

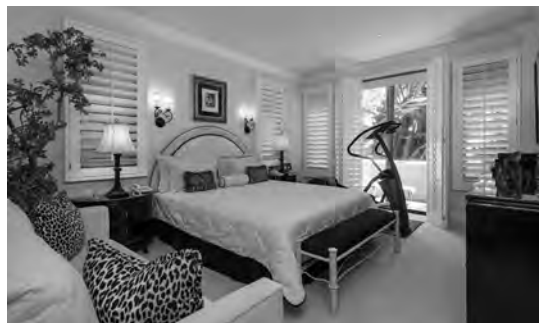
area
1

ST. JAMES + CANTER
LUXURY REAL ESTATE

PRIME BEVERLY HILLS LUXURY
CONDO AT "THE OAKHURST"

411 N. Oakhurst Drive #106 | Beverly Hills

Beverly Hills



CRISTIE ST. JAMES
Luxury Properties Director
310.291.1029
stjamesest@aol.com

MARKUS CANTER
Luxury Properties Director
310.704.4248
markuscanter@bhhsca.com

BROKER'S OPEN HOUSE, TUESDAY NOVEMBER 12TH, 11-2 PM

Flawless, prime Beverly Hills 2 bedroom, 2½ bathroom condo at "The Oakhurst", one of the most sought-after premiere luxury buildings. Situated on a gorgeous tree-lined residential street, this spectacular front facing corner unit offers luxurious upgrades, details, and fine finishes throughout. 24-hour doorman, concierge, and surveillance. Plenty of custom cabinetry and storage, 2-car side-by-side secured parking, central heat and air, wood floors, recessed lighting, storage unit, in-unit washer and dryer. Earthquake insurance.

www.411oakhurst106.com

OFFERED AT \$1,235,000

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WWW.STJAMESCANTER.COM

BERKSHIRE HATHAWAY
HomeServices
California Properties






area
2
Beverly Hills Post Office

9792 OAK PASS ROAD, BEVERLY HILLS

OPEN TUESDAY, 11 - 2PM

\$1,550,000

This is the most charming home! Up a private driveway is this lovely one story with today's modern-zen feel. Lots of large open windows with beautiful light and hardwood floors throughout. This is a perfect floor plan with formal dining room, good size eat in kitchen opening to tranquil backyard, cozy den with a fireplace and natural beamed ceilings. The living room is large and open with a fireplace, high ceilings and doors opening to the beautifully landscaped private yard. Additionally there are 3 bedrooms and a very "today" large bath, laundry, powder bathroom and attached garage. You will fall in love with this home.

 APPROX. 2,064 SFT
  3 BEDROOMS
  2 BATHROOMS




VALERIE FITZGERALD



Valerie Fitzgerald

301 N Canon Dr Suite E. Beverly Hills, CA 90210 | Phone: 310-285-7515
www.valeriefitzgerald.com valerie@ValerieFitzgerald.com
BRE #00974075

area
2

Beverly Hills Post Office



Spectacular Contemporary with Canyon & Treetop Views! OPEN TUES. 11/12 11-2PM



2376 Kimridge Road, B.H.P.O.

Spectacular warm contemporary with unobstructed canyon and endless tree top views. Private master suite with living room/library, **3 bedrooms, 3.5 bathrooms**, two childrens suites, huge office loft with two work areas and full living room with deck. **Approx. 3,943 sq.ft. on 14,767 sq.ft. lot.** Double-height living room with fireplace and deck. High ceilings, views from almost every room and gated courtyard entry. A gem nestled in prime BHPO location with easy Westside and Valley access.

SELLER MOTIVATED!

