPOZ block. Orig woodwork, leaded glass & hdwd flrs! New roof, ext. paint, deck, rebuilt porch. Inglenook fireplace, oak trim, leaded glass, beamed ceiling, wainscot, china cabinet, study w/ built-ins & access to rear yard. Kitchen w/ pantry, orig. cabinets and bkfst rm w/ French doors to multi-level deck & private back yard. Walk-up 3rd flr attic; porte-cochere; front bedroom w/ upstairs covered porch. R-1 block. Rare find in the heart of LA.

MLS#15-956425	David Raposa CITY LIVING REALTY	323-573-4202	refrigerator, washer & dryer
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1461 S COCHRAN AVE Refresh. 11-2		NEW
\$749,000	3+2 1sty-SPANISH	



STUNNING & ARTISTIC MID CITY SPANISH HOME

This Spanish home near Picfair Village is what you have been waiting for. Rebuilt from the ground up with superb charm and style. Features include smooth stucco, wood burning fireplace, newer French windows, wired for sound, recessed lighting, updated plumbing & electric, dark stained hardwood floors & crown mouldings. A superb chef's kitchen features top of the line Viking appliances with newer cabinetry and black quartz countertops.

The Carrabba Group KELLER WILLIAMS RLTY	323-899-2900	www.MidCitySpanish.com
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18 Hancock Park-Wilshire Single Family

622 S SYCAMORE AVE Open 11-2		NEW
\$2,899,000	5+5.5 2sty-MODERN	



BRAND NEW MODERN

Stunning 2-story designer home offers 5 bedrooms & 5.5 baths and a 2 car garage. This excellent craftsmanship is highlighted by unique & creative finishes. Gourmet kitchen, firepit, pool & spa, grand master bedroom with 2 fireplaces with a balcony, and a smart home system.

The Sunset Team KW HOLLYWOOD HILLS	310.274.3900	www.622Sycamore.com
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531 S VAN NESS AVE Lunch 11-2		NEW
\$1,950,000	5+3 2sty-MEDITERRANEAN	

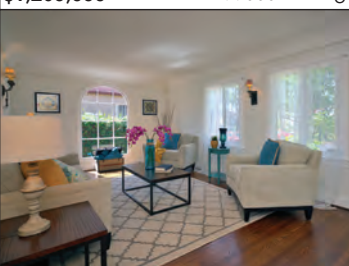


WINDSOR SQUARE MEDIT HUGE LOT

Windsor Square rare 5 bedroom 3 bath Mediterranean/ Spanish style estate w/ many authentic stunning details still intact. On more than a quarter acre of lawn,spa, gazebo, gardens & fruit trees, .Room for a pool. Has Hardwood floors .Spacious living room w/ decorative Batchelder fireplace, formal dining room, both w/stenciled ceilings. Media room, sunroom w/ built in buffet. Kitchen with ,butler's pantry ,a laundry , maids bedroom and bath. Cozy upgraded kitchen. Views. Many orig fixtures.

Carole Gillie RODEO REALTY INC.	310-621-2699	hardwd,decfpl,spa,vus
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548 N BRONSON AVE Open 11-2		red
\$1,265,000	1299000 3+3 1sty-SPANISH	



PRICE REDUCED!

Charming Spanish Colonial provides a comfortable refuge within a short distance to trendy Larchmont Village. Light and bright interior with original hrdwd flooring. Kitchen with stainless appliances, recessed lighting and full size laundry. 3 bedrooms, 2 baths with living room plus family room. Upgrades include: solar system, tank-less water heater, newer central AC/ducting, copper plumbing, bolted foundation and newer electrical. Fr doors lead out to nice size yard in back with Studio/Office.

MLS#15-945057	Bruce Walker RODEO REALTY - BEVER	310-623-8722	A/c Fan,Blt-Ins,Dshwshr,Rng/Ovn,Fridg
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379 N BRONSON AVE Open 11-2		red
\$1,099,000	2+2 TRADITIONAL	



Charming, modernized Larchmont Village 2BR/2BA home is move-in ready. Large, open living rm with decorative fireplace flows into the formal dining rm with French doors leading to private deck. Tastefully remodeled kitchen with stainless steel appliances. Master bdrm with private bathroom, complete with soaking tub & separate shower. Additional bdrm & remodeled hallway bathroom. Landscaped rear yard with lrg deck, perfect for entertaining or just relaxing. Garage converted to studio space.

MLS#15-950547	Pete Buonocore KW - LARCHMONT	323-762-2561	www.COREGROUPLA.COM
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73 FREMONT PL Open 11-2		rev
\$7,395,000	4+4 MEDITERRANEAN	




EXCLUSIVE, PRIVATE AND GATED FREMONT PLACE

Three floors of unparalleled luxury! Redesigned, reconstructed and re-engineered down to the studs and beyond. International developer Quigg's own residence - no expense spared! Center hall floor plan. Foyer flooded with light from new skylight. Step down living room with fpl. Formal dining room. Exquisite new light filled gourmet kitchen/breakfast room/family room combo overlooks patios and new pool. 4 beds/3.5 baths + guest hse. 5-star master suite w/sitting area, fpl, lux bath & 2 WICs...

MLS#15-948937	Lisa Hutchins COLDWELL BANKER HPN	323-460-7626	#1 Agent in Hancock Park since 1994
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18 Hancock Park-Wilshire Condo / Co-op

4460 WILSHIRE BLVD #406 Open 11-2 633F2		NEW
\$1,195,000	2+3 TRADITIONAL	



FABULOUS UPDATED, ULTRAMODERN LARGE 2 BEDROOM UNIT. TASTEFULLY APPOINTED GOURMET KITCHEN WITH "VIKING" APPLIANCES, ATTRACTIVE & LARGE MASTER BED WITH WALK-IN CLOSET, STYLISH - CONTEMPORARY BATHROOMS, LARGE LIVING ROOM WITH SNAZZY FIREPLACE, EXPANSIVE BALCONY WITH OUTDOOR HEATER, ETC. AMENITIES INCLUDE 24HR, CONCIERGE, POOL, SAUNA & CONFERENCE ROOM.

