

01 Beverly Hills Single Family

511 DOHENY RD	Open	11-2	NEW
\$13,850,000	7+9	MEDITERRANEAN	



THE ULTIMATE STATEMENT OF PRIVACY & PRESTIGE

The estate presents 6 guest bedroom suites, 5 fireplaces, underground garage for at least 8 cars, screening room, private staff quarters & separate guest house. The main residence has been artfully designed for contemporary lifestyles, yet celebrates European elegance with exquisite custom detailing throughout: intricately wood-carved entry doors, French limestone and polished oak floors, rich hand-painted frescos, Venetian plaster walls and a dramatic foyer with a domed ceiling and skylight.

Joyce Rey	(310) 285-7529
COLDWELL BANKER-BH S	

1105 TOWER RD	Open	11-2	NEW
\$6,750,000	5+7	2sty-SPANISH	

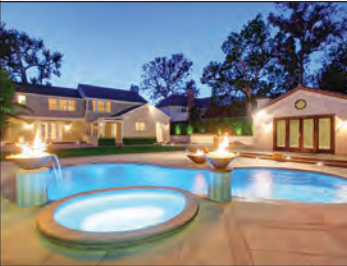


CAPULLO DE ROSA. A SPANISH STEEPED IN BH & HOLLYWOOD HISTORY

CAPULLO de ROSA. A PERIOD SPANISH HOME STEEPED IN BH & HOLLYWOOD HISTORY.. SITED ON ONE OF BEVERLY HILLS BEST " NORTH OF SUNSET " STREETS. WALLED AND GATED WITH FULL PRIVACY HEDGES, THIS 1920'S MEDITERRANEAN IS UPDATED WITH TODAY'S COMFORT FEATURES. THICK HAND TROWELED PLASTER WALLS AND RICH DARK WOOD FLOORS SET THE MOOD AND DIRECTION OF THIS AMAZING HOME. FABULOUS PUBLIC ROOMS WITH GREAT ENTERTAINING FLOW AND FOR LIVING THE CALIFORNIA LIFESTYLEDETACHED FULL GUEST HOUSE GRASSY YARDS POOL AND SPA

MICHAEL EISENBERG	310 748 5410
KELLER WILLIAMS BH	
tastefully redone to designer style	

610 N WHITTIER DR	Lunch	11-2	NEW
\$4,855,000	4+3.5	2sty-TRADITIONAL	



PRISTINE UPDATED TRADITIONAL IN THE WESTEND FLATS

SIMPLY STUNNING 2STORY TRADITIONAL CHARMER WITH STRONG CURB APPEAL IN THE WESTEND OF THE FLATS. SUNLIT RMS W/MOULDINGS & FRENCH WINDOWS. UPDATED CHEF'S GRANITE KITCHEN & LOVELY BATHS. STONE FLOORING IN ENTRY AND FORMAL DINING RM. 3BD + MDS + OUTDOOR GUEST SUITE INCLUDES A BIG MASTER SUITE W/WALK-IN & FAB BATH. SEPARATE DEN & SUN RM. MAGNIFICENT RESORT-LIKE GROUNDS W/LAWN/EXTENSIVE PATIOS/POOL/SPA/WATER & FIRE FEATURES/BBQ CENTER/NEWER OUTDOOR GUEST RM/BA.

MICHAEL J. LIBOW	310-285-7509
COLDWELL BANKER-BH S	
Bff-Ins	

1014 LAUREL WAY	Open	12-2	rev
\$12,495,000	6+8.5	MEDITERRANEAN	



Newer Tuscan Mediterranean Villa on one of Beverly Hills north of Sunset most coveted streets Laurel Way. Gated and private, enter through double glass and iron doors into an entry with 20 foot ceiling bursting with light. Designed with a great open floor plan and all the rooms in the right places. This home is approximately 11,200sqft with high ceilings and large windows throughout including French doors which open to the beautifully appointed back yard

Valerie Fitzgerald	310-285-7515
COLDWELL BANKER-BH N	
BBQ,Bff-Ins,Cbl,Dshwshr,Elvtr,Other	

825 N ROXBURY DR	Open	11-2	rev
\$9,850,000	7+6	CONTEMPORARY	



NEWLY TRANSFORMED CONTEMPORARY BEVERLY HILLS OASIS

Newly transformed contemporary Beverly Hills oasis in the prized flats of Beverly Hills. The formal entry leads to a stately office, open living room with a marble fireplace and large windows offering views of the manicured landscape, as well as the family room with entertaining wet bar. Laundry room, 2 maid's quarters on main level. Take the winding staircase or elevator to find the Master suite with stone fireplace, seating area, dressing room, striking master bath, and expansive veranda.

Joyce Rey	(310) 285-7529
COLDWELL BANKER-BH S	

01 Beverly Hills Condo / Co-op

430 N OAKHURST DR, UNIT 302	Open	11-2	NEW
\$1,449,000	4+3	NORMANDY	



A RARE OFFERING IN THE COVETED CHATEAU DE CHENE.

BHUSD. Low HOA (\$675 W/ E/Q ins.). Builders special, the only 4 bd unit in the bldg, Over 2,000/sf corner unit. Light & bright w/ 4 view balconies. Updated hard wood floors, Painting & Carpet. Venetian Plaster, Marble tile entry, Custom recessed & high ceiling features w/ crown moldings. Custom closets & Plantation shutters. Open floor plan w/ Formal Dining & Living areas complete w/fireplace. Contemp Kitch w/ high-end SS appliances, Granite counter tops & fine furniture grade cabinets.

T. Di Prizio	310-888-3365
NOURMAND&ASSOCIATES	
www.430Noakhurst302.com	

200 N SWALL DR #307	Open	11-2	red
\$995,000	1012000	2+2	



AMAZING OUTDOOR LIVING SPACE- LARGE INCREDIBLE PRIVATE PATIO!

Approximately 800 sq. ft. of incredible, private patio-Does not get better than this! Too good to be true- a must see! One of the largest outdoor condo spaces in Beverly Hills. Perfect for entertaining. Wonderful 2 bedroom, 2 bathroom front facing unit at The Somerset. Highly maintained. Full service, doorman, valet, pool/spa, gym, rec room and extra storage space. Formal dining area plus sun-filled breakfast nook. Newer bathrooms, nice walk-in closets. Nice street

Sharona Alperin	3101-888-3708
SOTHEBY'S INT REALTY	
www.200swall307.com	

411 N OAKHURST DR #106	Open	11-2	rev
\$1,235,000	2+2.5	CONTEMP MED	



EXCEPTIONAL BEVERLY HILLS LUXURY CONDO @ "THE OAKHURST"

Flawless Prime Beverly Hills 2 bed, 2.5 bath 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, & fine finishes throughout. 24 hr doorman/concierge/surveillance plenty of custom cabinetry/ storage, 2-car side x side secured parking, central Heat/Air, wood floors, recessed lighting, storage unit, in unit washer & dryer, & EQ insurance.

ST. JAMES + CANTER	310.704.4248
BERKSHIRE HATHAWAY	
WWW.411OAKHURST106.COM	

01 Beverly Hills Lease

952 ALPINE DR	Open	11-2	NEW
\$52,000	7+11	COUNTRY FRENCH	



ELEGANT 11,000 SQ FT PRIVATE FRENCH COUNTRY ESTATE!

An exceptionally elegant 11,000 square foot French Country Estate discretely set in a prime Beverly Hills location. This beautifully landscaped property, designed with old world craftsmanship includes a hand crafted wood paneled library, parquet floors, screening room, game room, exercise room, wine cellar with wine tasting room, formal gardens, fountains, cabana, and pool. An ideal estate whether the residents prefer privacy and security, or to entertain on the grandest scale.

Lindsay Rae Galbraith	310-916-8622
SOTHEBY'S INTERNATIO	
Co- listed w/ Canon Business Properties	

REMINDER

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

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

TUESDAY

02 Beverly Hills Post Office Single Family

13981 AUBREY RD	Open	11-2	NEW
\$9,900,000	5+7		
EXQUISITELY CHIC & WELL APPOINTED HOME			
<p>Exquisitely chic & well appointed, this sophisticated & warm 5 BD / 7 BA home features a grand foyer & living room w/ soaring high ceilings & large open family room w/ glass doors for indoor/outdoor flow to backyard. Chef's kitchen w/ all new appliances & light & bright breakfast nook. Fantastic master w/ balcony & view. Other points of interest include a 3 car garage, security cameras, elevator, gym in master, yoga room off kitchen, gorgeous lighting, & a lush dining room. Truly spectacular!</p>			
Brooke Kaufman Halsband		310-467-3618	
HILTON & HYLAND			

2481 SUMMITRIDGE DR	Open	11-2	592D1	NEW
\$8,995,000	6+7	CONTEMP MED		
EXQUISITE MEDITERRANEAN ESTATE				
<p>Situated in one of Beverly Hills most prestigious & private gated communities just adjacent to Beverly Park, this exquisite Mediterranean Estate sitting on over an acre and consisting of approx. 8049 square feet has been built with the finest materials & architectural design. This stunning estate features gorgeous canyon and mountain views from almost every room, an impressive 2-story foyer, formal living & dining rooms, gourmet chef's kitchen, & 150-bottle wine cellar.</p>				
MLS#13-717511				
Josh & Matt Altman		323-791-9398		
HILTON & HYLAND				
Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Other				

1317 DELRESTO DR	Open	11-2	592D5	NEW
\$7,250,000	5+5	VILLA		
ROMANTIC ITALIAN-STYLE PROPERTY WITH CITY & MOUNTAIN VIEWS				
<p>Romantic Italian-style property with city and mountain views. Bob Ray Offenhauser architecture situated at the very end of a cul-de-sac off lower Benedict Canyon. This private villa features an open floorplan with high ceilings and hardwood floors. The estate has 5 bedrooms and 5 baths, gym and formal dining area. Private pool and terrace in the most private setting on more than an acre.</p>				
MLS#13-717137				
Jeff Hyland		310-278-3311		
HILTON & HYLAND				
Blt-Ins,Dshwshr				

9784 DRAKE LN	Lunch	11-2	592D1	NEW
\$4,950,000	4+4.5	2sty-COUNTRY FRENCH		
GATED AND PRIVATE HIDEAWAY				
<p>This 4 bedroom, 4.5 bathroom Gus Duffy remodel has been equipped with the finest finishes. The open living/dining/family room has 2 fireplaces and vaulted beamed ceilings. Huge master and gorgeous bath with Italian stone floors and custom crafted walk in closet. 9" plank flooring runs through every room including the 2nd floor gallery library that looks over the "great room". Antique sliding barn doors, mud room and 3 car garage. Fabulously landscaped gardens and a separate outdoor spa.</p>				
MLS#13-717175				
Kelly Sutherland		310-678-4830		
COLDWELL BANKER-BH S				
Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other				

9544 OAK PASS RD	Open	11-2	592D2	NEW
\$3,295,000	3+3	ARCHITECTURAL		
HANDSOME ARCHITECTURAL FOR SALE/LEASE				
<p>Great example of Mid-Century Frank Lloyd Wright-style architecture. State-of-the-art renovations completed recently. 3BR/3BA plus living & dining rooms, library & music room. Every room opens to the outdoors. Outdoor areas include spa, terraced yard & patios, fountains & outdoor shower. Very private, gated property set among expensive estates on desired gated street. This home is offered fully furnished, including original pieces, light fixtures & accessories. Warner Ave. Elem. School.</p>				
MLS#13-715513				
Jackie & Rona		310-433-1961		
TELES PROPERTIES				
Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn.				

9792 OAK PASS RD	Open	11-2	NEW
\$1,550,000	3+2	1sty-TRADITIONAL	
9792 OAK PASS RD			
<p>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.</p>			
Valerie Fitzgerald		310-285-7515	
COLDWELL BANKER-BH N			

1427 SUMMITRIDGE DR	Open	11-2	592D5	NEW
\$1,299,000	2+2	MODERN		
PRIVATE SKYLINE SANCTUARY NESTLED ATOP BENEDICT CANYON				
<p>Behind a private gate this Beverly Hills skyline sanctuary is nestled atop Benedict Canyon boasts jetliner city, ocean, Catalina & mountain views from every room! Vaulted Ceilings w/ Crown Molding, French Doors to Balcony From Master, Commercial Style Cook's Kitchen, Guest Bedroom w/ Private Zen Garden, Hardwood Floors Throughout, 2 Car Garage + 2 Car Driveway, Developmental Potential, Living Amongst The Stars</p>				
MLS#13-717109				
Jason Reitz		323-656-1800		
KELLER WILLIAMS RLY				
www.1427Summitridge.com				


9501 GLOAMING DR	Refresh.	11-2	592F2	red
\$29,500,000	7+7	MONTEREY COLONIAL		
THE STEEL COMPOUND, 1939. 10+ ACRES IN BEVERLY HILLS				
<p>Situated up a long and gated private drive lies one the most coveted 10+ acre compounds in Beverly Hills with exceptional views of the city below. Features include gourmet top-of-the-line chef's kitchen, spacious beamed living room with fireplace, and wood-paneled dining room designed by acclaimed designer Michael Smith. With acreage, meticulously landscaped grounds and exceptional views, this is an opportunity to own one of the most significant compounds in the United States.</p>				
MLS#13-707749				
Aron Kirman		424-249-7162		
JOHN AAROE GROUP				
Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other				

2376 KIMRIDGE RD	Open	11-2	592G2	red
\$2,450,000	2750000	3+3.5	ARCHITECTURAL	
REDUCED \$300K! SELLER MOTIVATED!				
<p>Spectacular warm contemporary with unobstructed canyon and endless tree top views. Private master suite with living room/library, 2 childrens suites, huge office loft with 2 work areas and full living room w/ deck. Double-height living room w/ 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.</p>				
MLS#13-683523				
Ginger Glass		310-927-9307		
COLDWELL BANKER BHN				
www.2376kimridge.com				

12055 SUMMIT CIR	Lunch	11-2	592G1	rev
\$10,900,000	7+7.5	CONTEMP MED		
NEWLY COMPLETED GATED ESTATE WITH VIEWS				
<p>Inside the prestigious guard-gated "Summit" with 24-hour security. Newly completed & expanded, this former celebrity home features all new custom finishes & innovative design. 7BD & 7.5BA including master suite with dual baths and custom stone work. Apx 10,000 sf of living space with jetliner city views. Over 30,000 sf lot with patios, firepits, pool and spa with special effects, fountains and custom lighting. Turn-key package available. Join us for lunch!</p>				
MLS#13-698643				
D Cilento & E Nelson		310-663-4100		
NELSON SHELTON				
OPEN 11-2 PM LUNCH				

TUESDAY

1046 MAYBROOK DR	Open 11-2 592C6	rev
\$3,950,000	4+4.5 TRADITIONAL	
	BEAUTIFUL ONE STORY DESIGNER TRADITIONAL	
Beautiful one story Designer Traditional on lush private park-like grounds. Elegant living room & family room have fireplaces & open to large entertainment terraces & gardens. Chef's eat-in gourmet kitchen w/ stainless steel center island, subzero & Miele. Formal dining room. Luxurious master suite w/ sitting area, marble bath & walk in closet. 2 family bedrooms w/ marble baths & staff wing. Incredible grounds, large yard, free form pool & spa w/ waterfall. Pool bar w/ grill & more!		
MLS#13-713587		
Brett Lawyer 310-858-5402 HILTON & HYLAND		
BBQ,Dshwshr,Grbg Disp,Hd Fan,Intrcm,Othr		


1611 FERRARI DR	Open 11-2 592D4	rev
\$2,199,000	4+4.5 CONTEMPORARY	
	BEAUTIFUL ARCHITECTURAL HOME IN BEVERLY HILLS POST OFFICE!	
Beautiful architectural home in Beverly Hills Post Office! With a remarkably open & light-filled floor plan, this 4 BD 4.5 BA home features a multi-story living room w/ fireplace, large formal dining room w/ French doors leading to an entertainers patio, expansive chef's kitchen & a master suite w/ a fireplace & walk-in closet & a spacious master bathroom. Ideal for hosting, this home also features a guest quarters, media room & large loft. Highlighted by views from nearly every room.		
MLS#13-711907		
D. Cumming & D. Lavin 310-367-7533 HILTON & HYLAND		
Dshwshr,Elvtr,Frzr,Grbg Disp,Micro,Other		

02 Beverly Hills Post Office Lease

2583 HUTTON DR	Open 11-2 592C2	red
\$7,200	4+3.5 CAPE COD	
	LANDSCAPED 4 BEDROOM CAPE COD ON TREE LINED STREET	
New England style living. Master and living areas open to private patios and pool. Cathedral ceiling and fireplace in living room. Updated kitchen, stainless steel appliances, granite counters, stone backsplash, all open to living area for entertaining and comfortable daily life. Extra bedroom and full bath over connected 2 car garage for maid, or office or studio. Backyard is private, pool and landscaped.		
MLS#13-698311		
Bill Baeder 310.409.8487 NORMAND&ASSOCIATES		
Bff-Ins,Dshwshr,Dryer,Frzr,Grbg Disp		

03 Sunset Strip - Hollywood Hills West Single Family

8755 SKYLINE DR	Lunch 11-2 592H2	NEW
\$17,950,000	5+3.5 CONTEMPORARY	
	4-LEVEL HOLLYWOOD CONTEMPORARY WITH POOL	
Contemporary 4 level home nestled in the Hollywood Hills. Majestic canyon views, gourmet kitchen and granite counter tops. Pool, spa, elevator, and 2 large bonus rooms that could be used as an office or gym. Master bath includes spa tub, steam shower and bidet. Priced to sell. Located in the Wonderland Elementary school district.		
MLS#13-680579		
Madison Hildebrand 310-259-7999 COLDWELL BANKER		


8056 MULHOLLAND DR	Open 11-2 592J1	NEW
\$2,799,000	3+3 TRADITIONAL	
	JUST LISTED HOLLYWOOD HILLS FAMILY HOME GATED & PRIVATE	
Beautiful one level estate home w/ an abundance of privacy on a mostly flat large lot and superb valley views from the front. Features 3 bdms, 3 baths, LR, FR/Den, FDR and a Library/Office that opens out to a large patio. The front of the property has towering trees, valley views, and a myriad of roses, plants and flowers. Huge private backyard with bottom solar heated pool, spa, large flat grassy backyard & mature landscaping. 2 car garage + secure courtyard parking for 10 cars.		
MLS#13-711373		
Rick Ojeda 310-500-1343 PARTNERS TRUST BH		
www.8056MulhollandDrive.com		