Offered at ~~\$2,750,000~~ Reduced \$300K to **\$2,450,000**

www.2376kimridge.com



Ginger Glass

Broker • Agent • Attorney

CA BRE # 01478465

310.927.9307

WWW.GINGERGLASS.NET



melissamacfadyen

310.663.8061 | melissa.macfadyen@telesproperties.com



1414 Dawnridge Dr, BHPO | 5bd 5.5ba | Reduced at \$3,395,000

Open Tuesday 11/12 11am-2pm and Sunday 11/17 1pm-4pm

New construction. Brand new, three level contemporary home, nestled on a quiet cul de sac just minutes above Sunset Blvd. in BHPO. Step into this pristine living room with white tile floors, floor to ceiling glass, fireplace and half bath. Ultra modern center island kitchen with rich, brown cabinets, ceasarstone counters, 60" Sub-Zero refrigerator/freezer and Wolf double oven and cooktop. Three bedrooms and three baths on second level with room for work area. Top floor with private master suite and another bed and bathroom or use as home office. Master suite with built-in paneling, fireplace, walk-in closet and full bath with soaking tub. Beautiful roof top garden and patio area to enjoy outdoor entertaining complete with indoor elevator to the roof. Direct access double garage and oversized single garage. Built to the rigid hillside ordinance specifications, this new home is complete and ready for immediate occupancy. 1414DawnridgeDrive.com

area
2

Beverly Hills Post Office



INCREDIBLE REDUCTION AND VALUE! SHOWN BY APPOINTMENT



3183 Abington Drive, Beverly Hills

One of Benedict Hills finest custom homes gated and private with large park-like grounds of nearly 1/2 acre. Grand entry with soaring cathedral ceilings and stunning staircase. **5 Bedrooms, 6 bathrooms.** High ceilings and large rooms throughout. Fabulous chef's kitchen with stainless Viking appliances and center island opens to large family room with game table, full bar and separate hotel-like breakfast room looking out to beautiful gardens. **Approx. 6,123 sq.ft. home on 20,981 sq.ft. lot.** Large formal dining room and wine room and impressive living room with fireplace surrounded by custom designed glass french doors with views of the magnificent backyard. 4 suites up and 1 down including luxurious Master suite with fireplace, deck and dual sided bath with spa tub, steam shower, dry sauna, 2 walk-in closets and custom shoe closet. Grand spacious interior opening from all main rooms to large park setting makes this perfect for large scale entertaining.

SELLER MOTIVATED!
\$3,950,000 Now Offered at \$3,695,000
www.3183abingtondrive.com



Ginger Glass

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310.927.9307

WWW.GINGERGLASS.NET



CLASSIC 1920's LOWER OUTPOST TRADITIONAL



1972 Outpost Circle, Hollywood Hills

Superb opportunity in lower Outpost, moments from great restaurants, clubs and venues, yet quietly tucked away in the back of Outpost Circle. This property is a classic 20's center hall plan Traditional, juxtaposed with modernist touches, featuring narrow plank hardwood floors, stout plaster walls and sun-filled public spaces, including living room, large eat-in kitchen, and den, all opening to grassy yard and secluded pool. Total of 3 or 4 bedrooms (den is convertible 4th bedroom), 4 baths, including 2 master suites, guest bedroom/bath, office, and large family room/media room with fireplace, formal dining room and prohibition style bar. Heavy demand anticipated for this approx. 3,473 s.f. residence, in a prime area without a long canyon commute.

\$1,895,000 | 1972Outpost.com

PETER MAURICE

petermaurice.com

310.623.8819

TREGGRUSTAD

treggrustad.com

310.623.8825



RODEO REALTY

www.RodeoRE.com

202 North Canon Drive
Beverly Hills, CA 90210
CalBRE#0129738/01349144

area

4

Bel Air – Holmby Hills

1201 N. BEVERLY GLEN

Striking architectural home in Bel Air in close proximity to Beverly Hills and Westwood Village. Poured concrete and steel construction w/voluminous rooms and an open floor plan. Double paned windows open to picturesque views. 3 bed, 4 baths plus den and loft/recreation room. Large sauna. Off-street parking for up to 8 cars.

