



Paula R. Green
 310-613-1236
 paula@prgassociates.com

Distinctive Properties

139 S. GLENROY AVE.
 Los Angeles, California 90049



\$2,895,000
5 Beds, 6 Baths

MLS # 15-942387

OPEN: SUNDAY 1-5 P.M.

EXQUISITELY RENOVATED
 WESTWOOD HILLS TRADITIONAL -
 NEAR UCLA.

NO EXPENSE SPARED WITH
 REMARKABLE ATTENTION TO
 PERIOD DETAILS, AESTHETICS &
 CHARM, WHILE STILL DELIVERING
 A MODERN DAY ENERGY & WATER
 EFFICIENT "SMART" HOME.

STUNNING PROVENCAL MASTER
 SUITE WITH SOPHISTICATED SPA-
 LIKE BATH.

CENTRAL LOCATION. FREEWAY
 CLOSE.

COVETED WARNER AVE SCHOOL.



See the Virtual Tour! www.tourfactory.com/1450150

Equal Housing Opportunity | All Information Deemed Reliable but not Guaranteed

AREA
1

*** PRICED TO SELL ***

BEVERLY HILLS



321 S CANON DR

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 ***

Offered At \$3,299,000

Daniel Bani-Esraili
310-729 3436

GREAT HOLIDAY SHORT TERM RENTALS!

SHOWN BY APPOINTMENT

AREA
1

BEVERLY HILLS



629 N. Oakhurst Drive Beverly Hills \$45,000/MONTH

Fabulous Georgian revival style home in prime Beverly Hills Flats. **5 Bedrooms, 5 bathrooms.** Complete designer quality remodel and recent addition. **Approx. 5,350 sq.ft. house on 14,348 sq.ft. lot.** Grand entry with large formal living and dining rooms and oversized newly expanded family room opening beautifully to bright open backyard with large French grey plastered pool with used brick back drop and descending water features and sport court area. Stunning large state-of-the-art eat-in kitchen with oversized island, stainless Viking appliances. Luxurious master suite with sitting area, kitchenette and stunning his and her glass tile and white marble baths with custom fitted walk-in closets. Hickory hardwood floors throughout, many custom built-ins, beautiful crown moldings and paneling, custom wrought iron security fencing/security system and cameras, plush landscaping, gated parking for 4 cars and 2-car garage.

www.629northoakhurst.com



12267 San Vicente Blvd. Brentwood \$35,000/MONTH

Simply stunning private and gated furnished lease designed by Thomas Schoos Design Group with furniture and accessories by Phillip Starck and Christopher Guy. **Five bedrooms, eight bathrooms.** Fabulous double-height entry, formal living and dining and open kitchen/family with view of saltwater Italian Carrera marble infinity pool with spa. **Approx. 6,610 sq.ft. home on 9,000 sq.ft. lot.** Chef's kitchen with large Italian Calcutta marble island and custom cabinets. Solid oak floors with custom finish. Luxurious master with his and her closets, TVs in her/his bathroom mirrors, soaking tub and steam shower. Control 4 system, security cameras, alarm system, 7 Samsung flat screen TVs and full theater. Elevator.



Ginger Glass
Broker • Agent • Attorney
CalBRE #01478465
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ginger@gingerglass.com



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AREA

2

BEVERLY HILLS POST OFFICE

PRICED TO SELL NOW \$2,950,000
OPEN TUESDAY 11-2 • CUPCAKE CARAVAN



1366 San Ysidro Drive, Beverly Hills, 90210

Stunning Architectural Masterpiece with classic Beverly Hills detail. This quality built and upgraded designer home boasts 4 new bedrooms, 3.5 new baths, new chef's kitchen with custom cabinetry, French Oak hardwood floors and white carrara marble throughout. Handcrafted bathrooms feature designer brand hardware and accessories including Lefroy Brooks and Barbara Barry designed Kallista sinks. Property features beautiful custom hand carved finishes, crown molding, coffered ceilings and wainscoting. All new plumbing, electrical, lighting, central air and roof. The private lush backyard is perfect for entertaining, enhanced by many fruit-bearing trees and a tranquil waterfall, on a tiered hillside. Located north of Sunset Blvd and minutes to famed Beverly Hills Hotel and Rodeo Drive shopping. Absolute perfection!