MLS#15-956439	June Lee/ James Song COLDWELL BANKER HPS	(323)806-5003	James Song (323) 841-7773
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TUESDAY

4661 WILSHIRE BLVD #205	Open	11-2	NEW
\$1,092,770	2+3	NEW PROJECT	
	12 BRAND NEW CONSTRUCTION LUXURY CONDOMINIUMS		
A collection of 12 Luxury Condos in Hancock Park. This Spanish Contemporary building compliments the elegance of Hancock Park while providing conveniences & design of today's modern living. Each residence offers an expansive open flr plan connecting to designer kitchen all leading to French doors to private patio. Chef's kitchen w/white oyster stone cntrs, dark custom cabinets, SS Wolf range & oven, Sub Zero fridge, wine fridge & microwave & bfast bar w/ seating for 4. Oversized master suite.			
MLS#15-937281		www.TheAltmanBrothers.com	
H. Bilyeu & J. Altman 310.935.0906 DOUGLAS ELLIMAN			


4746 OAKWOOD AVE, UNIT 2	Refresh.	11-2	NEW
\$525,000	2+2	UNKNOWN	
	FABULOUS REMODELED TOWNHOUSE NEAR K-TOWN & LARCHMONT VILLAGE		
Great opportunity to own a remodeled townhouse minutes from Larchmont Village and K-Town. This 2BR/2BA, two story home features new laminate flooring, fully remodeled kitchen with granite counters and beautiful wood cabinetry and a great open floor plan. Dual master bedrooms upstairs with walk-in closets and a spacious jack n' jill bathroom. Laundry in downstairs closet. Two car parking in gated, subterranean garage. An excellent value for a great neighborhood!			
The Kostrey Collection 310-382-4908 KW LARCHMONT		Fridge, Dshwshr, Range, W/D	


837 S WINDSOR BLV, UNIT 2	Open	11-2	633 F3	NEW
\$515,000	2+2	CONTEMPORARY		
	THIS BRIGHT, GROUND FLOOR CONDO HAS TWO BEDROOMS, TWO BATH, PLUS A LARGE, OPEN SPACE LIVING AREA WITH FIREPLACE. THE KITCHEN FEATURES A LOVELY BREAKFAST NOOK. THE DINING AREA AND THE LIVING ROOM OPEN TO AN OUTSIDE PATIO. THIS OPEN FLOOR PLAN OFFERS SPACE AND VERSATILITY. PLENTY OF STORAGE AND WALK-IN CLOSETS.			
Demain / Buonocore 323-683-5172 KW - LARCHMONT		www.COREGROUPLA.COM		


18 Hancock Park-Wilshire Lease


317 N MANSFIELD AVE #LOWER	Open	11-2	NEW
\$4,800	3+2.5	SPANISH	
	RECENTLY REMODELED CHARMING LOWER UNIT		
It features a step down LR w/fireplace, formal DR w/beautiful crown moldings, very generous 3 BR/2.5 BA. Bright kitchen offers breakfast area & stainless steel appliances, including double oven. Hardwood floors throughout, central HVAC, separate laundry room, lots of closet space & 2-car garage. Minimum 2 year lease.			
MLS#15-955751		Dshwshr,Dryer,Frzr,Rng/Ovn,Fridg,Other	
L.Brenner/N.Hartman 323-860-4245 COLDWELL BANKER			


19 Beverly Center-Miracle Mile Single Family

6521 MARYLAND DR	Lunch	11-2	633A2	NEW
\$2,995,000	4+4	ARCHITECTURAL		
	A GREAT VALUE FOR 2012 CONSTRUCTION!			
The 6521 Maryland Dr residence, part of the DWELL Homes Collection, is the epitome of today's modern lifestyle. Feat 4BR & 3.5BA w/ two story great rm w/ gas fireplace & direct access 2 car garage. This cutting-edge architectural is flooded w/ natural light through its flr to ceiling windows & open loft-like spaces, which opn to a private backyard w/ sparkling pool & BBQ area. Appointed w/ finest finishes: Miele appls, Porcelanosa Spanish tile & custom, architectural floating staircase.				
MLS#15-956435		Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Othr		
Shawn S. Kormondy 323-638-7567 KELLER WILLIAMS BH				

506 N MARTEL AVE	Open	11-2	NEW
\$1,450,000	3+2	SPANISH	
	HIGHLY DESIRABLE LOCATION - FABULOUS SPANISH HOME!		
Fabulous Spanish home in very desirable location. Built in 1926, this 3 bedroom, 2 bathroom home retains most of it's original characteristics. Magnificent opportunity to restore, renovate or expand. Property sold in its present "as-is" condition. Please contact LA 1 for showings.			
Christina Jabarian 818.400.0090 JOHN AAROE GROUP		Stove/range/oven, Refridge, W/D	


7260 CLINTON ST	Refresh.	11-2	NEW
\$1,395,000	3+4	SPANISH	
	1925 RENOVATED SPANISH IN THE HEART OF MELROSE VILLAGE		
Hedged, gated and private, this home has it all. Warm and inviting home has an entry hall, open chef's kitchen, DR, LR and den with a fireplace and a master suite. Glass French doors flow outside to a spacious back yard that boasts outdoor living with BBQ, great for entertaining. Hardwood floors throughout and wired for sound. Centrally located in the heart of the city. Do not curb appraise as this is not your typical house on Clinton St. Don't miss this great property!			
MLS#15-956507		BBQ,Blt-Ins	
Steven Aaron 3104326589 KW BEVERLY HILLS			

1154-56 S POINT VIEW ST	Open	11-2	633A3	rev
\$1,369,000	4+3	TRADITIONAL		
	CARTHAY SQUARE 4 BED, 3 BA DUPLEX			
Ultra charming Carthay Square trad. 4bd/3ba duplex. The warm, inviting kitchen has a breakfast nook that attaches to dining room & overlooks garden. The living room has wood beamed ceilings & beautiful fireplace. With its arched hallways, wood floors, skylights & abundance of character, it is a welcomed retreat centrally located. The home has a versatile floor plan with 3bd /2ba in the main house. Separate 1bd/1ba unit w/private entrance, kitchen, living room & laundry. Detached 2-car garage.				
MLS#15-935389		www.1154-1156PointView.com		
Greenberg / Weinstock 310-502-0402 BERKSHIRE HATHAWAY				



