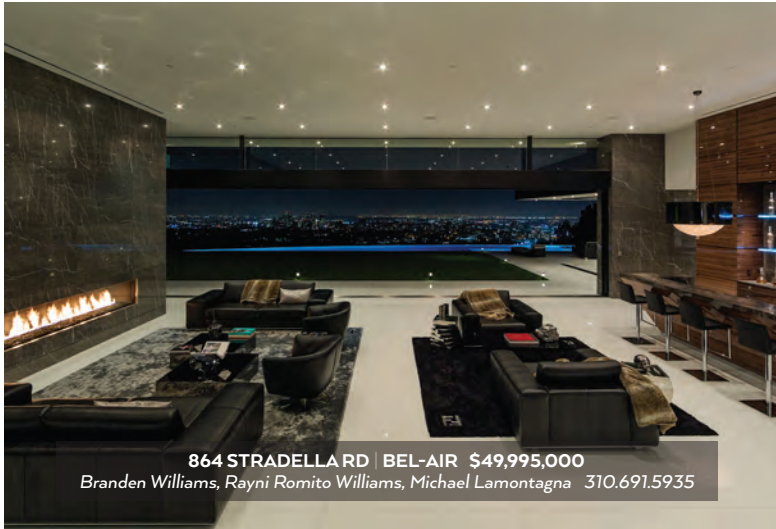




HILTON & HYLAND

250 NORTH CAÑON DRIVE | BEVERLY HILLS 90210 | HILTONHYLAND.COM



864 STRADELLARD | BEL-AIR \$49,995,000
Branden Williams, Rayni Romito Williams, Michael Lamontagna 310.691.5935



917 N CRESCENT DR | BEVERLY HILLS \$38,000,000
Drew Fenton 310.858.5474



10410 BELLAGIO RD | BEL-AIR \$34,000,000
Jeff Hyland 310.278.3311



9233 SWALLOW DR | SUNSET STRIP \$18,950,000
David Yocum 310.560.6164



9305 NIGHTINGALE DR | SUNSET STRIP \$17,995,000
Gary Gold 310.741.0505



436 ADELAIDE DR | SANTA MONICA \$14,950,000
Susan Perryman 310.261.1960



BRENTWOOD

Spectacular Tuscan Villa. Private compound nestled up Bundy on a premium double lot in sought-after Brentwood. Amazing indoor/outdoor flow. 8000 sqft and 11ft ceilings on approx. 31,500 lot. 4BR+guest, 7 baths, theater room, recording studio, & more. 5 bedrooms, 7 baths, \$8,395,000

Represented by: Mark Andrew Smith
T. 323.369.5969 | marksmith90210@coldwellbanker.com



MALIBU

Spectacular Malibu Beachfront Sitting On Approx 60 Ft Of Sand And Enjoys 180 Degrees Ocean Views. This Home Offers A Gourmet Kitchen, 10' Ceilings Looking Out To The Ocean Through Floor To Ceiling Fleetwood Windows And Wrap Around Terraces. 3 bedrooms, 4 baths, \$7,500,000

Represented by: Stephanie Smith
T. 310.488.8615 | stepahnie.smith@camoves.com



SUNSET STRIP

An architectural masterpiece, this John Elgin Woolf private garden residence holds an impeccable entertainment industry pedigree in a prime locale above Sunset Strip. The 3-bedrm, 3.5-bath house is exquisitely restored with state-of-the-art systems. 3 bedrooms, 3.5 baths, \$6,395,000

Represented by: Stacy Gottula & Joyce Rey
T. 323.610.7191 | Stacy@StacyGottula.com



PACIFIC PALISADES

Located in the heart of the Palisades Village, this brand new Modern Farmhouse features an open floor plan with soaring ceilings, 5 bedroom suites, 5.5 bathrooms and great indoor-outdoor flow. Master suite features amazing ocean views. 5 bedrooms, 5.5 baths, \$4,495,000

Represented by: Amy Hollingsworth & Jamie Leff
T. 310.230.2483 | amyjamiehomes@gmail.com



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BRENTWOOD

MAJOR PRICE REDUCTION! Spectacular, brand new, sophisticated and contemporary renovation and expansion of a Brentwood Mid-Century. Expansive light-filled floor plan almost entirely on one level, artfully designed w/ soaring nearly 11 foot ceilings. 5 bedrooms, 4+ baths, \$4,295,000

Represented by: Todd Baker
T. 310.801.1475 | toddbaker@coldwellbanker.com



HOLLYWOOD HILLS

Hamptons in the Hollywood Hills! Newly remodeled home with ultra high-end finishes throughout. Elegant living room with soaring ceilings, hardwood floor and wood-burning fireplace. Wonderland Elementary School district. Two-car garage. 4 bedrooms, 4 baths, \$3,800,000

Represented by: Steve Frankel
T. 310.281.3981 | homes@stevefrankel.com



SANTA ROSA VALLEY, CALIFORNIA

Absolutely stunning 1 story Tuscan estate. Valley, Mtn & Channel Islands views!! High vaulted ceilings, elegant chef's kitchen, home theatre, and spacious family and living rooms all open to the entertainer's yard. Infinity pool & zero edge spa. 5 bedrooms, 5+ baths, \$2,900,000

Represented by: Erin and Bob
T. 805.230.3308 | offers@erinandbob.com



PLAYA VISTA, CALIFORNIA

Coveted Corner Home in The Premier Icon Section Of Playa Vista. This Beautiful & Very Upgraded, Light-Filled, 4 Bedroom, 4.5 Bath Home Features Over 3,200 Sq Ft Of Living Space Plus Rare 3 Car Direct Access Garage & Large AI Fresco Dining Area. 4 bedrooms, 4.5 baths, \$2,495,000

Represented by: Gregory Harris
T. 323.356.8024 | Greg@GregHarrisEstates.com

Africa North America Central America South America Asia Australia Caribbean Europe Middle East



A. QUINCY JONES & RUTH SCHNEIDER DESIGNER/BUILDERS

NEW EXCLUSIVE! OPEN TUESDAY 11am – 2pm

8661 Nash Drive – Laurel Canyon / Los Angeles
THE JONES HOUSE & STUDIO #1, 1938

Shortly after graduating from architecture school at the University of Washington, Jones brought fellow architecture student Ruth Schneider down to Los Angeles where they were married a year later. While still apprenticing with architect Burton A. Schutt they designed and built their first house, 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. It is flexible as well: after the War Jones converted the buildings to a single family residence using half as his office and design studio. While converted back to two residences today, with soaring open plan living spaces above and bedrooms and baths below the building lends itself to creative use. Built across two lots, the property is being sold with an extra parcel ideal for future development. Property includes 2 bedrooms, 2 baths, double open plan living areas, a two car carport, and additional off street parking.

www.arch.forsale/view/8661nash

\$1,400,000 / Deborah Glusker & Crosby Doe

CROSBY DOE
ASSOCIATES



LLOYD WRIGHT ARCHITECT

NEW EXCLUSIVE! OPEN TUESDAY 11am – 2pm & THURSDAY 10am – 2pm

**1210 Journeys End Drive – La Canada / Flintridge
THE EMANUEL GAINSBURG RESIDENCE, 1946**

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. Largely hand built over a period of years from conception, the structure imparts solidity as it is constructed of costly redwood stone, concrete and glass. There have been sensitive updates by architect Rick Corsini to the kitchen, cabinetry, and mechanical systems which facilitate comfortable modern living. Sited on nearly seven tenths of an acre, the property invites a nearly extinct classic California indoor/outdoor living experience. The generous residence of well over 3,000 square feet incorporates 4 bedrooms, 4 baths, library, living and dining areas, updated kitchen, laundry and two car carport.

**www.arch.forsale/view/1210journeys
\$2,395,000 / Crosby Doe**

310.275.2222
architectureforsale.com™



Tree Top Residence : : Breidenbach-Cuen Architects, 1987
556 Dryad Road, Santa Monica

\$6,200,000

Represented by Frank Langen | 310.963.3891



Fritz Residence, 2003 :: Jay Reynolds, AIA, Architect
48120 Crestview Drive, Palm Desert

\$1,250,000

Represented by Brian Linder, AIA | 310.592.5417



Village Green Townhouse
5239 1/2 Village Green, Baldwin Hills

\$389,000

Represented by Scott King | 323.828.2049



310.275.1000
626.683.0777
deasypenner.com

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Financing Provided by





The Wexler House :: Donald Wexler, Architect
1272 E Verbena Drive, Palm Springs

\$1,750,000

Represented by Rick Grahn | 310.382.0344



Venice Architectural
1220 Cabrillo Avenue, Venice

\$3,995,000

Represented by Frank Langen | 310.963.3891



Hyperion 4 :: Contemporary Residences Chasen Architecture
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Starting at \$995,000

Represented by Geoff Clark | 323.459.3845 & Joshua Gaunya | 310.275.2223



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aaroe dynamic
aaroe.com

SHOWN BY APPOINTMENT

1187 N. Hillcrest Rd
Beverly Hills | \$135,000,000

1187hillcrest.com

Aaron Kirman
424.249.7162



OPEN TUES. 11-2 | NEW LISTING



1726 N. Occidental Blvd, Silver Lake

1726occidental.com

Courville & Fung

\$1,499,000

323.315.7450

SHOWN BY APPOINTMENT



6338 Ivarene Ave, Hollywood Hills

6338Ivarene.aaroe.site

Bryan Abrams

\$1,495,000

818.266.4300

SHOWN BY APPOINTMENT



1714 Stone Canyon Rd
Bel-Air | \$22,500,000

1714stonecanyonrd.aaroe.site

Aaron Kirman & Neyshia Go
424.249.7162 & 310.882.8357

NEW LISTING



369 N. Bonhill Rd, Brentwood

369bonhill.aaroe.site

Rachelle Rosten

\$1,100,000

310.710.5151

NEW PRICE



3453 Oak Glen Dr, Hollywood Hills

3453OakGlen.com

Craig Strong

\$1,245,000

310.439.3225

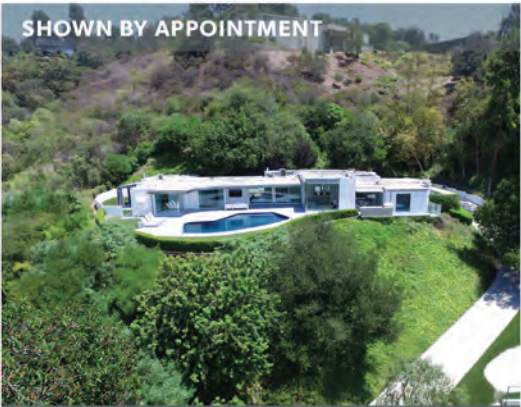
JOHN AAROE GROUP



SHOWN BY APPOINTMENT

2722 The Strand
Manhattan Beach | \$28,500,000
2722thestrnd.aaroe.site

Lucy Kihm
323.315.7434



SHOWN BY APPOINTMENT

10899 Chalon Rd
Bel-Air | \$6,995,000
10899chalon.com

Ryan Davis & Paul Stukin
310.999.1377 & 310.779.2595

NEW LISTING



2805 Medill Pl, Cheviot Hills
2805medill.aaroe.site
Susan Irving

\$2,295,000
310.429.2390

NEW LISTING



1250 La Collina Dr, Beverly Hills
1250lacollina.com
Aaron Kirman & Neyshia Go

\$7,500,000
424.249.7162


NEW PRICE



9250 Hazen Dr, BHPO
9250hazen.com
Sally Forster Jones

\$11,250,000
310.691.7888

NEW LISTING



7720 Firenze Ave, Sunset Strip
7720firenze.aaroe.site
Steve Sanders

\$1,585,000
323.828.6471

SHOWN BY APPOINTMENT



10756 Rochester Ave, Westwood
10756rochester.com
Juan Pena

\$1,999,900
323.632.9904

NEW LISTING



465 Westmount Dr, West Hollywood
465westmount.aaroe.site
Brian Mazurkiewicz

\$2,249,000
310.386.9086

500 S. SAN RAFAEL, PASADENA
LISTED AT \$4,888,000

BY APPOINTMENT

A prestigious address situated on one of the most significant estate sites in Prime South San Rafael consisting of a 53,590 sf lot. This magnificent newly remodeled estate features: massive master bedroom, large swimming pool, tennis court, oversized fireplace, gorgeous bar, high end appliances, a 1,088 sf pool house with fireplace, 4 car garage. This property is not to be missed.

