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12616 W Sunset Blvd · Brentwood \$4,400,000



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4103 Roma Ct · Marina del Rey \$3,595,000



1790 Viewmont Dr · Sunset Strip \$3,200,000

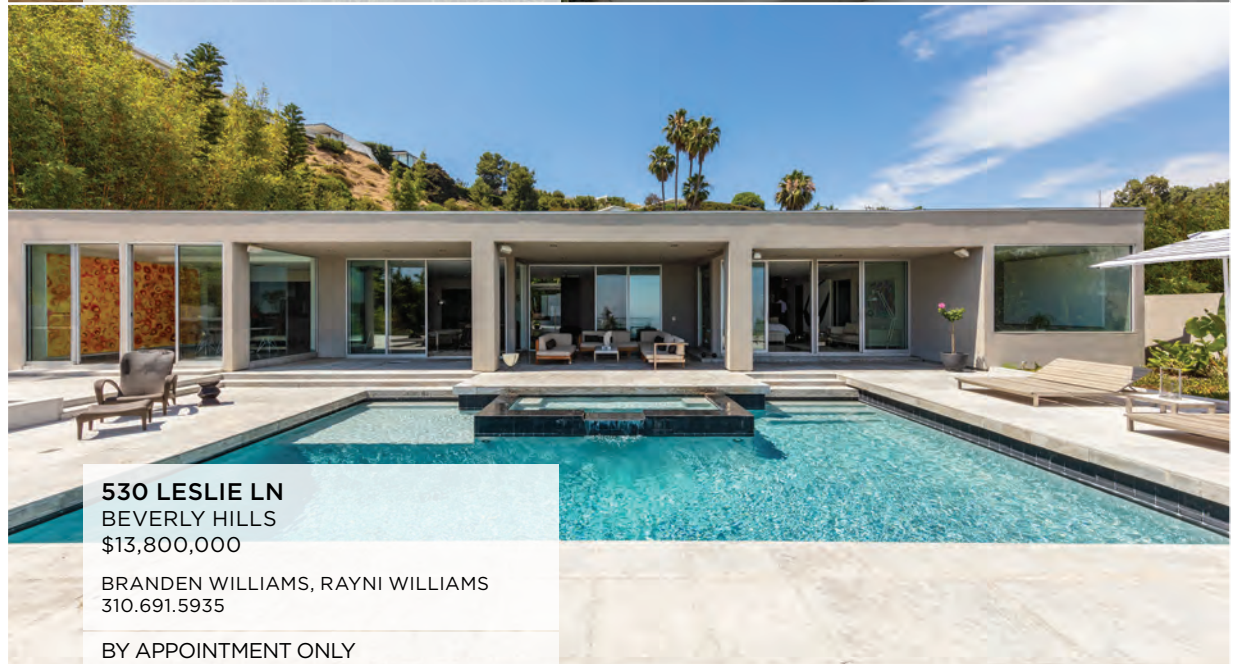
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Live Better Through Design Integrity:



John Lautner, FAIA
The Alexander Residence, 1951

5281 East El Roble Street, Long Beach, CA 90815

With several distinct iterations, drawings of the Alexander House at the Getty Research Library attest to a strong dialog between the client and architect. We can only surmise that may be the reason the residence served the family so well for the last 66 years without alteration. Located in Park Estates, a planned community affording large lots, and wide tree lined streets prepared for custom built houses.

4 Bedrooms, 3 Bathrooms
MLS# 17-276100

\$ 1,650,000
Gordon Newsom **310.486.0156**



Rudolph Schindler, Architect
The Roxy Roth Residence, 1946

3624 Buena Park Drive, Studio City, CA 91604

Honored with the only solo exhibition of an architect's work at The Museum of Contemporary Art, Los Angeles, Schindler is internationally recognized as one of the most important Southern California architects of the 20th Century. The extensively published Roth House overlooking Studio City is an icon of his groundbreaking concept of space itself as the primary element of architecture. A sensitive restoration maintained architectural integrity.