Property Website & Virtual Tour

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



19 Beverly Center-Miracle Mile *Income*

8323 W 4TH ST	Open	11-2	633A1	NEW
\$1,695,000	Duplex	SPANISH		



SPANISH DUPLEX IN PRIME BEVERLY GROVE DELIVERED FULLY VACANT

This character-rich duplex features grand living rooms with fireplaces, generous kitchens, formal dining rooms, bathrooms with period tile and separate laundry rooms. Details include original built-ins, period hardware and archways, French and stained glass windows, articulated ceilings and hardwood floors. Upper unit has a large private balcony. Each unit has a double garage with shared backyard. Delivered fully vacant, excellent for owner/user or investor.

MLS#15-956731
Allison Schwarz 310-887-0290
COLDWELL BANKER

WWW.8323W4TH.COM

5111 SAN VICENTE BLV	Open	11-2	NEW
\$1,025,000	TRADITIONAL		



2 CLASSIC TRADITIONAL HOMES ON A LOT IN MIRACLE MILE!

Rare opportunity for classic Miracle Mile Income properties BOTH delivered fully vacant! Great OWNER/USER option also! 2 Charming & separate traditional-style homes on a lot sold together on a Beautiful Tree-lined St. Home features much original character detail, hardwood floors, upgraded windows, & private garages for each home. Each unit also has their own in-unit laundry room & their own yard. Both homes have 2BR's. Easy access to every part of the city from here!

Jerry & Rachel Hsieh 424.242.8856
KW- LOS FELIZ

www.JerryandRachel.com

20 Hollywood *Condo / Co-op*

6253 HOLLYWOOD BLV, UNIT 1104	Open	11-1:30	593/F4	NEW
\$1,200,000	2+3	2sty-ARCHITECTURAL		




ICONIC PENTHOUSE LOFT

Hollywood and Vine – Unit 1104 & 1107. Rare opportunity to own a unique celebrity-owned two-story penthouse loft in a landmark building. Originally 2 separate units, combined nearly 2,600 sq ft. Spectacular views any time of day. Currently used as a "live/work" space & recording studio configuration includes soundproof studio w/isolation booth. 24-hour concierge desk, security elevator and rooftop patio. Unit includes two parking spaces in the adjacent parking lot with 24-hour valet service.

Tina Stern 310.987.0004
WISH SOTHEBY'S

www.6253Hollywood1104.com

1750 N HARVARD BLV, UNIT 101	Lunch	11-2	NEW
\$459,000	2+3		



This beautiful light and bright front corner unit townhouse is located in the highly sought after Los Feliz/Hollywood area. Enter through marble entry into large living room with wood burning fireplace and balcony. Kitchen has been updated with stainless steel appliances and granite counter tops. Bedrooms feature built-in oak cabinetry and upgraded bathrooms. Unit has upstairs laundry and two secured parking spaces.

20 Hollywood *Single Family*

6062 FOUNTAIN AVE	Lunch	11-2	NEW
\$849,000	2+1	SPANISH	



LOCATION! GREAT DEVELOPMENT OPPORTUNITY/1ST TIME HOMEOWNER!

Location! Location! Location! ATTENTION DEVELOPER/ OR 1ST TIME HOME BUYER!!! This Spanish 2bd/1bath home is located across the street from Sunset-Gower Studios. Neighborhood is growing with new developments all around. On the corner, next door to this home they just finished, The Fountain Gower new homes. This is a perfect investment for a developer, since the home is zoned LAR3 or for a first time home buyer. Must See.

MLS#15-956831
Melissa Zee 310.309.0099
RODEO REALTY- BRENTW

Dshwshr,Grbg Disp

21 Silver Lake - Echo Park *Single Family*

1726 N OCCIDENTAL BLV	Lunch	11-2	594/D5	NEW
\$1,499,000	3+3	2sty-MEDITERRANEAN		



JOIN US FOR LUNCH!

Sited on a street-to-street lot, this exquisite Mediterranean home meticulously merges modern chic with old world charm. The home boasts a thoughtfully redesigned gourmet kitchen with large center island and stainless steel appliances. The kitchen is accented by a stylish dining area that flows into a contemporary living room with large windows. Electric auto charging station has been installed for your convenience.

JB Fung (323) 315-7450
JOHN AAROE GROUP

Blf ins

6073 W STUDIO CT	Open	1-3	rev
\$819,990	2+3	3sty-MODERN	



SPECIAL BROKERS OPEN TUESDAY FROM 1-3P

Be one of the first to own at Fountain + Gower, a boutique collection of eleven well-designed homes located just moments from all the best Hollywood has to offer. Homes feature 2-3 bedrooms with en suite bathrooms, plus a ground level office/den, open floor plan and light-filled spaces, designed to inspire and share. Enjoy your own private rooftop deck with views of Hollywood, DTLA, and the Observatory. Built under LA's Small Lot Ordinance, and the first of its kind available in this location.

MLS#15-948417
Bryant | Reichling 323-601-8000
SOTHEBY'S

www.FountainGower.com

827 MICHELTORENA ST	Open	11-2	NEW
\$1,088,000	3+3	2sty-MEDITERRANEAN	



C. 1924 SPANISH ON ONE OF SILVER LAKE'S PREMIER STREETS

They don't build 'em like this anymore...Silver Lake Hills above Sunset Junction. Gorgeous, private, and gated character Spanish. Featuring 2 decks, plus a balcony with views from Downtown, to Century City, to Griffith Park. Overscale bedrooms. Vaulted barrel ceiling in the living room w/ fireplace, hwd frs, french doors, large terraced yard, central heat & a/c. Bonus space on lower level has it's own bedroom, 3/4 bath, sep entrances, flex/living area. Finished garage. Excellent location.