8647 EDWIN DR	Lunch 11-2 592/H1	NEW
\$2,795,000	4+3.5 1sty-CONTEMPORARY	
	AMAZING VIEWS, POOL, DONE.	
STUNNING CONTEMPORARY ON FABULOUS VIEW LOT. PROPERTY SET BEHIND ELECTRIC GATES. PRIVATE & SECURE. OPEN FLOOR PLAN LR, DR, KITCHEN, WITH VAULTED CLGS, HARDWOOD FLOORS AND STONE FP IN LR. TWO HUGE CUSTOM DESIGNED MASTER SUITES, BOTH HAVE STONE FP'S, WALK-IN CLOSETS, INCREDIBLE BATHROOMS. UPPER HAS PRIVATE VERANDA. PROJECTION/THEATRE RM ON LOWER LEVEL. PRIVATE OFFICE/OR 4TH BEDROOM W/PRIV PATIO & VIEWS TO DOWNTOWN. POOL, SPA, DECK W/PLANS FOR EXPANDED DECK. MUST SEE!		
Gene Bush 310-657-5050 COLDWELL BANKER		
Range, home theatre, pool		

7416 WOODROW WILSON DR	Refresh. 11-2 593C1	NEW
\$2,695,000	3+4 1sty-TRADITIONAL	
	STUNNING GATED TRADITIONAL HOME	
Gated 3BR, 3.5 bath country home located on the "CELEBRITY ROW" section of Woodrow Wilson. Gated. This country home is set back from the street, with plush landscaping, city views and privacy. Highlights include a French terra-cotta entrance, kitchen with custom cabinetry, hardwood floors, family room, and dining. Master suite has walk-in closet, sauna and fireplace. The exterior has a pool, guest/pool house and a large backyard, long private driveway, hardwood floors, fireplace and much more.		
MLS#13-716463		
Alexis Assouline 310-990-6894 COLDWELL BANKER-BH S		
guest house, pool, large backyard		

3324 BENNETT DR	Open 11-2 593D1	NEW
\$1,995,000	4+4 3sty-SPANISH	
	HISTORIC SPANISH IN THE HOLLYWOOD HILLS	
Do not miss this amazing home with Architectural significance! Located on a level lot w/ over 12,000 sq ft in the hills. The Turret entry leads to the formal entry w/ magnasite fls and staircase. Living Rm features a cross beamed wood ceiling. A lge Formal Dine leads to the top of the line kitchen and breakfast area. There are 4Br and 4BA and over 3,500 sq ft of living area. Spacious family room leads to entertainers outdoor area w/ covered Gazabo, FP, Fountain and Viking BBQ.A MUST SEE HOME!		
Diana Kaye 310-432-7205 RODEO REALTY BH		
www.3324BennettDrive.com		

1972 OUTPOST CIRCLE	Open 11-2 593D3	NEW
\$1,895,000	4+4 TRADITIONAL	
	CLASSIC 1920'S LOWER OUTPOST TRADITIONAL	
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.		
MLS#13-717385		
P. Maurice T. Rustad 310-623-8819 RODEO REALTY - BH		
1972Outpost.com		

2841 MONTCALM AVE	Open 11-2 593/C1	NEW
\$1,499,000	3+3 2sty-MID-CENTURY	
	RARE 1950'S MID-CENTURY W/ POOL, LAND, & VIEWS	
Private 1950's oasis in the hills nestled on over 1/3 acre of mostly flat & gently sloping land. Picture windows showcase sweeping views of the city lights, hills, Hollywood sign & observatory. Soaring cathedral ceiling & walls of glass in the family rm. Sprawling entertainer's deck, pool, lower deck, & yard. Fabulous location, surrounded by multi-million dollar residences. Unlimited potential for creative buyers, investors, or architecture buffs to transform the property into a dream compound.		
Dave & Jeff Kaptain 310.432.6500 KW BEVERLY HILLS		
pool, views, over 1/3 acre lot		

TUESDAY

1722 NICHOLS CANYON RD	Open	11-2	NEW
\$1,195,000	4+3		



1722 & 1724 NICHOLS CANYON

VERY RARE! Two houses on one lot in LOWER Nichols Canyon. Amazing potential as a main house with rental income from back house OR main house with guest house. Bring your imagination. 1722 and 1724 Nichols Canyon

LaMontagna & Werthman	310.925.9826
HILTON & HYLAND	

1610 N ORANGE GROVE AVE	Open	11-2	593B4	rev
\$1,850,000	4+3		MEDITERRANEAN	



1610 N ORANGE GROVE AVE

"Best of Fall 2013" Two-story classic 1920's Mediterranean with center hall plan. 4 bedroom, 3 bath located in prime Sunset Square. Beautiful mature tree-lined street, 5 minutes from Director's Guild. Spacious living room with Bachelor fireplace, formal dining with French doors, large cooks kitchen overlooking playful yard. Sun drenched breakfast room with French doors opens to rear yard. First floor has den/tv room, guest bedroom and bath.

MLS#13-706327	
Thomas O'Rourke	310.770.0221
BERKSHIRE HATHAWAY H	
Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr	

2727 CARDWELL PL	Open	11-2	593A1	red
\$5,495,000	5+6		VILLA	



MOTIVATED SELLER - WILL CONSIDER ALL OFFERS.

An outstanding opportunity to move right into this exquisite and private Italian-Inspired villa on 1.6 acres overlooking the city, or update to your taste. Enter the gates and experience a breathtaking long and private driveway leading to a large circular motorcourt. Features include an opulent foyer with a regal sweeping staircase wrapping into surrounding balconies, cathedral ceilings and abundant natural light.

MLS#13-667911	
MHartley/A.Bisconti	310-691-5950
HILTON & HYLAND	
Bl-Ins,Dshwshr,Hood Fan,Micro,Rng/Ovn	

2416 CARMAN CREST DR	Open	12-2	593D2	rev
\$1,599,000	2+2.5		TRADITIONAL	



TENANTS LEFT - FRESH AND STAGED.

Tenants have left, newly staged this lovely Hollywood Hills home ready to move into. Newer roof, hardwood floors, solar heating, tank-less water heater, impact resistant French doors throughout. 2 beds, 2.5 remodeled baths, cooks kitchen with stainless steel appliances. Indoor/outdoor living at it's best with lovely patio for entertaining, landscaped yard with private walkways and canyon views. Totally private hideaway located near the end of a quite cul-de-sac off Outpost.

MLS#13-689869	
Annie Challis	310-720-1234
KELLER WILLIAMS BH	

2175 GROVELAND DR	Open	11-2	592J3	red
\$1,795,000	3+2.5		ARCHITECTURAL	



\$100K PRICE REDUCTION!

Dramatic modern three level, 3 bdrm, 2.5 bathrm architectural hillside home designed by noted architectural firm Savage & Swischuk, w/ special interior touches by Erinn V. Design Group. Master ste w/ private bath. Main level offers open floor plan. Large LR w/ fpic & glass wall that slides open to lrg patio, dining area, gourmet kit w/ ss appl, powder rm & laundry rm. Lower level has 2 lrg bdrms w/ hallway bathrm & lrg storage rm. Lrg deck w/ spa tub and built in kit. Many upgrades.

MLS#13-710555	
Pete Buonocore	323-762-2561
KW - LARCHMONT	
www.COREGROUPLA.COM	

3811 MULTIVIEW DR	Lunch	11-2	563B7	rev
\$849,000	3+2		MID-CENTURY	




STYLISH MID-CENTURY MODERN WITH GUESTHOUSE! COME FOR LUNCH

Hip, edgy, Neutra-inspired modern features guesthouse and parking for aprx 10 cars. 1949 mid-century has been re-imagined with concrete and bamboo flrs, newer kitchen w/Viking range and cesarstone counters, tanklss watr heater. Main house w/2 bdrms, 1.5 bths, flr to ceiling windows w/green views; guest house has kitchen, 3/4 bth. Separate laundry rm, patio, huge lot, long driveway, lrg carport, estate gated unique property with great privacy. Set among much more expensive homes. Easy to show.

MLS#13-707357	
Kathleen Gura	323-356-4740
KELLER WILLIAMS SS	
Dshwshr,Grbg Disp,Rng/Ovn,Fridg	

7949 WOODROW WILSON DR	Open	12-2	593A1	red
\$1,695,000	3+3.5		RANCH	



REDUCED TO SELL IMMEDIATELY!!! MUST SEE!!!

FANTASTIC PRICE!!! BEST LOCATION ON FAMED WOODROW WILSON DRIVE. THIS HOME IS IDEALLY SITUATED HIGH ABOVE THE STREET. GREAT FRONTAGE AND HUGE CIRCULAR DRIVE WHICH AFFORDS PARKING FOR SIX CARS OFF STREET!! MAKE THIS CHARMING ONE STORY RANCH YOUR CLIENTS DREAM HOME!!! HUGE UPSIDE POTENTIAL!!! EXPANSIVE TWO TIERED SECLUDED LOT HAS THE MOST GORGEOUS BRICK POOL AREA AROUND WHICH INCLUDES A LARGE CABANA AND SHOWER BATH.

MLS#13-697487	
GUSSMAN CZAKO & YEARDYE	310-995-1963
GUSSMAN CZAKO ESTATE	
CELEBRITY ROW ON FAMED WOODROW WILSON DR	

8865 LOOKOUT MOUNTAIN AVE	Open	11-2	592H3	rev
\$779,000	3+2		2sty-MID-CENTURY	

Laurel Canyon 3 bed 2 ba Mid-Century starter home. Wonderland School district newly remodeled with recessed lighting, real hardwood floorsThermador stainless steel appliances and GE Monogram fridge.

MLS#13-715115	Dshwshr,Grbg Disp,Rng/Ovn,Fridg
Joseph Sacavitch	213.841.1317
KELLER WILLIAMS LARC	

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

7250 FRANKLIN AVE #207	Refresh.	11-2	593D4	rev
\$449,000	1+1.5		CONTEMPORARY	



REDUCED! LARGE 1 BED+DEN W/ 2 BALCONIES - FRANKLIN TOWERS

CORNER UNIT W/ 2 BALCONIES IN SWANKY FRANKLIN TOWERS LISTED AT LOWEST \$/SQFT IN COMPLEX, GREAT INVESTMENT OPPORTUNITY. Large 1200 sqft 1 bedroom + DEN w/ 2 parking spots! Kitchen opens up to dining area & spacious living room with hardwood floors. West balcony off dining and North balcony accessible from living room & Den. Bedroom with nice walk-in with direct access to west balcony. Recessed lighting & crown moldings throughout. Great opportunity to remodel baths & kitchen to your liking!

MLS#13-712431	
Jay Martinez	3233778332
KELLER WILLIAMS	
Dshwshr,Grbg Disp,Hood Fan	

1750 VIEWMONT DR	Open	11-2	592J4	rev
\$5,995,000	4+6		ARCHITECTURAL	



VIEWS, VIEWS, VIEWS!! STUNNING ARCHITECTURAL!

VIEWS VIEWS VIEWS, Head on Century City views from every room. Incredible 4 Bedroom, 6 Bathroom Architectural, Built New in 2008, Gourmet Kitchen, Professional Theater with bar, Gym, resort style Pool, the ultimate Entertainers Paradise, Walnut Hardwood Floors, Gourmet Kitchen, Master suite "To Die For", Three fireplaces. Gated community of just 6 custom homes. Just minutes to Sunset Strip. Totally Private.

MLS#13-697157	
Joe Convery	310-806-0708
SIGNATURE PROPERTIES	
Dshwshr,Grbg Disp,Rng/Ovn,Fridg	



TUESDAY

04 Bel Air - Holmby Hills Single Family

2870 WOODWARDIA DR #57	Open	11-2	592A1	NEW
\$1,190,000	4+3	CONTEMPORARY		



LIGHT, BRIGHT 3 & MAID'S FLOOR-PLAN

Light, bright 3 & maid's floor-plan on quiet side of the Woodwardia. Living room has vaulted ceilings & fireplace, formal dining room, remodeled eat-in kitchen, large family room opens to private yard. Hardwood floors, french doors, new windows are featured. Two additional bedrooms upstairs. Only floor-plan in Bel Air Glen HOA with Maids/guest bedroom on first floor. Community clubhouse, pool, tennis, gym, security patrol. Easy to show!

MLS#13-717527				
Barbara Tenenbaum	310-858-5468	Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn		
HILTON & HYLAND				

2576 BASIL LN	Open	11-2	592A2	rev
\$1,295,000	3+3	CONTEMPORARY		



STUNNING REMODELED BEL AIR RIDGE TOWNHOME

Stunning remodeled Bel-Air Ridge "C" plan townhome with 2 story entry with expanded living room and dining room. Gourmet granite kitchen. Master suite with soaring ceilings and a fireplace. 2 additional bedrooms upstairs as well as a charming courtyard. Community clubhouse, tennis pools, tennis courts, gym, and 24 hour security patrol. Private spa in courtyard. Excellent opportunity to find quiet living in gorgeous surroundings.

MLS#13-696319				
Barbara Tenenbaum	310-858-5468	Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg,Othr		
HILTON & HYLAND				

565 PERUGIA WAY	Open	11-2	592A7	rev
\$19,500,000	5+8	TRADITIONAL		



GRAND ESTATE ON PRESTIGIOUS "LOWER PERUGIA WAY"

Offering panoramic & unobstructed views of the Bel Air Country Club, this grand estate is the finest property available in Bel Air. On prestigious "Lower Perugia Way" one of only 12 homes that front the golf course. A grand 2 story entry hall w/ sweeping double staircase opens to a vast living rm w/ fireplace & parquet flrs. Pocketing doors lead to an expansive terrace & the golf course beyond. Public rms include the formal dining rm, wood paneled library & gourmet kitchen.

MLS#13-704167				
Drew Fenton	310-858-5474	Dshwshr,Elvtr,Phone Sys		
HILTON & HYLAND				

05 Westwood - Century City Single Family

643 WESTHOLME AVE	Open	11-2	632B2	NEW
\$2,375,000	3+3.5	2sty-TRADITIONAL		

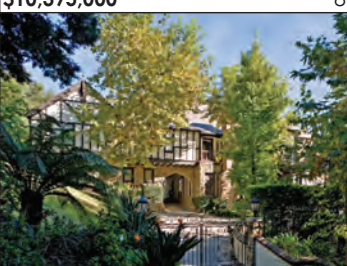


BEAUTIFUL TWO STORY TRADITIONAL IN LITTLE HOLMBY

Stately 3Bd/3.5Ba home designed by renowned architect Frederick Wallis. Approx 3600 sq. ft. Bright & open floor plan. Foyer, Lg Living & Dining room, Wood paneled den, Kitchen has vaulted ceiling & breakfast room, Powder rm, Laundry rm, Detached artist studio or guest house with vaulted ceiling and bathroom, Park-like backyard designed by Katherine Spitz complete with brick and wood trellis, All bedrooms are large, Hardwood floors, Security, Detached two car garage, Warner Avenue School

MLS#13-716597				
Steve Mirman	310-479-7373	Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg,		
MIRMAN & COMPANY				

1120 BROOKLAWN DR	Refresh.	11-2	592C6	rev
\$10,395,000	8+7	TUDOR		



PRIME NEIGHBORHOOD

Holmby Hills, grand spaces, high ceilings, dual gated on over 1 acre with over 11,000 sq ft of interior space. SLATE ROOF, ALL leaded glass windows, new appliances, carpet & paint, planked floors, den w fireplace, paneled library w bar, formal dining, 5 beds up, huge master, large bath, 2 closets. 8 baths. spa w waterfall, 18 x 40 POOL HOUSE w kitchen & bath, lighted N/S TENNIS CT, gym, THEATER, game area, family room, wine room, 2 detached bedrooms w bath, 4 CAR GARAGE ...

MLS#12-607125				
Drew Mandile	310-749-7124	Best Value		
SOTHEBY'S INTERNATIO				

147 VETERAN AVE	Open	11-2	631J1	NEW
\$1,679,000	3+2.75	TRADITIONAL		



NEWLY REMODELED 3BD/2.75BA EAST COAST TRADITIONAL

Quality construction & designer finishes through out. Formal entry opens to Great Room w/custom crown molding details, bay window & marble finished fireplace. Double French doors open to deck with veranda & backyard, ideal outdoor entertaining & dining. Gourmet kitchen w/ high end honed finished granite countertops, center island w/bfast bar & sink, 48" Viking Range w/6 burners & double ovens. Master ste w/walkin closet & French doors to deck & Bkyd.

MLS#13-716571				
Chad Lund Mason Merrins	310.801.2641	Blt-Ins,Cent Vac,Grbg Disp,Micro,Rng/Ovn		
TELES PROPERTIES				

2600 ROSCOMARE RD	Open	11-2	591H1	rev
\$2,875,000	5+5	COUNTRY FRENCH		



CHARMING AND SOPHISTICATED STONE FRENCH VILLA

Charming and sophisticated describe this beautiful stone French Villa with amazing attention to detail & fabulous curb appeal. Feel magically transported by the warmth and character, reminiscent of a vineyard house in the South of France. An open floor plan flows to the grounds making this a great entertainer's home. Five bedrooms and four baths, the master bedroom has a vaulted ceiling & a luxurious bath w/ his & her closets. French doors line the back of the house, leading to an outside deck.

MLS#12-616233				
Ladd Jackson	310-346-1744	Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Other		
HILTON & HYLAND				

2004 LINNINGTON AVE	Open	11-2	632D4	NEW
\$1,349,000	4+2.5	TRADITIONAL		



UPDATED & EXPANDED '06 TRADITIONAL 4 BED/2.5 BATH

On 8,600+sf corner lot w/ great curb appeal. Open floor plan filled with light & designer contemporary finishes. Living rm w/ fireplace, blt-ins & lrg bay window. Incredible flow for entertaining w/ dining area (w/skylight) & remodeled kitchen (w/ bfast bar, Cashmir White granite cntrtops, gls front cabinets, flower-box window & s/s appliances) opening w/ French doors to privately landscaped spacious deck.

MLS#13-717029				
Chad Lund	310.801.2641	Alarm System		
TELES PROPERTIES				

10147 BAYWOOD CT	Open	11-2	592B2	rev
\$2,695,000	5+5.5	TRADITIONAL		



DESIGNER REMODELED BEL-AIR HOME

Designer remodeled Bel Air Home. 5 bedrooms & 5.5 bathrooms, including enormous master suite with sitting area and office/gym. Two story sun-filled entry with gorgeous hardwood floors throughout. Top of the line chefs kitchen with large breakfast area. Large family room great for entertaining with full built in bar. Canyon and city lights views from most rooms. Luxurious pool & spa w/ outdoor kitchen overlooking canyon views. Part of Bel Air Ridge HOA which includes access to tennis courts.