3 Bedrooms, 3 Bathrooms
MLS# 17-275954

\$ 2,295,000
Ilana Gafni **310.779.7497**



Herbert Kameon, AIA
The DeVault Residence, 1958
20595 Seaboard Road, Malibu, CA 90265

First Offering. The tenets of Organic Architecture as espoused by Wright and Harris are strictly adhered to in what is reputed to be Herbert Kameon's first residential commission. The success of this endeavor is best measured by the long tenure of the DeVault family, and the home's enduring intimate connection with the land and the sea.

5 Bedrooms, 3 Bathrooms
MLS# 17-270194

\$ 3,195,000
Michael D. Phillips **310.927.9189**



Donald Olsen, Architect
The Olsen House, 1954

771 San Diego Road, Berkeley, CA 94707

The architect's own home. Listed on the prestigious National Register of Historic Places, and a City of Berkeley Historic Landmark, the Olson House presents a striking counterpoint to the more familiar Bay Area Modern Style. The Harvard educated architect applied his International Style training, as championed by Walter Gropius, to create his own "machine for living in a garden."

4 Bedrooms, 3 Bathrooms
MLS# 40800047

\$ 1,795,000
Crosby Doe **310.428.6755**

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Estates, Architecture & Historic Properties



Rex Lotery, FAIA

The Spanner Residence, 1968

4143 Cachalote Street, Woodland Hills, CA 91364

A north-facing hillside presents a special challenge. At the Spanner Residence (1968) mid-century master architect Rex Lotery, F.A.I.A. developed a solution in which light and space are gloriously one. Completely unlike Lotery's sprawling one-story Trousdale designs, here a vertical 2-story exterior suggests a conventional division into ground-floor public spaces and walled-off upper sleeping floor. At entry the visitor discovers instead a series of interlocking volumes and spaces on multiple levels unfolding as one progresses from one to the next. Light suffuses all, from mitered corner windows and high clerestories. Yet each space is clearly and functionally defined. Patios, pool and plantings expand living space outside. The included, adjacent empty lot could become a spectacular play yard or garden. 2-car garage with shop, dark room & wine cellar, 3 bedrooms, ground-floor library with full bath and a large studio-office complete a program as ingenious as it is attractive.

3 Bedrooms, 3 Bathrooms

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Beverly Hills: 310.275.2222

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 Jennifer Parker-Stanton | 323.351.3278



1926 Hillside Spanish
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 Mariko McKittrick | 310.597.7377



Hilltop Spanish
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 \$2,195,000
 Geoff Clark | 323.459.3845
 Jordan Berry | 818.642.5797



Gated Mini Compound
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 Kristal Moffett | 310.699.4130



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Stephen Alan Siskind :: 1963 Mid-Century Modern \$1,785,000
 3986 Clayton Avenue, Franklin Hills Barry Gray | 323.822.3200



The Cantilever House :: leeMundwiler architects \$2,495,000
 2955 Swan Place, Silver Lake Brian Linder, AIA | 310.592.5417
 William Baker | 310.867.0847



The Beck House - Warehouse Conversion \$2,750,000
 516 3rd Street, Hermosa Beach Barry Gray | 323.822.3200
 Scott Behrle | 310.666.7005



Paul Williams, FAIA :: 1948 Mid-Century Modern \$1,099,000
 205 E Sixth Street, Ontario Matthew Berkley, MA | 626.665.3699
 Scott Lander | 323.697.4909



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Ocean View Mid-Century Post & Beam New Price — \$6,735,000
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- SHERMAN OAKS
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- STUDIO CITY
- HIGHLAND PARK | NOV '17



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Neyshia Go
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3 bed • 3 bath • 2,114 sf • 8,398 sf lot • Offered at \$2,699,000