Peter Tomlinson 323-854-6469
KW LOS FELIZ

Range/oven, Refrigerator,Dishwasher

Why Advertise? Large Distribution Area

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



TUESDAY

3107 SCOTLAND ST	Refresh.	11-2	NEW
\$1,015,000	2+1	TRADITIONAL	



PRIME SILVER LAKE TRADITIONAL

Truly charming with easy flow between; 2 sizable bedrooms, den/bonus room, dining room, spacious great room and a bright and updated kitchen with breakfast nook, Caesarstone counters and Heath tile back splash. Rear yard is vibrant and inviting with a waterfall Pool, Spa, grassy flat pad, lush landscaping and converted garage. Ivanhoe ESD.

MLS#15-954999
Katie Robertson 310-717-4313
SOTHEBYS INTL REALTY

www.3107Scotland.com

5631 GREEN OAK DR	Lunch	11-2	593G2	red
\$2,195,000	2300000	3+2	1sty-MID-CENTURY	




A NEW PRICE AND AN AMAZING LUNCH AS WELL!

Los Feliz "Oaks" Mid-Century. Hidden up a long private driveway sits this amazing property. Features include: Large living room with gas fireplace. Formal dining leads to a large updated kitchen with eat-in breakfast area. 3 bedrooms and 2 baths. The outside entertaining areas are to die for. Property is over 1/2 acre per assessor and borders Griffith Park. Massive pool and lounge area. Outdoor dining with grill and wood burning pizza oven. Gorgeous mountain and canyon views.

MLS#15-946017
Daniel and Judie Carson 323-671-2355
SOTHEBY'S LOS FELIZ

The Carson Group

927 HYPERION AVE	Open	11-2	NEW
\$995,000	3+2.5	3sty-ARCHITECTURAL	



HYPERION 4 - FOUR NEWLY BUILT CONTEMPORARY RESIDENCES

Hyperion 4 is a collection of four new homes located in Silver Lake just one block from the restaurants and shopping at Sunset Junction. Stunning panoramic views. The homes are three stories with covered entry and garage on the first level, open plan living area with decks at the second level, and bedrooms at the third level. Some with roof decks or private backyards. Folding doors offer an expansive connection to the outdoor spaces. Exterior is clad in smooth plaster & custom patterned siding.

Geoff Clark/Josh Gaunya 310-275-1000
DEASY/PENNER

Green Features: Grey Water / Solar Ready

5727 BRIARCLIFF RD	Open	11-2	red
\$1,495,000	3+3	CONTEMPORARY	



\$100,000 PRICE REDUCTION

Nestled in the exclusive Los Feliz Oaks neighborhood, this charming two-story 2,354sq.ft. home offers sweeping views of the Hollywood sign, canyons and city lights. With warm hardwood floors throughout 3 beds & 2.5 baths, common areas include a living room with bay windows and a fireplace, formal dining room with French doors to a covered patio, updated kitchen, bonus room and office. Outside, mature trees offer privacy around a redwood deck with an Italian pizza oven, lawn, and terraced yard.

MLS#15-940073
Eric Lavey 310-908-6800
THE AGENCY

Lunch on us by The Grilled Cheese Truck

2517 HYPERION AVE	Open	11-2	NEW
\$898,000	2+1	1sty-SPANISH	

A secret staircase leads to this romantic Spanish tucked away from the avenue in a prime Silver Lake location. A series of garden rooms, a charming entry courtyard & home with many period features.

Alderson&Hayek 626-487-8033 SOTHEBY'S PASADENA

5211 FRANKLIN AVE	Open	11-2	rev
\$2,079,000	4+4	VILLA	



THIS ITALIAN VILLA IS "READY FOR ITS CLOSE UP"!

Thought to be the carriage house owned by Cecil B. DeMille as part of the family's Laughlin Park estate, the private, gated & secure home was completely renovated in 2014. Custom designed and appointed by Bravia Design, this stunner offers modern amenities in a classic 1920's setting. Soaring ceilings, home audio, fabulous outdoor terrace, lush landscaping and parking for up to six cars provides the ideal retreat in the heart of Los Angeles.

MLS#15-952733
Bryant | Reichling 323-854-1780
SOTHEBY'S

www.5211Franklin.com

1833 PRESTON AVE	Lunch	11-2	594E6	NEW
\$869,000	0+0	2sty-ARCHITECTURAL		



ECHO PARK HILLS ARCHITECTURAL STUNNER

Magnificent architectural in coveted Echo Park Hills. This private compound is fully gated and hedged offering the best in indoor-outdoor California living. Streaming with light, the lvg rm and kit. are an open living space with enchanted hillside views. Perfect al fresco dining, cozy fire-pit, seating area, Jacuzzi, lush foliage and twinkly lights create perfect ambience. The master, with Fleetwood doors, opens to a spacious deck with spectacular city views and sunsets. Rare and special!

Julie Mollo 323-459-2789
SOTHEBYS INTL REALTY

Fridge, stove, washer/dryer, dishwasher

3460 GRIFFITH PARK BLVD.	Lunch	11-2	rev
\$1,385,000	4+2.5	2sty-ARCHITECTURAL	



PRICE REDUCTION! SPACIOUS 2-STORY HOME N. OF LOS FELIZ AREA!

Spacious 2-story architectural home in the coveted N. of Los Feliz neighborhood. 4BR/2.5 BA home features a living/dining room w/fireplace & patio. Family room w/beautiful hillside views; laminate flrs throughout. 1 BR & 1/2 BA on the first level. One floor below are 3 BR & 2 BA. Master BR w/doors that open to a terraced yard. Two add'l rooms could be converted to a BR/den. Ideally suited to family life & entertaining. Prime location: close to Griffith Park w/fwy access to the Valley & DWTN. GREAT VALUE!