MLS#13-678343				
Barbara Tenenbaum	310-858-5468	Dshwshr,Dryr,GrbgDsp,HoodFan,Rng/Ovn,Otr		
HILTON & HYLAND				

2111 SELBY AVE	Open	11-2	632C5	NEW
\$1,049,000	3+1.75	SPANISH		



BEAUTIFULLY UPDATED NORTH OF OLYMPIC 3BD/1.75BA


Sun-filled Spanish. Enter charming gated front tiled patio. Living room w/ barrel ceilings & fireplace opens to formal dining room with picture window. Remodeled kitchen w/ granite countertops, stainless steel appliances & updated cabinetry w/ breakfast area & laundry room w/ sideyard access. Rear master suite w/ custom blt walk-in closet, white tiled 3/4 bath w/ blt-ins & french doors opening to inviting large deck.

MLS#13-716507				
Chad Lund	310.801.2641	Dshwshr,Rng/Ovn		
TELES PROPERTIES				

TUESDAY

05 Westwood - Century City Condo / Co-op

10102 EMPYREAN WAY #201 Refresh. 11-2 632F4 **NEW**
 \$2,495,000 3+5 FRENCH

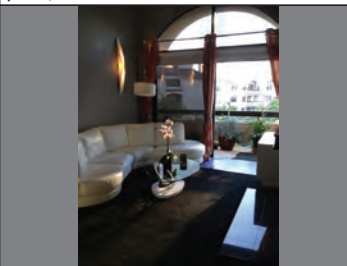


FABULOUS ELEGANT LE PARC CONDOMINIUM
 Rare and unique opportunity to own one of the largest floor plans at the gated Prestigious Le Parc Condominiums in Century City. Elegant 3 bedroom, 5 bath home features a sun filled den with full bar. The beautiful formal living room, dining room & charming kitchen with breakfast area all open onto spacious patio with beautiful views of pond. Lavish master suite with his and hers baths and large walk in closets. 2nd bdrm w/vus, 3rd bdrm suite w/private entrance. 24 hour sec, 2 pls, tennis, gym

MLS#13-717321
 Lori Hashman Berris 310-880-3061
 SOTHEBY'S REALTY

Cbl,Dshwshr,Dryer,Frzr,Micro,Other

2102 CENTURY PARK LN #401 Open 12-2 632E3 **NEW**
 \$899,000 2+2 ARCHITECTURAL



GORGEOUS REDONE PENTHOUSE,2&2, VAULTED CEILINGS, FURNISHED
 GORGEOUS HI TECH REMODELED PENTHOUSE,2MASTER BEDROOMS 2.5 BATHS, VAULTED CEILINGS,WASHER/ DRYER IN UNIT, VIEW OF POOL AND CITY.COMPLETLY AND FURNISHED WITH QUALITY FURNITURE AND UPGRADES.BRING YOUR SOPHISTICATED BUYERS, THIS IS A WINNER, TURN KEY, JUST BRING YOUR TOOTH BRUSH. EASY TO SHOW.

MLS#13-716645
 Karen Ogron 310-650-2112
 KELLER WILLIAMS BEVE

Wshr

2111 S BEVERLY GLEN BLVD #PH1 Open 1-2 632D4 **NEW**
 \$879,000 2+2.5 2sty-CONTEMPORARY



COME SEE TWO PENTHOUSE UNITS IN BELLA VIDA.
 Beautiful top floor, front, two level unit with lovely decor including hardwood floors, granite and stainless steel kitchen, and large laundry room. One bedroom is up and the master is down, both bedrooms carpeted. Balconies off the dining area and master bedroom. The focus of the living room is a unique two sided stainless steel fireplace. 2000 sq.ft.+Two separate parking spaces, not tandem. HOA dues will go up to \$500 in January. We'll be able to show PH 3 also.

MLS#13-715311
 Stephanie/Dick Franklin 310-418-9351
 GIBSON INTERNATIONAL

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

1820 BENECIA AVE #304 Refresh. 11-2 632D3 **NEW**
 \$865,000 2+2 1sty-CONTEMP MED



BEAUTIFUL CENTURY CITY CONDO W/ VIEWS! WWW.BENECIACONDO.COM
 Marvelous 2 bedroom 2 bath condo situated in a 17 unit building built in 2000. This expansive corner unit features an open living room with gas fireplace, ample dining area with balcony and an amazing kitchen! Kitchen complete with granite counters, maple cabinets, stainless steel appliances and breakfast bar. Luxurious master suite with walk in closet and balcony with south western views! Master bath has dual sinks, travertine and marble bath and separate shower. An abundance of natural light

MLS#13-717139
 David M. Hitt 310-795-4347
 KELLER WILLIAMS BEVE

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

1875 KELTON AVE #104 Open 11-2 632B5 **NEW**
 \$685,000 2+2.5 1sty-FRENCH NORMANDY



CLASS, COMFORT AND CONVENIENCE CAN BE YOURS---CALL IT HOME!
 Striking one level remodeled home in the quiet rear corner of a small building on a tree lined street. Among its features are: new kitchen with quartz countertops, custom underlit cabinetry, stainless appliances, intimate breakfast area, wraparound patio to die for, hip wet bar, new teak hardwood floors, recessed lighting, great master and bath with spa + shower, marble galore, good closet space, built-ins, indoor-outdoor flow, a place to call home located in WW Elem Schi distr., nr everything.

MLS#13-716681
 Ruth Shari
 COLDWELL BANKER-BREN

Dshwshr,Dryer,Grbg Disp,Micro,stv/fridge

1633 S BENTLEY AVE #207 Refresh. 11-2 632B4 **NEW**
 \$649,000 2+2 ARCHITECTURAL




LUXURY CONDO IN A GREAT WESTWOOD LOCATION.
 This 2 bedroom, 2 bathroom corner unit with only one shared wall is completely remodeled with granite counters, stainless steel appliances, custom cabinets, in-unit washer/dryer hookups, recessed lighting, huge walk-in closet in the master bedroom, and balcony access from each bedroom. Both bathrooms are updated with modern designs and fixtures. Complex features a common area sun deck which is perfect for relaxing or entertaining. 2 car gated parking. A great floor plan with low HOA dues.

MLS#13-716917
 Mark Miller 310-860-7595
 BARCODE PROPERTIES

Dshwshr,Dryer,Frzr,Grbg Disp,Intrcm,Oth

969 HILGARD AVE #1208 Open 11-2 632B3 **NEW**
 \$649,000 2+1 12sty-CONTEMPORARY




ELEVATED BEAUTY
 Situated on the 12th floor in the Park Westwood Towers offering sweeping views over the city is this beautifully updated corner unit w/ 2 bedrooms + 1 bath. Open plan living highlighted by hardwood floors and incredible natural light from the South & West facing windows. Crown moldings throughout & built-in shelves bring together a classic contemporary interior. Building offers valet guest parking, onsite manager, spacious outdoor pool & spa and low HOA dues.

MLS#13-717065
 Bruno Abisror 818.419.1459
 SOTHEBY'S INT'L RLTY

Blf-Ins,Dshwshr,Grbg Disp,Hood Fan

10501 WILSHIRE BLV, UNIT 1107 Open 11-2 632/C2 **NEW**
 \$429,000 1+1 23sty-CONTEMPORARY




COME FOR THE UNIT STAY FOR THE LIFESTYLE!
 Fabulous view unit in the Wilshire Regent! Completely renovated bathroom and kitchen. Lovely flooring, excellent closet space and Private Balcony! Full Service Building with 24 hour security & valet! Redone lobby and hallways, sparkling pool and large deck. www.10501WilshireCondo.com

MLS#13-715311
 Melinda & Scott Tamkin 310-493-4141
 NESTREALTORS.COM

John Aaroe Group- Brentwood

10776 WILSHIRE #1702 Open 11-2 **rev**
 \$4,495,000 3+4.5



ONE OF THE LAST THREE BEDROOMS AT THE CARLYLE
 3,535 SF, three-bedroom with four & one-half bathrooms; 11' ceilings, panoramic views to the Pacific Ocean, direct elevator foyer; fully outfitted Miele kitchen; oversized master suite with dual bathrooms. Amenities and services include 24-hour valet parking, concierge and doorman; heated swimming pool, fitness center, private dining room, Lounge and Salon with catering kitchen.

MLS#13-703711
 Erin O'Connor 310-209-0000
 THE AGENCY

10776 WILSHIRE #1101 Open 11-2 **rev**
 \$2,615,000 2+2.5



TWO BEDROOM AT THE CARLYLE RESIDENCES
 2,837 SF, two-bedroom with den features views to the Santa Monica Mountains, private, direct elevator foyer; fully outfitted Miele kitchen; oversized master suite with six-fixture bathroom. Amenities and services include 24-hour valet parking, concierge and doorman; heated swimming pool, fitness center, private dining room, Lounge and Salon with catering kitchen.


MLS#13-695845
 Erin O'Connor 310-209-0000
 THE AGENCY

TUESDAY


10590 WILSHIRE #1603	Open 11-2 632C3	rev
\$995,000	2+3 16sty-ARCHITECTURAL	
	<p>HUGE PRICE REDUCTION. NEW DOUBLE PANE DOORS/WINDOWS. HURRY.</p> <p>NEW PRICE. SEE SPECTACULAR VIEWS THROUGH NEW FLOOR TO CEILING DOUBLE PANE SLIDING DOORS/WINDOWS. NO NOISE FROM WILSHIRE. NEWLY REMODELED TO PERFECTION. 2 B, 2.5 B corner unit OVERLOOKING WESTWOOD AND OCEAN SIDE. Spacious light and bright open floor plan in Living Rm (w/limestone fireplace/bar), Dining and den areas. Beautiful remodeled kitchen with custom maple cabinetry , Caesarstone counters. Near UCLA. Bring your buyers, this will not last.</p>	
MLS#13-675167	Blf-Ins,Dshwshr,Dryer,Elvtr,Grbg Disp,	
Martha Freeman 310-963-4006	KELLER WILLIAMS BEVE	

361 N SALTAIR AVE	Open 11-2 631G2	NEW
\$6,995,000	6+5 2sty-TRADITIONAL	
	<p>GRACIOUS TRADITIONAL HOME!</p> <p>Gracious 2 story traditional home situated on a 28,000 SQ FT lot! The property displays exquisite details of early 1940's architecture. Three fireplaces, hardwood floors, crown moldings, & custom built-ins adorn the interior. French doors open to a sun-room that overlooks a gorgeous yard featuring a fountain, sparkling pool & scenic canyon views. Awaiting you upstairs are 4 spacious bedrooms that include a master suite w/ high ceilings & abundant closet space. A private and rare Brentwood Gem.</p>	
MLS#13-717105	Dshwshr,Dryer,Hood Fan,Rng/Ovn,Other	
Matthew O'Keefe 3104294552	GIBSON INTERNATIONAL	


2112 CENTURY PARK LN #211	Open 11-2 632E3	rev
\$748,000	2+2 CONTEMP MED	
	<p>RESORT LIVING IN CENTURY CITY</p> <p>Please reserve a quarter page in the next issue using the attached photo. The wording as follows:"RESORT LIVING IN CENTURY CITY. Move-in to this elegant 2 bd 2 ba home with all amenities & Guard gated.</p>	
MLS#13-707009	Dshwshr,Dryer,Elvtr,Grbg Disp,Hood Fan	
Florence Maffar 310-927-2777	COLDWELL BANKER-BH N	


13258 CHALON RD	Open 11-2 631D1	NEW
\$4,500,000	4+3 1sty-ARCHITECTURAL	
	<p>UNIQUE ASIAN FUSION ARCHITECTURAL ON DOUBLE LOT - CSO = 3%</p> <p>Truly one-of-a-kind home w/majestic tree-top vus.; gated & located on rare-to-find double lot of apx 21,000 sq ft w/total privacy.Apx 4,000 sq ft w/pool, 3 bdrms, 3 1/2 baths w/his & her baths & closets in the master suite; all w/sub-flr heating.2 separate office areas, sunroom, huge upstairs loft. Gourmet kitchen w/custom cabinets made of antique Japanese Tansu, kitchen counter is solid 3" Brazilian Mahogany. Amazing landscape w/waterfall, ferns, bamboo & Koi pond.</p>	
MLS#13-717367	Blf-Ins,Cbl,Dshwshr,Grbg Disp,Other	
Robert Radcliffe 310-255-5454	SOTHEBY'S INT'L RLTY	

05 Westwood - Century City Lease

10570 LINDBROOK DR	Open 11-2 632C2	NEW
\$7,995	3+3.5 TRADITIONAL	
	<p>REMODELED LITTLE HOLMBY TRADITIONAL FOR LEASE</p> <p>Situated North of Wilshire, this exceptional single-level Traditional home features: hardwood floors and crown moldings throughout; grand formal living room and dining rooms; gourmet kosher kitchen; large master bedroom with fireplace and extra- large closets; sumptuous master bath with spa tub; separate cozy office; wood paneled family room; numerous French doors opening to private patio with built-in barbeque and adjoining pool; and direct access two car garage with extra pantry storage</p>	
MLS#13-716107	BBQ,Blf-Ins,Cbl,Dshwshr,Dryer,Other	
James Bremner	GIBSON INTERNATIONAL	

303 S WESTGATE AVE	Open 11-2 631-G3	NEW
\$1,539,000	3+2 COTTAGE	
	<p>GREAT LOT. JUST RIGHT FOR BUILDING A DREAM HOUSE</p> <p>Great lot on a lovely street in Brentwood...Bring builders</p>	
Su-z Schneider 310-622-7475	GIBSON INTERNATIONAL	

1810 SELBY AVE #203	Open 11-2 632C4	NEW
\$4,400	3+2.5 MODERN	
	<p>**4% COMMISSION TO LEASING AGENT** FOR NOVEMBER ONLY**</p> <p>New Construction-Welcome to The 1810, where contemporary design, clean lines and custom finishes converge to create a unique 21st century living experience. Bathed in natural and recessed light, each of the large 22 condominium homes offer spacious floor plans, exceptional attention to detail and architectural sophistication. Modern touches include French Oak floors throughout, private terraces and Italian designer kitchens with dining island & Jenn-Air stainless steel appliances.</p>	
MLS#13-707303	www.The1810.com	
Lindsay Heller (310) 500-1413	PARTNERS TRUST	

11342 WATERFORD ST	Refresh. 11-2 631J3	red
\$2,148,000	2348000 5+3.5 2sty-TRADITIONAL	
	<p>LOWEST PRICE NEW CONSTRUCTION OF ITS KIND IN BW SINCE 2010!</p> <p>AMAZING OPPORTUNITY! ENJOY THIS \$200,000 PRICE REDUCTION IF ESCROW CLOSES BEFORE DECEMBER 31, 2013! Spectacular new construction w/magnificent use of space & light! Approx. 3,700 SqFt. Huge Gourmet Kitch w/eat-in center island flows into Great Rm w/double French Drs to gorgeous grassy yard w/fountain & custom BBQ. Sumptuous Master Suite w/fpl, 2 huge walk-in closets & French Drs to balcony overlooking treetops. High ceilings, loads of light, custom finishes, tree top views & "perfect" floor plan</p>	
MLS#13-707691	New Construction 5 bd+3.5 ba+ Great Rm	
Lisa Mansfield 310-481-4313	SOTHEBY'S REALTY	

06 Brentwood Single Family

153 S BURLINGAME AVE	Open 11-2 631/E4	NEW
\$10,995,000	6+8 ARCHITECTURAL	
	<p>CASA SHAPIRO :: RICARDO LEGORRETA, ARCHITECT</p> <p>Walled compound of multiple volumes creating plazas, gardens & greenswards framed by masterfully placed windows, emphatic walls & rich plank flooring. First floor consists of dramatic formal LR, dining room, updated kitchen, family room, master suite w/ office, housekeeper suite, & three fireplaces. Second floor consists of four bedrooms, three baths & private balconies, and playroom. 3/4 acre lot includes cabana, outdoor dining room, pool, spa, & paddle tennis court. Gated motor court.</p>	
Scott Q. / Mike D. 310.275.1000	DEASY/PENNER & PARTN	

16475 MULHOLLAND DR	Open 12-2 561E7	rev
\$6,995,000	8+11 FRENCH	
	<p>16475 MULHOLLAND DR</p> <p>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</p>	
MLS#13-695801	Blf-Ins,Cent Vac,Dshwshr,Grbg Disp,Micro	
Valerie Fitzgerald 310-285-7515	COLDWELL BANKER-BH N	

TUESDAY

330 N CLIFFWOOD AVE	Open	11-2	631F2	rev
\$4,595,000	5+4	TRADITIONAL		



GREAT OPPORTUNITY IN PRIME BRENTWOOD PARK. DON'T MISS!

1st offering in over 50 yrs! 1930's 1 sty w/ additions by CA modernist Richard Neutra on gorgeous 16,530 SF (per ass. map), very pvt, tree-filled lot in prime BW Pk. Situated on a quiet & picturesque stretch of N. Cliffwood, one of BW's most desirable streets, & surrounded by extraordinary estates. 5 BR, 4 BA, LR, DR & kitch/brkfst/fam rm that leads to pl & lush, pvt, wooded setting. W/ 100' of frontage, this magical, gated property represents a truly rare oppty in the finest Westside locale.

MLS#13-714295

David Offer 310-820-9341
BERKSHIRE HATHAWAY

www.330NorthCliffwood.com

16557 PARK LANE CIR	Open	12-2	591E1	rev
\$1,595,000	5+3.5	TRADITIONAL		



16557 PARK LANE CIR

Fantastic family home located in the upper Brentwood area off Mulholland Drive west of the 405. This 5 bedroom home approximately 3500sf is on a quiet cul-de-sac street with sidewalks. Beautifully maintained with a large eat-in kitchen, formal dining room and a large open living room/family room with a fireplace, wet bar and glass doors to a lovely size yard. Nice size master with good closets and large master bath and 3 additional family bedrooms all with blond hard wood floors.