Offered at \$1,595,000

OPEN TUESDAY 11-2 • REFRESHMENTS SERVED



JOE BABAJIAN
WWW.JOEBABAJIAN.COM
 310.623.8800
 CA BRE# 00813384

BRAD DOWNS
WWW.BRADDOWNSHOMES.COM
 310.435.3225
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can be yours...***

1875 Kelton #104

Los Angeles, CA 90025

OPEN TUESDAY, NOVEMBER 12, 11am-2pm



FEELS LIKE A HOME

Inspiring and inviting single level remodeled home nestled in the rear corner of a 12-unit building on a quiet tree lined street. Settle into a brand new kitchen with Caesar stone quartz countertops, under-counter lighting, glass-tile backsplash, stainless appliances, custom cabinetry and cozy breakfast area. Unique wrap around patio spans kitchen, dining and living rooms. Floor plan consists of half bath off central hall, handsome new wet bar, spacious living room w/fireplace, recessed lighting and plantation shutters, all set off by new hardwood teak floors. Master bedroom with balcony features a large luxurious marble dual-sink vanity, spa quality tub, separate custom multi-head shower with resting seat for two and large walk-in designer closet. Second bedroom with two closets offers a versatile wall unit for media, books, clothes and home accents, a bath of white Carrara marble + shower tub. Newer stainless steel appliances remain. HOA dues include EQ insurance and basic cable. District pertains to Westwood Elementary School and is pivotal to UCLA, restaurants and specialty markets. A terrific value at only \$685,000.

Offered at \$685,000

www.1875Kelton104.com



FOR MORE INFORMATION CONTACT RUTH SHARI @ 310 442-1646 or ruthshari@ aol.com

area

6

Brentwood



16475 MULHOLLAND DRIVE, LOS ANGELES

OPEN TUESDAY, 12 - 2PM

NEW PRICE \$6,995,000

Very special gated Traditional Estate with large open rooms on appx 1.8 acre knoll with head-on city views. Tremendous volume, soaring ceiling, walls of glass with gorgeous views of grounds. Huge living room with fireplace, den/office, formal dining, huge kitchen open to family room. Master down with dual baths and generous closets: 3 additional family bedrooms up. French doors to pool, grounds, and lighted tennis court. 3 bedroom guest wing and game room, additional full guest house, all behind a long double driveway with dual gates, huge motor court and 6 car garage. A real compound!



APPROX. 8,227 SFT



8 BEDROOMS



11 BATHROOMS



VALERIE FITZGERALD



Valerie Fitzgerald

301 N Canon Dr Suite E. Beverly Hills, CA 90210 | Phone: 310-285-7515

www.valeriefitzgerald.com valerie@ValerieFitzgerald.com

BRE #00974075

The Best Priced Property over 6000 Square Feet in All of Brentwood!

area
6

Brentwood



3167 Stone Oak Drive, Brentwood | By Appointment \$4,499,000



Stately Brentwood estate set on almost an acre and a quarter boasting city light views and complete privacy. Perched high above the street, this property is one of only 9 homes in a small gated enclave off Mulholland Drive. This home is an entertainer's paradise with almost every room opening up to the outdoors complete with swimmer's pool, spa, and outdoor kitchen. Other features include: whole house audio, marble floors and master bath, chef's kitchen, gym, Koi pond, and enormous motor court. Tons of natural light and plenty of storage cap off this truly unique property.

Joyce Rey EXECUTIVE DIRECTOR

Stephen Apelian

310.285.7529 ✉ Joyce@JoyceRey.com
CALBRE #00465013 🌐 JoyceRey.com

323.804.3400 ✉ Stephen@JoyceRey.com
CALBRE #01885055 🌐 StephenApelian.com



area

6

Brentwood

303 S. Westgate, Brentwood



Great lot

Just right for building a dream home

Lovely street in Brentwood

Close to shopping and fine restaurants

Open Tuesday 11-2



Su-Z Schneider 310.622.7475 | suzschneider@gibsonintl.com

Gibson International does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property the buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.