MLS#15-946003
Julie Lovett 310-899-3514
COLDWELL BANKER RESI

Dshwshr, Grbg Disp, Hood Fan, Rng/Ovn

22 Los Feliz *Single Family*

1922 N OXFORD AVE	Refresh.	11-2	NEW
\$3,499,000	5+6	SPANISH	



LOS FELIZ SPANISH REVIVAL

Located in the heart of Los Feliz, a new two story Spanish Revival home has 5 bedrooms, 6 1/2 bathrooms. High ceilings intertwined with reclaimed wood, a formal living room, deluxe dining room and open family room round out the 1st level. Upstairs showcases a warm deluxe master bedroom and bathroom. Three more spacious bedrooms and a laundry room complete the upstairs. The backyard is finished with an eye-catching pool, spacious yard and built in BBQ to complete this stunning Spanish-style home.

MLS#15-956491
Jessica Shomof 310-780-7432
MD PROPERTIES

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

28 Culver City *Single Family*

4451 KEYSTONE AVE	Open	11-2	NEW
\$1,350,000	4+3	TRADITIONAL	



A GEM IN CARLSON PARK

Rarely is there a 4 bedroom, 2.5 bath house and when they come up, they go quick. This home has been lovingly maintained and recently updated. Come see for yourself! Large open concept living room, dining room, and kitchen. Hardwood floors in living room and dining room, new carpet. Central air and heat. Move-in ready. This is one of the totally private larger lots with a grassy area for kids, pets, and a side yard with fruit trees. The backyard is complete with a sparkling pool and patio.

MLS#15-956741
Ron Wynn 310-963-9944
COLDWELL BANKER RESI

Dshwshr, Rng/Ovn

OPEN HOUSE STATUS LEGEND

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

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

TUESDAY

3858 GOLDWYN TER	Open	11-2	NEW
\$599,000	1+1	1sty-TRADITIONAL	



CUTE CONDO-ALTERNATIVE !!!

This gem in the heart of Culver City is the best deal in town! Local access to movie theaters, restaurants and coffee shops. This updated and traditional single family home is a great condo alternative with 1 bed, 1 bath and an additional detached bonus room perfect as an office or guest room. The home is beautifully landscaped with a backyard perfect for mingling with guests. Hardwood floors spread throughout living room, wood-beam vaulted ceilings, and fresh paint to give it a warm vibe.

Ivan Estrada **323) 574-2317**
KELLER WILLIAMS HH

www.IvanEstradaProperties.com

6001 GRACIOSA DR	Open	11-2	593G2	rev
\$2,495,000	3+4	SPANISH		



PRICE REDUCTION OF \$400,000

Spanish 2-story. Private and Gated. 3 bedroom, 4 bathrooms. Spectacular Pool with a Spa. Views of the ocean and canyons. Immaculate remodel with designer surfaces. Done, Done, and Done.

MLS#15-891091
 James Nasser **310-351-9450**
WEA

Blf-Ins,Dshwshr,Rng/Ovn,Fridg

28 Culver City Condo / Co-op

6250 BUCKINGHAM #2	Open	11-2	NEW
\$499,999	3+2	CONTEMPORARY	




LARGE 3+2 GROUND FLOOR UNIT OVERLOOKING PARK.

Ground floor unit facing west onto the park across the street, sits this spacious 3+2 condo perfect for the family looking for close proximity to great Culver City schools and other perks. New paint throughout, freshly resurfaced bathroom tile, newer floors and fabulous built ins make this the perfect place to customize and call home. Master has a good sized walk in closet, the unit also has only one common wall and a west facing balcony.

MLS#15-956777
 Alex "Zan" Sacker **(310) 560-1622**
KWSM - SACKERLOVELL

Blf-Ins,Cbl,Dshwshr,Elvtr,Grbg Disp,Othr

3234 ELLINGTON DRIVE	Lunch	11-2	563 7C	rev
\$1,150,000	3+2	2sty-SPANISH		



EXQUISITE 3 BEDROOM SPANISH HACIENDA IN HOLLYWOOD HILLS

Spanish beauty in the Hollywood Hills 3+2/studio/private flat yard with lagoon-like in ground spa. Classic details are abundant- the HDWD floors, saltillo tile, beehive FP, exposed hand-gouged beams, textured plaster walls. Upgraded kitch/baths, encl. front patio, large great room and formal dining. Two bdrms down(one could be downstairs master) and beautiful upstairs master suite incl. tree-top views of this lush setting. Entertainer's private park-like large yrd. Min. to dining, shops, studios

MLS#SR15225201cn
 Donna Haim **818-613-4606**
RODEO REALTY

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

30 Hollywood Hills East Single Family

2675 RUTHERFORD DR	Refresh.	11-2	NEW
\$2,699,000	4+5.5	HIGH TECH	




TheEastside.Co is proud to present this rare to market, "smart home". Penthouse master w/ office & walk-in closet. Mobile app controls audio, video, thermostats, lighting and locks. 4 bedrooms, 5.5 baths, 2 car garage, welded steel frame, disappearing glass walls of FLEETWOOD doors, apartment suite with separate entrance, McIntosh audio system, Caesar stone kitchen, glass front appliances, new cedar hot tub overlooking the city, secret TV hidden behind elevating art piece.

MLS#15-955633
 Imraan Ali **323-547-0330**
KW LARCHMONT

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

4215 DON DIABLO DR, LA 90008	Refresh.	11-2	673D3	rev
\$739,000	3+2	RANCH		




SPECTACULAR VIEWS FROM DOWNTOWN TO CENTURY CITY! Special home in Baldwin Hills. Updated kitchen with granite counter tops, tile floors, a breakfast bar and new appliances. Open floor plan. Hardwood floors and plantation shutters. Tons of natural light. The spacious yet cozy living room features a fire place with a completely refurbished chimney. 2 car garage with direct entry. Drought tolerant landscaping at front of house. Large area to the rear could also be decked.

MLS#15-953509
 Brian Pincus **310.261.1843**
KELLER WILLIAMS BH

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

3345 TARECO DR	Lunch	11-2	NEW
\$1,649,000	4+2.5	TRADITIONAL	



SULTRY SUNSETS AT THE TUDOR OF TARECO!