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5 bed · 5.5 bath · 5,034 sf
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4103 Roma Ct · Marina del Rey **\$3,595,000**
3 bed · 3.5 bath · 4,023 sf · 4,476 sf lot
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6 bed · 6.5 bath · 4,977 sf · 21,194 sf lot
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1790 Viewmont Dr · Sunset Strip **\$3,200,000**
3 bed · 2.5 bath · 2,800 sf · 12,500 sf lot
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18 Horizon Ave · Venice **\$2,895,000**
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1919 4th St #C · Santa Monica **\$2,100,000**
3 bed · 2.5 bath · 2,252 sf
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5767 W 75th St · Westchester **\$1,499,000**
3 bed · 2 bath · 2,040 sf · 7,183 sf lot
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8590 Wonderland Ave · Laurel Canyon **\$1,229,000**
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2 Bedrooms / 2 Bathrooms

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2 Bedrooms / 2 Bathrooms

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Just completed & built with the highest level of quality & taste. All rooms directly overlooking rolling green lawns of the BACC. Step-down living room, spectacular media room, paneled library, over-sized formal dining room, & grmt eat-in kitchen. Luxe master + 4 add'l bdrm suites, swimmers pool, spa, gym, staff room & more. weahomes.com/listing/121-udine-way
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THE RUTHERFORD HOUSE, AN ART DECO MASTERPIECE BEVERLY HILLS | \$35,000,000

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REMARKABLE ARCHITECTURAL BEVERLY HILLS | \$35,000,000

This home has it all including large pool & spa, tennis court, guest house with huge gym, theater, master with his & hers all facing view. Privacy, 7 total bedrooms, extraordinary in all detail. The home is most dramatic with interiors by Kelly Wearstler. Huge outdoor living room with fireplace. Exterior kitchen and more. Co-listed. vimeo.com/187210423
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conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Buyer is advised to independently verify the accuracy of that information. CalBRE 01317331/00559629/00671618

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VIEW

FEATURED *Properties*

MALIBU | \$19,995,000
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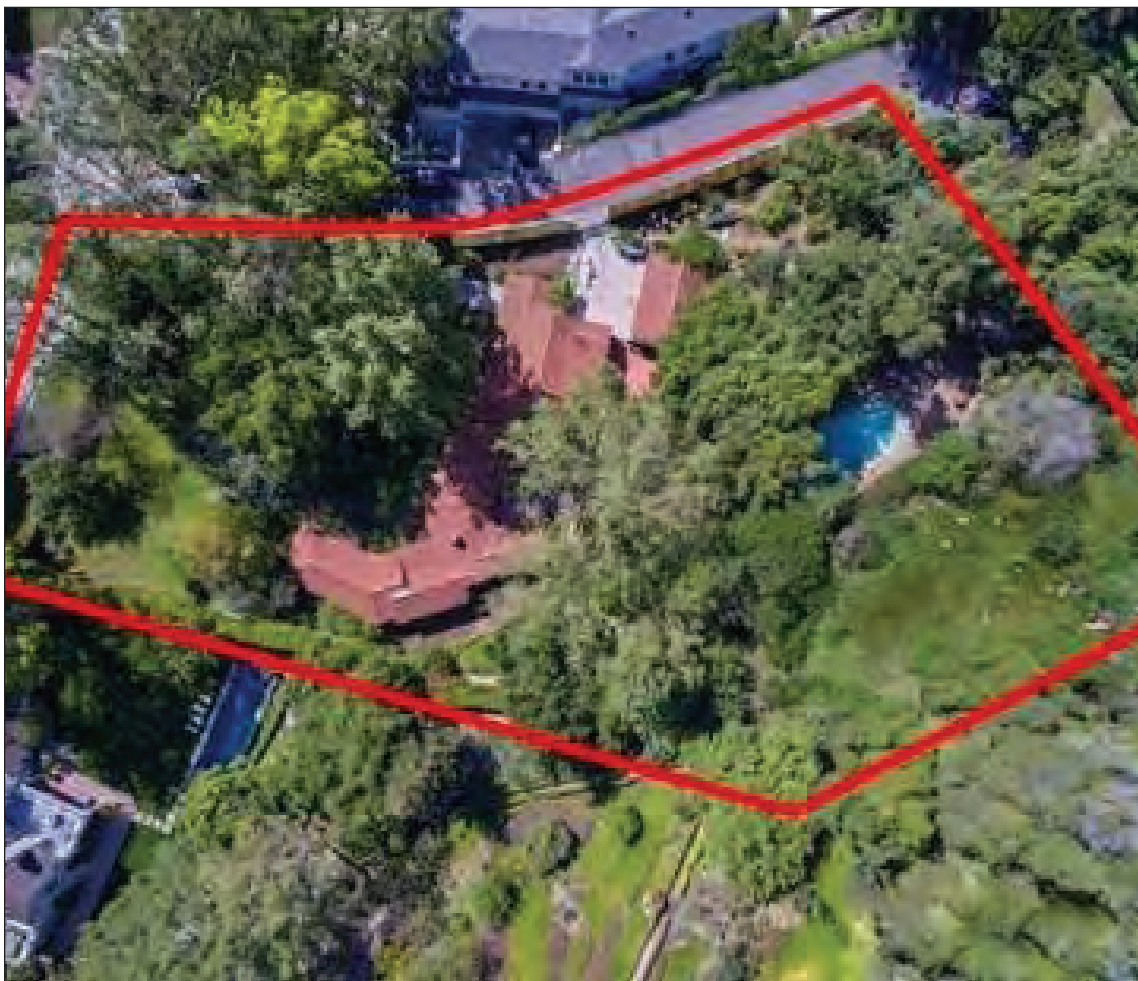
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BEL AIR | \$9,995,000
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310.285.7529 | Joyce@JoyceRey.com