361 N. Saltair, Brentwood



Beds: 6 Baths: 5 | SQFT: ±5,680 | Lot Size: ±28,053 | Offered at \$6,995,000

Gracious 2 story traditional home situated on a spacious 28,000+ sq ft lot! Beautifully designed and maintained. The property displays exquisite details of early 1940's architecture. Three fireplaces, hardwood floors, crown moldings, and custom built-ins adorn the interior. French doors open to a sunroom that overlooks a gorgeous yard featuring a fountain, sparkling pool and scenic canyon views. Awaiting you upstairs are 4 spacious bedrooms that include a master suite with high ceilings & abundant closet space. This is truly a rare and private Brentwood gem.

Open Tuesday 11-2 | 361Saltair.com



Matthew O'Keefe 310.429.4552 (m) | 310.622.7447 (o) | matthewokeefe.com

Gibson International does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property the buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.

area
6

Brentwood

BRENTWOOD'S BEST BUY!**\$1,445,000****24hr guard gated The Ridge
in Mountaingate****NEARLY 4000 SQFT OF LUXURY!
2BR+DEN+OFFICE/LOFT+3.50BA****12373 RIDGE CIRCLE, BRENTWOOD, 90049****VACANT - EASY TO SHOW.****Open Sunday November 17th 2-5pm**

Fabulous Value in 24HR guard-gated The Ridge in Mountaingate. This exquisite Townhome has been customized with an enlarged floorplan that features a bright sunny interior, open expansive flow, high 2-sty ceilings, beautiful architectural details, oversized windows & nearly 4,000sf of luxurious space. Grand Formal Entry, impressive Living Rm & entertainers formal Dining Rm. Graceful circular stairwell leads to a luxurious Master Suite w/great closets & spacious private bath. Large ensuite 2nd bedrm w/bath. Upstairs Loft area ideal as a LIB/OFC. Downstairs 3rd BR suite is now a big Den w/full bath. Lovely low-maintenance backyd w/brick patio, gardens, beautiful treetop vistas & fairway VUs. HOA includes fire & earthquake insurance, all exterior maintenance, comm PI/Spa & 24HR guard gated security & privacy. Close to all-easy 405fwy access, UCLA & the best of Westside shopping & dining.

MLS #13-712611

**TANIA FERRIS**310-713-8234 | TaniaFerris68@aol.com

CalBRE#00664167

Open November 12, 2013 11am-2pm



11680 Montana Avenue #107, Brentwood

Very Rare Two Level unit at the Montana Villas just East of Barrington. With a very high Walk Score of 80, this location is superb. This luxury building is beautiful inside and out. The unit is two levels with a bedroom/office down and Master up. On the main level is a gourmet modern kitchen open to a contemporary dining and living-room combination with a private south facing patio. Other features are Hardwood floors, Washer and Dryer inside, Earthquake Ins. Great Gym, and Roof Top Patio. Very elegant modern living is the depiction of the special Prime Brentwood Town House.

Offered at \$1,139,000



11615 Ayres Avenue #1, West L.A.

Fantastic value for this front two level town home, just remodeled!! New hardwood floors, carpet, kitchen, baths and paint. Large open living room with fireplace. Open eat-in kitchen. Very high ceilings in master and second bedroom. Good secured parking. Very special attractive 4-unit building. The street is quiet and lightly traveled. Should sell quickly!

Offered at \$599,000



DIANE FORBES-HALLIBURTON | RANDY FORBES, JR.

310.622.7410 · dianehalliburton@yahoo.com | 310.622.7411 · forbesmb@verizon.net

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area
15

Pacific Palisades

New Price- Lush Retreat Compound

\$3,325,000



16130 NORTHFIELD ST

Tuesday November 12, 2013 11:00 AM - 2:00 PM



Ensnocned in lush foliage and just minutes from "The Village" and the beach. This Josh Schweitzer-designed oasis, offers grand spaces & sprawling grounds. Updated throughout, the large open-plan living, dining & kitchen area makes for effortless entertaining and family

gathering. This lush property offers a walled courtyard w/ pool & patio & FP PLUS lushly landscaped grounds w/ mature trees & stream. 4 bedrooms, 3.5 baths, media room/family room, master suite w/ loft retreat on huge lot.