MLS#13-704211

Valerie Fitzgerald 310-285-7515
COLDWELL BANKER-BH N

Blt-Ins,Cbl,Dshwshr,Grbg Disp,Micro

2220 JEFFERSONIA WAY	Open	11-2	631D1	rev
\$3,250,000	4+4.5	ARCHITECTURAL		



ARCHITECTURAL BEAUTY W/ AMAZING VUS OF THE CITY

SENSATIONAL ARCHITECTURAL HOME WITH AMAZING UNOBSTRUCTED VIEWS OF THE CITY. 4 BEDROOMS, 4.5 BATHS, DEN,LARGE HOME OFFICE, GROTTTO SPA WITH WATERFALL,FLEETWOOD WINDOWS,HIGH CEILINGS THROUGHOUT, DRAMATIC LARGE MASTER SUITE WITH HUGE WALK IN CUSTOM CLOSET, FIREPLACE AND SEPARATE SINK, REFRIGERATOR, MICROWAVE. THE MASTER BATH IS AMAZING AND HAS A SPA TUB,STARCK FAUCETS, RADIANT HEAT FOR THE FLOOR, DOUBLE SINKS, AND LOADS OF SPACE. THIS IS A MASTERPIECE & STAGED BY MERIDITH BAER.

MLS#13-714349

Leah Steuer 310.729.9399
JOHN AAROE GROUP

BLT INS, -

06 Brentwood Condo / Co-op

925 S WESTGATE AVE, UNIT 301	Open	11-2	631 H4	NEW
\$1,149,000	3+2.5	1sty-CONTEMPORARY		



SPACIOUS 3-BEDROOM CONDO IN THE HEART OF BRENTWOOD!

Luxury living in Brentwood. Spacious, newer 3-bedroom condo in the heart of Brentwood. This unit has almost everything for the discerning buyer: Small building - only 2 units per floor, No common walls, Side by side parking, Low HOA's, Light & Bright, 4 Balconies, etc. Huge master w/ large balcony & dual walk-in closets. 2 addl generously sized bedrooms w/ shared bath. Open living & dining space is perfect for entertaining. Located just a couple blocks from Brentwood's popular shops & eateries.

MLS#13-714349

Todd Nathanson 310.622.7148
GIBSON INTERNATIONAL

www.925Westgate.com

865 N BUNDY DR	Open	11-1	631F1	rev
\$2,950,000	3+2.5	MID-CENTURY		



OPEN 11 TO 1PM

The Central Office of Architecture designed this renovation of a classic mid-century home in 2006. Industrial grade materials are offset by a sleek & sophisticated design w/ elegant finishes. A stone hearth separates the Living and Dining areas, complemented by Ardex floors, hi ceilings & artful lighting. A sliding wall of glass opens to the verdant garden, pool and entertainment deck. The Boffi kitchen in a playful combination of stainless steel and red has Gaggenau and Miele appliances.

MLS#13-707477

Ellen McCormick 310-230-3707
BERKSHIRE HATHAWAY

www.865Bundy.com

1177 WELLESLEY AVE, UNIT 101	Open	11-2	631H5	NEW
\$1,050,000	3+3.5	2sty-CONTEMPORARY		



NEWER BRENTWOOD 3BR TOWNHOUSE

Sophisticated and elegant front facing 3 BR, 3.5 BA townhouse with enormous open floor plan, multiple terraces, sweeping stairway, open granite kitchen with stainless steel appliances. In the heart of Brentwood.

MLS#13-707477

Marcie Hartley 310-691-5950
HILTON/HYLAND

Oven/Range,Dish,Fridge,W/D

1731 REEDVALE LN	Open	11-2	631E2	rev
\$2,895,000	3+3.5	TRADITIONAL		



BRENTWOOD TRADITIONAL

Property sits in a quiet cul de sac street off lower Mandeville Canyon. This stunning Traditional home has been completely updated throughout. The home consists of a large living room, charming dining area, family room off spectacular custom built gourmet kitchen, two separate offices, 3 bedrooms, 3.5 baths, upstairs off kitchen area is a beautiful game room or potential screening room. Private backyard pool.

MLS#13-713327

Steven Durbin 310-820-9310
BERKSHIRE HATHAWAY

12124 GOSHEN AVE, UNIT 306	Open	11-2	631/H5	NEW
\$725,000	2+2.5	3sty-CONTEMPORARY		

Penthouse Southwest corner condo on quiet street. This light filled one level condo is near shopping, restaurants. Balcony, side by side parking.

Stove, dishwasher, refrigerator

Joseph Treves 310 500-3017
PARTNERS TRUST

12124 GOSHEN AVE, UNIT 306	Open	11-2	631/H5	NEW
\$725,000	2+2.5	3sty-CONTEMPORARY		



PENTHOUSE CONDO ON THE SW CORNER

Exceptional light filled Southwest facing corner penthouse condo located on a quiet street near restaurants and shopping. High ceilings, one level floor plan, and rear balcony that looks out upon tall trees make you feel like you are on holiday. Spacious 1661 sq.ft. of living space. Side by Side parking.

Stove, refrigerator, dishwasher

Joseph Treves 310 500-3017
PARTNERS TRUST

1308 N TIGERTAIL RD	Open	11-2	591-E7	rev
\$1,695,000	3+2	POST & BEAM		



VIEWS OF LA BASIN, GETTY CENTER, BAY, OCEAN, PVP & CATALINA

Very well maintained mid-century architectural ranch with Burgess pool, grassy yard and room to expand. Move in to this wonderful Crestwood Hills home!

MLS#13-710389


Eiko Nobel 310-442-1383
COLDWELL BANKER - BW

Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan

Why Advertise? Large Distribution Area

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

725 S BARRINGTON AVE #311		Open	11-2	631H4	rev
\$739,000	2+2	TRADITIONAL			



BEAUTIFULLY REMODELED PENTHOUSE

Beautiful corner Penthouse remodeled in 2009 & set in the back of an L shaped build overlooking courtyard/pool! Grt ent flr plan w/hw fl, high ceil, FP in LR, 2 sep bd suites on opposite sides of liv space, rem kit opens to DR & LR both lead to balcony overlooking courtyard/pool. + loft which could be used as an office, opens to sundeck where you can lounge in the sun! Build has newer elev mechanics & is in the process of rem hallways. Comm ldry on floor. Side/Side park. HOA includes EQ ins.

MLS#13-708999
Susan Kastner 310-899-3413
COLDWELL BANKER-MONT

Blt-Ins,Cbl,Dshwshr,Elvtr,Frzr,Other

06 Brentwood Lease

135 N CANYON VIEW DR		Open	11-2	631F3	NEW
\$9,000	3+3	2sty-TRADITIONAL			



BEAUTIFUL TRADITIONAL HOME!

Beautiful Traditional home, located in a prime Brentwood neighborhood. The interior features an open spacious floor plan that is adorned with hardwood floors, recessed lighting, crown moldings and two fireplaces. There are abundant windows that provide a bright ambiance and sliding glass doors that overlook a lovely yard and sparkling pool. The property is available for lease December 1st. A must see!

MLS#13-717383
Matthew O'Keefe 310-622-7447
GIBSON INTERNATIONAL

Dshwshr,Dryer,Rng/Ovn,Fridg,Other

1168 S BARRINGTON AVE #508		Open	11-2	631J4	NEW
\$4,499	2+2	1sty-CONTEMPORARY			



****INTRODUCING THE BW** NOW LEASING**

The bw-a catered living experience. PH bdrm w/stunning ocean/city views. Natural light from large glass windows throughout. Plank flooring, gourmet kitchen blends into living & dining areas, custom island, Caesar stone counters, Carrera marble in kitchen. 2 luxurious baths w/mosaic tile. infinity edge shower, oversize WIC, 2nd bath w/deep soak tub & WIC. With Den/Guest we will cater to your every need w/24 hour valet, on-site restaurant & concierge that can make arrangements for almost anything.

MLS#13-713983
Lindsay Heller 310-500-1413
PARTNERS TRUST

www.thebw.com

07 West L.A. Condo / Co-op

1247 BARRY AVE #101		Open	11-2	631J5	NEW
\$599,999	2+2	CONTEMPORARY			



SPACIOUS CONDO IN WEST LOS ANGELES

Wonderful spacious Condo on quiet tree-lined street in smaller bldg.Crown moldings & recessed lighting in LR & DR.Beautiful Bamboo floors throughout, Tile floors in the 2 baths.Kitchen has new marble counters, lots of cabinet space and brkf.area.Large wrap-around patio.Very convenient location.Brentwood adjacent, close to shops and restaurants.Security bldg. w/subterranean parking garage & elevator.

MLS#13-716905
Lisa Scotoni 310-413-3944
KELLER WILLIAMS RLTY

Blt-Ins,Dryer,Grbg Disp,Hood Fan

08 Cheviot Hills - Rancho Park Single Family

2780 CLUB DR		Open	11-2	NEW
\$2,095,000	3+2.5	1sty-TRADITIONAL		



CHARMING TRADITIONAL LOCATED ON EXPANSIVE 12,000SQFT LOT!

Located on one of Old Cheviot's most coveted streets, this charming traditional home is perfectly situated on an expansive 12,000sqft corner lot. Great opportunity to remodel and build your dream home! Original details include hardwood floors, wainscoting, crown molding, bay window w/ window seat, built-ins & wood shuttered windows. Spacious outdoor brick patio, rolling green grass yard with mature trees & lush landscaping and bonus detached (unpermitted) guest quarters. Tremendous potential!

Rory Posin/Kristian Bonk 310-839-8500
RE/MAX BEVERLY HILLS

www.RoryPosin.com

09 Beverlywood Vicinity Single Family

9604 MONTE MAR DR		Lunch	11-2	632G4	NEW
\$1,749,000	4+4.5	1sty-TRADITIONAL			



NEWLY STAGED, 4BD/4.5BA IN BEVERLYWOOD! JOIN US FOR LUNCH!

Spectacular newly remodeled, 4 bedroom / 4.5 bath home located on tree lined street in much sought after Beverlywood Homes Association. Elegantly appointed with open floor plan, spacious living room, gourmet kitchen, espresso floors and large master suite with new walk-in-closet. Additional features include comfortable guest bedrooms, designer bathrooms, outdoor stone patio overlooking the sparkling swimmers pool and landscaped yard. This home is perfect for entertaining! Close to BH!

MLS#13-717395
Joel & Dorit Cooper 310-968-2401
BERKSHIRE HATHAWAY H

Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan

9107 BEVERLYWOOD ST		Open	11-2	632H6	NEW
\$869,000	2+1.75	SPANISH			



BEAUTIFULLY REDONE SPANISH STYLE HOME IN LOVELY BEVERLYWOOD!

This 2 bdrm, 1.75 bath home is filled w/light & has been completely remodeled w/the finest materials. The home features hwdw flrs throughout & kitchen w/granite countertops, handmade Arturo Mexican tiles, Pine wood cabinets & high-end appliances.The master bath features a custom shower w/ Jerusalem Gold Limestone floors, Travertine walls & a double shower head. Detached renovated garage + large pvt grassy yard w/ luxurious loggia & outdoor kitchen complete w/Viking appliances. Move right in!

MLS#13-717151
SFJ/ Meredith Schlosser 310-281-3999
COLDWELL BANKER-BH S

www.9107beverlywood.com

1778 S SHERBOURNE DR		Open	11-2	NEW
\$749,000	3+1.5	1sty-TRADITIONAL		



CHARMING TRADITIONAL FIXER IN A GREAT LOCATION!

First time on the market in 45 years! Great opportunity to remodel and build your dream home! Featuring a large living room with fireplace, hardwood floors, wood shuttered windows and high ceilings; bright, formal dining room with bay window; spacious kitchen with an antique O'Keefe & Merrit stove, 3 bedrooms and 1.5 baths. Spacious outdoor patio, grassy yard with mature landscaping and a detached garage. Tremendous potential!

Rory Posin / Ron Losch 310-839-8500
RE/MAX BEVERLY HILLS

www.RoryPosin.com

9132 HILLSBORO DR		Open	11-2	632H5	rev
\$1,465,000	3+3	TRADITIONAL			



RESORT LIVING AT ITS BEST

This home has a beautiful, secluded, and quiet location with view potential should you wish to build up, and partial downtown city lights, tree top, and mountain views depending on where you are on the property. On an estate-sized lot of 10,769 square feet this 3 bedroom, 3 bath home in 2,499 square feet offers resort living in prime Beverlywood. Traditional style with a great center hall/open floor plan. Beautiful rear yard with a heated pool with motorized cover, and an enclosed patio.

MLS#13-712357
Ron Wynn 310-477-9966
COLDWELL BANKER-MONT

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

Questions? Need Assistance?
Contact our Help Desk Department!

Please call 310.358.1833
Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm

TUESDAY

09 Beverlywood Vicinity Condo / Co-op

1210 S SHENANDOAH ST, UNIT 103	Open	2-5	632-J4	NEW
\$559,750	2+2	2sty-TRADITIONAL		



CONVENIENT BEVERLYWOOD CONDO!


A conveniently located, condo in a clean & well maintained building, this 2BD/2BA unit has much to offer. In addition to the fine brick fp & wet-bar, other features include: a lg living rm, vast dining rm, comfortable bedrooms, ample closet & storage spaces, access to a semi-private yard as well as a generous balcony. Brand new carpeting & meticulously kept up, this 1300+ sf condo also includes a flat screened TV & laundry machines tucked within the unit.

Benjamin S. Lee 310-858-5489
COLDWELL BANKER-BH N

Range/Oven, Refrigerator, Wshr/Dryr

10 West Hollywood Vicinity Single Family

618 N HARPER AVE	Open	11-2	NEW
\$2,699,000	5+4.5	2sty-CONTEMP MED	



STUNNING SPANISH CONTEMPORARY

Original La Kaza design. Gated, 2story, newer construction, Spanish home w/5 beds+4.5 baths, solid hardwood floors throughout, 2 car attached garage, w/superior quality finishes & over 4600 sqft of designer space. Professional kitchen w/Viking appliances, Caesar stone countertops, Ann Sacks tiled backsplash & oversized island. Private outdoor space w/lush, mature landscaping, salt water pool, spa, seating area w/glass lined fire pit, & veranda w/fireplace. TWILIGHT OPEN FROM 6-8PM

Alex Lombardo 310-623-1345
KW HOLLYWOOD HILLS

www.618Harper.com

9038 ASHCROFT AVE	Lunch	11-2	592H7	NEW
\$1,699,000	2+2	MODERN		



ARCHITECTURAL GEM

Contemporary home re-blt in 2001 by an Argentinean Architect. Open floor plan includes:spacious Master & Guest , LR w/gas fplc, kitchen,large diningrm. Impressive 25 foot entrance, sleek black h/w flrs, French doors, skylights, recessed lightning, surround sound.The kitchen & bas remodeled. Italian porcelain tile, European faucets, sinks & body sprays. Chef's kitchen w/ German black high gloss cabinets, double sink w/carbon fiber faucets, stainless steel appliances and black granite countertops.

MLS#13-709235
Alexandra North 3102718068
NORTH R.E. SERVICES

Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

8752 RANGELY AVE	Open	11-2	NEW
\$1,599,000	2+2	1sty-ARCHITECTURAL	



MODERN ARCHITECTURAL COMPOUND

Modern architectural compound in one of the best neighborhoods of West Hollywood. This unique property features 2 bedrooms, 2 bathrooms, fireplace, gourmet kitchen with stainless steel appliances, skylights, enclosed front patio, and a two story guest house. Private backyard is perfect for entertaining, with pool and spa. Just a stroll away from great restaurants, boutiques, and entertainment.

Alejandro Lombardo 310-623-1345
KW HOLLYWOOD HILLS

www.8752Rangely.com

1223 GREENACRE AVE	Open	11-2	COOL!	NEW
\$919,000	2+2	1sty-CALIFORNIA BUNGALOW		



QUINTESSENTIAL BUNGALOW ON GREAT WEST HOLLYWOOD CUL-DE-SAC!

Located on the highly-desirable (and rarely available) one-block-long Greenacre cul-de-sac street, this 1940's California bungalow offers buyers a great in-town retreat. Gleaming oak floors reflect natural light that streams through bay windows, plantation shutters, and French doors. BONUS ALERT: Most two-bedroom homes in this price range don't have an "extra" room that can act as a den, office, or family room. This home does, which answers the oft-asked buyer question, "Where do I put my...?"

Jeff Yarbrough 310.871.2100
KW / L.A. LUXE GROUP

www.GreenacreAve.com www.LALuxeGroup.com

538 N HARPER AVE	Open	11-2	593A7	red
\$2,595,000	4+5	2sty-ARCHITECTURAL		



"HARPER HOUSE"

"Harper House" Art meets architecture in West Hollywood. This dramatic home completed in 2012 combines the latest technology with bold lines and airy light filled spaces.The open floor plan flows seamlessly through disappearing walls of glass into a salt water infinity pool, grassy yard and cabana room. Luxurious master suite with a fireplace and a large terrace that looks out to city views.

MLS#13-708691
Nancy Sill 310 429 3077
COLDWELL BANKER-MALI

Blt-Ins,Dshwshr,Hood Fan,Micro,Rng/Ovn

1400 N FULLER AVE #3	Open	11-2	593C5	rev
\$955,000	3+3.5	NEW PROJECT		



INTRODUCING ROW3!

A sophisticated new home collection featuring 19 tri-level residences with 2 and 3-bedrooms; stunning rooftop terraces, direct access garages, moments from Sunset Blvd! Impeccable finishes include wood floors throughout, tiled baths and top-tier appliances featuring Bertazzoni, Leibherr, Bosch & Thermador. Large windows and 9 ft ceilings create expansive feeling interiors. New construction, smart design, and a great location make Row3 among the most desirable new addresses in town!

MLS#13-711687
Bryant- Reichling- Moya 323-671-2319
SOTHEBY'S INT'L RLTY

www.Row3Living.com

10 West Hollywood Vicinity Condo / Co-op

950 N KINGS RD, UNIT 208	Refresh.	11-2	593	NEW
\$615,000	2+2	1sty-CONTEMPORARY		



RARE STUNNING REMODELED FRONT BRIGHT CORNER @THE COURTYARDS!

Light and Bright interiors, Stainless appliances, recently new AC, terrazzo counter tops, bamboo flooring, spa-like bathrooms, incredible balcony, Views of the park and trees from ALL windows, extraordinary complex that has just been updated on the exterior and in hallways w/resort -like pool/spa, sundeck, gym, earthquake ins & 2 side by side parking! Walk a few blocks some of LA's most chic and finest shopping boutiques and dine at some of LA's finest restaurants!