MANDY RIWA

310.806.2799
Mandy.Riwa@gmail.com



220 CARROLL CANAL, VENICE
LISTED AT \$3,250,000

OPEN TUESDAY 11-2PM

Ultra-Modern Custom Architectural, west-facing canal house blocks to Venice Beach. Newer construction loaded with light-bearing Fleetwood windows & massive sliding doors creating a great indoor outdoor lifestyle. Zebrawood doors & cabinets fill the interior with European Panelite accents. 100% solar electric power, water filter, radiant heat, air-conditioning & extensive decking.

JESSE WEINBERG

www.JESSEWEINBERG.com

310.995.6779

jesse@jesseweinberg.com



12549 KLING STREET, STUDIO CITY
NEW PRICE \$2,395,000

BY APPOINTMENT

Stunning, park-like grounds! Owned by the same family for 30 years it boasts almost an acre of land, anchored by a sprawling ranch house of nearly 5,000 square feet. 4 bedrooms and 4 baths including a master suite with spa bath. Warm Saltillo tile floors, wood beamed ceilings and massive cooks kitchen. Gated and private with pool, and 3 separate buildings - guest house, garage with 2 story loft. Stately mature palms, cactus garden. Motor court for 10 cars.

MARY ANNE SINGER
www.RESIDENCE-LA.com

213.910.5937
Maryanne@residence-la.com



2003 EL CERRITO PLACE, OUTPOST ESTATES
NEW PRICE \$2,195,000

BY APPOINTMENT

Beautiful property presiding above a quiet street, secluded in Outpost Estates yet close enough to walk to The Academy Awards. French Doors open to a lush backyard with a Lagoon Pool, massive mature palms, waterfalls and a koi pond. Redone kitchen has stone counters, dual Sub-Zeros and limestone floors. Public rooms have great volume, and hardwood floors and intricate moldings. The basement could be a great wine cellar. The attached garage has direct access.

LEE ZIFF
www.LEEZIFF.com

310.432.6511
lee@leeziff.com



2436 COMMONWEALTH, LOS FELIZ
HUGE REDUCTION \$2,079,000

BY APPOINTMENT

Huge Reduction! Elegant Traditional, gracefully restored with today's comforts in mind channeling the CA lifestyle with a large LR, a warm family room opening to a patio with fplc. Original hardwood floors+crown moldings, 3 fplcs, cooks kitchen w/top appls. Updated baths with tile work. Large upstairs bdms (incl master) generous patio, additional 1st floor bdrm + bath. Family floor plan. Oversized lot, saltwater pool/spa + entertaining spaces. Separate guest house.

CARTER+ORLAND
www.2436COMMONWEALTH.com

213.703.1001
DorothyCarter@kw.com



1322 S. SIERRA BONITA, LOS ANGELES
LISTED AT \$1,185,000

OPEN SATURDAY & SUNDAY 1-4PM

Gorgeous English 3 bed, 2 bath with contemporary finishes. Great entertaining house with front courtyard with outdoor fireplace for evening dinners, backyard with huge covered deck with outdoor living room and full sound system. Garage has been utilized as writer and painter's retreat with upstairs loft and additional bath. 3rd bedroom listed is being used as an office or screening room

JEFF LEMEN
www.THECUNNINGHAMGROUP.net

310.482.2033
jefflemen@kw.com



Sotheby's

INTERNATIONAL REALTY

OPEN TUESDAY, NOVEMBER 10th 11am-2pm
Refreshments will be served



WEST HOLLYWOOD | 8787 Shoreham Drive, Unit 104 | \$1,395,000

Rare opportunity and perfect for buyers seeking a secure environment with the feel of a private home. Walls of glass and floor-to-ceiling sliders lead from richly, stained oak flooring to a private 60x20 walled outdoor terrace with fountain, BBQ and lush and verdant specimen plantings. Open, airy and generously-sized rooms are further enhanced by high ceilings in nearly 2,000± sq.ft. Low HOA dues includes all utilities, basic cable, 24-hour concierge and valet parking. Enjoy life leisurely at the sparkling pool and stay fit in the pool side gym. Steps to Sunset Plaza shops and restaurants. web: 0027209

Beverly Hills Brokerage
Tanya Stawski 310.801.6033

THE ART OF LIVING

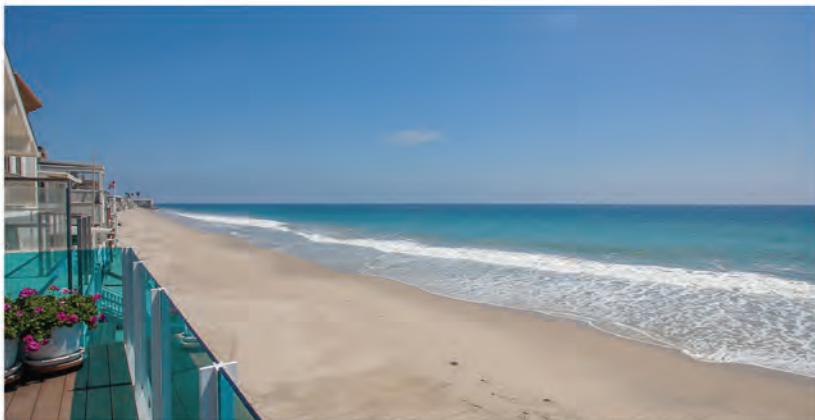


BEVERLY HILLS | 2680 Bowmont Dr. 6BD/8.5BA | web: 0308508 | **\$13,000,000**
Sunset Strip Brokerage
Fariba Bolour 310.666.2216



OPEN TUESDAY 11 - 2

PALISADES HIGHLANDS | PalisadesCountryEstate.com web: 0343840 | **\$7,995,000**
Pacific Palisades Brokerage
James Respondek 310.488.4400



MALIBU | Malibu's La Costa Beach 3,218± sq.ft. House | web: 1300015 | **\$7,250,000**
Malibu - Point Dume Brokerage
Marcus Beck 310.456.9405, Kate Novotny 310.924.9337



BEVERLY HILLS | 241 South Wetherly Dr. 4BD/3.5BA | web: 0027336 | **\$2,295,000**
Beverly Hills Brokerage
Lisa Sherman 310.926.1549



BEVERLY GLEN | Warner School District 4BD/4BA | web: 0027285 | **\$1,949,000**
Beverly Hills Brokerage
Josie Tong 310.779.8776, Daniel Fan 310.308.7688



OPEN TUESDAY 11 - 2

SILVER LAKE | 3107 Scotland Street 2BD/1BA | web: 0286407 | **\$1,015,000**
Los Feliz Brokerage
Katie Robertson 310.717.4313

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415 7th St • Santa Monica

Sandra Miller

7 bed • 10 bath • 8,954 sf • 15,000 sf lot

\$11,500,000

310.616.6213



354 N. San Vicente Blvd • West Hollywood

Rosalie Klein

3 bed • 3.5 bath • New Construction

\$2,465,000

310.261.8878





1919 4th Street, #B · Santa Monica **\$2,499,000**
Sandra Miller 310.616.6213
3 bed · 2.5 bath · 2,300 sf



29365 Castlehill Dr · Agoura Hills **\$2,350,000**
Alan Bess 310.867.1900
6 bed · 6 bath · 5,021 sf · 17,155 sf lot



15023 Moorpark St · Sherman Oaks **\$1,499,000**
Olga Laron 310.849.9687
5 bed · 4 bath · 5,254 sf lot · duplex



4011 Scandia Way · Los Angeles **\$839,000**
Yawar Charlie, Karen Sanchez 323.547.8900
3 bed · 2 bath · 6,748 sf lot



408 17th Street · Santa Monica **\$50,000/month**
Staci Siegel 310.592.6500
5 bed · 4.5 bath · 3,522 sf · 7,519 sq ft



101 Ocean Ave. #C200 · Santa Monica **\$16,500/mo**
Sandra Miller 310.616.6213
2 bed · 2.5 bath · 2,902 sf



213 Via Cordova · Newport Beach **\$15,999/month**
Federico Salvatori 310.500.8213
4 bed · 5 bath · 2,980 sf



921 16th Street · Santa Monica **\$5,600/month**
Guy Reid 310.699.2601
3 bed · 2 bath



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BEVERLY HILLS
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Engel & Völkers 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. The buyer is advised to independently verify the accuracy of that information. CalBRE# 01906886 | 01948399 | 01911544



SANTA MONICA
2121 La Mesa Drive | 5 Bedrooms | 7 Baths | \$18,495,000
Tracy Tutor Maltas 310.722.2267



MALIBU
6525 Point Lechuza Drive | 4 Bedrooms | 4 Baths | \$12,995,000
Cory Weiss 310.922.1124



MALIBU
29149 Cliffside Drive | 6 Bedrooms | 8 Baths | \$9,975,000
Josh Goldstein 424.226.8069



BEL AIR
779 Stradella Road | 3 Bedrooms | 3 Baths | \$8,995,000
Nancie Richards 310.779.8272
Robyn Ordon 310.985.9435



SANTA MONICA
101 17th Street | 6 Bedrooms | 10 Baths | \$7,995,000
Josh & Matthew Altman 310.819.3250
Cory Weiss 310.922.1124



MALIBU
26044 Pacific Coast Highway | 3 Bedrooms | 4 Baths | \$7,500,000
Gina Dickerson 310.744.5584



BEVERLY HILLS | NEW LISTING
9505 Hidden Valley Road | 5 Bedrooms | 6 Baths | \$6,995,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



SUNSET STRIP | PRICE REDUCTION
8650 Franklin Avenue | 4 Bedrooms | 4 Baths | \$6,995,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



BRENTWOOD
12036 Benmore Terrace | 8 Bedrooms | 4 Baths | \$4,995,000
Juliette Hohnen 323.422.7147

WEST COAST HEADQUARTERS | OPENING FALL 2015
150 EL CAMINO DRIVE | BEVERLY HILLS, CA | 310.595.3888

ELLIMAN.COM/CALIFORNIA





HOLLYWOOD HILLS | PRICE REDUCTION

2546 Canyon Oak Dr. | 4 Bedrooms | 5 Baths | \$3,995,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



SUNSET STRIP

1860 Blue Heights Drive | 2 Bedrooms | 2 Baths | \$3,699,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



SUNSET STRIP

9092 St. Ives Drive | 4 Bedrooms | 4 Baths | \$3,795,000
Juliette Hohnen 323.422.7147



OJAI

1148 McNeil Road | 4 Bedrooms | 4 Baths | \$3,199,000
Juliette Hohnen 323.422.7147



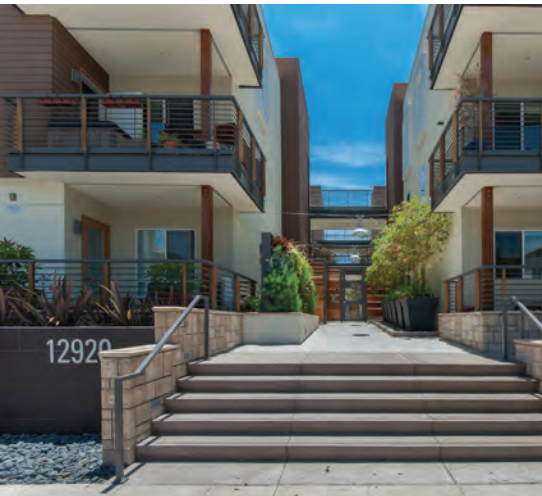
WESTWOOD

10795 Wilshire Blvd. PH 502 | 3 Bedrooms | 4 Baths | \$2,799,000
Tracy Tutor Maltas 310.722.2267



BURBANK | NEW LISTING

3313 Wedgewood Lane | 5 Bedrooms | 6 Baths | \$2,699,000
Josh & Matthew Altman 310.819.3250
Andy Hairabedian 626.318.0907



PLAYA VISTA | NEW LISTING

12920 Runway Road #161 | 3 Bedrooms | 2 Baths | \$925,000
Josh Goldstein 424.226.8069



SILVER LAKE

1630 Silverwood Terrace | 3 Bedrooms | 2 Baths | \$995,000
Juliette Hohnen 323.422.7147



OPEN HOUSE TUESDAY 11-2

HANCOCK PARK

4661 Wilshire Boulevard | Pricing starts at high \$900,000s
Heather Billyeu 310.935.0906
Josh Altman 310.819.3250

WEST COAST HEADQUARTERS | OPENING FALL 2015
150 EL CAMINO DRIVE | BEVERLY HILLS, CA | 310.595.3888

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OPEN TUESDAY, NOVEMBER 10TH 11AM - 2PM
TWILIGHT 5PM - 7PM



Wine and hors d'oeuvres will be served.