CITY, SANTA MONICA PIER & OCEAN VIEWS!
PACIFIC PALISADES | \$2,895,000
Represented by: Ali Rassekhi
310.359.5695 | rassekhi@gmail.com



WLVMASTERPIECE.COM STUNNING REMODEL!
WESTLAKE VILLAGE | \$2,288,800
Represented by: Christian Melgar
805.495.1048 | Christian@coldwellbanker.com



BRAND NEW 5BD 6BA W/GRT FLR PLAN, POOL.
BRENTWOOD | \$5,995,000
Represented by: Robert Winans
310.722.8456 | robert.winans@coldwellbanker.com



STUNNING FRENCH STYLE GATED ESTATE. 5+6.
BEVERLY HILLS | \$6,600,000
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Ventura 805.648.5051
 Westchester 424.702.3000
 Westlake Village 805.495.1048

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ARCHITECTURE & DESIGN



CREATING YOUR OWN INNER AND OUTER PARADISE

by Bret Parsons

In addition to visiting extraordinary gardens of every type, many Angelenos experience the sybaritic thrill of actually residing in these “outside rooms” almost year ‘round. LA-based Inner Gardens, founded 27 years ago by garden designer Stephen Block, is unparalleled at blending traditional European garden principles with Eastern philosophies to craft organic garden plans, all of which are specifically tailored for discerning homeowners. Follow Stephen’s formula and your exteriors will hit every note. First and foremost, gain a clear understanding of your goals and the exact scope of your desires. Second, confirm the look and feel you wish to achieve. That includes not only the hardscape (patios, walkways, etc.) but trees, shrubs, and ground coverings as well. Third, determine exactly what’s going to be included: a pool, sport court, play areas, a BBQ, a fireplace, grill, or even an outdoor kitchen? Then, create a general furniture layout and order early as delivery often takes up to 20 weeks. Tip number five is to create a realistic timeframe in which to complete the project. Oftentimes gardens are redesigned for special events (weddings, graduations) so it’s critical to have a comprehensive schedule. Finally, one needs to understand the process, costs, and the variables both expected and unexpected (think underground issues or soil condition). However, with thoughtful and thorough planning, you’ll enjoy sensuous rooms which change each season for years to come.