PRICED TO SELL NOW - \$2,950,000



Randi Feilich

310.498.2975
randi@rodeore.com
CalBRE License #01919283



Gated and Private Mid Century Jewel with Expansive Canyon Views OPEN TUES. 11/10 11-2PM



1130 Angelo Drive, BHPO

First time on the market in 57 years! Gated and private Mid Century jewel on one of Beverly Hills Post Office premier streets. Four bedrooms and three bathrooms. 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. **Approx. 3,374 sq.ft on 17,878 sq.ft. lot.** Spacious master and two additional bedrooms and separate maids suite off kitchen area.

Offered at \$3,975,000
www.1130angelo.com



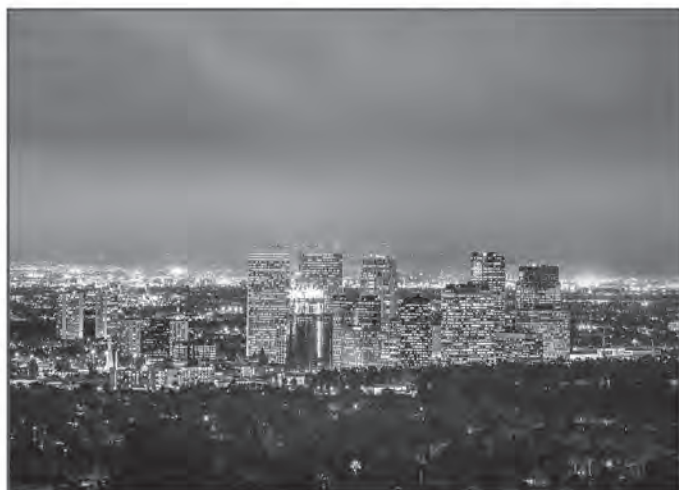
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Prime BHPO Location with Panoramic Views

1432 Harridge Drive
Beverly Hills PO



CONTEMPORARY STYLE FIXER, 4BR, 3.5BA, 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. MODERN STYLE VIEW HOME. POSSIBILITY TO ADD UP TO 500 SQ.FT. TO EXISTING STRUCTURE. ROOM TO BUILD 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 WITH UPSCALE WALK IN CLOSET, LUXURIOUS BATH, PRIVATE TERRACE AND UNINTERRUPTED BREATHTAKING VIEWS FROM DOWNTOWN TO THE OCEAN.

Open Tuesday 11-2

Offered at \$3,299,000



Galina Blackman

310.850.2540

galinablackman@gmail.com

Cal BRE # 01027011



EXPANSIVE MEDITERRANEAN W/VIEWS!!!

\$2,095,000



AREA
3

SUNSET STRIP -
HOLLYWOOD HILLS WEST

8445 FRANKLIN AVE
TUESDAY NOV. 10TH 11AM-2PM



BEAUTIFUL MEDITERRANEAN CUSTOM-BUILT HOME W/BREATHTAKING VIEWS! A GREAT OPEN FLOOR PLAN PERFECT FOR ENTERTAINING OPENING TO A HUGE TERRACE. STEP UP FORMAL DINING RM NEXT TO GOURMET KITCHEN W/ISLAND, VIKING APPLIANCES, SUBZERO FRIDGE & WINE COOLER NEXT TO A SPACIOUS

BREAKFAST NOOK. MASTER SUITE W/ AMAZING VIEWS, CUSTOM WALK-IN CLOSET, HUGE MASTER BATH. COZY YARD W/FIREPLACE. RARE 3-CAR GARAGE + AMPLE GUEST PARKING. COMPLETELY SEPARATE MAID'S QUARTERS NEEDING FINISHING TOUCHES. MOTIVATED SELLER!!!