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1960'S GRAND CRAFTSMAN ON THE WEST RIM WITH VIEWS
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pardeeproperties.com | 310.907.6517 | tami@pardeeproperties.com



BRE# 01858429

TROUSDALE ESTATES OPEN TUESDAY 11-2

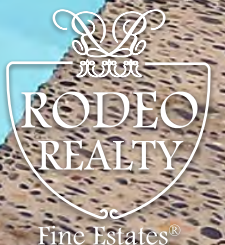
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CAL BRE # 01437782



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The Park Bel Air

\$115,000,000

The finest "bespoke" estate collection to be built in LA. Perfect location directly across the street from Hotel Bel Air. There will be 3 homes on almost 11 acres. This is the first estate to be released. Permitted & ready to build. Enter a long gated drive to a private estate with its own gatehouse. The details are too voluminous to include all, but here are some of the details: 3 acres, city + ocean views, main residence: 42,539 sf (6 bdr en suite), guest house: 15,418 sf (5 bdr en suite, 4 staff en suite), IMAX theater, fitness center, 2-lane bowling alley, elevators, art vault, full-service spa & esthetician room, golf & race car simulator, underground auto gallery for 19 cars with underground connector tunnel, two pools (89 ft and 75 ft). All prospects must be fully vetted. Also for sale is lot only at \$45m. www.weahomes.com/listing/788-tortuoso-way

Kurt Rappaport (310) 860-8889 • Stephen Shapiro (310) 860-8888 • Fred J. Bernstein (310) 300-0599

CalBRE #01036061

CalBRE #01257836

CalBRE #01476689



Once in a Generation World-Class Estate, Brentwood

\$55,000,000

A pvt 10-acre compound w/city, ocean, & mtn views. Boasts a main residence w/a dramatic gallery entry hall, 7 BRs, 8 full baths, 4 half baths, chef's kitchen, 2-stry light filled library, prof. screening rm, paneled library, formal LR, outdr DR, & a luxe master ste. Swimmers pool, gym, tennis crt, 35 car garage, staff offices/facilities, security offices, 2 sensational gst hses, & rolling lawns. www.1911westridgeroad.com

Fred J. Bernstein (310) 300-0599

CalBRE #01476689



John Byers Architect - Hollywood History in BHPO

\$42,500,000

Also know as the "Barrymore Estate", built by famed architect John Byers for King Vidor in the late 1920's (Vidor sold it to John Barrymore). Main house w/3 BRs + a paneled den, library, DR, & an octagon-shaped LR. Paths & ponds + 2 gst cottages. Tremendous romance. A tree trunk floor in the den, fireplace in the entry, a one-time opium rm & a classic Old Hollywood pool w/waterfall. www.barrymoreestate.com

Stephen Shapiro (310) 860-8888

CalBRE #01257836



Spectacular Contemporary Estate, Holmby Hills

\$35,500,000

Incredible scale & state-of-the-art amenities. 16,000+ sf home w/high ceilings, open spaces & walls of glass. Dramatic 2-story LR, formal DR, gourmet kitchen + catering kitchen, screening rm, gym & massage rm, wine cellar, elevator & more. Gorgeous master ste + 6 add'l BR ste on approx 1.4 acres. Infinity pool w/waterfall, gardens, outdoor kitchen, & tennis court. www.weahomes.com/listing/faring

Kurt Rappaport (310) 860-8889

CalBRE #01036061



Open Saturday & Sunday 1-4pm: 4447 Calhoun Ave, Sherman Oaks

\$1,398,000

Exclusive Library Square, close to Fashion Sq. Mall, Gelson's, TJ's, 1 block from Ventura Blvd. 6 BRs + 4 baths. 2-story custom built home w/10 ft high ceilings, very light & bright. Access to 2nd floor from inside & outside. Floor plan can accommodate for larger families to live together but have their own privacy. 2 car garage w/permitted studio above + plenty of add'l parking. Pvt & gated. www.4447calhoun.com

Wendy Carroll (310) 990-2285

CalBRE #01188306



BEVERLY HILLS | 210 NORTH CANON DRIVE, BEVERLY HILLS, CA 90210 (310) 247-7770

MALIBU | "IN THE COUNTRY MART" 23410 CIVIC CENTER WAY, MALIBU, CA 90265 (310) 456-1171

MIAMI | 2100 PONCE DE LEON BLVD, 7TH FLOOR, CORAL GABLES, FL 33134 (305) 447-1471

JOIN OUR LEADING BRAND...



225 NORTH CANON DRIVE APT 7A BPO | \$11,500,000

Incomparably elegant and breathtaking luxury residence at the Montage Beverly Hills. This light and bright 3 bedroom + 3.5 bathroom luxury corner condo features a magnificent rotund living room with immaculate fireplace and astonishing 180-degree views. With nearly 3900 SQ FT, this condo features exquisite luxury finishes including custom crafted designer chandeliers. Parquet wood floors throughout the living room, study, dining room, laundry room and hallways, alongside carpeting in the bedrooms and porcelain flooring in the bathrooms. Luxury touches are countless from the full stainless steel WOLF appliances to Miele washer and dryer units to Vantage custom lighting options throughout. Includes a private 584-bottle wine room, formal dining room, breakfast nook, and posh media room. Building amenities include complimentary 24-hour valet, access to the state-of-the-art fitness and spa facility and 4 sequestered parking spaces plus up to an additional 8 valet spaces. WebID# 445992 **Available for viewing by appointment only.**

BEN CASPI 310.499.2091 BenC@nestseekers.com



10542 WHIPPLE ST TOLUCA LAKE, CA 91602 | \$3,499,000

This custom Mediterranean home built in 2007 is the pride and joy of Toluca Lake. With amenities ranging from Thermador appliances, Italian Marble, granite and luxurious Hardwood Floors throughout. With over 7000+ sf of living space, this open and sophisticated retreat is masterful in its presentation. With 7 bedrooms and 7 bathrooms, you'll have enough room for the Family and guests. Enjoy cocktails poolside or a game of croquet in the perfect entertainers backyard

SEBASTIAN WOLSKI 818.554.2199 SebastianW@nestseekers.com

JERROD JONES 310.795.6855 JerrodJ@nestseekers.com



7364 W 88TH ST LOS ANGELES | \$1,199,999

Newly remodeled 3 bed/2 bath home less than 2 miles from the beach. This excellent floor plan with abundant natural light features Andersen Frenchwood Doors & Windows, Brazilian Teak Wood floors, a floor-to-ceiling Onyx Marble fireplace in the large living room and another in the master bedroom. Updated kitchen featuring Cherry Wood Cabinets w/ pull-out shelves, Granite counter tops and stainless steel appliances. Master bedroom and dining room lead to a private entertainer's patio with plenty of privacy. Bathrooms have been updated with decorator finishes and fixtures. Custom 1/2 inch thick shower glass enclosure, Travertine floors and Glass Mosaic Tiles throughout the master bathroom. Home comes with Touch Screen Controlled Central Air & Heating, ADT Security System Installed. **BONUS:** Home comes with approved plans for an additional 73 sq ft on main floor+1562 sq ft 2nd addition. All this minutes away from Silicon Beach, Playa Vista, LMU and great local restaurants and shopping. WebID# 531600

SEBASTIAN WOLSKI 818.554.2199 SebastianW@nestseekers.com

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BEVERLY HILLS | NEW YORK | HAMPTONS | MIAMI | LONDON

NEST SEEKERS BEVERLY HILLS PROUDLY PRESENTS



2801 COLDWATER CANYON DR BEVERLY HILLS | \$2,600,000

Refurbish this Double story 4bdr/3.5 ba house, remodel or build new on generous 17,831 sq. ft. lot. Exhilarating Alpine views overlooking Franklin Canyon from backyard patio/pool and second floor balcony. Top of Coldwater, near Mulholland and Tree People walking trails. Spacious Master Bedroom suite w/ sitting room, bath w/jacuzzi. Library/Den with fireplace and wetbar. Laundry room and Double car garage. Wide balcony entire length at house. Coldwater Cyn. w/curb and gutter infrastructure. Spacious house, located on large flat pad has huge backyard, patio and lovely oval pool. Refurbish or remodel now and land bank for the future. Or build new now with larger sq ft on estate size lot with large pad and gentle slope to the south. WebID# 530786



14613 ROUND VALLEY DR LOS ANGELES | \$2,095,000

Exquisite contemporary home in prime sherman oaks location. This gated and private estate features spectacular 180 degree views, large entertainment rooms, grande entrance, formal dining, large living room w/vaulted cathedral ceilings & large skylights. Wonderful grounds include pool, dining gazebo & full guest house. Compound includes elevator, billiard room and home theater. WebID# 530446



147 N BERENDO ST #403 LOS ANGELES | \$650,000

This exquisite 3 bedroom/2 bath Penthouse features wood flooring, gourmet kitchen, high ceilings, central AC/Heat, WD hookups, gated security, alarm systems, and 2 side by side parking spaces and some of the most incredible views from a condo! Near LA's Red Line in the heart of Los Angeles! WebID# 530694



353 S REEVES DR #100 BEVERLY HILLS | \$775,000

Elegant old world charm with Beverly Hills sophistication. Gourmet, granite kitchen with built-ins. Open dining/living room with fireplace, separate den/office area. Large master with marble bath and good size custom wardrobe closets. Powder room with marble shower perfect for guests. French doors look out to flowers and trees. 2 car parking spot, rooftop sundeck, extra storage. Larger units also available. Tenant occ-24 hour notice. WebID# 530452



SAM REAL Licensed Real Estate Agent

Nest Seekers International - 271 North Canon Drive Beverly Hills, CA 90210

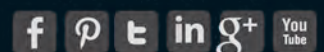
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FINAL TWO TOWNHOMES JUST RELEASED

Discover The Waverly two-story residences designed by Marmol Radziner with generous living spaces, soaring ceilings and beautifully appointed finishes. Offering the ultimate urban beach lifestyle, The Townhouse Collection has privileged access to The Waverly's exclusive amenities including an attended lobby, a fully equipped fitness center and the Skybridge Lounge, with views overlooking the lush treetops of Tongva Park and the sparkling Pacific Ocean.



THE
WAVERLY

RELATED

JOAN'S ON THIRD™ SANTA MONICA NOW OPEN

Townhouse Collection is 70% Sold | Final 2 Townhomes Now Available

Townhouses from \$1,495,000 | Two Bedroom Residences from \$1,300,000

Sales Gallery open by appointment only Monday - Saturday 10am - 6pm • 310.394.1100

1755 Ocean Avenue, Santa Monica, CA 90401 • WaverlySantaMonica.com

*sale must be closed on The Townhouse Collection to qualify for commission

The developer reserves the right to make modifications to the floor plans, pricing and unit dimensions of residences or other areas at any time. This is neither an offer to sell nor a solicitation to buy in any state where prohibited by law or where prior registration is required. Developer shall have no obligation to sell any residence unless the purchaser executes a sale agreement and other documents required by the developer and such documents are executed and accepted by the developer. The development will be subject to the jurisdiction of a homeowners association and owners will be obligated to pay assessments to the association for maintenance of common facilities. Please review the association budget and Final Subdivision Public Report issued for the development by the California Department of Real Estate for more information. CA BRE #01005145.





3% BROKER
COMMISSION

WHERE THE OCEAN MEETS THE AVENUE

Overlooking the sparkling Pacific Ocean, The Seychelle is ideally located in the heart of Santa Monica, on coveted Ocean Avenue. The beautifully designed interiors by renowned Clodagh Design International feature honed marbles, polished quartzites and warm wood tones with walls of glass opening to panoramic ocean views and private terraces. Steps from the sand, The Seychelle offers unparalleled services and amenities that include an attended lobby with concierge, stunning rooftop pool and entertainment lounge, fully equipped fitness center with yoga studio, business center and glamorous pet spa. Welcome to The Seychelle, an unprecedented opportunity to call one of Southern California's beloved beach cities home.



**THE
SEYHELLE**

RELATED

Onsite restaurant Herringbone Santa Monica, by celebrity chef Brian Malarkey, now open

FINAL RELEASE. 90% SOLD.