www.innergardens.com



Photographer: Tim Beddow



ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: ANGELO CACIOLA



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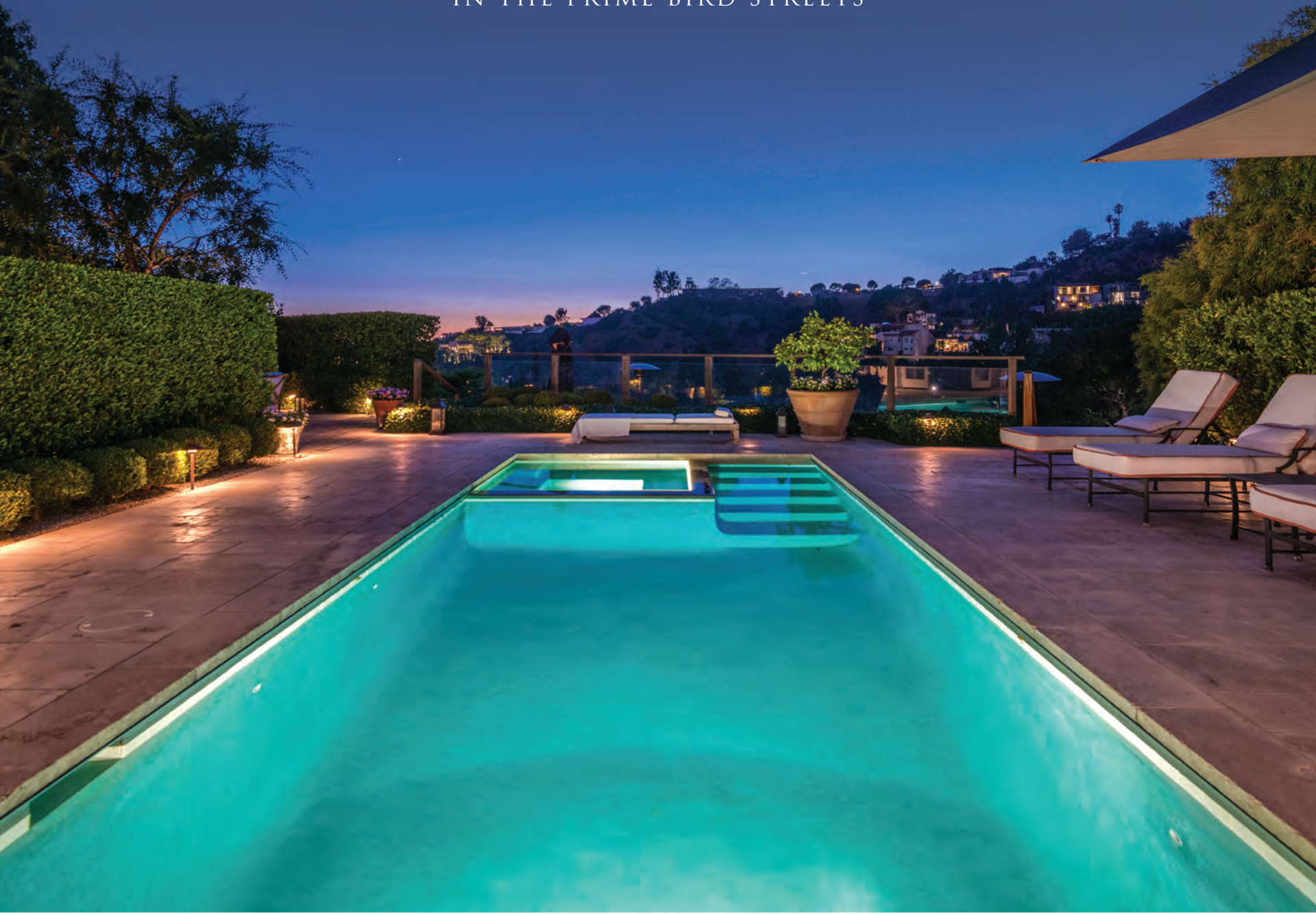
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1441 ORIOLE DRIVE
SUNSET STRIP