MATHEW BAHRI
310-259-0506



355 N. CANON DRIVE BEVERLY HILLS, CA. 90210

www.mathewbahri.com

AREA

3

SUNSET STRIP –
HOLLYWOOD HILLS WEST

MODERN SPANISH RENOVATION

**2827 Nichols Canyon Place
Hollywood Hills, California**

Offered for sale at \$2,375,000



FEATURES INCLUDE

- Newly Remodeled & Modernized
- 2,638 Interior sq. Ft.
- Beautiful 7,393 Sq. Ft. Lot
- Open Plan Living Spaces
- Luxurious Top-Floor Master Suite
- 3 Additional Bedrooms & 2 Additional Baths
- Finished 2 Car Garage w/Direct Access to House
- Heated Pool & Spa
- Fire Pit Lounge & Grassy Yard
- Private ~ Behind Hedges & Electric Gates

INTERIOR SPACES INCLUDE

- Formal Entry
- Spacious Living Room
- Stunning New Designer Kitchen
- Dining Room
- Luxurious Den Opening to Pool
- Private Staircase to Master Suite
- Three Bedrooms on Main Level
- New Designer Bathrooms
- Beautiful New Finishes & Materials

BROKER'S OPEN TIME

Tuesday, November 10th from 11am-2pm

**NICK
SMALL**



NICK SMALL
REALTOR®
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310.461.0420
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WWW.2827NICHOLSCANYONPLACE.COM

— NEW LISTING!
MODERN ARCHITECTURAL IN THE HOLLYWOOD HILLS



Broker's Open Tues. 11-2 | Open House Sat. & Sun. 1-4

4 Beds :: 3.5 Baths :: 3,738 Sq. Ft.

Modern Architectural in Hollywood Hills! Sleek finishes characterize this 4BR/3.5BA home with open spaces, high ceilings, LED recessed lighting and grand windows offering natural light and green views. Artistic and dramatic entryway showcase diverging angles and beautiful staircase. Contemporary sunken formal living room with fireplace surrounded by large windows and 2 balconies framing views of the forestry. Gorgeous custom glass chandelier dripping down from 12ft ceilings serving as centerpiece for private and elegant dining room. Galley Kitchen featuring Viking Appliances, seamless custom cabinetry and breakfast area. Relaxing top floor Master Retreat with stone wall fireplace, balcony and walk in closet. Floating cabinetry, lighted mirrors, double sinks, double rain shower heads and stand alone tub with green and lush views of hills make up the lavish master bathroom. Remaining sizable bedrooms on 3rd level. Great outdoor living with large sitting areas on mahogany deck and grassy backyard with BBQ and Jacuzzi.

Drone video at: www.3026Passmore.com

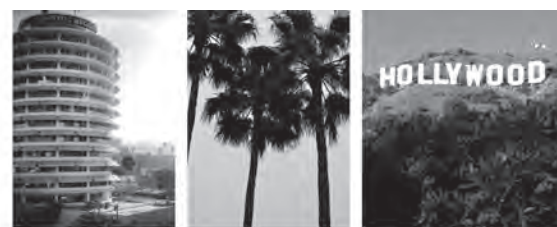
LUNCH SERVED!



SHAWN KORMONDY
323.638.7567
Skor@SkorREG.com



KATIA MIRAMONTES
310.310.0324
Katia@kw.com



3026 Passmore Drive
Hollywood Hills, CA 90068
Listed at \$1,699,000



KW BEVERLY HILLS
KELLERWILLIAMS. REALTY

AREA
3SUNSET STRIP –
HOLLYWOOD HILLS WEST

\$3,195,000 1901 El Cerrito Place Outpost Estates

This original Outpost Estate Home has been re-imagined, restored, and rebuilt from the inside-out with painstaking attention to detail and flawless craftsmanship by builder/designer Tony Clearwater.