Two and Three Bedroom Residences from \$1,525,000

The Reserve Collection from \$4,100,000

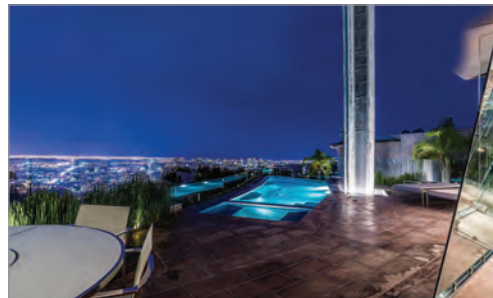
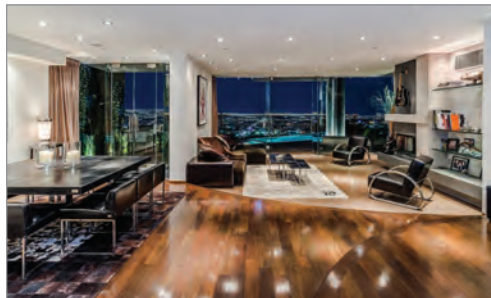
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IMPECCABLE VIEWS AND ARCHITECTURE MASTERPIECE.



**NOVEMBER 10 2015 - BROKER OPEN
FROM 11 TO 2 PM**

\$6,995,000



FARA SALAMAT & PETER GRAGNANI

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1742viewmont.com

1742 VIEWMONT DR

A once in a lifetime opportunity to own extraordinary architectural masterpiece. This highest quality crown jewel .of the enclave Viewmont gated states is above famed sunset strip and has incredible sweeping views from Downtown Los Angeles to Santa Monica and the Ocean. This serene, and elegant offers fully designer furnishing and comes with 4 Bedrooms, 6 Bath, with a master suite, an elegant home Theater with a wet bar, Private infinity pool, pierced by a two story, 4 sided waterfall.

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www.CaliforniaMoves.com

view



FEATURED *Properties*

MALIBU | \$12,950,000
Represented by Ellen Francisco (310) 589-2464

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Browse all digital editions at cbview.com*

**COLDWELL
BANKER**



ALTADENA | \$1,498,800

Nestled in the hills of La Vina, 5/5 w/ views, bamboo HW floors, 2 FP, & gourmet kitchen.

DEBRA FALLON (626) 844-2280



BEVERLY HILLS PO | \$3,975,000

Gated and private Mid Century jewel on one of Beverly Hills Post Office premier streets.

GINGER GLASS (310) 927-9307



BRENTWOOD | \$6,488,000

Spanish-influenced estate on large, private lot; prime street. 133TigertailRoad.com

NORA & PETER WENDEL (310) 979-3913



BRENTWOOD | \$649,000

Spacious 2 bed, 2 bath plus den/office w/marble tile floors, lrg master suite & balcony.

RHONDA GOFF (310) 458-0091



CALABASAS | \$1,295,000

22957dekalb.com VIEWS! VIEWS! VIEWS! 5 bed + 3 bath + Pool/Spa, on a private cul-de-sac!

KAREN BOUDREAU (818) 434-8633



COMPTON | \$95,000

Motivated seller - An original that awaits your personalization. 3BR, 2BA, terrific buy!

DOROTHY SMITH (D'ANN) (310) 285-7571



HANCOCK PARK | \$7,395,000

3 Floors of unparalleled luxury! Reconstructed, redesigned 4Bed/3.5bath+1/1gst, Pool.

LISA HUTCHINS (323) 460-7626



HOLLYWOOD | \$1,499,000

Entertainer's Pool Home & Guesthouse. PRICE SLASHED \$96,000!

FRANK SULLIVAN (619) 249-2673



LA CRESCENTA | \$1,249,000

One story located in the highly desirable of La Crescenta.

SHAWN TANARA (818) 240-1111



LOS ANGELES | \$1,995,000

Extremely Rare Opportunity in South Hancock Park. 2 large private 3+3 residences.

PHIL BORODA (818) 995-2424



MALIBU | \$3,975,000

Ultra chic architectural, 4+5 with superb ocean views + beach rights. www.DazzanEstates.com

SANDRO DAZZAN (310) 317-9348



MALIBU | \$2,500,000

Immaculate 4bd,4ba Malibu West view home. Beach, tennis courts, club house.

KRISTINA HOEVEL-JOHNSON (310) 589-1218



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Arcadia (626) 445-5500

Beverly Hills North (310) 777-6200

Beverly Hills South (310) 273-3113

Brentwood (310) 820-6651

Calabasas (818) 222-0023

Glendale (818) 240-1111

Hancock Park North (323) 464-9272

Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334

Los Feliz (323) 665-5841

Malibu Colony (310) 456-3638

Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700

Marina del Rey (310) 301-3500

Montecito (805) 969-4755

COLDWELLBANKERHOMES.COM



MANHATTAN BEACH | \$2,999,000
6BD/6BA | Huge Kitchen w/ Island | 3 Fireplaces | Beautiful Courtyard-Backyard
FORBESCORRALES (310) 346-3332



MONTECITO | \$4,950,000
Fetching ocean views & a path to the sand complement this south-facing 4bd/3ba.
WWW.MAURIEMCGUIRE.COM (805) 403-8816



OXNARD | \$2,375,000
2 Bedroom + 1 Bath. 1920s beach cottage on the sand.
ARIEL & KAREN 805-985-4444 X164



PACIFIC PALISADES | \$2,185,000
Panoramic View. One story view home on large lot. Great property to update and remodel.
DORI OLLESTAD (310) 230-2425



PASADENA | \$399,000
217 South Catalina Avenue #3, Pasadena
NIKKELL LILAVOIS (626) 449-5222



PLAYA VISTA | \$1,858,000
Contemporary Mediterranean Single Family Home with exceptional custom upgrades throughout
WINNIE LICHT (310) 745-7468



ROLLING HILLS ESTATES | \$895,000
180-Degree View of City, Mountain, Harbor & some Coastline!
LES FISHMAN & VIRGINIA BUTLER (310) 849-1779



SAN GABRIEL | \$988,000
Elegant Spanish style hm/blt 1930 w/character/charm/3BR/3BA/brick patio/lush landscaping.
AMY ELLIS (626) 278-5838



SANTA MONICA | \$1,995,000
Beautifully remodeled townhome: 2 bed w/ den & 2.5 bath located 1/2 block from Ocean Ave.
MARY CRONIN (310) 633-4257



SILVER LAKE | \$1,695,000
2 Duplexes Street-to-Street 1920s Spanish 2Story 2bd+1ba each; 2nd1950s Duplx 1bd+1ba each
ESAU TENORIO (323) 906-2477



STUDIO CITY | \$2,795,000
Superb home in prime Longridge Estates w/pool-spa & outdoor pavilion on flat 13,000 ft lot
STEVE SHRAGER (818) 606-7862



WESTLAKE VILLAGE | \$3,500,000
Stunning French Villa on apx 1.2 ac parcel. Apx 5,000 sf. 1 story. Complete privacy.
JACOBS & MCCORMICK (805) 230-3348

Pacific Palisades (310) 454-1111
Palos Verdes (310) 378-5201
Pasadena (626) 584-0050
Playa Vista (310) 862-5777

San Marino (626) 449-5222
Santa Barbara (805) 682-2477
Santa Monica Montana (310) 458-0091
Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424
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Sunset Strip (310) 278-9470
Venice (424) 280-7400

Ventura (805) 648-5051
Westchester (424) 702-3000
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ARCHITECTURE & DESIGN

MY LUXURY HOME FURNISHINGS VIEW

with Thomas Lavin
by Bret Parsons



Decorating your residence in southern California often means a trek through West Hollywood's Pacific Design Center, the West Coast's largest design center featuring 100+ showrooms which represent over 2,200 deluxe manufacturers' product lines to select from. Inevitably, during one of your many visits, you'll find yourself mesmerized while touring the premier Thomas Lavin Showroom. In less than two decades, Thomas has become the leader in bringing an international range of exclusive high-end home furnishings, fabrics, lighting, and accessories to Los Angeles. Because of the bespoke (custom) nature of his offerings, every single item is unique with nothing else quite like it in the marketplace. Despite the "to the trade" moniker of the industry, homeowners are encouraged to visit as Thomas makes his posh products available via interior designers, architects, and purchasing services. (It's optimum to utilize these vendors as the intricacies of custom furnishings are vast.) So whether you're furnishing your beach bungalow, a mountaintop aerie, Mediterranean villa, or your dramatic contemporary in the desert, the Thomas Lavin Showroom is a stunning starting point to transform residential fantasies into dream homes.

www.ThomasLavin.com



ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: BRIAN MURPHY



SUNSET STRIP | \$4,850,000

Bold Architectural designed by Brian Murphy. Loft-like spaces w/walls of glass throughout.

Steve Frankel (310) 281-3981

ARCHITECT: PAUL R. WILLIAMS



HANCOCK PARK | \$3,995,000

Celebrated architect Paul R. Williams Tudor style 5bd, 4.5ba home in heart of Hancock Park

Chris Abbott (323) 210-1430

ARCHITECT: WALLACE NEFF



SAN MARINO | \$1,838,000

Noted Architect Wallace Neff/3BR/3BA hm/over 2,000SF/ features many classic revival designs

Joseph Chiovare (626) 945-2236



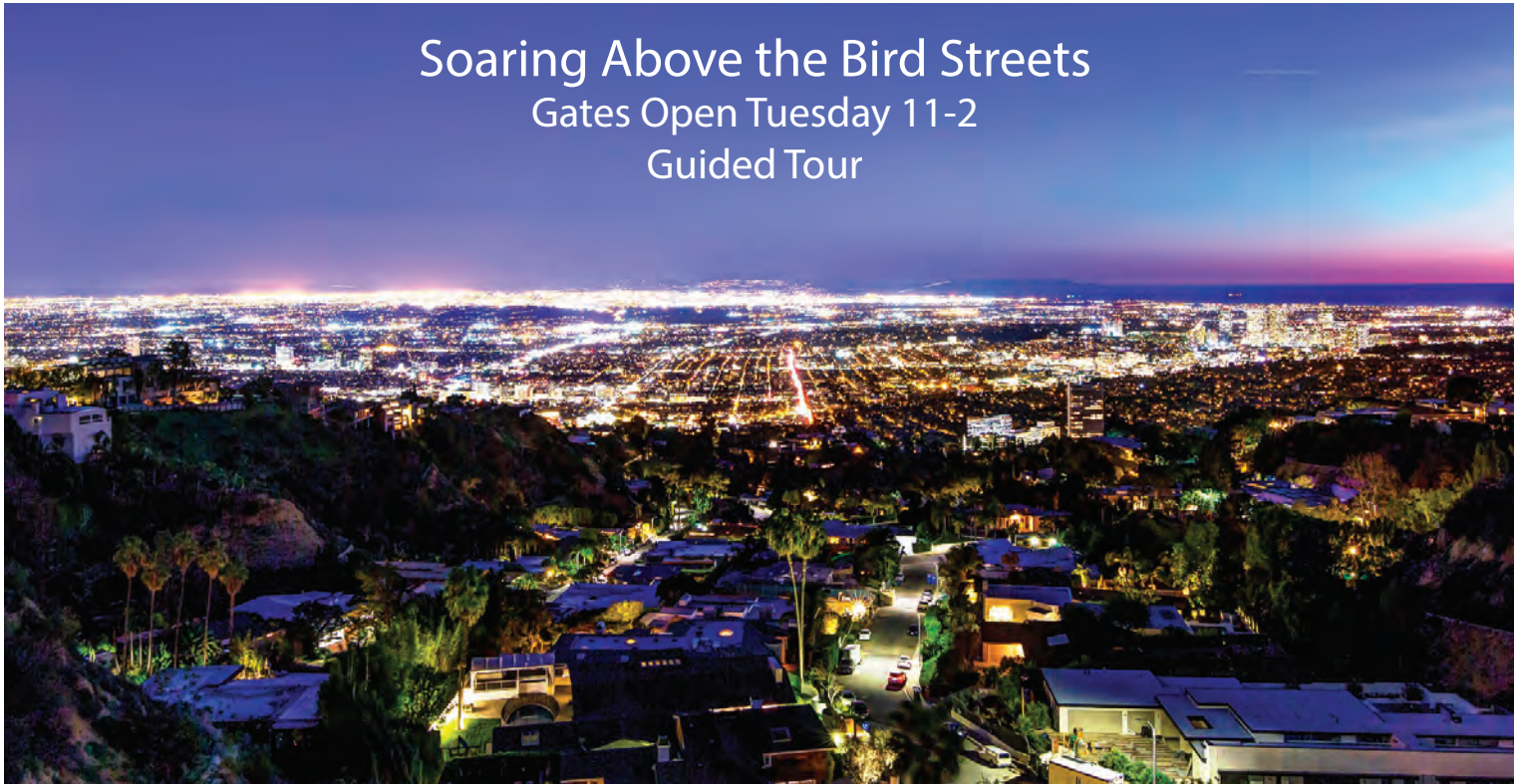
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FOR A SUPERB ARCHITECTURAL SPECIALIST.