Jeffrey Hobgood 310-305-7653
SOTHEBY'S BEV HILLS

Stainlss Applnces, Pool/Spa/Gym

1140 ALTA LOMA RD, UNIT 202	Refresh.	11-2	NEW
\$499,000	1+1.5	CONTEMPORARY	



****LARGE 1 BED + DEN + 1 BATH IN PRIME WEST HOLLYWOOD****

Desirable Large 1Bd+1.5Ba+Den In Quiet Building In Prime West Hollywood. Open Floor Plan, Spacious Kitchen, Master Bedroom Suite W/ Master Bath Has 2 Sink Vanity, Separate Private Room W/ Toilet, Tub, Shower, & Spacious Walk-In Closet. Double Door Entry, Powder Room, Tiled Bathroom, Wood Cabinets, Recessed Lighting, Crown Mouldings, Laundry Room Inside Unit & 2 Parking Spaces. Amenities Include A Pool & Sauna. Amazing Sunset Strip Location, Steps Away From Chic Shops, Restaurant, & Nightlife.

ST. JAMES + CANTER 310-704-4248
BERKSHIRE HATHAWAY

WWW.STJAMESCANTER.COM

141 S CLARK DR #424	Open	11-2	632H1	NEW
\$495,000	1+1	4sty-CONTEMPORARY		



IMMACULATE 4TH FLOOR 1BR+DEN IN LUXURIOUS ROB CLARK COMPLEX

Immaculate 4th floor larger 1 Br + Den Unit in the luxurious Rob Clark. Fabulous, convenient location within walking distance to trendy Robertson and Cedars Sinai. The Unit features hardwood floors, recessed lighting, custom built-in cabinets, stainless appliances, Ceasarstone counters, security system, fireplace, balcony, 2 car parking. The complex features: controlled access, resort-like pool, fitness center, outdoor grilling and dining, impressive lobby.

MLS#13-716591
Steven Geller 310-777-6237
COLDWELL BANKER-BH N

Immaculate Move-in Condition

TUESDAY


968 LARRABEE ST #112	Refresh. 11-2 592H6	NEW
\$359,000	1+1 CONTEMPORARY	
	MODERN LOFT INSPIRED CONDO	
Modern, sleek, sexy condo in the heart of West Hollywood. Loft inspired open living space featuring stainless steel kitchen & oversized custom tile shower. Ample closet space. Ideal location overlooking the pool. Urban living at its best!!! Premier WeHo location central to everything!!! No dogs allowed in complex.		
MLS#13-717073	Clinton Wade 310-433-0633	www.ClintonWade.com
JOHN AAROE GROUP		

1523 CABRILLO AVE	Open 11-2 671H6	rev
\$1,999,999	4+3.5 3sty-ARCHITECTURAL	
	BEST VALUE IN VENICE	
Architecturally exciting w/ great volume, light, & peaceful feel. Floor to ceiling windows capture natural beauty of the neighborhood, maintains great privacy inside. Designed w/ attention to daily living this home includes dramatic white walls for art, wood floors throughout, & spaces for large-scale entertainment or intimate dinner parties. Updated granite kitchen. Amazing master w/ barrel ceiling, fireplace, treetop views, balcony, & updated bath - a true sanctuary.		
MLS#13-712093	David Solomon 310-979-3798	www.1523Cabrillo.com
BERKSHIRE HATHAWAY		

1010 HAMMOND ST #402	Open 12-2 592H6	red
\$529,000	569000 2+1.5 1sty-CONTEMPORARY	
	TOP FLR 2 BDRM END UNIT LAUNDRY CITY VUS. OPEN NOON - 2:00	
This is a TOP FLOOR, END UNIT, WITH CITY VIEWS SOUTH. There is LAUNDRY INSIDE, 1 BEDROOM AND A SEPERATE DEN WITH A CLOSET OR A 2 BEDROOM & 1.5 BATHS. THE KITCHEN IS 2 YEARS NEW WITH STAINLESS APPLIANCE. THERE IS ONLY 1 COMMON WALL FOR THE SOUND SENSITIVE. THIS IS LOCATED JUST BELOW THE SUNSET STRIP AND NEAR THE 9000 SUNSET BUILDING AND CLOSE TO THE WEHO LONDON HOTEL. THIS CONDO IS PRICED TO SELL...Bring your buyers. The Central a/c UNIT was replaced 2 yrs ago. \$8,000).		
MLS#13-701815	Ron Thomas 310-461-1888	Dshwshr,Dryer,Elvtr,Frzr,Grbg Disp,Other
KELLER WILLIAMS HOLL		


2341 CLEMENT AVE	Open 12-2 671J6	rev
\$1,590,000	4+3 CONTEMPORARY	
	COME BY FOR LUNCH FEAST FROM THE EAST CHINESE CHICHEN SALAD	
HUGE \$305,000 PRICE REDUCTION, REDUCED FOR IMMEDIATE SALE. Brand New Construction! Completely Remodeled from Top to Bottom in 2012. Rare 4-Bed, 3-Bath Single Story "California Flair" Contemporary Home, Located in the Silver Triangle. Wide Open Floor Plan with Master Suite, Junior Suite and Approximately 700 sq ft of Outdoor Decking Wrapped Around the House. This Dramatic Home Features a Sleek Chef's Kitchen with Viking Designer Series Stainless Steel Appliances, Custom Floating Rift Cut Oak Cabs		
MLS#13-700187	Andrew Wilson RE/MAX ESTATE PROPER	Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro

11 Venice Single Family

44 PARK CT	Refresh. 11-2 671G6	NEW
\$2,200,000	2+2.5 ARCHITECTURAL	
	ONE OF A KIND ARCHITECTURAL NEW CONSTRUCTION-DON'T MISS OUT!	
Stunning & modern new construction w/ocean views! Elegance & sophistication is translated perfectly w/this architectural home where art & architecture is fused together w/ architect Larry Scarpa & artist Randy West. Concrete, glass, & steel come together in all 4 homes on this small lot subdivision. Enter into a bright & open living space w/a large & stylish eat-in kitchen. Master suite is set up as a loft overlooking the floor to ceiling window details. Rooftop deck w/ amazing views! VALET!!!		
MLS#13-716167	Tamra (Tami) Pardee 310-907-6517	Dshwshr,Grbg Disp,Rng/Ovn,Fridg
PARDEE PROPERTIES		

11 Venice Income

701 BROADWAY ST	Lunch 11-2 671/H5	NEW
\$2,650,000	2sty-ARCHITECTURAL	
	ARCHITECTURAL NEW CONSTRUCTION-COMPOUND OR INVESTMENT!	
Architecturally stunning new construction, seconds to everything! Zoned as a duplex, use property as the ultimate family compound or income/investment property. Each unit has 1450 sq.ft. feet of living space, w/ 2 bedrooms, 2 1/2 baths & a 2 car garage w/ roof deck & panoramic views of the Hollywood sign, the Getty & Marina Del Rey. Beautiful & stylish designer touches include LED lighting, polished concrete & wide plank oak floors, Fleetwood sliders & high end appliances. Opportunity awaits!		
MLS#13-716167	Tami Pardee (310) 907-6517	Refridgerator,range/oven,built-ins,other
PARDEE PROPERTIES		

1359 PRESTON WAY	Lunch 11-2 672/A4	NEW
\$1,595,000	3+2 1sty-TRADITIONAL	
	LIVE HERE OR BUILD YOUR DREAM COMPOUND-AN 11,000 SQFT LOT!	
Live here or build your dream compound in this 3 Bdrm/2 Bath home located on almost an 11,000 sq.ft lot! The possibilities are endless in this home, already complete with a functional floor- that opens to an amazing and sprawling yard with a detached 2 car garage. Rare opportunity to create your own private oasis in this fabulous neighborhood-don't miss out!		
MLS#13-716167	Tami Pardee (310) 907-6517	Refridgerator,range/oven
PARDEE PROPERTIES		

222 6TH AVE	Lunch 11-2 671/G4	NEW
\$1,695,000	Duplex 1sty-SPANISH	
	CHARMING & STYLISH DUPLEX JUST OFF ROSE-SECONDS TO IT ALL!	
Charming & beautiful Venice duplex just off Rose Ave! Old world charm meets updated style. Front 2BR/1BA unit is warm & welcoming. Formal dining room w/arched entryway; large kitchen w/ample built in storage. Back unit w/side entry is the perfect private oasis, indoor/outdoor living & entertainer's dream. Large studio w/murphy bed, built in storage, skylights & Blood Orange tree. Separate master suite w/blt in storage,3/4 BA,French doors & outdoor shower! This property exudes Venice Beach living!		
MLS#13-716167	Tami Pardee (310) 907-6517	Refridgerator,range/oven,built-ins
PARDEE PROPERTIES		

11 Venice Lease

857 WARREN AVE	Lunch 11-12 671/H4	NEW
\$995,000	2+1 1sty-CALIFORNIA BUNGALOW	
	A QUINTESSENTIAL VENICE HOME-BEAUTIFUL & SECONDS TO IT ALL!	
Just across the street from the excitement, hustle & bustle of Rose & Whole Foods, on a cul-de-sac w/ a great vibe, lies this adorable cottage that embraces the ultimate lifestyle Venice Beach offers. Refinished hardwood floors, formal dining room, kitchen w/ breakfast bar, vintage stove & newer cabinetry. Gated private outdoor space for entertainment w/ lawn, fruit trees & lush landscaping. Outstanding opportunity to go to the next level & own a lovingly maintained home in the heart of Venice!		
MLS#13-714223	Tami Pardee (310) 907-6517	Refrigerator,range/oven,other
PARDEE PROPERTIES		

924 MILWOOD AVE	Open 11-2 671J5	NEW
\$8,000	4+3 ARCHITECTURAL	
	VENICE ARCHITECTURAL - FEATURED ON VENICE GARDEN TOUR	
Enjoy casual modern Venice living at its best in this hip architectural reinvention of a California cottage. Wonderful open floor plan w/ light-filled living, dining & kitchen areas that extend to the outdoors. Beautiful landscape design creates a series of outdoor rooms for dining, entertaining & quiet relaxation. Fab location adjacent to the Walk Streets & moments from Abbot Kinney & Rose. Featured on the Venice Garden Tour & published in 'Sunset' Magazine & other publications.		
MLS#13-714223	Jerry Jaffe 310-403-4925	
TELES PROPERTIES		

TUESDAY

12 Marina Del Rey Single Family

145 CHANNEL POINTE MALL	Open	11-2	702A2	rev
\$3,895,000	4+6.5	CONTEMPORARY		



MLS#13-653423
Keller Williams Realty
JESSE WEINBERG 800-804-9132

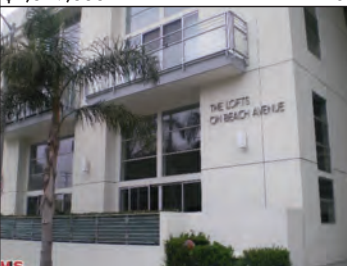
SOUTH FACING CONTEMPORARY ON THE SILVER STRAND!

South facing contemporary jewel on the last Mall before the ocean at the end of a quiet cul-de-sac in the exclusive Silver Strand. Extensively renovated with the finest custom features throughout. Including an amazing master suite w/marble fireplace, custom high-end walk-in closet, personal gym, dark stained Brazilian Cherry hardwood-floors throughout, exquisite chef's kitchen with Italian marble and top of the line equipment, wood paneled screening room & bar, an elevator and a four car garage.

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

12 Marina Del Rey Condo / Co-op

13326 BEACH AVE #106	Refresh.	12-2	672B5	NEW
\$1,049,000	0+2	2sty-ARCHITECTURAL		



MLS#13-715727
Janef Jung
ABBOT KINNEY REAL ES 3107204165

MODERN MARINA LOFT SPACE, BRIGHT END UNIT IN A SMALLER BLDG.

Well located, Marina Loft space. 2007 built, spacious, modern, private corner unit with tons of natural light. A true Loft space w/ 2 levels and an open floor plan, with kitchen, living and two separate areas to create sleep and/or office. Upstairs offers additional 2 rooms + full bath All white Italian lacquered kitchen cabinets w/movable center island and stackable laundry. Outdoor patio area. A smaller, secured building with just 16 units.Underground parking plus extra storage unit.

Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other

24 WESTWIND ST #E NEW

24 WESTWIND ST #E	Open	12-2	701J2	NEW
\$849,000	2+2.5	3sty-CONTEMPORARY		



MLS#13-716939
Peter & Ty Bergman
BERGMAN/GIBSON INT'L 310-821-2900

2 BEDROOM + LOFT WITH CANAL VIEWS

Bright & spacious 3 story condo at the end of the Marina Peninsula with large North-facing deck. Living room with wood flooring, 2-story ceilings, tall windows & fireplace. Kitchen with wood cabinetry & tile countertops. Covered patio off dining area. Master bedroom w/walk-in closet. Laundry room w/SxS washer/dryer.2 parking spaces across from each other. HOA dues \$600/month. Steps to the sand!

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

4346 REDWOOD AVE #A207 rev

4346 REDWOOD AVE #A207	Refresh.	11-2	672B6	rev
\$729,500	2+2	CAPE COD		



MLS#13-712237
Myra Nourmand
NOURMAND & ASSOCIATE 310-888-3333

BEST BUY IN MARINA CONDO

Priced to Sell Country Club living at its best. Close to shops & restaurants. Spacious 2+2 Villa Marina East with remodeled kitchen and baths. Step down living room, formal dining room, large master suite with lots of closets, master bath has dual sinks, spa tub, and over sized shower. Lovely balcony off living room, and master suite. Complex Amenities include 24 hour guard gate, 4 tennis courts, paddle tennis, pool /spa & sauna.

Blf-Ins,Dshwshr,Grbg Disp,Hood Fan

13 Palms - Mar Vista Single Family

3306 COLONIAL AVE	Open	1-2	672B2	NEW
\$1,148,000	3+2	2sty-TRADITIONAL		



Denise Freed
KELLER WILLIAMS SM 310-482-2293

ENTERTAINER'S DELIGHT!

Poised perfectly in a highly sought after Mar Vista neighborhood, sits this remodeled 3 bedroom, 2 bath, plus enormous family room and office/optional 4th bedroom. The upstairs master suite boasts a walk-in closet, spa tub and shower w/multiple jets. The remodeled kitchen features oak cabinets, stainless appliances and granite counters.Two fireplaces- one in the living room, and one in the family room. A low-maintenance, terraced yard has a lit covered patio for al fresco dining.

3251 BARRY AVE rev

3251 BARRY AVE	Open	11-2	672C1	rev
\$1,639,000	4+2.5	TRADITIONAL		



MLS#13-711005
Ron Wynn
COLDWELL BANKER-MONT 310-477-9966


RENOVATED TROUSDALE HOME

4 bedroom, 2.5 bath family home boasts approximately 2,000 square feet on an 8,666 foot newly landscaped lot with ample room for a large pool with its sprawling lawn area and entertainment terrace deck. The new designer kitchen is a dream with custom cabinetry, white marble counters. Each bath has been remodeled and is exceptionally well designed! Throughout the home are new gleaming hardwood floors as well as new windows.

Blf-Ins,Dryer,Grbg Disp,Wshr

3612 TULLER AVE rev

3612 TULLER AVE	Refresh.	11-2	672D2	rev
\$1,025,000	4+3.5	CONTEMPORARY		



MLS#13-707817
Cleunice Schlickmann
COLDWELL BANKER -SAN 3107799984

LOCATION - SPACE - CONVENIENCE. THIS 2 STORY, 4 BEDROOM - 3-1/2 BATH DESIGNER HOME HAS IT ALL. GRANITE, MARBLE AND WOOD FLOORS THROUGHOUT. ELEGANT MASTER BATH FEATURING GRANITE-TOP VANITY AND FLOORS WITH LUXURIOUS SPA TUB. COOK'S KITCHEN WITH STAINLESS STEEL APPLIANCES, GRANITE COUNTERS AND RICH WOOD CABINETRY. OVERSIZED DINING, LIVING AND FAMILY ROOMS WITH GREAT FLOW - PERFECT FOR ENTERTAINING AND HOLIDAY GATHERINGS.

3612 TULLER AVE rev

3612 TULLER AVE	Refresh.	11-2	672D2	rev
\$1,025,000	4+3.5	CONTEMPORARY		



MLS#13-707817
Cleunice Schlickmann
COLDWELL BANKER -SAN (310)779-9984

Location - Space - Convenience. This 2 story, 4 bedroom - 3-1/2 bath designer home has it all. Granite, marble and wood floors throughout. Elegant master bath featuring granite-top vanity and floors with luxurious spa tub. Cook's kitchen with stainless steel appliances, granite counters and rich wood cabinetry. Oversized dining, living and family rooms with great flow - perfect for entertaining and holiday gatherings. The large back yard has own cooking and barbeque area.

13 Palms - Mar Vista Income

3613 HUGHES AVE	Refresh.	11-2	632F7	NEW
\$999,000		2sty-SPANISH		



MLS#13-716383
Hayam Nakhla
KELLER WILLIAMS RLTY 310-384-7559

EXCELLENT OPPORTUNITY FOR INVESTOR/ OWNER USER.

Charming LAR3 Triplex. Great location. Close to freeway & Shops. All 3 units are 2 bed & 1 bath. Front house/unit is vacant, living room with fireplace, formal dining room & hardwood floor. Upstairs back unit is vacant & beautifully remodeled. Downstairs unit is occupied. Very strong upside rental potential..

Dryer,Fridg,Wshr



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TUESDAY

14 Santa Monica Single Family

502 16TH ST	Open 11-2	NEW
\$8,495,000	5+7.5 2sty-SPANISH	
UNIQUE OVERSIZED CORNER LOT. EXTENSIVELY REMODELED SPANISH.		
<p>Extensively remodeled 1926 Spanish- Old world charm + today's amenities. Incredible corner lot- Over 14,490 sq ft! 5bd+7.5ba; Apx 5,976 sq ft (per plans) 3-car garage & ofc. Wide plank hardwood & high beamed ceil. True indoor/outdoor flow. Entertaining patio wired for home theater w/fireplace, heat lamps & fountain. Bright lower level game room, wine cellar & bar. Ideal fir plan- 1bd down+4bd up. Pool & spa, fully equip outdoor kitchen & pool bath. Spectacular estate, must be seen to appreciate.</p>		
Lorraine Silver PARTNERS TRUST SM	310-458-4024	Built-ins

1337 GRANT ST	Lunch 11-2 671G2	NEW
\$1,999,000	4+3 2sty-CAPE COD	
BRAND NEW CAPE COD, CUSTOM BUILT IN SUNSET PARK		
<p>Brand New Construction. Stunning Cedar-Shingle Cape Cod, custom built w/high-end finishes. This masterpiece blends sophistication & functionality to bring you the home you've been waiting for. Stunning dark walnut floors on the first level. Gourmet Kitchen features white marble counters, farm sink, & Thermador stainless appliances. 1 bedroom & 3/4 bath downstairs. Master & 2 family bedrooms upstairs, all w/dark hardwood flooring. Master suite has 2 walk-in closets, white marble bath & vaulted ceilings.</p>		
Adriane Westland RE/MAX ESTATE PROPER	310 403 5535	Stunning Brand New House!