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 into the Spanish Hacienda design. Painstaking attention to detail is evident at every turn, as showcased in a step-down living room that transforms via remote control into a screening room with drop-down screen, projector, and remote-operated fireplace. Romantic archways and interior columns are featured, and a formal dining room opens to the private backyard. Extending approx. 3,250 s.f., the 4-bedroom arrangement includes 3.5 custom bathrooms, a wine cellar, and an open chef's kitchen with granite countertops, illuminated custom cabinetry, and stainless steel Thermador appliances. A deck enhances a master suite complete with a large claw tub, steam shower, and walk-in closet. The tranquil rear yard presents a restored black-bottom pool.

1901 El Cerrito Place, Los Angeles, CA 90068 Open Tuesday 11-2pm

Skyler Hynes
1-310-800-5111
CaBRE 01917448
skyler@skylerhynes.com



Tyson Pelanconi
1-323-202-7053
CaBRE 01409890
tyson@pelanconigroup.com

AREA
4

BEL AIR - HOLMBY HILLS

New Remodeled Gated Contemporary Villa OPEN TUES. 11/10 11-2PM



3057 N Beverly Glen Circle, Bel Air

Fabulous gated new remodel of grand contemporary villa perched at the end of a private cul-de-sac with 4 homes. **Five bedrooms, five bathrooms.** Double height grand entry, loads of light throughout, hardwood and Travertine floors, chef's eat-in kitchen open to family room with viking stainless appliances. Formal dining with pool view, formal living and family room with canyon and tree top views. **Approx. 4,921 sq.ft. on 15,442 sq.ft. lot.** Master with sitting deck and large walk-in custom wood cabinetry. 2 kids bedrooms with Jack and Jill bath and 4th suite upstairs. Lower level with guest or maids suite, custom wine room, laundry and sitting area. Pool, spa, yard and putting green all with beautiful tree top views. Perfectly situated above and a few minutes walking distance to Glen Center shops and restaurants.

Offered at \$3,995,000 or Furnished Lease \$25,000/month

www.3057beverlyglen.com



Ginger Glass

Broker • Agent • Attorney

CalBRE #01478465

310.927.9307

ginger@gingerglass.com



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AREA
4

BEL AIR – HOLMBY HILLS

Sotheby's
INTERNATIONAL REALTY

BEAUTIFUL NEW CONSTRUCTION
Offered at \$2,095,000



BEL AIR | 10297 Mariel Lane
Web: 0355499 | MLS: 15-955125
4 br, 4.5 ba | Interior: 3,212 sq.ft. (approx.)
www.10297Mariel.com

BRENTWOOD BROKERAGE | 310.481.6262
11911 San Vicente Boulevard, Suite 200 | Los Angeles, CA 90049
sothebyshomes.com/losangeles

This is a brand new custom home located on a serene street with beautiful canyon views. At over 3,200 sq.ft., this 4-bedroom, 4.5-bath has all the modern touches for which sophisticated buyers are looking. The home has a modern flair yet retains a comfortable and warm feeling. Features include custom French oak flooring, stone and glass tile in the baths with stone slabs on the counters. The kitchen is a gourmet chef's dream with custom cabinetry, Cortz stone counters and top-of-the-line appliances (Wolf, Sub-Zero and Bosch). There is an abundance of natural light through the large windows and Fleetwood doors. The home is pre-wired for all the toys of today and prepared for solar and electric car hook up. There is a large 2-car garage with direct access into the home. The home complies with the Los Angeles and California green building codes. Located in the coveted Warner School District, close to the Glen Center and Westwood Village, and only a few minutes off of Sunset Boulevard. This home is a rare offering. Come see the quality of this new custom home.



RICHARD WOOD
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310.874.5639
richard.wood@sothebyshomes.com



STEVEN MORITZ
CalBRE:0928961
310.871.3636
steven@stevenmoritz.com

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YOU'RE INVITED!

Please join us for a special invitation luncheon on Tuesday, November 10th
2371 Century Hill, Century City | RSVP is required



2371 Century Hill, Century City

\$1,325,000

Best 2-story unit with double door lobby entrance. Feels like your own private oasis. 2 bedrooms, 3 baths, lots of closet space, designer kitchen with gas stove (unusual for the complex), breakfast area, wood floors, fireplace in living room, private patio, large laundry room, spacious master suite with custom stunning bath, 3 parking spaces in garage, close to pool and all amenities.