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Soaring Above the Bird Streets

Gates Open Tuesday 11-2
Guided Tour



2381SunsetPlaza.com



9100CrescentDrive.com

2381 N Sunset Plaza Drive
Offered at \$4,444,000
1.25 Acres

9100 Crescent Drive
Offered at \$2,444,000
1 Acre

Purchase Together \$6,888,000

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, double infinity pools/spas and substantial outdoor space. A recently paved private drive leads to your parcel which sits on a promontory point above the most expensive real estate on The Sunset Strip. These parcels may be purchased together for a truly magnificent and private compound. A truly one-of-a-kind property that is rarely available.



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Tom@TomandRandyProperties.com

Randy Isaacs
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9000 Sunset Boulevard, Suite 100
West Hollywood, CA 90069



Traditional Paul Williams Estate
Beverly Hills, North of Sunset
Shown by Appointment Only
\$7,495,000

Jade Mills

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www.JadeMills.com | CalBRE #00526877



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Elegant Italian Villa
332 S. Almont Drive, Beverly Hills
www.332SouthAlmont.com
\$4,650,000
Open Tuesday 11-2

Jade Mills

(310) 285.7508 | Homes@JadeMills.com
www.JadeMills.com | CalBRE #00526877



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D R A S T I C \$ 1 0 0 , 0 0 0 P R I C E R E D U C T I O N .



T U E S D A Y 1 1 - 2

\$ 1 , 5 9 9 , 0 0 0



MARY BRILL
 310-7483764
 marybrill@brillgroup.com
 www.brillgroup.com

506 WEST KNOLL DR

Motivated seller offers one of a kind updated country home with fountain and courtyard entry on large lot. Spacious light living room w/fireplace, hardwood floor throughout .Dining room, family room plus laundry/bonus room.Charming kitchen with breakfast nook overlooking garden. Master bedroom & chic new bathroom leads to lush outdoors and guest house/studio. House has retractable shutters.A two car garage and proximity to shops, restaurants and transportation make this even more perfect.

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The one and only Open House that will be held! Please Bring your Clients!

MLS #15-921897

2112 Century Park Lane, unit 118, Los Angeles, CA 90067

2 Bedrooms | 2 Bathrooms | 1,340 Sq. Ft | Offered at: \$1,099,000

Remodeled 2 bedroom suite for a discriminating taste. Nothing has been spared in this redone interior unit in a most serene setting of prestigious guard gated Park Place. Lovely brand new solid wood kitchen including a farm kitchen sink with top of the line appliances, designer Cesar stone counter tops and breakfast area. Spacious living room includes a fireplace with green Brazilian granite slab, floor to ceiling. Dining area off of living room and kitchen. Large master bedroom with a walk-in closet and master bathroom. Custom made hand carved moldings, imported Italian porcelain marble flooring, imported door hardware, designer faucets, and LED recessed lighting all throughout. All rooms face out to an expansive private patio, like a backyard with complete privacy. Custom detailed throughout with quality finishes that must be seen to be truly appreciated. 4 tennis courts, 3 swimming pools, GYM, and sauna. Just bring your suitcase and toothbrush to move in.



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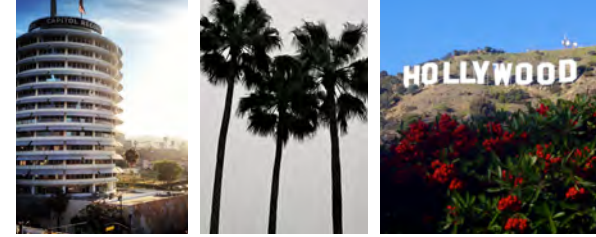
Shah Noorvash
310.285.7588

snoorvash@coldwellbanker.com

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A GREAT VALUE FOR 2012 CONSTRUCTION MODERN OPULENCE



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

4 Beds + 3.5 Baths :: Pool :: 3,951 Sq. Ft.

Built in 2012. The 6521 Maryland Drive residence, part of the DWELL Homes Collection, is the epitome of today's modern lifestyle. Featuring 4 Bedrooms and 3.5 baths with a two story great room with gas fireplace and direct access 2 car garage. This cutting-edge architectural is flooded with natural light through its floor to ceiling windows and open loft-like spaces, which open to a private backyard with sparkling pool and BBQ area. Appointed with the finest finishes including Miele appliances, Porcelanosa Spanish tile and a custom, architectural floating staircase. The luxurious master suite provides privacy, a formal sitting room, walk in closet, and open space simultaneously with a unique zen meditation garden that brings the outside in. Stylish on the outside, and state of the art on the inside, known as the "Plug and Play Luxury Home", you can seamlessly integrate sound, vision, & security into your smartphone from anywhere in the world. Walk to shops and restaurants with easy access to Beverly Hills and major freeways. **Lease option available.**

www.6521maryland.com

LUNCH SERVED!



SHAWN KORMONDY

323.638.7567

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6521 Maryland Drive
Los Angeles, CA 90048

Listed at \$2,995,000



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OPEN TUESDAY 11-2
\$11,750,000



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INTERNATIONAL REALTY

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.

\$4,679,000

OPEN 11-2

EXCLUSIVE REPRESENTATION BY
DUSTIN NICHOLAS

R.E. LICENSE #: 01385049

(310) 770-1847



NICHOLAS PROPERTY GROUP

BERKSHIRE HATHAWAY | California Properties

HomeServices



\$18,000,000 **591 Hi Mountain Rd, Arroyo Grande**
 Kerry L Mormann 805.689.3242
 Rancho Arroyo Grande, 3467± acres (assr). 6BD/9BA
 home + guest house, AG land, vineyard and more!



\$7,995,000 **25120 Jim Bridger Rd, Hidden Hills**
 Marc & Rory Shevin 818.251.2456/818.251.2476
 Sweeping views. 7BD/9BA, theater, study, game and
 bonus rooms. Pool, spa, lawns, sport court.



\$3,895,000 **4415 Woodley Ave, Encino**
 Shanks/Davis 818.326.2415/818.606.9805
 View estate w/ 7BD/6BA, 5,560 sq ft on 0.92 acres (per
 appr) with infinity pool. www.4415Woodley.com



\$3,779,000 **760 Latimer Rd, Santa Monica**
 Isabelle Mizrahi 310.230.3720
 Rustic Canyon Architectural. Great in/outdoor flow.
 3BD/3BA. Master with sitting room, fireplace and deck.



\$3,490,000 **24959 John Fremont Rd, Hidden Hills**
 Marc & Rory Shevin 818.251.2456/818.251.2476
 Panoramic views. 5BD/5½BA, master with sitting room,
 media room. Salt water pool and spa.



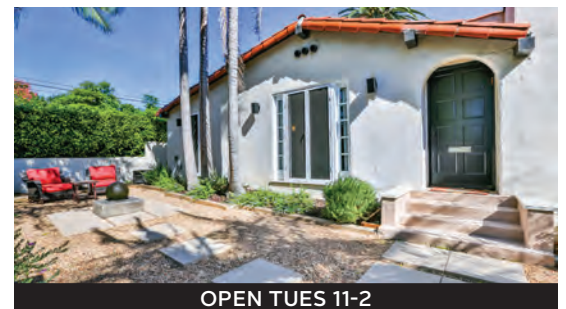
\$2,799,000 **1112 Wellesley Ave, Brentwood**
 Sandi Jacoby 310.820.9312
 Perfection & beauty! 5BD/5½BA w/ gated entry, open
 kitchen/family area, bonus room, wood firs, yard & patio.



\$1,875,000 **15035 Sutton St, Sherman Oaks**
 Matt Epstein 818.789.7408
 Amazing SOB gated soft contemp with custom touches.
 4-5BD/5½BA, 4,743 sq ft, 7,750 sq ft lot (per assr).



\$1,649,000 **3619 Weslin Ave, Sherman Oaks**
 Cynthia Miller 818.371.2724
 Mid-Century Modern with spectacular views! Updated
 4BD/3½BA with chef's kitchen, pool and spa.



\$1,449,000 **750 N Stanley Ave, West Hollywood Adj**
 Banchik/Dantzler 310.503.6436/310.877.8361
 Beautiful 2BD/2BA Spanish w/ office/den & open living/
 dining in the exciting Melrose Village neighborhood!



\$1,095,000 **567 Crane Bl, Mount Washington**
 Thomas Inatomi 323.671.1249
 Spacious Contemporary with 4BD/4½BA, den, office,
 views and additional vacant lot. 567Crane.com



\$998,000 **11952 Darlington Ave, Brentwood**
 Natalie K. Levi 310.309.9299
 Stunning, updated 3BD/2½BA townhouse with newer
 kitchen, wood floors, 2 masters, inside laundry.



\$869,000 **13078 Mindanao Wy #110, Marina del Rey**
 Alessandra Castrogiovanni 310.529.2929
 Pvt, sgl-level 2BD/2BA condo w/ hardwood floors + large
 balcony, in 24 hr gated resort comm. In-unit laundry.

Visit us online at bhhsocalifornia.com

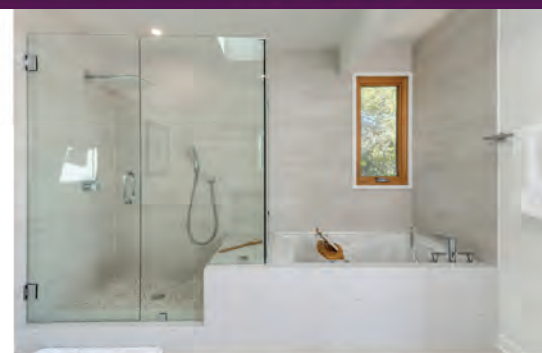
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In Focus LA
 a bi-weekly lifestyle
 newsletter

OPEN TUESDAY (11/10) 11-2 PM



1424 Chautauqua Boulevard | Pacific Palisades



Serenity & Unapologetic Views!

Asking \$2,695,000 ...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 brandishing Titan grey-white oak floors and you'll be immediately drawn to the stage-stealing city and mountain views showcased through La Cantina sliding glass doors. 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. Completely and newly renovated, this homes total square footage is 2,493. Total decking and outdoor space totals 1,458 sqft. Roof deck offers a fire pit, large private siting area and amazing ocean, city and mountain views. Other features include chromo-therapy spa in master bath, built-in speakers and designer finishes and fixtures throughout. Steps away from hiking trail and just a five minute drive to downtown Pacific Palisades.

www.1424Chautauqua.com



Marco Rufo
310.488.6914
info@marcorufo.com
www.marcorufo.com
 CalBRE# 01362095

BERKSHIRE HATHAWAY
 HomeServices

LUXURY
Collection

BERKSHIRE HATHAWAY | California Properties
HomeServices



Fabulous Opportunity with Ocean & Canyon Views

310 Bellino DR Pacific Palisades, CA 90272 Offered at **\$3,150,000**

FIRST TIME ON THE MARKET IN OVER 40 YEARS. PRIVATE, SERENE FLAG LOT ON OVER AN ACRE OF LAND W/SPECTACULAR OCEAN & 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, GETTY VILLA, & MANY OTHER CONVENIENCES. SELLER HAS NO SURVEY OR REPORTS FOR THE PROPERTY & MAKES NO REPRESENTATIONS AS TO WHAT CAN BE BUILT. BUYER TO DO OWN INVESTIGATIONS SATISFACTION.