1736 ROBSON AVE	Open 11-2 671H3	NEW
\$1,995,000	6+4.5 2sty-TRADITIONAL	
BEAUTIFUL FRENCH COUNTRY 6 BEDROOM, 4.5 BATH		
<p>Beautiful French Country 6 Bedroom, 4.5 bath home situated in Sunset Park on a quiet street. In addition to the 6 bedrooms, you also have formal dining and living rooms, a separate office and separate family room off kitchen. Master Bedroom has vaulted ceiling and French doors leading to private balcony. New roof and windows plus other updating make this place a gem. 2 car attached garage with large rear car port. A Great family home near golf course, schools, soccer field & park!</p>		
Jack Bitton KELLER WILLIAMS RLTY	3109540533	Blf-Ins, Cbl, Dshwshr, Grbg Disp, Other

1124 7TH ST	Open 11-2 671E1	NEW
\$1,350,000	2+1 CALIFORNIA BUNGALOW	
DEVELOPERS DREAM....		
<p>7497 square foot lot on lovely tree lined Santa Monica block north of Wilshire. Potential for multi-family development.</p>		
Stark & Durfee GIBSON INTERNATIONAL	310-345-7450	None

353 24TH ST	Open 11-2 631/E5	NEW
\$10,250	4+4.5 1sty-TRADITIONAL	
CHARMING UPDATED SINGLE LEVEL LEASE		
<p>SHORT TERM 6 mo + OK. 4 BR, ea w/ prvt bth, FR, formal DR, LR, eat-in gourmet kit., ofc. Lite and brite indoor/outdoor ambiance. Ofc. & 4th BR w/ outside entrance - perfect home work space. Master w/ hi ceilings, bay window, ample closets, BA w/ double sinks, separate tub/shower. Crown moldings, wood flrs in some loc, 2 FPs, wainscoating, built-ins, vaulted ceilings in LR & a central courtyard. Gourmet kit w/ center island, granite counters opens to grassy yard. Att'd garage. Franklin SD.</p>		
Melissa Alt TELES PROPERTIES	424-202-3232	Refrigerator, Stove, Washer/Dryer

247 AMALFI DR	Open 11-2 631C7	red
\$3,595,000	4+4.5 ARCHITECTURAL	
MAJOR REDUCTION!		
<p>Reimagined Thornton Abell, AIA, architectural nestled among lush landscaping for stunning beauty and privacy in Santa Monica Canyon. The main house, with 3 bedrooms and 2.5 baths, has walls of glass and post and beam ceilings to capture the beauty of the Canyon. Radiant heated floors. Separate Pied-a-terre. The detached art studio provides a cool environment in which to work. Minutes to the beach and the famous Canyon stairs</p>		
Isabelle Mizrahi BERKSHIRE HATHAWAY	310-230-3720	MLS#13-680637

710 22ND ST	Open 11-2 631F6	rev
\$3,899,000	5+5 CONTEMP MED	
WELCOME HOME FOR THE HOLIDAYS AND THE NEW YEAR!!		
<p>This special home is a rare find in northern Santa Monica. Every room is filled with natural light and most windows view greenery. The main level has a step down living room, extra large dining room, a family room that extends to a tranquil private patio. The kitchen is large and has all new top of the line appliances. Upstairs are four bedrooms and the master has a sitting area that leads to a tree top balcony. Located on the west side of the street and close proximity to Montana.</p>		
Ellen Conrad TELES PROPERTIES, IN	424-202-3288	Blf-Ins, Dshwshr, Dryer, Grbg Disp, Hood Fan


14 Santa Monica Condo / Co-op

951 OCEAN AVE #101	Open 11-2 671D2	NEW
\$3,850,000	2+3 4sty-CONTEMPORARY	
951 OCEAN AVENUE #101 THE VERY OF SANTA MONICA!		
<p>Finest building on Ocean Avenue. Almost 3300 sq. ft. one level. Large front patio with view of Palisades Park an ocean. Living room with fireplace over looking front garden patio. Formal dining room and gourmet kitchen. Master bedroom with fireplace his and her walk-in closets and bath. Second bedroom suite opens to private 400 feet of garden patio. Den/office hard wood floors and built-in cabinets & desk. opens to yard. Inside laundry room includes washer/dryer. Banquet room. roof top pool, gym</p>		
Adrian Grant JOHN AAROE GROUP	310.962.7142	Blf-Ins, Cbl, Cing Fan, Dshwshr, Dryer, Other

404 SAN VICENTE #103	Open 11-2 631C7	NEW
\$799,000	2+2 FRENCH NORMANDY	
EXQUISITE DESIGN, ELEGANTLY CHIC, NORTH OF MONTANA!		
<p>Exquisitely designed and remodeled sublimely chic condominium home, North of Montana in 90402 zip code. Carrera marble coordinates with clean and classic design elements, richly finished hardwood floors and refined architectural elements to create a timeless, sophisticated elegance. Well laid out floor plan with graciously proportioned rooms, elegant dining area and eat in kitchen or office space.</p>		
Simon Salloom BERKSHIRE HATHAWAY	310-749-8686	MLS#13-717437

3020 11TH ST #1	Open 11-2 671H4	NEW
\$655,000	3+2 TRADITIONAL	
BRIGHT FRONT FACING CORNER UNIT HAS - EXTENSIVELY UPGRADED!		
<p>This condo includes custom built gourmet kitchen with Bosh stainless steel appliances and granite counter tops. Both bathrooms are new and have the same beautiful Travertine floors as the kitchen. Hardwood maple floors throughout, tankless water heater, and plantation shutters add to the value. Close to beach and Main Street, Whole Foods market and parks. Santa Monica School district. Only 4 units in building. Move in condition.</p>		
Ed Carpenter COLDWELL BANKER - SM	310.387.5333	Dryer, Grbg Disp, Hood Fan, Rng/Ovn, Fridg


TUESDAY


2909 10TH ST #1	Open 11-2 671G4	NEW
\$549,000	2+1 CONTEMPORARY	
	INCREDIBLE OPPORTUNITY TO OWN IN OUR SUNSET PARK COMMUNITY	
Such a rare find - a "move-in ready" home. A condo on the main level, overlooking the front garden on a quiet cul-de-sac street! Completely remodeled with 2BR, 1BA in absolute move-in condition, steps from our neighborhood cafes, shops & restaurant. Completely done from head-to-toe with hardwood floors, recessed lighting, new windows, wired Bose speaker system, HDMI hook ups, FIOS in all rooms, new bath & remodeled kitchen. Low HOA dues. One private parking space with bike/storage facility.		
MLS#13-717369		
Gaby Schkud 310.586.0308		
COLDWELL BANKER - SM	Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg	

17060 LIVORNO DR	Open 11-2 630G6	NEW
\$3,350,000	5+5.5 CAPE COD	
	NEW CONSTRUCTION, OCEAN VIEWS, AMAZING DETAILS!	
Marquez Knoll's finest residence! Stunning Traditional Cape Cod just completed in October 2013. This absolute masterpiece showcases 4,514 sqft of living space with 5 bedrooms, 5.5 baths, superb nine-stage brush finished European oak floors, very formal rooms with amazing floor plan, three fireplaces, walnut wine cellar tucked under staircase with tasteful glass display and more.		
MLS#13-714947		
Marco Rufo 310-488-6914		
BERKSHIRE HATHAWAY	Big Backyard!	

515 OCEAN AVE #SPHA	Open 11-2 671C1	rev
\$5,250,000	3+4.5 CONTEMPORARY	
	RARE PENTHOUSE OFFERING ON OCEAN AVENUE IN SANTA MONICA	
Sweeping Ocean vus. Penthouse located in prestigious Park Plaza, a full service bldg on Ocean Avenue. Dramatic hi ceilings w/flr to ceiling windows thru out the unit capture the stunning ocean vus. Liv rm w/frplc and din area. 2 terraces overlook Palisades Park and the ocean. There is a large den w/fireplace and bar. Kitch w/brkfst area. Mstr Ste w/his & hers baths & 2 walk in closets. Addtl 2 en suite bdrms & bths. Pwdr Rm. Laundry Rm. Storage. Pool, gym and 24 hr concierge services.		
MLS#13-715545		
Jane Siegal 310-777-6371		
COLDWELL BANKER-BH N	Dshwshr,Rng/Ovn,Fridg	

1576 CHASTAIN PKW	Open 11-2	NEW
\$2,295,000	4+3.5 2sty-MEDITERRANEAN	
	DRAMATIC OCEAN VIEWS	
Stunning ocean views and a grand entry lead you into this gorgeous 4 bedroom/3.5 bathroom Mediterranean home. The formal living room with fireplace flows into the dining room creating an elegant entertaining area for guests. A remodeled kitchen with a breakfast area leads into a large family room with doors opening out to a patio area with a built in BBQ. All of the bedrooms are located upstairs and the master has a grand walk in closet. Includes membership to the Summit Club		
Jody Fine 310-230-3770		
BHHS CAL PROPERTIES	Blf-Ins,Dshwshr,Dryer,Grbg Disp,Rng	

2005 IDAHO AVE	Open 11-1 631F6	rev
\$1,825,000	2+2.5 ARCHITECTURAL	
	QUALITY ARCHITECTURAL 2+2.5 TOWNHOUSE IN PRIME SANTA MONICA	
Fabulous floor-plan with high ceilings & lots of natural light. Gourmet cooks kitchen with stainless steel appliances + the grand Cesar Stone center isle makes entertaining a breeze. Gorgeous wood floors, skylights & private balconies + bonus room & a 2 car private garage with direct access! Just a few short blocks to Montana Avenue's spirited shopping & eating venues yet feels completely removed from the hustle & bustle.		
MLS#13-703841		
Clifford Rowe 424-203-1890		
TELES PROPERTIES	Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn	

3818 SEAHORN DR	Open 11-2	NEW
\$1,899,000	4+2 MID-CENTURY	
	OCEAN VIEWS IN SUNSET MESA OPEN 11-2	
3BR+Den (or 4th BR), 2Bath home with ocean views and phenomenal Moroccan-inspired pool, spa and garden. Artfully landscaped with custom tile, this is truly the place to be to enjoy the Malibu lifestyle. Large tiled entry, lofted living room with hardwood floors and fireplace. Glass dining room off kitchen and private master suite both open to patio and pool area. Close-in location, SMMUSD.		
Regina Vannicola 310-625-2061		
KW-SANTA MONICA	Pool, spa	

848 15TH ST #4	Open 11-2 631E7	rev
\$659,000	2+2 MEDITERRANEAN	
	PRIMO LOCATION!	
Fantastic location half block to Montana Avenue shops, restaurants, coffee and entertainment. Only 15 blocks to beach! Kitchen has been updated with stainless appliances. Generous dining area. Patio for BBQ or al fresco dining. Beautiful honey color floors throughout with plush carpet in bedrooms. Grand sized master suite with sliding glass doors and walk in closet. Master bath with spa tub. Wonderful closet space, recessed lighting and central heating. One car parking in garage with storage.		
MLS#13-707117		
Megan Whalen 310-622-7402		
GIBSON INTERNATIONAL	Visit:84815th.com	


554 MUSKINGUM AVE	Open 11-2 630J5	NEW
\$1,650,000	2+1 1sty-COTTAGE	
	RARE OPPORTUNITY IN THE EL MEDIO BLUFFS.	
Location! Location! Wonderful opportunity to buy a major fixer or teardown property in the highly desirable El Medio Bluffs area. Bring your architect or builder.		
MLS#13-717089		
Hugh Evans 310-230-3770		
PARTNERS TRUST BW	CIng Fan,Micro,Rng/Ovn,Fridg	

15 Pacific Palisades Single Family

15233 BESTOR BLVD	Open 11-2 631A4	NEW
\$4,995,000	6+6.5 TRADITIONAL	
	NEW CONSTRUCTION, AMAZING DETAIL!	
Located directly up the tree-lined Monument Street, this picturesque home appears to be at the Completed in October 2013 this Traditional Style home features 6,219 sqft of living area situated on a 7,167 sqft lot having great views down into the Palisades Village and beyond. This is another beautiful home designed by Clark Remington. This home showcases 6 BD, 6.5 BA, a beautiful dark Alder finished office, grand kitchen, elevator, and a light-filled basement with 2 BA, 2 BA, and much more.		
MLS#13-714939		
Marco Rufo 310-488-6914		
BERKSHIRE HATHAWAY	Blf-Ins,Cent Vac,Dshwshr,Grbg Disp	

16132 ALCIMA AVE	Open 11-2 630J4	NEW
\$1,595,000	3+3 UNKNOWN	
	CARAVAN FOR THE GROUNDS ONLY- INSIDE BY APPOINTMENT	
House is being sold primarily for land value. Sited close to larger estates, this offering presents an opportunity to invest some innovative TLC or start over to maximize its potential. Property is occupied, please do not disturb occupants. Showings by appointment only.		
MLS#13-716631		
Elen McCormick 310-230-3707		
BERKSHIRE HATHAWAY	None	

TUESDAY

1398 AVENIDA DE CORTEZ	Open	11-2	NEW
\$1,475,000	4+3	2sty-TRADITIONAL	
	PRIVATE & QUIET HIGHLANDS HOME ON LARGE LOT		
<p>Light filled Highland's home on large private lot. Grassy front yard & charming back patio w/ abundance of rose bushes & fruit trees, a gardener's delight! Nestled lower than the street, home is private & quiet. Home has vaulted ceilings in step down living room & an additional large family room upstairs overlooking front entry & ground floor living room. Kitchen, w/ new stainless steel appliances, is sun filled & looks out onto the back garden & patio. Refinished wood floors & new carpet.</p>			
Briar Pecsok PARTNERS TRUST		310-922-4241	

15201 BESTOR	Open	11-2	631A4	rev
\$4,950,000	6+6.5	CAPE COD		
	NEW CONSTRUCTION, AMAZING DETAIL!			
<p>Located at the top of the Alphabet Streets sits this August 2013 completed; gorgeous Cape Cod, just a morning's stroll to the Palisades Village. Situated on a 7,356 sq. ft. lot, this masterpiece showcases 6,114 sq. ft. of living space withholding 6 bedrooms, 6.5 baths, a beautiful Alder finished study, and massive basement entertainment/living area with bar. Enter the front door to find classic Cape Cod elegance and expansive walnut finished floors.</p>				
Marco Rufo BERKSHIRE HATHAWAY		310-488-6914		BBQ,Blt-Ins,Cent Vac,Dshwshr,


16459 AKRON ST	Refresh.	11-2	NEW
\$1,295,000	3+2.5	ARCHITECTURAL	
	ENJOY THE VIEWS!		
<p>Lovely architectural home in private & serene setting. Open kitchen & dining area, plus a large living room w/ built-in bookcase & fireplace all opening to the front patio perfect for entertaining. The second floor has 3 spacious bedrooms - a generous master suite w/ office, large walk-in closet & magnificent views & 2 additional guest bedrooms w/ hall bath. The second floor leads out to a large patio and yard w/ amazing potential for new buyer to create their own oasis. www.16459akron.com</p>			
S. Dishell / A. Durbin BERKSHIRE HATHAWAY		310.415.3400	

340 N GRENOLA ST	Open	11-2	630H6	rev
\$3,850,000	6+6.5	CAPE COD		
	SAND, SURF & SEA. UNMATCHED VIEWS FROM NEARLY EVERY ROOM!			
<p>Sand, Surf & Sea Unmatched Views from nearly every room! Turnkey/stylishly relaxing 4800sf. Highly desired "Las Casas Loop." Unforgettable white sand beach/whitecaps/iridescent ocean view from nearly every room. 9K lot/lrg brick patio/huge yard/2 flat grass pads to play/entertain/relax/gaze@ocean+serene Pulgas Canyon.Masterbed/mstr sitting area/mstrbath, plus open kitchen/bkfst/great room ALL seem to float over mesmerizing, ever-changing views/spectacular sunrises/sounds of breaking surf.</p>				
Betty-Jo Tilley BERKSHIRE HATHAWAY H		310-230-3767		Blt-Ins,Cbl,CIng Fan,Dshwshr,Grbg Disp

1206 AMALFI DR	Open	11-2	631C4	rev
\$9,975,000	5+7.5			
	NEWER TUSCAN TRADITIONAL REMINISCENT OF MONTECITO			
<p>This exceptional residence features exquisite custom finishes and careful attention to design and detail. Kitchen is a cook's dream, and is spacious enough for entertaining. Home theatre with all the accompaniments will make you want to stay home every night. Master bedroom retreat with vaulted beamed ceiling, adjacent sitting room, FP, and LG patio with view. 3 additional en suite bedrooms plus maids. 2 powder rms. Elevator discreetly placed off foyer. Sparkling pool with spa. Walled and private.</p>				
Anne Leeds GIBSON INTERNATIONAL		3104870733		BBQ,Blt-Ins,Dshwshr,Elvtr,Frzr,Other

1049 GLENHAVEN DR	Refresh.	11-2	630H4	rev
\$3,295,000	3+2.5	1sty-MID-CENTURY		
	VISIT OUR TWILIGHT OPEN HOUSE TONIGHT 5:00 -7:00			
<p>This is a home of profound nature function and comfort with majestic and expansive ocean views of the Queen's Necklace. From the clerestory south-facing windows, to the grey resin floors and electric car chargers this is a meticulously restored home. The open floor plan of this remodeled mid-century creates an indoor/outdoor lifestyle ideal for entertaining. Electrifying master suite with full ocean views.</p>				
Cynthia Ann Festa GIBSON INTERNATIONAL		310-704-7152		Website: www.1049glenhaven.com