Thomas Mann
424-234-6266



439 N. Canon Drive, Penthouse Beverly Hills, CA 90210
mls.16130northfield.com

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— REAL ESTATE BROKERAGE & ACQUISITIONS —

area
15

Pacific Palisades



OPEN TUESDAY, NOVEMBER 12TH 11AM - 2PM



800 RADCLIFFE AVENUE | PACIFIC PALISADES

Offered at \$3,275,000



5BD



4.5BA



FIREPLACE



FOR A MOBILE TOUR*,
TEXT "RICK1" TO 21534

CAPE COD TRADITIONAL IN PALISADES VILLAGE

- Built in 2004 with elegant and modern finishes throughout
- Fabulous master suite with a fireplace and sitting room
- Superior chef's kitchen leads to a sun drenched breakfast room
- French doors open up to a serene private backyard ideal for entertaining
- Close to the ocean and all the conveniences Palisades living has to offer

RICK OJEDA

Associate Partner | 310.902.7676 | rick.ojeda@thepartnerstrust.com

BEVERLY HILLS | BRENTWOOD | OCEAN PARK | PASADENA | SANTA MONICA



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area
19

Beverly Center - Miracle Mile

Impressive Character Home Near the Grove!
3 Bedrooms + Family Room + 3 Bathrooms + Pool!



6450 Maryland Dr, The Grove

Published in "California Crazy & Beyond, Roadside Vernacular Architecture," this impressive character home with pool, boasts 3 bedrooms + Large Family Room + 3 bathrooms! The dramatic living room has towering barrel ceilings and an extraordinary picture window. There is a formal dining room with pass through to kitchen and an amazing breakfast room that feels like another formal dining room! The family room at the rear of the home has direct access to the pool and detached bonus room. Located near the Grove, restaurants, Beverly Center and the Cafés and boutiques on 3rd street.

Offered at \$1,399,000



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Realtor® - Associates



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TOM SCROCCO - 310-887-0255
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NEW TO THE MARKET

area

19

Beverly Center – Miracle Mile



ELEVEN-EIGHT KINGS ROAD

M O D E R N L U X U R Y L I F E S T Y L E

- 21 Luxury Condominiums**
- 3 Bedrooms + 3 Bathrooms**
- Large Private Terraces**
- Amazing City Views**
- Laundry Inside The Units**
- High-End Designer Finishes**
- Low HOA Dues**
- Ideal Location**

ONLY 6 LEFT!

STARTING AT \$839,000

OPEN HOUSE
Tues 11-2
Sat/Sun 1-5

There's something uplifting about modern luxury living in a city like Los Angeles. The feeling of being in the heart of the city while living like a king in your own castle.

Eleven-Eight Kings Road is an exceptional brand new construction building offering 21 stunning units in one of L.A.'s most central and ideal neighborhoods. Within a short distance of your front door, there is everything Los Angeles has to offer including dining, shopping, entertainment and nightlife.

Our spacious 3 bedroom & 3 bathroom units deliver a wide array of features and amenities that give way to a refreshing interior space.

So what are you waiting for? It's your move.