Jody Fine
310-230-3770
jodyfine@bhhsca.com
CalBRE 00916736

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RE/MAX®
ESTATE PROPERTIES

Fine Homes & Luxury Properties



MAR VISTA HILL | 3272 Grand View
\$2,849,000 | 4 BD + 5 BA
Ann Beck | Terri Davis 310.391-6853



WESTSIDE VILLAGE | 3215 Greenfield Ave.
\$2,395,000 | 5 BD + 5.5 BA
Rory Posin | Kristian Bonk 310.839.8500



MAR VISTA | 3247 Rosewood Ave.
\$1,700,000 | 3 BD + 2 BA + Den + Spa
Mary Chiu 310.428.1488



BEVERLY HILLS | 9332 Hazen Dr.
\$3,499,000 | 5 BD + 4 BA
Joyce Yang 310.378.6232



VENICE | 2210 Pacific Ave.
\$2,495,000 | 4-plex, ALL 1 BD+1 BA+1 Bonus Studio
Andrew Wilson 310.387.1297



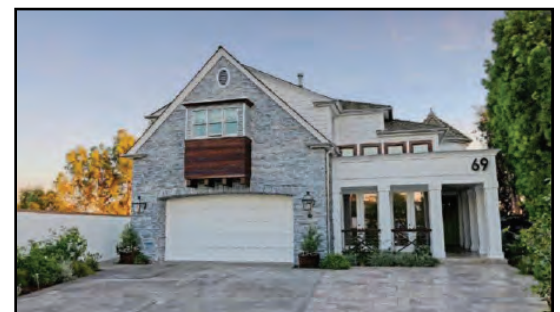
Near Abbot Kinney Blvd.
VENICE | 674 Olive St.
\$1,595,000 | 3 BD + 2 BA, Den, Lrg Lot
Terry Ballentine | Marty Rosen 310.351.9743



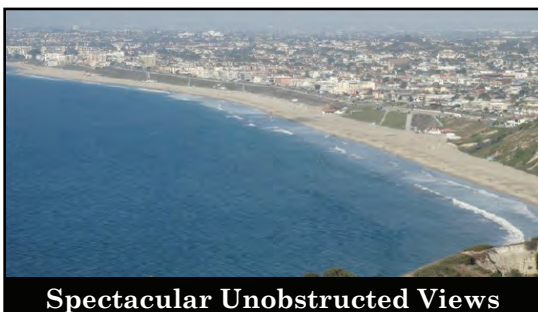
Heart of Silicon Beach
PLAYA DEL REY | 8300 Saran Dr.
\$1,549,000 | 3 BD + 3 BA
James Suarez 310.862.1761



Open Tues 11am-2pm
VENICE | 832 Marco Pl.
\$1,450,000 | 2 BD + 1 BA + 1 Car Garage + 3677 SF Lot
Colin Jacobs 310.902-8831



NEWPORT BEACH | 69 Cape Andover
\$4,299,000 | 4 BD + 4 BA + Stunning Views
Rob Freedman 310.291.7779



Spectacular Unobstructed Views
PALOS VERDES ESTATES | 1805 Via Arriba
\$2,599,000 | 4 BD + 3 BA + 2724 SF
Vidya Naik 310.704.7873



HOLLYWOOD HILLS | 3200 Oakley Dr.
\$2,750,000 | 4 BD + 5 BA
Linda Roth Burrell 323.295.4714



HOLLYWOOD HILLS | 7582 Willow Glen Rd.
\$2,599,000 | 5 BD + 4 BA
Eden Escamilla 310.283.4166

www.RealEstateLosAngeles.com

Santa Monica | Venice | West LA/Westwood | Marina del Rey | Abbot Kinney | Beverly Hills | El Segundo | Manhattan Beach
Downtown Manhattan Beach | Hermosa Beach | Malaga Cove | Redondo Beach | South Bay | Silver Spur | Miraleste | San Pedro



THE OPPENHEIM GROUP
REAL ESTATE

REMODEL OR DEVELOPMENT OPPORTUNITY IN TROUSDALE ESTATES

A phenomenal development opportunity in the prime Beverly Hills Trousdale Estates. Remodel existing house or build an 8,500+ sq. ft. dream-home overlooking the City lights, from downtown to the ocean. A private driveway leads to almost 1/2 acre of largely flat land boasting a beautiful 4,800+ sq. ft. existing home with an impressive open floor plan and high ceilings.



BEVERLY HILLS

320 TROUSDALE PL.

\$7,995,000 | 4,812 SQ. FT. 20,710 LOT SIZE

OPEN TUESDAY 11-2PM

320TROUSDALE.COM

JASON OPPENHEIM, ESQ.

BROKER / PRESIDENT

OGROUP.COM

jason@ogroup.com | 310.990.6656

8606 Sunset Blvd. | West Hollywood, CA 90069



FINAL 2
PENTHOUSES

Penthouse 40 Master Suite

PENTHOUSE OF THE CENTURY

With unobstructed, breathtaking views stretching from Downtown LA across the Hollywood Hills to the Pacific Ocean, the views from The Century Penthouses are unlike any other. As the last release of The Penthouse Collection is now available, this is the final opportunity to own a penthouse at Los Angeles' most desirable residential address.

Located on nearly four acres of landscaped gardens, residents will be pampered by The Century's unrivaled array of services and amenities including a 24-hour attended lobby with doorman and concierge, 75' outdoor resort-style pool, private screening room and in-residence dining from Hinoki & the Bird.



Half-floor Penthouse 38A priced at \$14,800,000
Full-floor Penthouse 40 priced at \$28,950,000



One Century Drive, Los Angeles, CA 90067 | 310.552.2055
TheCenturyPenthouse40.com

The developer reserves the right to make modifications to the floor plans, pricing and unit dimensions of residences or other areas at any time. This is neither an offer to sell nor a solicitation to buy in any state where prohibited by law or where prior registration is required. Developer shall have no obligation to sell any residence unless the purchaser executes a sale agreement and other documents required by the developer and such documents are executed and accepted by the developer. The development will be subject to the jurisdiction of a homeowners association and owners will be obligated to pay assessments to the association for maintenance of common facilities. Please review the association budget and Final Subdivision Public Report issued for the development by the California Department of Real Estate for more information. CA BRE #01005145.



HIGHLY DESIRABLE LOCATION FABULOUS SPANISH HOME!



506 North Martel Avenue, Los Angeles

\$1,450,000

First time on the market in over 55 years! Charming Spanish home in a very desirable neighborhood (Melrose Village). Built in 1926, this 3 bedroom, 2 bathroom home retains most of it's original characteristics. House sits on 6,000 sq. ft. lot. Spacious living and formal dining room. Perfect to entertain. Detached 2-car garage. Excellent opportunity to restore, renovate or expand. Property sold in its present "as-is" condition.



CHRISTINA JABARIAN
Realtor®

818.400.0090 call or text
cjabarian@aroe.com
aroe.com/christinajabarian

JOHN AROE GROUP

John Aroe 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 00966737.

9250 Hazen Drive, Beverly Hills P.O.

OPEN TUESDAY 11AM - 2PM | Coffee & Espresso Bar



Sally Forster Jones
John Aaroe Group
310.691.7888
sallyforsterjones.com



Mary Hellmund
The Agency
310.614.9885
mhellmund@theagencyre.com

REDUCED PRICE: \$11,250,000

Magnificent 6 bedroom and 6.5 bathroom gated Mediterranean estate! An incredible opportunity on an exclusive street in prime Beverly Hills P.O. This private oasis features a large motor court and grand 2-story entry. The spacious floor plan encompasses voluminous rooms that open to lovely entertaining areas, classic archways, and beautiful detailing. The gourmet kitchen boasts a large center island, high-end appliances, and a sunny breakfast area. Retreat to the generous master suite with arched doors that open to the private balcony, a warm fireplace, and luxurious dual baths and walk-in closets. The spectacular grounds are comprised of mature landscaping, patios, grassy yard, pool, and numerous areas for lounging or entertaining. 9250hazen.com



Open Tuesday 11-2pm
CARSWELLCOLLECTION



STUDIO CITY
4424 Ethel



ROMANTIC TRADITIONAL COTTAGE | 2 BR, 3 BA | Fam Rm | Large Yard

Renovated and expanded with beautiful results, this charming cottage is much larger than it may appear. Fantastic new Kitchen opens to Dining Rm, hardwood floors gleam, new baths shine and Family Rm overlooks expansive green yard. One of Studio City's most delightful blocks, a true neighborhood feel.

ChrisPICKETT
424.202.3230

\$998,000



Ernie Carswell: Bureau of Real Estate #01111566 | Chris Pickett: Bureau of Real Estate #01475927
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Open Tuesday 11-2pm
CARSWELLCOLLECTION



CARTHAY CIRCLE
6203 Del Valle



CHARMED ENGLISH COURTYARD | 3BR, 2BA | Gated Driveway | Double Lofts

Situated in one of Carthay's most desirable blocks, this English Cottage grows on you as you explore its expanding size and possibilities. Picket fence frontyard invites guests toward the courtyard entry. Don't miss the enormous backyard entertaining space or huge attic lofts for play or storage. Recently renovated Kitchen is a deluxe feature.

\$1,460,000

TELES
PROPERTIES

ErnieCARSWELL
310.345.7500

Ernie Carswell: Bureau of Real Estate #01111566 | Chris Pickett: Bureau of Real Estate #01475927

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HYPERION 4 :: CONTEMPORARY RESIDENCES

STARTING AT \$995,000

OPEN HOUSE :: TUESDAY 11-2PM

923-927 HYPERION AVENUE, SILVER LAKE

Hyperion 4 is a collection of four new homes located in Silver Lake just one block from the restaurants and shopping at Sunset Junction. The project's terraced hillside site offers stunning panoramic views from the Pacific Ocean to the Griffith Observatory. 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. Roof decks are provided at the street facing lots, and private backyards at the interior lots. The folding wood french doors offer an expansive connection to the outdoor spaces. The striking exterior is clad in smooth plaster and custom patterned siding.

New Developments Division

Joshua Gaunya | 310.275.2223

Geoff Clark | 323.459.3845



deasy/penner&partners

Home as art.®



The Seller reserves the right to make modifications in materials, plans, designs, scheduling and delivery of the homes without prior notice. All dimensions are approximate based on architectural plans. The information herein is subject to change without notice. Buyers should perform all due diligence.



833 OCEAN AVE #305

SANTA MONICA

2 BEDROOMS | 2 BATHROOMS

WWW.833OCEAN305.COM

DAVID SOLOMON
424.400.5905

ANNA SOLOMON
424.400.5903

OPEN TUESDAY 11-2PM

OFFERED AT \$1,749,000



An international associate of Savills | THEAGENCYRE.COM





8927 ST IVES DRIVE

SUNSET STRIP

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 complimented 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.

4 BEDROOM | 6 BATHROOMS
7,500 SQ. FT. | 25,250 SQ. FT. LOT
OFFERED AT \$20,950,000

DAVID PARNES
DPARNES@THEAGENCYRE.COM
424.400.5916

JAMES HARRIS
JAMES@THEAGENCYRE.COM
424.400.5915

STEFAN POMMEPUY
STEFAN@THEAGENCYRE.COM
310.562.6264



OPEN TUESDAY 11-2PM

VALET PARKING AVAILABLE | NEW LISTING



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8931 ST IVES DRIVE

SUNSET STRIP

4 BEDROOMS | 4 BATHROOMS | 4,600 SQ. FT. | 9,251 SQ. FT. LOT

Located in the prestigious Hollywood Hills on coveted St. Ives Drive, this stunning Architectural masterpiece is the showcase ultimate view home you have been looking for. With spectacular panoramic and unobstructed 270 degree Downtown, Century City and ocean views, you've never seen Los Angeles sparkle quite like this! Features include 2 en-suite guest bedrooms, lower level bonus room, infinity edge pool and spa and a large sun terrace, chef's kitchen with Miele and Viking appliances.

OPEN TUESDAY 11-2PM

VALET PARKING AVAILABLE

OFFERED AT \$12,995,000

 **DAVID PARNES**
DPARNES@THEAGENCYRE.COM
424.400.5916

 **JAMES HARRIS**
JAMES@THEAGENCYRE.COM
424.400.5915

 **VICTOR KAMINOFF**
VICTOR@VICTORKAMINOFF.COM
213.718.7718



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1535 NORTH DOHENY DRIVE

SUNSET STRIP

5 BEDROOMS | 5.5 BATHROOMS | 4,200 SQ. FT. | 15,419 SQ. FT. LOT

Contemporary masterpiece in the Bird Streets. Open living/dining space allow indoor & outdoor entertaining. Designer kitchen with Miele appliances, center island, wine refrigerator, Negro Maquina slab marble, French limestone floors, walnut custom closets, Creston Home Automation, and Fleetwood pocket doors. En-suite bedrooms, free standing guest house, zero edge pool and spa.