\$4,800,000

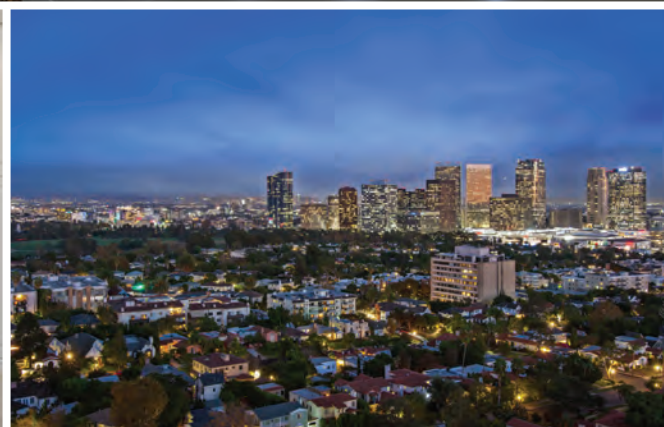
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- Dramatic entry with sweeping staircase
- Mammoth formal living and dining rooms
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506 S. NORTON AVENUE, WINDSOR SQUARE

This meticulously renovated 1919 Windsor Square Traditional home features gorgeous finishes chosen to preserve the original detailing and charm. A white picket fence opens to a grassy lawn and pathway leading to a storybook entry. Large light and bright dual-sided living room with new French oak hardwood floors, fireplace, and restored, original multi-paned windows. The formal dining room opens onto romantic side terrace with koi fountain. Spectacular chef's kitchen with custom cabinets, high-end stainless appliances, and oversized Carrera marble center island adjoins the great room which features crafted coffered ceilings. The powder room completes the main level. A craftsman staircase leads to a magnificent master suite with terrace overlooking the backyard. Dreamy, one-of-a-kind marble bathroom with dual vanities, large shower, spa tub, and water closet. There are two additional bedrooms and a bath. Sensational, resort-like backyard with newly completed 40-foot salt-water pool and gazebo with fantasy rain wall. Brand new one bedroom guest house with large media room/gym/office. There is also a much sought after 3-car garage off alley. This is a rare opportunity to live in an historic Windsor Square home that has been reimagined for today's living!

OFFERED AT \$3,250,000

OPEN TUESDAY 11AM - 2PM

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OPEN TUESDAY
11/14/17 from 11- 2:00 (Lunch) &
Twilight from 5:00 to 6:30 p.m.
(Wine, Spirits and Cheese)

1929

COMSTOCK HILLS SPANISH TWO-STORY

1535 CLUB VIEW DRIVE | COMSTOCK HILLS

Warm and inviting, four-bedroom, four-and-a-half bathroom, 1929 two-story Spanish in coveted Comstock Hills, near the Los Angeles Country Club. Beautiful hardwood floors, classic Saltillo pavers, Spanish tiles, archways and ironwork all join in concert to create a genuine authenticity and architectural character. Dramatic living room with fireplace, French doors and coved ceilings. Huge open-concept kitchen, complete with center island, eating area, Gaggenau cooktop and oven, Sub-zero refrigerator, wood beams and an abundance of storage, opens to a family room that flows to the back patio and barbeque. Spacious master suite with city and treetop views, wood beams, fireplace, skylight, balcony, spa tub and walk-in closet. Extremely private back yard with mature trees, pool, spa, open patios and a putting green offers resort-style living, perfect for leisure time and entertaining. A serene, tranquil escape. Much sought after Fairburn Avenue Elementary School district. Prime Westwood location with close proximity to the newly remodeled Westfield Century City shopping center with theatres and restaurants, including Craft and Mario Batali's Eataly. Close to Beverly Hills, UCLA and Westwood Village.