Beautifully remodeled 4BR/2.5BA traditional boasts breathtaking views. Walls of glass & skylights make this a bright hm, elevated w/ modern appointments throughout. Gourmet kitch has Viking appls, lrg Carrara marble island. Rich wood flring & over-sized Fleetwd sliding doors lead to outdoor balcony. Spacious mstr suite w/ priv balcony & European-style bath w/ soaking tub, separate glass shower, designer tile & Carrara marble double vanity, well-designed mstr closet. Bonus loft area for office.

Shawn Kormondy **323-638-7567**
KELLER WILLIAMS BH

alarm, built-ins, dshwshr, refriger,etc

5634 GLENFORD ST	Open	11-2	bom
\$1,199,000	3+3	TRADITIONAL	



SPECTACULAR TURN-KEY WITH AMAZING CITY VIEWS

Fantastic, panoramic views from Century City past Downtown LA! Perfectly located on a quiet cul-de-sac in Upper Baldwin Vista just 5 minutes from Downtown Culver City, this open 3 br/3 ba home boasts the perfect layout with a large entry, formal dining room, living room with vaulted ceilings and fireplace as well as a formal family room. Exquisite kitchen with raised ceiling and breakfast area, massive balcony, as well as grassy backyard. Lots of storage and large garage with 12-ft Ceilings.

MLS#15-950585
 Alison Whitaker **310-600-8590**
SOTHEY'S INTERNATIO

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

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



TUESDAY

60 Tarzana Single Family

18918 LA MONTANA PL	Refresh. 1-2	NEW
\$5,500,000	4+5 ARCHITECTURAL	



MLS#15-955229
Andrea Korchek 424-249-7162
WISH SOTHEBY'S INTL

NEUTRA W/ 360 DEGREE VIEWS ON 2.88 ACRES

Richard and Dion Neutra, 1972: One of the most significant architectural masterpieces in the U.S. Original owner/ never offered or sold. Indoor/ outdoor water features, pool house and detached guest room. Your truly will not want to miss this.
Refreshments: Coffee Bar

Dshwshr,Rng/Ovn

62 Encino Single Family

5051 GAVIOTA AVE	Open 11-2	NEW
\$1,850,000	5+5 2sty-MEDITERRANEAN	



MLS#15-956305
Marisa Zanuck 310-913-1741
MARISA ZANUCK


AMAZING CUSTOM BUILT HOME!

Home features the highest in quality & design. 18Ft ceilings throughout, palladium windows, large entertainers backyard with beautiful pool and BBQ are w/bar. large eat-in gourmet kitchen with granite counters, viking stove, and double oven. 5 bedrooms and 5 bathrooms, large bonus room/playroom or mother in law suite! 4 car garage and close to dining..

BBQ,Blf-Ins,Cbl,Clng Fan,Dshwshr,Other

72 Sherman Oaks Single Family

15553 ROYAL RIDGE RD	Open 11-2	NEW
\$1,599,000	4+3 CONTEMPORARY	



MLS#15-956275
A. Rosenfeld | K. Giese 310-975-5838
MERCER VINE


STUNNING SHERMAN OAKS MID-CENTURY MODERN

Stunning mid-century modern featuring an open floor plan and sweeping views. Large entertainers living room, gourmet chefs kitchen w/ stainless steel appliances, custom built cabinetry, quartz counter tops, gas fireplace & hardwood floors throughout. Luxurious master suite with spa like bath and large walk-in closet. Featuring a wonderful indoor-outdoor flow and large sunny swimmers pool. Boasting over 13,000sqft lot, 4 bedrooms and 3 bathrooms, this is truly an exceptional home done to the 9's.

Open House: Tues 11-2p & Sun 1-4p

4017 SUMAC DR **NEW**

Refresh. 11-2	
\$949,000	2+2 1sty-TRADITIONAL



MLS#15-955749
Sharalee Flesche 310-967-9025
WESTSIDE REALTY GRP

VIEWS VIEWS VIEWS

Perched on its own plateau with panoramic views of the San Fernando Valley this one level traditional boasts an amazing opportunity. Meticulously manicured this 2 bedroom 2 bath home with walls of glass, newly refinished hardwood floors throughout, spacious kitchen-granite counter tops, stainless steel appliances and a double wide living/dining room fireplace complete the experience. Plenty of outdoor space to enjoy the views and outdoor living. 2 car garage with extra space for guest parking.

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

3942 GLENRIDGE DR Refresh. 11-2

\$1,599,000	+675000	5+4.5	CONTEMP MED	red
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MLS#15-949199
Kirk Thomas 661-733-3475
KELLER WILLIAMS S

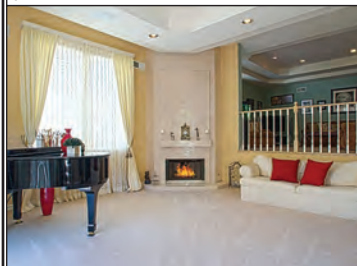
NEW PRICE!!! BEAUTIFUL VIEW HOME IN HILLS OF SHERMAN OAKS

PRICE REDUCTION Lovely 5 bed/4.5 bath 2917 sqft traditional home with stunning views. A dual formal living room and dining room greet you as you walk through the front door. The open concept living area boasts a chef's kitchen which features Thermador appliances, granite countertops, and breakfast nook. Stepping outside from the family room is a large flagstone entertainers terrace and grassy lawn that showcases the breathtaking views. Motivated seller, easy to show, Dixie Canyon School District

www.3942Glenridge.com

3510 DIXIE CANYON PL Refresh. 11-1

\$1,149,000	+479000	4+4.5	OTHER	red
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MLS#15-932053
Bailey Cunning 818-285-5108
WISH SOTHEBY'S INTL

FINAL PRICE REDUCTION

REDUCED \$330K. LOWEST PRICE PER SQ FT SOUTH OF VENTURA BLVD AT \$241/SQ FT. REGULAR SALE AT DISTRESSED SALE PRICE. GREAT POTENTIAL FOR RENTAL INCOME, 1031 EXCHANGE OR OWNER/USER. Over 4700 sq ft 4bd/4.5ba home, updated kitchen, walk behind bar, formal room, private elevator. Rooftop terrace with mountaintop view and built in BBQ, spa and fire pit. Quiet cul-de-sac st and steps away from Dixie Canyon Park hiking trail. Close to Ventura Blvd & easy access to Westside.