BY APPOINTMENT ONLY

NEW LISTING

OFFERED AT \$6,950,000

DAVID PARNES
DPARNES@THEAGENCYRE.COM
424.400.5916

JAMES HARRIS
JAMES@THEAGENCYRE.COM
424.400.5915



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792 SAN LORENZO

SANTA MONICA CANYON

6 BEDROOMS | 7 BATHROOMS | 6,472 SQ. FT. | 28,961 SQ. FT. LOT

View to Riviera's 6th hole! And on other side this beautifully redesigned home looks out to a lovely private yard with pool. Set on close to 30,000 sqft, this stunning entertainment, family home has a chic modern chef's kitchen, 5 bedrooms with 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 with large stone fireplace & bar. Gym, wine cellar, shared tennis court.

DEEDEE HOWARD

424.230.3755

OPEN TUESDAY 11-2PM

NEW PRICE

OFFERED AT \$14,500,000



An international associate of Savills

THEAGENCYRE.COM





1036 SUMMIT DRIVE

BEVERLY HILLS

5 BEDROOMS | 9 BATHROOMS | 11,000 SQ. FT. | 46,000 SQ. FT. LOT

Designed by famed architect Juan Pablo Molyneux and touting a level of unrivaled artistry, this Florentine Villa in Beverly Hills encompasses a nearly 47,000 sq. ft. lot of sheer privacy and grandeur. All of the stone was sculpted by French artisans and originated from the same quarry outside Paris used to build The Louvre, Versailles and Notre Dame. From hand carved, inlaid statuettes on the living room walls to gold plated tiling inside the pool, this palatial estate is truly a labor of love.

JEFF KOHL
424.230.3707

MAURICIO UMANSKY
424.230.3701

OPEN TUESDAY 11-2PM

NEW PRICE

OFFERED AT \$24,900,000



An international associate of Savills

THEAGENCYRE.COM





OPEN TUESDAY 11-2 PM

1636 QUEENS ROAD | SUNSET STRIP | \$3,249,000
4 BEDS | 4 BATH

NEW PRICE – REDUCED OVER \$120,000



8661 HILLSIDE AVENUE | SUNSET STRIP | \$4,399,000
3 BEDS | 4 BATH | 4,487 SQ. FT. | 8,942 SQ. FT. LOT
CO-LISTED WITH CINDY AMBUEHL | 424.321.4947



1626 SUNSET PLAZA DRIVE | SUNSET STRIP | \$2,385,000
3 BEDS | 3 BATH | 3,255 SQ. FT. | 6,763 SQ. FT. LOT

JON GRAUMAN
424.238.2484





116 NORTH GUNSTON DRIVE

BRENTWOOD

5 BEDROOMS | 7 BATHROOMS | 7,136 SQ. FT. | 17,318 SQ. FT. LOT

Located in one 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 with dual walk-in-closet, fireplace & terrace! Close to Beverly Hills, the 405 & the beach.

ALEX BRUNKHORST

424.231.2418

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$7,495,000



An international associate of Savills

THEAGENCYRE.COM





1430 ABBOT KINNEY BLVD

VENICE

3 BEDROOMS | 3.5 BATHROOMS | 2,700 SQ. FT. LOT

Located on the best street in the city, this urban oasis combines a masterful use of space, abundance of natural light and attention to detail throughout. Three levels of living space are highlighted by a sensational rooftop deck overlooking the city below, spacious master suite with high ceilings and large master bath, state of the art chefs kitchen and private outdoor spa. This home offers the best of Venice, within walking distance to world renowned boutique shops, and art galleries.

BLAIR CHANG
424.230.3703

BY APPOINTMENT ONLY

NEW LISTING

OFFERED AT \$13,995,000



An international associate of Savills

THEAGENCYRE.COM





3246 BEACH CLUB ROAD

SANTA BARBARA

4 BEDROOMS | 4 BATHROOMS | 3,000 SQ. FT. | 47,916 SQ. FT. LOT

Enjoy unobstructed panoramic ocean views from this rare beachfront site in the exclusive gated community off Padaro Lane, Carpinteria. With over 100 ft. of beach frontage on 1.1 acres, this 4 bedroom/4 bath home is a one of a kind beachfront property. Surf Serena Point break, stroll along the beach or simply relax in privacy watching the sun set over the Channel Islands. The expansive seaside deck is perfect for entertaining with family and friends. This home offers ultimate tranquility.

OPEN WEDNESDAY 10-1PM

NEW LISTING

OFFERED AT \$13,888,000

 **JACKIE SMITH**
424.230.3760

 **BILLY ROSE**
424.230.3702

 **KEN DAVIS**
619.894.5500



An international associate of Savills | THEAGENCYRE.COM





10776 WILSHIRE BLVD #1604

WILSHIRE CORRIDOR

NEW PRICE

3 BEDROOMS | 3.5 BATHROOMS | 3,950 SQ. FT.

The Carlyle Residences offers luxury Wilshire Corridor living at its finest. Residence 1604 offers 3 bedrooms and 3.5 baths in 3,535 square feet. Direct entrance from the private elevator foyer, floor to ceiling glass with views to ocean, master with adjacent den and grand walk-in closet, gourmet kitchen, plus 2 additional bedrooms with en suite baths. Amenities include valet, 24-hour concierge, gym, pool, lounge, wine cellar, plus private storage & parking. Additional maids suite included on 2nd floor.

OFFERED AT \$4,780,000

 **ERIN O'CONNOR**
424.400.5951

 **KELLY ALUISE**
323.578.3944



An international associate of Savills

THEAGENCYRE.COM





4365 FARMDALE AVE

STUDIO CITY

5 BEDROOMS | 4 BATHROOMS | 3,878 SQ. FT. | 6,759 SQ. FT. LOT

OPEN TUESDAY
& FRIDAY 11-2PM

NEW LISTING

Professionally designed and decorated, this exquisite Colfax Meadows estate represents luxury at its best. Newer construction that surpasses expectation with expert craftsmanship and absolutely stunning finishes. A fabulous chef's kitchen with Viking appliances flows easily into a large, yet cozy, family room. The grand master suite is complete with intricate marble in the bathroom and a romantic fireplace. Perfect house for entertaining and family.

OFFERED AT \$2,195,000

JAIME CUEVAS
424.400.5909

CRAIG KNIZEK
818.618.1006



An international associate of Savills | THEAGENCYRE.COM





ARTEMESIA

THE QUEEN OF CRAFTSMAN

8 BEDROOMS | 7 BATHROOMS | 13,290 SQ. FT. | 65,340 SQ. FT. LOT

Like the Gamble House or Fallingwater, Artemesia is a one-of-a-kind architectural masterpiece. A secluded and private enclave just half a mile from the center of Hollywood, Artemesia provides sweeping city to ocean views and outdoor wonderlands for kids. From grand interior spaces and stunning craftsmanship to meandering waterfalls, every inch of this masterful work of art has been extensively restored. Resting on a pristine 1 ½ acres on a private road, the property represents the finest Craftsman residence in the country.

OFFERED AT \$9,995,000

BLAIR CHANG
424.230.3703



An international associate of Savills | THEAGENCYRE.COM





THE COSMOPOLITAN BW



2 BDR, 2 BDR + DEN, AND 3 BDR RESIDENCES RANGING FROM \$865,000 - \$2,200,000



441 S BARRINGTON AVE
BRENTWOOD

424.400.5943
THECOSMOBW.COM

Welcome to The Cosmopolitan BW, a limited collection of 45 modern, luxury residences steps away from the very best of Brentwood. Enjoy the quintessential, relaxed Brentwood lifestyle and unrivaled walkability to acclaimed schools, dining, shopping, and nightlife. Exquisitely designed for the modern lifestyle, the residences at The Cosmopolitan BW feature flexible 2 to 3-bedroom floor plans with open-concept living and an elegantly clean simplicity.

OPEN TUESDAY - SUNDAY 12PM - 5PM | BROKERS OPEN TUESDAY 11AM-2PM

OVER 70% UNDER CONTRACT

SOPHISTICATED, MODERN LIVING *in the heart of* **BRENTWOOD**

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The Agency CA RE #01904054



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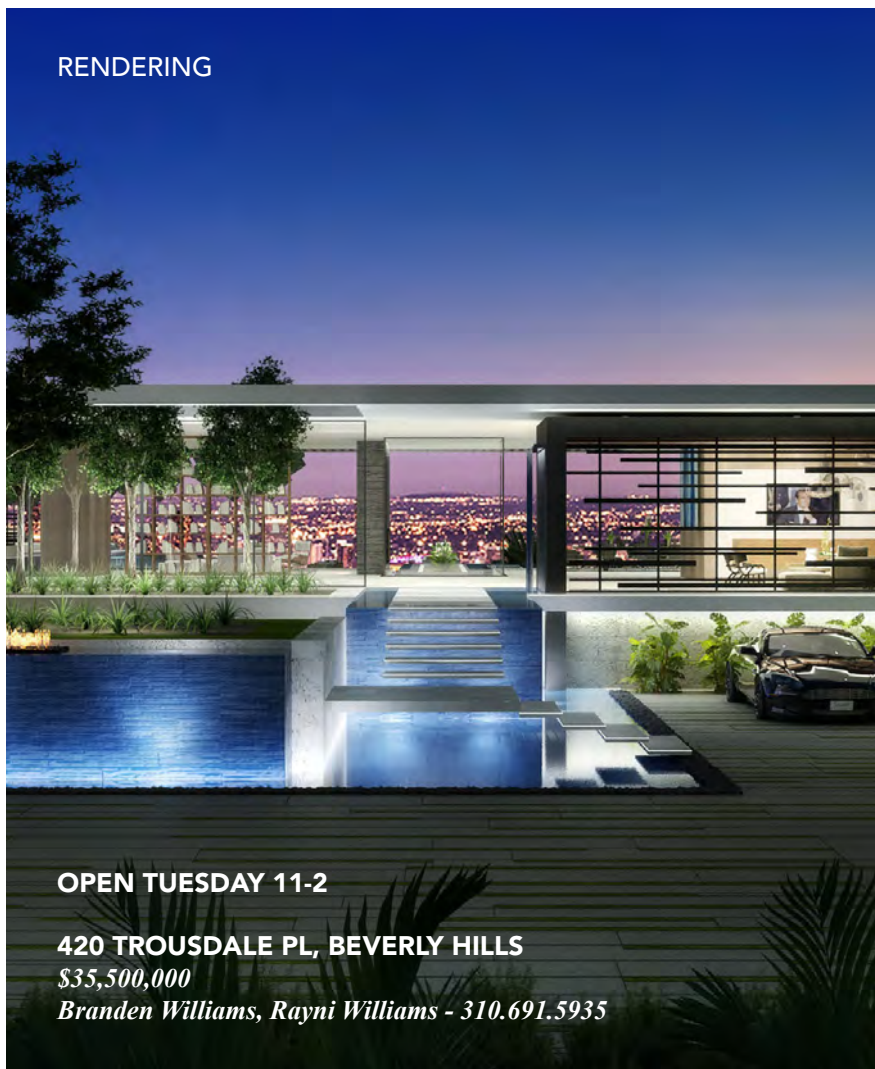
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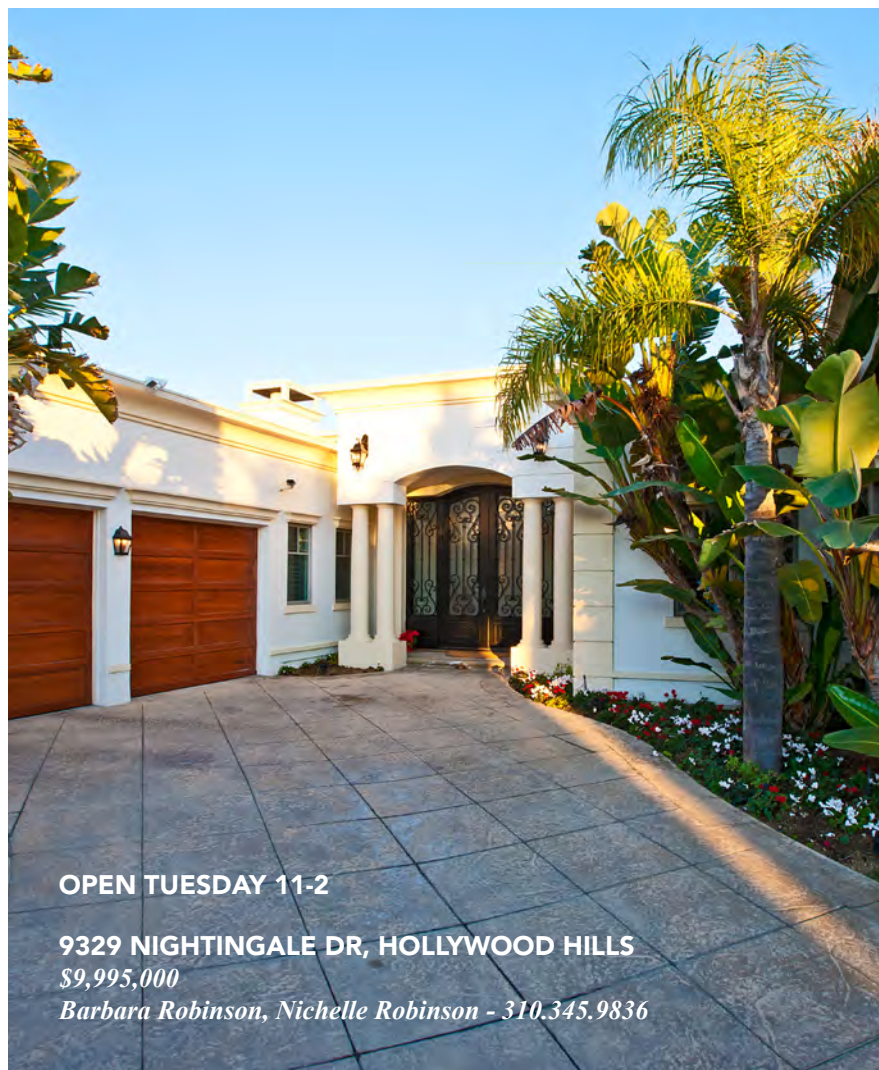