1624 SAN ONOFRE DR	Refresh.	11-2	631D3	rev
\$5,525,000	5+5.5	VILLA		
	PRICE ADJUSTED & READY TO SELL			
<p>Feel the Alluring Sophistication of this Stylish Architectural Villa with expansive 180 degree ocean and city views. Exclusive street in the Upper Riviera. This private estate is designed to delight all your senses; breathe in the inspirational views from every room and dive into the infinity pool.</p>				
Adam & Ally Jaret TELES PROPERTIES		310-562-4073		www.1624sanonofredrive.com


800 RADCLIFFE AVE	Open	11-2	631A5	rev
\$3,275,000	5+4.5	2sty-CAPE COD		
	FABULOUS PALISADES TRADITIONAL FAMILY HOME			
<p>Built in 2004 w/exacting standards & scale, this 5 bdrm, 4.5 bath offers a formal LR w/fireplace, formal DR, superior chef's kitchen/family rm w/fireplace & sunny breakfast rm, fabulous Master suite w/fireplace, separate sitting rm. French doors/windows allow tremendous natural light, lush landscape & pvt grassy yard create wonderful serenity & opportunity for entertaining. Below the village & close to the Ocean, this is a living environment that offers value from every vantage point.</p>				
Rick Ojeda PARTNERS TRUST BH		310.902.7676		www.800Radcliffe.com

956 CORSICA DR	Open	11-2	631C5	rev
\$5,225,000	4+5.5	2sty-VILLA		
	HANCOCK PARK STYLE IN THE RIVIERA			
<p>A beautiful, renowned, 1920s Italianate villa, with the luxury & enchantment of its noble heritage. Grand 2-story entry sets the tone for drama & romance. Well-proportioned, sun-filled rooms w/coffered ceilings & tall arched windows contribute to the sophisticated, unpretentious elegance. Four bedrooms, library, sun-room, spa/beauty salon & lots of fireplaces, offer a friendly, compelling lifestyle. Walled private gardens insure enjoyable celebrations of all the special moments in your life.</p>				
Mary Lu Tuthill COLDWELL BANKER-BREN		310-979-3990		

16818 MONTE HERMOSO DR	Open	11-2	630G2	rev
\$3,075,000	5+6.5	SPANISH		
	Wonderful Spanish Villa with majestic mountain views!			
<p>This custom built home was recently remodeled with great taste and quality. Included are 5 bedrooms, 6.5 baths, separate office and 3-car garage. Features include a lovely courtyard with fountain, dramatic 2-story entry with sweeping staircase highlighted by Spanish tiles, high wood beamed ceilings, Palladian windows, hardwood & tile flooring and beautiful details throughout.</p>				
Jana Jones & Fred Holley COLDWELL BANKER-BH S		310-979-3990		Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Rng

TUESDAY

15 Pacific Palisades Lease

32 HALDEMAN RD		Open	11-2	631C6	rev
\$19,500	5+6	3sty-CRAFTSMAN			
		Magical secluded retreat near Rustic Canyon Park. High beamed ceilings, French doors and wood floors. Master with office. 5 bedrooms, studio and huge family/dining/kitchen - great for entertaining. Separate master suite with private garden. Private and gated. Term negotiable, available furnished or unfurnished.			
MLS#13-684071 Joan Mcgoohan 310-255-5406 SOTHEY'S INTERNATIO		Blf-Ins,Cbl,Dshwshr,Dryer,Frzr,Other			

16 Mid Los Angeles Single Family

5555 BLACKWELDER ST		Open	11-2	633B7	NEW
\$425,000	3+1	TRADITIONAL			
		THIS IS THE HOME YOU'VE BEEN WAITING FOR! THIS IS THE HOME YOU'VE BEEN WAITING FOR! IDEAL MID CITY LOCATION - CLOSE TO CULVER CITY ARTS DISTRICT, METRO LIGHT RAIL, DOWNTOWN, WEST SIDE, AND NEW NEIGHBORHOOD PARK. RETREAT INTO YOUR OWN PRIVATE OASIS THIS HOME IS A PERFECT BALANCE OF OLD- WORLD CHARM AND UPDATED AMENITIES. FEATURES INCLUDE: 3 BEDROOMS, ONE BATH, UPDATED KITCHEN, FRONT COURTYARD AND PRIVATE BACKYARD WITH FRUIT TREES PERFECT FOR OUTDOOR LIVING. THIS HOME IS PRICED TO SELL AND IS TRULY SPECIAL & YOU WILL BE HAPPY YOU SAW IT. www.lauraandersonproduces.com			
MLS#13-716945 Laura Anderson 323-646-6569 KW LARCHMONT					

17 Mid-Wilshire Condo / Co-op


425 S KENMORE AVE #209		Open	11-2	634A2	NEW
\$205,000	1+1	CONTEMPORARY			
Great 1+1 in heart of Koreatown. Open floor plan w/floating wood floors in living & kitchen. Amazing storage, balcony, 2 closets in bedroom. Secured entry, gated parking. Low HOA. Priced to Sell Now.					
MLS#13-710455 Mark Miller 310.860.7595		Blf-Ins,Dshwshr,Elvtr,Frzr,Grbg Disp,Oth BARCODE PROPERTIES			

18 Hancock Park-Wilshire Single Family

123 S NORTON AVE		Lunch	11-2	633G1	NEW
\$2,695,000	5+4	COUNTRY FRENCH			
		CHIC WINDSOR SQUARE FRENCH COLONIAL Built in 1912 on a generous lot in the heart of historic Windsor Square proper, this French Colonial masterpiece has been thoroughly updated to bring it into the 21st century. Experience the chic modern lifestyle with an open, flowing floorplan, gourmet chef's kitchen w/ marble counters and stainless appliances, sparkling pool and separate guest quarters / bonus room with bath. With 5 beautiful bedrooms, 4 full baths, gorgeous enclosed patio, formal living/dining, expansive family room....			
MLS#13-717357 John Duerler 213-924-2208 HANCOCK HOMES REALTY		Dshwshr,Hood Fan,Rng/Ovn,Fridg			


501 N CAHUENGA BLVD Open 12-2 593F7 **NEW**

501 N CAHUENGA BLVD		Open	12-2	593F7	NEW
\$2,375,000	5+4.5	SPANISH			
		OPEN 12-2 ONLY. CLASSIC 2-STORY SPANISH IN TRUE HANCOCK PARK Expansive elevated corner lot with pool overlooks golf course. Amazing family room addition by architect John Lautner in 1953 by then owner Robert Aldrich (director of "What Ever Happened to Baby Jane?", "Hush... Hush,Sweet Charlotte", "The Dirty Dozen", etc.) 4 beds/3 baths plus bonus tandem room up. Maid's with bath and powder room down. Large center island kitchen open to patios, yard and pool. Owned by the same family for over 50 years. Ready for your personal updates! Third Street School.			
MLS#13-708407 Lisa Hutchins 323.460.7626 CB - HANCOCK PARK		#1 Anget in Hancock Park since 1994			

718 S HIGHLAND AVE		Lunch	11-2	NEW
\$1,078,000	3+2.5	TUDOR		
		EXQUISITE ENGLISH TUDOR MODERN 1920'S ENGLISH TUDOR DESIGNER STYLED RENOVATION BRINGS THE COMBINATION OF OLD WORLD CHARM WITH TODAY'S SPARKING FINISHES. THIS SPACIOUS HOME HAS 3 BEDROOMS, A MASTER SUITE, A POWDER ROOM AND A BONUS ROOM. GORGEOUS HIGH BARREL VAULTED CEILINGS IN LIVING ROOM LEADS TO FORMAL DINING ROOM AND SPARKLING OPEN KITCHEN. THE HOME FLOWS EFFORTLESSLY INTO THE GRASSY TRANQUIL BACK YARD COMPLETE WITH ENTERTAINERS DECK AND BROOKSIDE CABANA. THIS HOME IS A MUST SEE! Rose A. Garcia 877-633-6927 D1 REAL ESTATE		

231 S HIGHLAND AVE		Open	11-2	633E1	red
\$1,775,000	1849000 4+3.5	2sty-COUNTRY ENGLISH			
		MAJESTIC ENGLISH ESTATE Dramatic entry, elegant and spacious formal LR & DR. Gourmet kitchen with center island opens to large family room with French doors leading to an enchanting wrap-around veranda. This lovely home lends itself for perfect indoor/outdoor entertaining. There is a serene garden. Ascend to the 2nd floor and you are welcomed to a romantic master suite. There are 2 additional family BR, and a lovely den, which can be used as 4th BR. A circular driveway. HPOZ.			
MLS#13-694101 N.Hartman/L. Brenner 323-860-4249 COLDWELL BANKER - HP		Dshwshr,Rng/Ovn,Fridg			

355 S MUIRFIELD RD		Open	11-2	633-F2	rev
\$8,999,000	6+6	MEDITERRANEAN			
		SUMPTUOUS GROUNDS IN PRIME HANCOCK PARK Italianate Mediterranean gated estate. Elmer Grey architect. 1923 Adamson-Rindge house, founder of Malibu Potteries and sister house to the Malibu Museum, former residence of Two-time Emmy winner Patricia Heaton . Nearly 50,000 sq. ft lot, 8,398/AS. with remarkable details throughout! Main house has 6 bedrooms, 6 baths, 2 offices & great bonus rm upstairs. Swimming pool, paddle tennis court, Guest house/screening rm over 4 car garage. 7 Fireplaces, camera surveillance/full security. A MUST SEE! June Ahn 323.855.5558 COLDWELL BANKER - HP			


726 S HIGHLAND AVE		Open	11-2	633E3	rev
\$1,199,600	3+2	1sty-COUNTRY ENGLISH			
		BROOKSIDE COUNTRY ENGLISH WWW.726HIGHLAND.COM Gorgeous Country English "Brookside" home, amazing in every way! Restored to perfection, featuring a large formal living room w/ Bachelder fireplace, formal dining room, three spacious bedrooms and an amazing park like yard. Coved ceilings, hardwood floors, French doors, decorative paints, vintage tiles and a remodeled period kitchen w/ separate breakfast nook are but a few of the quality elements offered.			
MLS#13-703943 Omega Group-Todd & Rande 310.429.8191 KELLER WILLIAMS		www.OmegaGroup.LA			

19 Beverly Center-Miracle Mile Single Family

414 N LA JOLLA AVE		Open	11-2	NEW	
\$2,950,000	4+5				
		STUNNING GATED SPANISH WITH MODERN FINISHES Behind gates and set back from the street, this stunning home is a combination of classic Spanish architecture and exquisite modern finishes offering 4 generously sized en suite rooms, 5 bathrooms, 2 car garage and saltwater pool. This stunning Spanish features dramatic foyer leading to wonderfully proportioned rooms with great scale and volume, perfect for entertaining. Large open floor plan with living and dining rooms open to a private beautifully landscaped yard with saltwater pool & spa.			
Josh & Matt Altman 323-791-9398 HILTON & HYLAND					

TUESDAY

6450 MARYLAND DR	Open	11-2	633A2	NEW
\$1,399,000	3+3	COTTAGE		



IMPRESSIVE CHARACTER HOME NEAR THE GROVE! 3BD, 3BA + POOL!

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.

Tom Scrocco & Randy Isaacs 310-887-0255
COLDWELL BANKER - SS

www.RandyAndTomHomes.com

118 N KINGS RD #401	Open	11-2	633A1	NEW
\$929,000	3+3	CONTEMPORARY		



MODERN LUXURY LIFESTYLE. ONLY 6 UNITS LEFT!

Exceptional Brand New Construction Building Offering 21 Stunning Units In One Of L.A.'S Most Central & Ideal Neighborhoods. Within A Short Distance Of Your Front Door, There Is Everything Los Angeles Has To Offer Including Entertainment, Nightlife, Dining, & Shopping. Our Spacious Meticulously Designed 3 Bedroom & 3 Bathroom Units Deliver A Wide Array Of Features & Amenities.

MLS#13-708795
St. James/Canter 310-291-1029
BERKSHIRE HATHAWAY H

www.118kingsroad.com

5668 AIRDROME ST	Lunch	11-2	633B5	NEW
\$699,000	2+1	1sty-SPANISH		



"MUST SEE"

This 1937 Spanish charmer is nestled on a corner lot in the desirable Picfair Village neighborhood. A true gem with high ceilings, decorative fireplace, hardwood floors, French doors, neighborhood is a hidden treasure with a small town feel right in the middle of the big city.

MLS#13-717159
Maisa Fauceffe 323-806-3786
KELLER WILLIAMS HOLL

141 S CLARK DR, UNIT 406	Refresh.	11-2	NEW
\$649,000	2+2		



THE ROB CLARK

The highly sought-after Rob Clark near trendy Robertson. Light & airy, rare top-floor 2/2 features wood floors, stone fireplace, stainless appliances, stone countertops, dual-pane windows, recessed lighting, crown moulding and a private balcony overlooking the tree-lined street. Bathrooms include Wenge stained vanities with glass tile shower & tub surrounds. Converted and renovated in 2007, offering a full gym with cardio equipment, outdoor grilling & dining area, resort-style pool and more.

Derick Vallance 310-871-4663
RODEO REALTY, INC.

www.141southclark.com

130 N MARTEL AVE	Open	11-2	633C1	red
\$1,495,000	4+3	SPANISH		



JUST REDUCED! CLASSIC SPANISH ON LARGE LOT AND GREAT STREET!

Vintage Spanish on one of the most desirable streets in the Beverly Center/Grove area within walking distance of shopping, restaurants, and places of worship. Gourmet kitchen features two sinks, high-end appliances and adorable breakfast area w/ original detailing. Stunning barrel-ceilinged living room offers beamed ceilings, fireplace, and stained glass window. Fantastic floor plan boasts four large bedrooms and great central hall. Gated driveway w/ plenty of parking and a very spacious yard.

MLS#13-713633
Austin Brunkhorst 310-254-7989
COLDWELL BANKER-BH N

Dshwshr,Frzr,Grbg Disp,Fridg

19 Beverly Center-Miracle Mile	Lease			
350 N KILKEA DR	Open	11-2	593A7	NEW
\$19,500	4+5.5	MODERN		



STUNNING 2012 NEW CONSTRUCTION ARCHITECTURAL FOR LEASE!!!!

New Construction and never occupied! Gorgeous Modern/Contemporary Smart Home with Crestron home automation system & the finest finishes (S/S Thermador appliances, Scavolini kitchen cabinets, pure white Caesar Stone Counters, wide plank white oak floors, etc). Soaring ceilings, pocket doors create a seamless indoor/outdoor entertaining area that includes a negative edge salt water pool/spa, built in Viking S/S barbeque & large flat screen TV. Available now for 3-6 month short term lease.

MLS#13-713985
Verna Helbling 310 849 2485
BERKSHIRE HATHAWAY

633 N DETROIT ST	Refresh.	11-2	593D7	rev
\$939,000	3+2	COUNTRY ENGLISH		




\$939,000 FOR MOVE-IN CONDITION 3+2 HOME W/ YARD IN 90036!

Charming English Tudor home in coveted Melrose Village (90036) location. Per Seller, Frame & stucco construction with Brick Veneer (Faux Brick). Living room w/ barreled ceiling, formal dining room, updated Kosher kitchen with two sinks, two ovens, built-in microwave, stone countertop, solid wood cabinetry, travertine floor, Viking appliances and double drawer Fisher & Paykel dishwasher. Separate laundry room. All appliances included. 2 updated bathrooms. Newer double pane vinyl windows,

MLS#13-708685
Jimmy Martinez 323.377.0548
PARTNERS TRUST BH

www.633Detroit.com

20 Hollywood	Condo / Co-op			
5633 CARLTON WAY #404	Open	11-4	593H4	rev
\$472,900	Prcjt	CONTEMPORARY		



MODELS AND SALES OFFICE NOW OPEN

Amazing views of the Hollywood hills sign and downtown L.A. Model and Sales office open 11am to 4pm Fridays thru Tuesdays. Each of our 2 bed/2 bath condominiums offer gas fireplaces, laminate and tile flooring, double doors open to a private balcony or patio. High ceilings, crown molding, designer kitchens with custom cabinets, gas stove, decorative back splash, washer/dryer hookups and two parking spots in the access controlled parking garage. 6 of 17 already reserved so come see us today!

MLS#13-702851
Teresa Haynes 323-515-7339
HOME BUILDERS MKTG.

19 Beverly Center-Miracle Mile Condo / Co-op

118 N KINGS RD #PH4	Refresh.	11-2	633A1	NEW
\$1,029,000	3+3	CONTEMPORARY		



MODERN - LUXURY - LIFESTYLE | ELEVEN-EIGHT KINGS ROAD

Only 6 Units Left! Eleven-Eight Kings Road. Exceptional Brand New Construction Building Offering 21 Stunning Meticulously Designed Units In One Of L.A.'s Most Central & Ideal Neighborhoods. Spacious 3Bd+3Ba Units Deliver Features & Amenities Including High Ceilings, Grohe Fixtures, Kohler Sinks, Italian Porcelain Tile, Wenge Wood Cabinets, GE Monogram Appliances, 7" Wide White Oak Wood Flooring, Private Terraces, City Views, Laundry In Unit, & Low HOA fees.