Cristie St. James **Markus Canter**
310.291.1029 310.704.4248

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area
20



1645 Vine St #1008

Hollywood

Hollywood



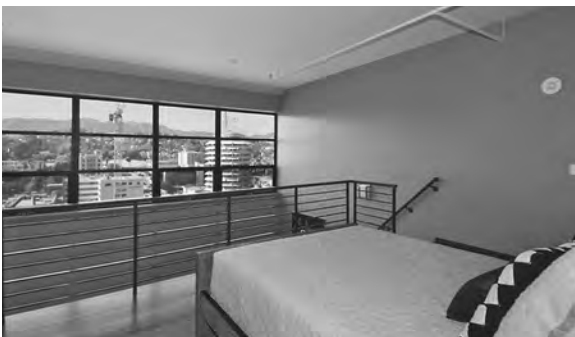
THE BROADWAY LOFT | NEW LEASE LISTING

A WOW!! Landmark building with dramatic views from two stories of glass looking out to Hollywood sign, hills and surrounding area. Entering at main level you pass by very large closet and extremely generous full bath next to what is now an open media room (could be bedroom). Dining area with adjacent cook's kitchen, includes stainless cabinetry and Viking appliances. Small open office area adjacent to stairs leading to generous master loft with gorgeous marble deco bath and walk-in closet. Starry nights lead you out to patio and romantic outdoor fireplace. The Broadway Hollywood has a fantastic pool area with cabanas on the roof and an adjacent gym. Beautiful lobby with wonderful 24 hour staff to greet you all day. Two 24 hour valet parking spaces come with this unit. Katsuya downstairs with other great restaurants and a Trader Joe's nearby. Walking distance to cinemas, The W and all that Hollywood nightlife has to offer.

Deedee Howard - 424.230.3755 | OFFERED AT \$8,500 Per Month

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“Clean Modern Home”

3209 Windsor
Silver Lake

Open Tuesday from 11AM to 2PM



2,546 square feet
2 Bedrooms

Bonus Room
2.5 baths

5.1 surround sound
Bank Appraised for \$1.4 million!
Offered at \$1,199,000

LAMERICA Real Estate

Bill Thon | bthon@lamericausa.com | 310-570-2334

area
33

Malibu



29502 Harvester Road, Malibu

Offered at \$3,850,000



Cathy Wood

310.622.7415 direct
310.503.1325 mobile
CathyWood@gibsonintl.com



Open Thursday November 14th 9:30AM - 11:45AM

Warm and inviting MALIBU PARK California Ranch. First time on the market in over 36 years! 4-bedroom, 2.5-baths. Pastoral and serene just under 2 acres with mountain and ocean views located at the end of a cul de sac. Stone fireplace in living room. Great room/dining area with pitched ceiling and brick fireplace open into a large screened in deck. Additionally, there is a wet bar and comfy family room. Hardwood floors and French doors throughout. The kitchen includes double ovens and wood cabinets. The outdoor gardens are lush and magical. Beyond the grassy area is a ±1,200 sq. foot guest house with deck and private driveway. Plenty of room for corrals or creating your dream house! Breezy, Quiet and Private! Wonderful for Entertaining! Magnificent Sunsets and much more!

Visit: 29502Harvester.com

G
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INTERNATIONAL

CHARMING SHERMAN OAKS TOWNHOME



14014 Milbank St #8, Sherman Oaks

Charming three-story walk-up townhome located in a small 8-unit complex in the heart of Sherman Oaks. This coveted end unit is light and bright with single-family ambiance. Features: 2 bedrooms + office, 2.5 bathrooms, open living room with fireplace, hardwood floors, recessed lighting, soaring ceilings, crown molding and large windows. The large eat-in kitchen is adjacent to a dining room and powder room. The second floor features a private master suite with large walk-in closet, fireplace and en suite bathroom and the second bedroom suite. At the top of the stairs is a small room perfect for an office/gym, which opens to a private roof top patio with city and mountain views -- perfect outdoor space for entertaining. Located just a few blocks from Trader Joes, Fashion Square and Woodman Park. This unit offers the convenience of a brand new HVAC system, inside laundry and two secured side-by-side parking spaces. The last two sales in the building have sold in multiples, over \$500k!

\$499,000 | 14014Milbank.com

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petermaurice.com
310.623.8819



RODEO REALTY

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Beverly Hills, CA 90210
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