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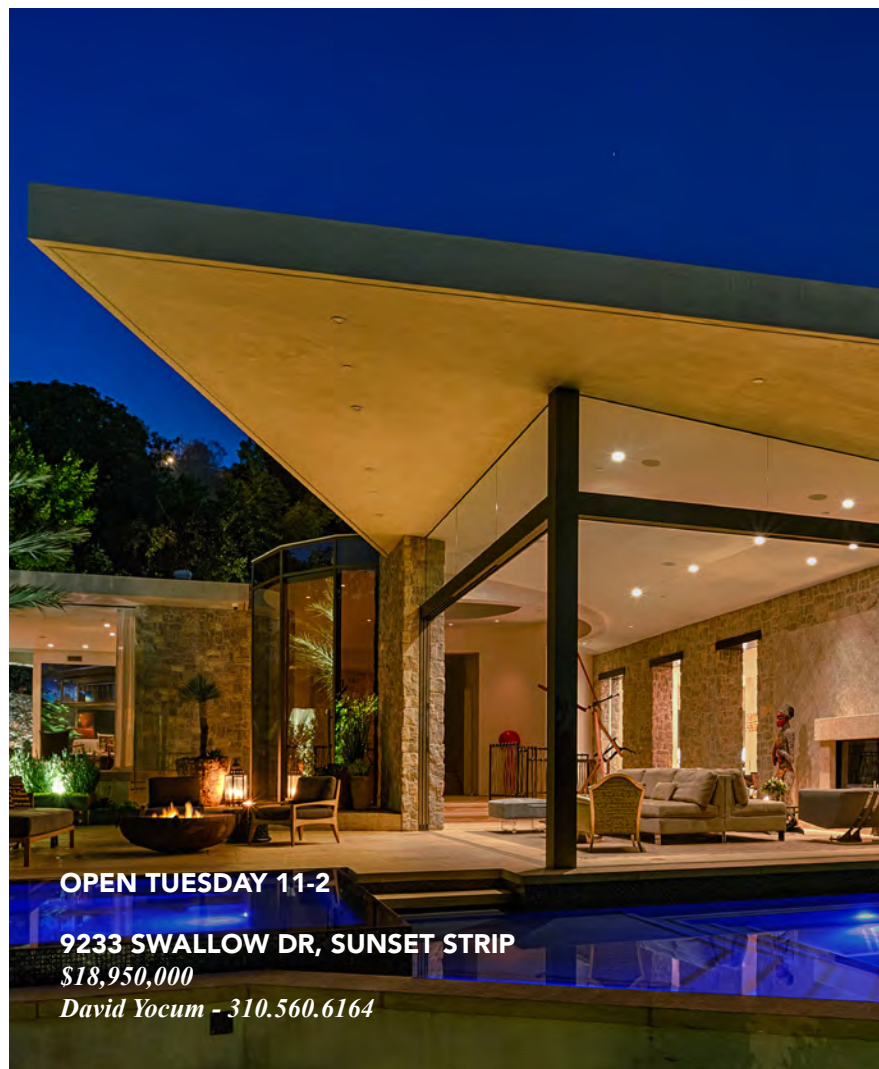


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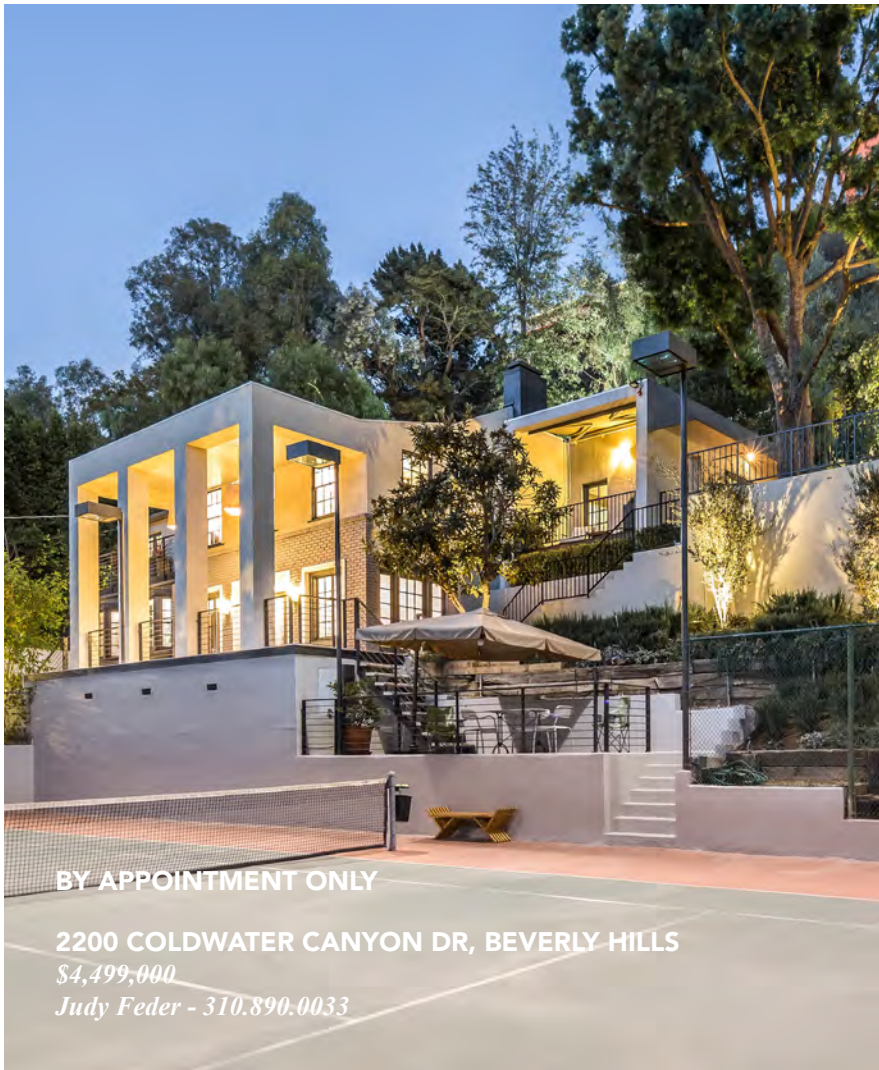
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Beverly Hills Estate Site

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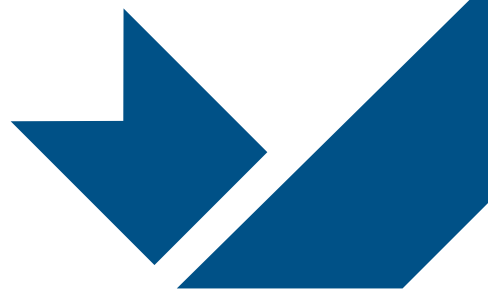
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Impeccable single-story Spanish home located in Amestoy Estates with an approx 1,700 square foot guest house! Built in 2008, the main home spans more than 4,100 square feet and offers 5 bedrooms & 5 baths. No expenses were spared when building this home, custom crown moldings and base boards, clad French doors and windows, wood and stone floors, custom tile and stone patterns, wet bar with Thermador refrigerator; custom cabinets, and granite counters. The living room is located off of entry and leads to the 5th bedroom which is currently being used as an office. Formal dining room can seat more 18 guests, open kitchen with beamed ceilings, huge island, & Thermador appliances. Kitchen opens to the family room that offers beamed ceilings and multiple sets of French doors that lead to the covered patio and backyard. Guest house is attached by a covered corridor and has 2 bedrooms, 3.5 bathrooms kitchen, dining & family room. The guest house also has a separate entrance and driveway and is perfect for someone who needs an at home office, additional room for extended family, recording studio, or a just a great rental.

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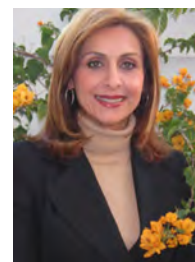
1410 STRADELLA RD. BEL AIR



OPEN TUES 11-2 | LUNCH SERVED

Gated view estate nestled on sprawling grounds in Bel Air. This recently remodeled contemporary home features high ceilings, quality finishes, hardwood floors, recessed lighting and an abundance of natural light pouring through the large windows and French doors throughout. Living room with fireplace showcases a wall of French doors overlooking the back yard with sparkling pool, expansive deck and reservoir, city and mountain views. The open floor plan offers a sleek kitchen with Miele appliances and separate dining area sharing the double-sided fireplace. The master suite also features French doors overlooking the outdoor yard & views along with a fireplace, luxe bath with separate tub and walk-in closet. Two additional bedrooms upstairs both with en-suite bathrooms. The back features extensive outdoor living space including a gorgeous gazebo with 2 refrigerators & built-in BBQ, perfect for entertaining or just enjoying the view. The below deck is lushly landscaped with mature fruit trees and flower garden. This tranquil retreat atop Bel Air is not to be missed.

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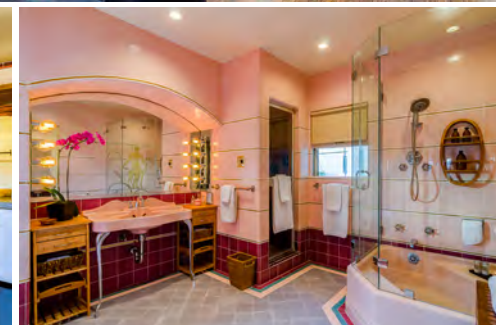


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MERLE NORMAN HOUSE, 1935



2523 Third St, Santa Monica

Only Divine Intervention in the middle of the Great Depression could have brought together renown architect Ellis G. Martin and the lavish budget and creative mindset of au courant cosmetics magnate Merle Norman to create this iconic, Santa Monica Registered Landmark and Mills Act property. A striking and rare example of Mediterranean Revival style with rich overlays of Depression Era Moderne and 1930s Streamline design elements...Ms. Norman commissioned her dream to be built on a choice lot, rising above 3rd Street, with views of the Pacific Ocean from a series of quixotic, lavishly appointed chambers, and only two short blocks to Main Street. Enter a sequestered courtyard through the porte cochere, traverse the one-of-a kind sweeping stairway to a loft-like sprawling living room spanning the entire front of the home, with tree top and ocean views, library, formal dining room, and period tile kitchen. Upstairs, enormous master suite with head-on ocean views, and a series of beautifully appointed spaces, including separate sitting room (or sleeping chamber), his/hers 30's luxe tile baths, circular dressing room/office with scalloped vertical plaster detail and walk-in closet. Two guest rooms on the first floor, with grand moderne bathroom, utterly intact and worthy of the Emerald City. Also includes a separate guesthouse with full kitchen, living room and bedroom. Tile detail, extensive use of carved rafter tails and corbels, wrought iron, 5 fireplaces and other period elements that will take your breath away. This Santa Monica icon is available once in a generation, and the time is now.

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