MLS#13-716459
ST. JAMES + CANTER 310.291.1029
BERKSHIRE HATHAWAY

WWW.118KINGSROAD.COM

ATTENTION

The following changes to The MLS Open House Guide™ Broker Edition Terms & Conditions are effective January 2012:

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

TUESDAY

20 Hollywood Income

1139 COLE AVE Refresh. 11-2 593F5 \$700,000	NEW
CUTE AS A BUTTON	
	
Duplex is two houses w/ no common walls & each w/ its own garage & private patio. Great owner occupied property or income investment. All copper plumbing & upgraded electric. Dark hardwood flrs. Stove, refrigerator, washer/dryer included in both units. Floor plans mirror each other. GREAT location with park across the street (new pool in progress), Gold's Gym, Arclight Cinemas, Hollywood Farmers Market, Santa Monica Blvd. theatre district and all the action of Hollywood.	
MLS#13-717283 Adam Carr 310-600-6987 JOHN AAROE GROUP	
Cbl,Dryer,Rng/Ovn,Fridg,Wshr	

21 Silver Lake - Echo Park Lease

2305 SILVER LAKE DR Open 11-2 594D4 \$6,000 2+1 1sty-ARCHITECTURAL	NEW
H.E. HANSEN HOUSE, HARWELL HAMILTON HARRIS, 1951	
	
Harris' organic, regional architecture was rooted in the climate of his native California. Nature was something to be accommodated, not tamed. Here the continuity is unbroken between the landscape's palette of green-browns and gray-blues, and the expression of house as romantic shelter: Two large patios, one overlooking the Silver Lake Reservoir and one wrapped alongside both bedrooms, office area, built-ins including living room couch with storage, two desks and dresser in master bedroom.	
MLS#13-716769 Ilana Gafni CROSBY DOE ASSOCIATE	
Blt-Ins,Washer,Dryer,Range/Oven,Fridge	

21 Silver Lake - Echo Park Single Family

1511 N BENTON WAY Refresh. 11-2 \$1,089,000 3+2 MID-CENTURY	NEW
GORGEOUS MID-CENTURY WITH VIEWS	
	
Located with spectacular views of Downtown LA and a quick stroll to LA Mill, L&E Oyster Bar, the dog park, and the Reservoir, this Silver Lake home is mid-century architecture at its finest. The property boasts 3 large bedrooms, two baths, oak flooring throughout, and a beautiful new kitchen with great indoor/outdoor flow.	
Steve Clark 818.519.9363 DEASY PENNER & PART	

22 Los Feliz Single Family

2514 N COMMONWEALTH AVE Lunch 11-2 594B2 \$3,590,000 5+6 2sty-ARCHITECTURAL	NEW
STUNNING PRIVATE AND TURN-KEY CONTEMPORARY ARCHITECTURAL	
	
Your search for a showcase turnkey contemporary above Los Feliz Blvd. ends right here. Poised up and above the street with gated entry this one of a kind architectural home is perfect for the discerning buyers. Completely remodeled in 2003 by Jean-Pierre Boladian featuring over 3,900 sq. ft. of living space with 5 large beds and 6 baths, a cook's kitchen, formal and informal dining & entertaining areas, 2 car garage, multiple outdoor spaces, pool and beautiful gardens. 18,050 sq. ft. lot.	
Brian Ades 310-888-3752 SOTHEBY'S	
Dshwshr,Rng/Ovn	

2483 LANTERMAN TER Open 11-2 594C4
\$899,000 2+1.5 TRADITIONAL NEW

SILVER LAKE CHARMER!	
	
Come home to this enchanting view! Built by Fred Lanterman in 1940, this light and bright 2 bedroom, 1.5 bath home with bonus room, contains original features such as wood floors, a spiral staircase, wood burning fireplace, crown moldings, tiled kitchen counter and bathroom. A deck off the dining room, showcases the amazing, unobstructed views! Located in the very desired Ivanhoe School district, this street to street lot is landscaped and ready for you to enjoy!	
Jodi Bell Ticknor 310-385-3172 COLDWELL BANKER-BH N	
Other	

2300 N VERMONT AVE Open 11-2 594A2
\$2,199,000 3+3 TRADITIONAL NEW

TRADITIONAL ON LARGE FLAT LOT. WALK TO VILLAGE.	
	
Elegant 1937 Traditional on oversized corner lot! Graciously set-back from street with a large, flat landscaped backyard. Exquisite family floor plan w/wood floors, crown moldings, and lovely original details. Large, step-down sunny living room with fireplace and lots of windows. Large eat in kitchen, with center island and French doors to grassy yard. Circular staircase to 2nd floor with 3 bedrooms and 2 baths including large master w/updated bath. Walk to Los Feliz Village, Greek Theatre.	
Carter + Orland Estates 310-385-3172 KELLER WILLIAMS RLTY	
www.carterorlandestates.com	

3835 FOUNTAIN AVE Refresh. 11-2 594C5
\$399,000 3+1.75 CALIFORNIA BUNGALOW NEW

BEST DEAL IN THE AREA! CHARMING COTTAGE HIDEAWAY	
	
BEST DEAL IN THE AREA! A CHARMING CALIFORNIA COTTAGE HIDEAWAY WITH TRUE PRIVACY AT THE FOOT OF THE FRANKLIN HILLS. FLEXIBLE OPEN FLOOR PLAN WITH HARDWOODS,FRESHLY PAINTED, FRONT PATIO, AND EXPANSIVE BACK PATIO WITH LUSH LANDSCAPING. ABUNDANT STORAGE SPACE IN THE ATTIC . NEEDS SOME CREATIVITY AND A PERSONAL TOUCH. THIS IS AN AMAZING OPPORTUNITY AT AN INCREDIBLE PRICE. CLOSE TO SUNSET JUNCTION SHOPS AND CAFES. ZONED C1 FOR FLEXIBLE LIVE/WORK USES AND/OR FUTURE DEVELOPMENT. FRANKLIN HILLS RES ASSOC	
Justin Jacobson 3108922673 HORIZON REALTY	
Rng/Ovn	

2136 MAYVIEW DR Refresh. 11-2
\$799,000 2+1 TRADITIONAL NEW

JUST LISTED! TIMELY TRADITIONAL IN FRANKLIN HILLS	
	
Inviting 2 bd/1ba is neatly framed w/ xeriscaping & flagstone wrap around patio. This easy walk-up opens to a bright living space w/seated bay windows & city views. Great light & French doors allow for indoor/outdoor flow. Features: Hardwood Oak floors, rebuilt Fireplace, Solar Panels, energy efficient appliances, sec system, 2car garage & ample storage. Private entertainers patio offers built-in seating & potted kumquat & Meyer Lemon trees. Franklin Elementary school district.	
Bryant Reichling 323-854-1780 SOTHEBY'S INT'L RLTY	
www.2136Mayview.com	

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Listings in the MLS Get More Exposure
More Offers & More Money



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MOST ACCURATE REAL ESTATE SOURCE™

TUESDAY

31 Playa Del Rey Condo / Co-op

8650 GULANA AVE #C3063	Open	11-2	702C3	NEW
\$289,000	1+1	1sty-CONTEMPORARY		



MLS#13-717365
Brian Maser 310-795-8010
MASER CONDO SALES


UPDATED TOP FLOOR 1BR/1BA UNIT WITH TREETOP VIEWS.

ENJOY A LUXURY LIFESTYLE YOU CAN AFFORD WITH THIS TOP FLOOR, PENTHOUSE UNIT THAT HAS BEEN NICELY UPDATED. THE UNIT FEATURES BEAUTIFUL NEW HARDWOOD FLOORS THROUGHOUT, A GREAT OPEN FLOOR PLAN, GREAT NATURAL LIGHT, COOL OCEAN BREEZES & GORGEOUS TREETOP VIEWS. KITCHEN OPENS TO LIVING ROOM. MASTER BATHROOM FEATURES TUB/SHOWER. 1 PARKING SPOT. COMPLEX IS PET FRIENDLY & HAS AMAZING, LUSH GROUNDS W/ BEAUTIFUL GRASS, TREES & WALK PATHS. IT FEATURES A LARGE CLUBHOUSE.

Maser Condo Sales Team

42 Downtown L.A. Condo / Co-op

530 S HEWITT ST, UNIT 152	Open	12-2	634/H5	NEW
\$849,000	1+2	2sty-ARCHITECTURAL		



Steven & Zee Spezzano 213-494-3999
KELLER WILLIAMS

BARKER BLOCK ...AMAZING 2 STORY LIVE WORK SPACE

With Private Patio & Over \$150k in Designer Upgrades & Improvements Such as: Custom Floating Solid Oak Cabinetry, Master Bed w/ Reclaimed Wood Barn Doors Custom Black Industrial Hardware, Bath w/ Solid Oak Wrap Around Vanity, Non VOC Natural Painted Finished Floors, Unlacquered Brass Wall Mounted Faucets, Solid Oak Built-in Closets Thru-out, Vintage & Handmade Brass & Pendant Lites, New Hideaway Laundry & Linen Closets. Located in the Historic Arts District Near Urth Cafe & more!

The Integrity Team

62 Encino Single Family

16508 MOORPARK ST	Open	11-2		NEW
\$1,495,000	5+5.5	2sty-MODERN		



Milstein/Silver/Nicoll 310-927-2038
KELLER WILLIAMS - BH

OPEN TUESDAY & FRIDAY 11-2PM

Nine Oaks Homes is a brand new residential development showcasing the best of modern architectural design located on a peaceful cul-de-sac in the heart of Encino. Highlighted by a contemporary lifestyle design, each of the nine homes emphasizes open floor plans, functional rooms and high end finishes that exemplify the best of Southern California living. Chef's kitchen, private master suite with custom closets. Indoor/outdoor living with 500sf patio. Equipped with Crestron Control System.

www.ModernEncinoHomes.com

72 Sherman Oaks Single Family

14611 SUTTON ST	Open	11-2	561J5	NEW
\$2,895,000	5+5	CONTEMP MED		



MLS#13-713303
Andrea Korchek 818-371-0933
WISH SOTHEBY'S INTL

Protected from the street by mature landscape, this Tuscan-style home is meticulously maintained and exquisitely improved. The main floor offers a spacious entry, formal living room, formal dining room, large family room open to the gourmet, fully equipped center-island kitchen with a walk-in pantry, a downstairs bedroom, office, and bathroom, as well as a powder room for the service of guests. There also is a large laundry room and direct access to the three-car garage.

BBQ, Blt-Ins, Dshwshr, Grbg Disp, Hood Fan

OPEN HOUSE STATUS LEGEND

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

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

13251 CHELTENHAM DR	Open	11-2	562D6	NEW
\$869,000	3+3	2sty-CONTEMPORARY		



MLS#13-717343
Darrell Wallace 310.435.3690
JOHN AAROE GROUP

70'S BACK TO NATURE ARCHITECTURAL TREE HOUSE

Cool 70's home offers tree top setting. Warm woodsy architecture filled w/ light & excellent split level plan. Floating stairs lead to open great rm, eat-in kitch, deck & powder. Wonderfully warm 2-sty wood paneled fam rm w/bar, bookcases, brick fp, & wall of glass opens to deck. Master BR w/spacious bath, walk-in & patio. Bonus rm w/private entrance, fp & bath options as home office, screening rm, in-law ste, gym or game rm. Fantastic opportunity to restore or remodel original 70's architecture.

Blt-Ins, Dshwshr, Dryer, Grbg Disp, Hood Fan

15233 OTSEGO ST	Open	11-2	561H3	NEW
\$799,000	3+3	TRADITIONAL		




MLS#13-713533
Elizabeth Marquart 818-784-8892
RE/MAX ESTATE PROPER

OPEN 11AM-2PM

3 bed 3 bath in Sherman Oaks. Every room filled with natural light. Open, airy floor plan. Formal living room with dining area with hardwood floors. Laundry room off the garage. Kitchen includes granite countertops, stainless steel refrigerator. Kitchen is open to a family room. Master includes french doors, walk-in closet, full bath. Two additional bedrooms feature hardwood floors and share a bath. Landscaped backyard create atmosphere. Room for a pool. Central AC and heat, 2 car garage.

Dryer, Frzr, Micro, Rng/Ovn, Fridg, Other

4758 SALOMA AVE	Lunch	11-2	561J4	red
\$1,498,000	+550000	5+5.5 2sty-SPANISH		




MLS#13-706747
Ben G. 858-414-3214
KELLER WILLIAMS BEVE

Elegant and tastefully rebuilt Spanish Villa with custom finishes. Approximately 4,200 sq-ft 5 bedrooms 5 1/2 bathrooms of pure decadence. High ceilings, moldings, and beautiful flooring. Fantastic kitchen with granite counters and back splash with large center island. Excellent Master Suite with private balcony and grand bathroom. Each bedroom is its own suite with a bathroom in every one. Tremendous curb appeal.

Frzr, Hood Fan, Micro, Fridg

72 Sherman Oaks Condo / Co-op

14014 MILBANK ST #8	Open	11-2	562B4	NEW
\$499,000	2+2.5	CONTEMPORARY		



MLS#13-717409
T. Rustad P. Maurice 310.623.8825
RODEO REALTY - BH

CHARMING THREE-STORY TOWNHOME

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. This unit offers the convenience of a brand new HVAC system, inside laundry and two secured side-by-side parking spaces.

14014Milbank.com

73 Studio City Single Family

10802 ALTA VIEW DR	Open	11-2	563A7	NEW
\$2,699,000	4+4.5	1sty-ARCHITECTURAL		



MLS#13-717275
Steven Walker 310-717-4750
COLDWELL BANKER-STUD

SUPERB ONE LEVEL ARCHITECTURAL RETREAT W/POOL, YARD & VIEWS!

Stunning Jay Vanos designed One level Architectural Oasis with Resort Style grounds, Infinity Pool, Grassy yard & captivating City light Views. Newly built in 2008 this exquisite Entertainers Dream features 4 Bedrooms, 4.5 Baths with Family Room, State of the Art kitchen, Luxurious Master, Private Entry Courtyard with Waterfall, & dramatic pivotal Glass Door leading to expansive open plan with Incredible Style, Taste, & Detail in Prime Studio City Hills Wrightwood Estates location.

Dshwshr, Grbg Disp, Rng/Ovn, Fridg

TUESDAY

WEDNESDAY, THURSDAY, FRIDAY AND BY APPOINTMENT

4606 GOODLAND AVE		Open	11-2	562E4	NEW
\$1,950,000	5+3.5	1sty-TRADITIONAL			



EXCEPTIONAL STUDIO CITY TRADITIONAL ON DOUBLE, CORNER LOT

Gorgeous remodel in one of Studio City's most idyllic neighborhoods. Grand master suite w/vaulted ceiling, cedar closet & steam shower in travertine bathroom. Separate guest house w/full bath. All rooms lead to an expansive & beautifully landscaped backyard w/resort amenities including large heated pool w/waterfalls & automatic safety cover, custom-built outdoor BBQ & cooking station & pergola for outdoor dining. Close to park, schools,shops & restaurants.This rare property is the ultimate home

MLS#13-717435
G.Larson/J. Respondek 310-255-5423
SOTHEBY'S INT'L. **BBQ,Dshwshr,Grbg Disp,Rng/Ovn,Fridg**

12342 MILBANK ST		Refresh.	11-2	562F4	red
\$1,799,000	+899000	5+5.5	2sty-MEDITERRANEAN		



INCREDIBLE VALUE! PRIME STUDIO CITY NEIGHBORHOOD!

Brilliant execution of a classic Mediterranean home. Meticulous attention to detail, superb materials, and perfect floorplan. Brand new kitchen overlooks the large grassy backyard, entertainer's patios, and sparkling pool. Romantic Master Suite with private balcony, upstairs kids rooms, and Junior Suite that can be an impressive home office/gym/media room.4 separate HVAC systems. Ideal location for coveted schools, easy access to shopping and freeways.

MLS#13-707951
William Simpson 310.994.0455
THE AGENCY **Dshwshr,Frzr,Rng/Ovn,Fridg**

88 Agoura Single Family

1170 EARLHAM CT		Lunch	11-2	527G6	rev
\$1,485,000	4+4	TRADITIONAL			




STUNNING MORRISON HOME! MOVE-IN READY!

Beautifully renovated and luxurious four bedroom with office features formal two story entry leading into spacious family room. Private backyard flows seamlessly with indoor outdoor living, pool and spa with built-in BBQ. Remodeled gourmet kitchen with Viking six burner stove top, high end stainless steel appliances and custom cherry cabinets with granite counter tops. Located in the highly sought after Award Winning Oak Park Unified School District. Entertainer's dream!

MLS#13-714995
Kimberly Green (818) 451-6371
KELLER WILLIAMS **CATERED LUNCH WILL BE SERVED**

93 Eagle Rock Single Family

4636 TOLAND WAY		Lunch	11-2	595A1	NEW
\$599,000	3+2	2sty-CONTEMPORARY			



CONTEMPORARY HILLSIDE HOME - YOUR HOME FOR THE HOLIDAYS


This charming and private three bedroom, two bathroom home boasts a step-up living room with lovely hillside views, nicely sized dining area, modern kitchen and updated bathrooms. Don't miss this impeccably maintained home complete with updated features such as hardwood floors, recessed lighting, newer AC/FA, updated plumbing, newer electrical and a tankless water heater. Natural light fills this open floor plan and terraced gardens make it the perfect home for any Buyer to enjoy.

Claudia Hipolito 323-906-2425
COLDWELL BANKER - LF **Dishwasher, Garbage Disposal**

THURSDAY OPEN HOUSES

15 Pacific Palisades Single Family

654 RESOLANO DR		Open	9:30-12	630G5	NEW
\$2,795,000	3+3	TRADITIONAL			



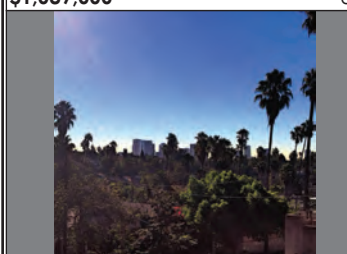
VIEWS, VIEWS, VIEWS FROM EVERY ROOM!

Views, views, views from every room! This gated upper Paseo Miramar home has just been tastefully remodeled top to bottom, now boasting new Fleetwood sliding doors, a new gourmet kitchen with quartz countertops and Miele appliances, hand-scraped maple floors, updated lighting and bathrooms, new carpets, new decks and much more. Upper level master suite includes a charming adjacent sitting area, walk-in closet, over sized master bath with marble jacuzzi bath and floors, and double shower.

MLS#13-715531
Josh & Matt Altman 323-791-9398
HILTON & HYLAND **Dshwshr,Frzr,Rng/Ovn,Fridg**

21 Silver Lake - Echo Park Single Family

1511 N BENTON WAY		Refresh.	12-3	NEW
\$1,089,000	3+2	MID-CENTURY		



GORGEOUS MID CENTURY WITH VIEWS


Located with spectacular views of Downtown LA and a quick stroll to LA Mill, L&E Oyster Bar, the dog park, and the Reservoir, this Silver Lake home is mid-century architecture at its finest. The property boasts 3 large bedrooms, two baths, oak flooring throughout, and a beautiful new kitchen with great indoor/outdoor flow.

Steve Clark 818.519.9363
DEASY PENNER & PART

FRIDAY OPEN HOUSES

30 Hollywood Hills East Single Family

3409 BLAIR DR		Open	11-2	563D7	NEW
\$1,399,000	4+2.5				



OPEN TUESDAY & FRIDAY 11-2PM

Own a home with one of the coolest views in Los Angeles! This 2 story home with its sweeping panorama of the valley and mountains from almost every room is perched above The Universal Studios backlot making it so completely unique. Quiet rear yard with hot tub and total privacy for fabulous entertaining. Endless possibilities.

Vanessa Sandin 818-231-3509
HILTON & HYLAND



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