JIM MUSKE | 310-612-4894 | PRICE: \$3,299,450.00



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NEARLY 2,000 SQ FT PRIVATE ROOFTOP

\$7,995,000. USD

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HOLMBY HILLS | 143 S Mapleton Drive | 7BD/9BA | By Appointment Only - Price Upon Request

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Kerry Mormann | 805.689.3242



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Marc & Rory Shevin | 818.251.2456/818.251.2476



\$5,985,000 | 5781 Penland Rd, Hidden Hills | 6BD/10BA
Marc & Rory Shevin | 818.251.2456/818.251.2476



\$4,295,000 | 17201 McCormick St, Encino | 5BD/7BA
Dianne Merryl | 818.613.4655



\$3,750,000 | 467 Surfview Dr, Pacific Palisades | 4BD/3BA
Isabelle Mizrahi | 310.230.3720



\$3,875,000 | 17110 McCormick Street, Encino | 6BD/8BA
Cameron/Spitz | 818.380.2151/818.817.4284



\$1,250,000 | 13051 Woodbridge St, Studio City | 4BD/2½BA
Matt Epstein | 818.789.7408

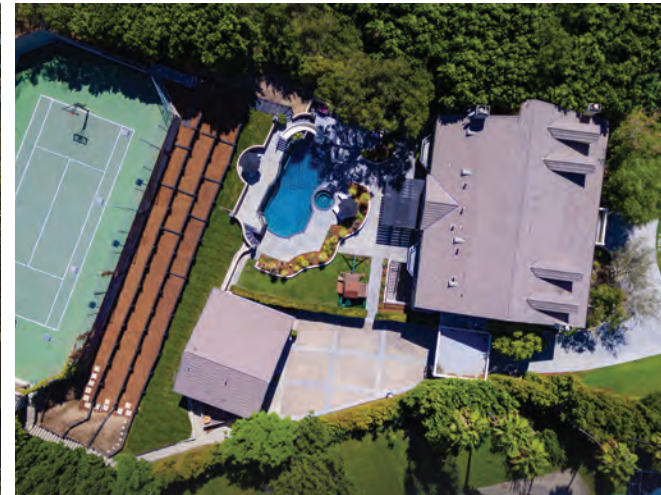


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FIND YOUR PERFECT

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\$7,395,000 | 1427 Georgina Avenue, Santa Monica | 4BD/3½BA
Chris Hicks | 310.980.7980



\$6,995,000 | 4322 Hayvenhurst Ave, Encino | 6BD/8BA
Fran Chavez | 818.517.1411



\$3,695,000 | 70300 San Lorenzo Rd, Palm Desert | 9BD/13BA
St. James + Canter | 310.704.4248



\$2,625,000 | 535 Ocean Ave #3D, Santa Monica | 2BD/2BA
Chris Hicks | 310.980.7980



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Paloma Fierro | 323.365.6505



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Keith Endow | 310.722.2562



\$985,000 | 4857 Tilden Avenue, Sherman Oaks | 3BD/3BA
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From the High \$500,000s

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*Valid when financed through a preferred lender and if purchased from November 14 to November 30, 2017. Offers valid on select Sol home and selections must be made through the builder's design center, Creative Design Interiors. The builder reserves the right to modify or change the special offer at any time without notice. **Broker must accompany and register client on initial visit. Please see sales agent for details. In a continuing effort to improve home plans, the builder reserves the right to modify or change plans, specifications, features and colors without notice. Floor plans and elevations vary by elevation style. Porches, balconies and windows all vary by lot and floor plan configuration. Square footages are approximate. All maps, plans, elevations and renderings are artist's conceptions and are not necessarily to scale. Please consult a sales representative for details. Models do not reflect racial preference. Photos do not represent actual homesites. California licensed broker. CalBRE license #01912034 – Comstock Homes Broker, Inc. 🏠