BBQ,Blf-Ins,Elvtr

13529 RAND DR Open 1-4

\$1,399,000	3+2	CONTEMPORARY	rev
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MLS#15-956261
A. Rosenfeld/K. Giese 310.595.5915
MERCER VINE

COMPLETELY RENOVATED SHERMAN OAKS CONTEMPORARY

Stunning, private and completely remodeled Sherman Oaks hillside contemporary with spectacular views. This bright 3 bedroom 2 bathroom home features enormous windows, 2-story vaulted ceilings in the living area, wood floors and elegant custom finishes throughout. Conveniently located just moments to Ventura Blvd, restaurants and shopping. The private outdoor spaces afford views of gorgeous sunsets and city lights by night. Don't miss this opportunity to own your dream home!

Open House: Tues 11-2p & Sun 1-4p

73 Studio City Single Family

4351 BECK AVE	Open 11-2	562H5	rev
\$1,595,000	4+3	1sty-TRADITIONAL	



MLS#15-940109
Jana Jones & Fred Holley 310-285-7535
COLDWELL BANKER BH-S

COLFAX MEADOWS TRADITIONAL

Completely redone Traditional home on a beautiful tree lined street in highly desirable Colfax Meadows. Wonderful open floor plan includes light filled living room, top of the line gourmet kitchen with generous center island, large family room with fireplace and dedicated office area. Features include hardwood floors, French doors and high end finishes throughout. There are 4 spacious bedrooms and 3 baths. The Master Suite features vaulted ceilings, sitting area, spa-like bath.


Blf-Ins,Clng Fan,Dshwshr,Grbg Disp,Micro

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help!!!

73 Studio City Lease

11523 DONA EVITA DR Open 11-2	NEW
\$11,000 3+4 MID-CENTURY	
MID CENTURY LEASE	
 <p>Perfectly situated in close proximity to most major studio this mid-century modern home offers a rare lease opportunity in the sought after "Dona" streets. Walls of floor to ceiling glass afford panoramic views. The expansive Great Room encompasses multiple living and dining areas. A gourmet kitchen features top of the line appliances. Separated from the main living spaces are a master bedroom and two guest bedrooms, each with en suite baths. There is a private rear yard with inviting pool.</p>	
MLS#15-956679	
Edward G. Reilly KELLER WILLIAMS RLTY	BH-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg

84 La Canada Flintridge Single Family

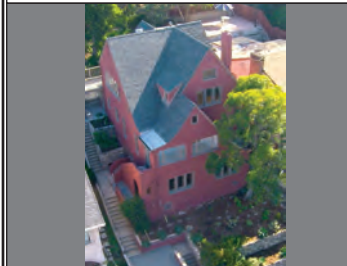
1210 JOURNEYS END DR Open 11-2 535B2	NEW
\$2,395,000 4+4 1sty-ARCHITECTURAL	
LLOYD WRIGHT IN A NATURE GARDEN	
 <p>The Gansburg Residence, 1946, Lloyd Wright Architect. Wright's interpretation of the rambling single story California ranch house for pharmacist Emanuel Gainsburg and his family is carefully set in a mature nature garden at the foot of the picturesque San Gabriel Mountains. It's hidden away yet permits easy access to downtown Los Angeles. Like a sacred retreat, the environment both indoors and outdoors is peaceful, and conducive to mindfulness.</p>	
MLS#15-956593	
Crosby Doe (310) 428-6755 CROSBY DOE ASSOCIATE	Dshwshr,Grbg Disp,Fridg

260 Palos Verdes Estates Single Family

2600 VIA CAMPESINA Open 12-2	red
\$2,395,000 3+3 CONTEMPORARY	
IMPECCABLE PALOS VERDES CONTEMPORARY	
 <p>Gracious Contemp. with soaring, vaulted beam ceilings and huge picture windows. Flag stone entry. Stone fireplace in living room. Spacious formal dining rm. Nice interior courtyard has BBQ, brick floors and thick hedges for entertaining in ultimate privacy. Gourmet Kit. with tumbled marble and granite. Master w/French doors opening to lush gardens. Handsome den with built-in bookcases. 2 additional bedroom suites. Tremendous storage and two car garage.</p>	
MLS#15-935193	
Peter Whyte 310-777-6327 COLDWELL BANKER	www.2600viacampesina.com


1284 Highland Park Single Family

985 MAYO ST Open 11-2 595-A2	NEW
\$649,000 2+2 1sty-SPANISH	
QUINTESSENTIAL SPANISH WITH 3D MOUNTIAN VIEWS	
 <p>Whatever your holiday preferences, the living room is ready & waiting for you first decorations & winter cheer, the sparkling re-done floors, plaster walls & original windows welcome any decor & the handy inside laundry closet makes that chore a snap. It sits high enough on the Hill to feel like a tree house but still be close to the Gold Line, Freeways and all the adventures NELA has to offer.</p>	
Liz Johnson 323-397-6041 TELES PROPERTIES	MOUNTAIN VIEWS!! NELA!! GOLD LINE!!

5830 BURWOOD AVE Refresh. 11-2	rev
\$895,000 5+3 COUNTRY ENGLISH	
HOUSE + LEGAL GUEST APARTMENT WITH VIEWS	
 <p>Storybook English home plus guest apartment & private art studio on historic Hummingbird Hill in Highland Park. Main house has 4+2 and apt has 1+1; both spaces have separate entrances. Additional features include river rock walls, 2 decks, 2 fireplaces, leaded glass, drought tolerant landscaping, large backyard, entertainment deck, mountain/canyon views.</p>	
MLS#15-947543	
Florie S. Savage (323) 868-8085 KELLER WILLIAMS RLTY	Cing Fan,Rng/Ovn