The owner and I are inviting you to a special luncheon on Tuesday, November 10th. Please swing by and have lunch with us anytime between 11am to 2pm.

RSVP is required to leave your names at the gate.

JOHN AAROE GROUP

John Aaroe Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources and the buyer is advised to independently verify the accuracy of that information. CalBRE 0771256.



LEAH STEUER
Director, Aaroe Estates

310.729.3999 mobile
leahsteuer1@gmail.com
aaroe.com/leahsteuer

AREA
5

HERE'S THE CONDO YOU'VE BEEN WAITING FOR! REAR FACING 3+3!



NEW LISTING IN THE BLAIR HOUSE!

\$2,249,000



MARK & LYNN MIRISCH ROGO

310-777-6213

mark@markrogo.com lynn@markrogo.com

10490 WILSHIRE #504

2,776 sq. ft. in Wilshire Corridor's desirable Blair House. 1 of only 16 true 3bd +3ba units of this sq. footage in the building! Spacious, light & bright, open & airy condo w/ great Century City & serene pool & garden views! Travertine flrs & recessed lights throughout. 2 balconies, fplc & more! Gourmet kitchen w/bkfst area, sumptuous mstr ste w/walk-in closet & spa tub. Huge laundry rm & extra storage. Dual zone heating & AC. Full-service Blair House is like living in a luxury 5 star hotel!

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New Price Agents First Look

AREA
6

BRENTWOOD



2803 MANDEVILLE CANYON RD

Tuesday, November 10th from 11 AM to 2 PM

Gently placed upon nearly 1/2 acre in the keenly secluded neighborhood of Brentwood, this 5 bed 4.5 bath estate offers us an immediate feeling of warmth and care. There is something effortless about its design, with every square foot having meaningful purpose. All

the bedrooms and bathroom are well appointed with no detail overlooked. The backyard is as complete as the home with an outdoor kitchen, firepit with seating for 15+, swimming pool, spa, grassy area and professionally curated garden.

Offered At **\$4,800,000**



Mark Leddy
310 710 8536

Omar Awadallah
310 809 8823

401 Manhattan Beach Blvd, Suite B Manhattan Beach, CA 90266
thelocalsouthbay.com

BRE 01519607
BRE 01905405

AREA

8

CHEVIOT HILLS – RANCHO PARK

EXCEPTIONAL TRADITIONAL HOME!

**OPEN TUESDAY - 11/10/15 11:00AM TO 2:00PM****\$ 2,100,000****JAMES HANCOCK**

310-777-6351

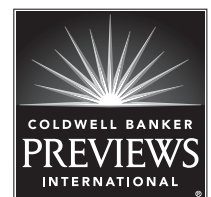
james@jameshancock.com

www.10317Bannockburn.com

10317 BANNOCKBURN DR

Warm and Inviting 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 & blt-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.

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*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

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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davidtkessler.com

@DavidTKessler

facebook.com/davidtkessler

davidtkessler

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BROKER'S OPEN TUESDAY 11/10 - LUNCH SERVEDAREA
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





Z

MELISSA ZEE

310.309.0099

MELISSA ZEE

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Homes@MelissaZee.com



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 Los Angeles, CA 90049

www.MelissaZee.com

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AREA
14

BERKSHIRE 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.



Dan Nessel
310-365-0195
Dan@Nesselhomes.com
CalBRE 01349526

Charlee Nessel
310-755-8180
Charlee@Nesselhomes.com
CalBRE 01309674

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BERKSHIRE HATHAWAY
HomeServices
California Properties

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

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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



310.432.6588

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 KELLERWILLIAMS. REALTY

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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

AREA
30

HOLLYWOOD HILLS EAST

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

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REAL ESTATE GROUP

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KELLERWILLIAMS REALTY

AREA
62

ENCINO

Beautiful Villa Prime 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

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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

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Sherman Oaks CA 91423
3510DixieCanyonPl.com

Wish

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