1601 BEL AIR ROAD, BEL AIR
Lot Size 42,741sqft

\$5,950,000

Open Tuesday 11-2

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Holmby Hills



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840 Thayer
Open Tuesday 11-2



5 Bedroom Traditional in Prime Westwood

The perfect home for a growing family, completely remodeled in 2007 and featuring an open floor plan perfect for entertaining. On a quiet street North of Wilshire and just blocks from high performing Warner Ave elementary, it also features a gym and an oversized office with four built-in desks. Its spacious recreation room opening to a rock pool with waterfalls and a waterslide is a kid's dream.

\$3,995,000

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10380 WILSHIRE BLVD. #1603, WILSHIRE CORRIDOR

This is it!!! Only every few years does the coveted South East exposure come to the market and only every decade or so, does this exposure on such a high floor become available! Hands-down the most coveted view in the building, this 16th floor apartment is one of the only units in La Tour with raised ceilings!

La Tour, since it's inception, has been known to be one of the finest buildings on the Corridor, not only because of its amenities and staff, but because of its floor plans. With only four units per floor, La Tour caters to the most discerning buyers' needs.

This three bedroom four bathroom home in the sky features multiple terraces, a gigantic living room, family room, Poggenpohl kitchen and laundry room, and the greatest entertaining space and flow a unit on the Corridor can afford. Having changed hands only once before, this unit was hand chosen from the original developer due to its breathtaking views of LA Country Club, Century City and the Pacific Ocean. Exceptional sunlight throughout the year and one of the only units with explosive ceiling heights, this may possibly be one of the best units on the Wilshire Corridor to come to market in years. La Tour offers 24 hour concierge, valet, pool, fitness center, entertainment room.

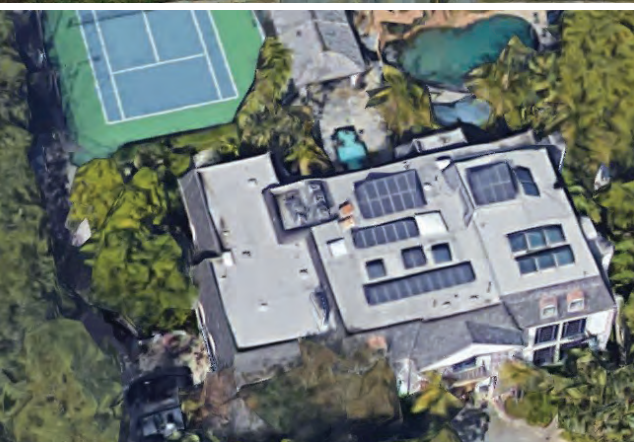
Offered at \$3,995,000

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1123 EL RETIRO WAY, BEVERLY HILLS

PRIME TENNIS COURT ESTATE North of Sunset Location in the most prestigious area of a Beverly Hills. This magnificent tennis court estate features five bedrooms and 6 baths plus a huge guest house larger than some homes on the 500 block! Featuring a magnificent double staircase, formal living room, dining room, family room and gourmet kitchen, theatre, and one of the greatest master suites in Los Angeles. This home features the most exquisite custom attention to detail you have ever seen. Play a game of tennis, or indulge in the pool! This is an entertainers dream located on one of the best blocks in Beverly Hills and surrounded by some of the most expensive homes in the city.

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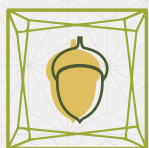
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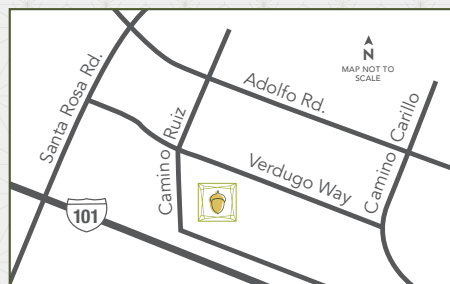
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