THURSDAY OPEN HOUSES

84 La Canada Flintridge Single Family

1210 JOURNEYS END DR Open 10-2 535B2	NEW
\$2,395,000 4+4 1sty-ARCHITECTURAL	
LLOYD WRIGHT IN A NATURE GARDEN	
 <p>The Gansburg Residence, 1946, Lloyd Wright Architect. Wright's interpretation of the rambling single story California ranch house for pharmacist Emanuel Gainsburg and his family is carefully set in a mature nature garden at the foot of the picturesque San Gabriel Mountains. It's hidden away yet permits easy access to downtown Los Angeles. Like a sacred retreat, the environment both indoors and outdoors is peaceful, and conducive to mindfulness.</p>	
MLS#15-956593	
Crosby Doe (310) 428-6755 CROSBY DOE ASSOCIATE	Dshwshr,Grbg Disp,Fridg

1284 Highland Park Single Family

985 MAYO ST Open 10-2 595-A2	NEW
\$649,000 2+2 1sty-SPANISH	
QUINTESSENTIAL SPANISH WITH 3D MOUNTIAN VIEWS	
 <p>Whatever your holiday preferences, the living room is ready & waiting for you first decorations & winter cheer, the sparkling re-done floors, plaster walls & original windows welcome any decor & the handy inside laundry closet makes that chore a snap. It sits high enough on the Hill to feel like a tree house but still be close to the Gold Line, Freeways and all the adventures NELA has to offer.</p>	
Liz Johnson 323-397-6041 TELES PROPERTIES	MOUNTAIN VIEWS!! NELA!! GOLD LINE!!

FRIDAY OPEN HOUSES

73 Studio City Condo / Co-op

12044 HOFFMAN ST #101 Open 11-2 562G5	red
\$709,000 3+3 2sty-CONTEMP MED	
MAJOR REDUCTION - SELLER SAYS SELL!	
 <p>Contemp two level condo in high end Medit bldg. Enter past lush landscaping thru gates into courtyard w/ fountain to your private residence. Designed w/ quality & attention to detail from tile & hdwd flrs to wrought iron railings & soffited ceilings. LR w/ fp & patio, Chef's Kit w/ wd cabinets, granite cntropts & SS appliances; Den w/ closet & full BA down, 2 BRs up w/ lux en suite BAs & walk in closets; W/D in unit. Gym & pvt roof deck. Located near eateries/shops of Ventura Blvd & CBS studios!</p>	
MLS#15-923461	
Judy Ross-Bunnage 310-285-7504 COLDWELL BANKER RES	www.12044Hoffman101.com

OPEN HOUSE STATUS LEGEND


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

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

SUNDAY OPEN HOUSES

03 Sunset Strip - Hollywood Hills West *Single Family*

8661 NASH DR	Open	1-4	NEW
\$1,395,000	2+2	2sty-ARCHITECTURAL	



THE A. QUINCY JONES HOUSE AND STUDIO #1!

The A. Quincy Jones House & Studio #1. While still apprenticing with architect Burton A. Schutt A. Quincy Jones & his wife designed & built t a duplex set carefully within the native chaparral high on the western slope of Laurel Canyon. Reflecting the philosophy and many of the design ideas Jones would continue to develop throughout his career, the building is iconic, and the space is flexible. After the war Jones converted the buildings to a single family residence. It is 2 units today

MLS#15-956589
Crosby Doe (310) 383-8021
CROSBY DOE ASSOCIATE

Rng/Ovn,Fridg

10 West Hollywood Vicinity *Condo / Co-op*

851 N SAN VICENTE #131	Open	1-4	red
\$659,000	679000	1+2 2sty-CONTEMP MED	



LUCKY BUYER FOR THIS REDUCED 1+DEN TOWNHOUSE @ THE DESMOND

Charming Mediterranean 1 + Den, 1.5 Bath townhouse in the heart of West Hollywood. Stroll to cafes, shopping and nightlife. Gracious living room w/ fireplace opens to Patio. Gourmet, eat-in kitchen outfitted with granite counters and stainless steel appliances. Downstairs powder room. Upstairs the large, open den area has built-in closets making it a great space for overnight guests or office. Pvt. laundry. Master suite w/ walk-in closet, bath with oversized tub and separate shower. REDUCED!

MLS#15-947795
Gina Martino 310.266.3120
THE AGENCY

Enter from 860 Hilldale


OPEN HOUSE STATUS LEGEND

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

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

14 Santa Monica *Condo / Co-op*

1823 11TH ST #4	Open	1-4	NEW
\$899,000	2+3	ARCHITECTURAL	




Come see this spacious townhouse style condo centrally located in Santa Monica with 2 master bedrooms. Prime quiet unit remodeled 5 years ago with bamboo floors, recessed lighting, kohler bath, granite countertops, custom cabinets and more. 2 side by side parking spaces right under the unit. This 6 unit building is beautifully maintained by all owners who make up the HOA board.

MLS#15-953559
Jen Stein 323-797-1314
KW LARCHMONT

Dshwshr Washer,Dryer,Rng/Ovn,Fridg

30 Hollywood Hills East *Single Family*

3428 TROY DR	Open	1-4	NEW
\$1,598,000	4+3	3sty-CONTEMPORARY	



REDESIGNED CASUAL CONTEMPORARY IN DESIRABLE HOLLYWOOD KNOLLS

New to market! Tastefully remodeled 3 story, california casual contemporary in the highly desirable hollywood knolls. Chic details including engineered floors, stone counters, stainless appliances, brand new doors and windows, and cabinetry complete the Open floor plan, Huge master, gigantic closets, spa-like bathrooms, office/inlaw suite, and bonus basement. Lots of outdoor space between the 3 patios,dog run in the back yard, tons of storage area, and entirely gated lot for plenty of privacy.

MLS#15-955431
Anna de Pourbaix 3102703879
EFFECTIVE REALTORS

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

72 Sherman Oaks *Single Family*

4938 MORSE AVE	Refresh.	1-4	rev
\$1,695,000	6+4	2sty-TRADITIONAL	

Second-owner home has been twice lovingly reconfigured. Enlarged farmhouse-style kitchen & dining area. Living room retains original charm. 2nd floor master features en-suite bath & walk-in closet.

MLS#15-933197
Susan K.Sanford 323.646.2422
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Bob and Vicki can be reached in our Brentwood office

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