


## 01 Beverly Hills

Single Family

<b>1123 EL RETIRO WAY</b>	Open	11-2	<b>NEW</b>
<b>\$19,995,000</b>	6+9		



**TENNIS COURT ESTATE IN PRIME BEVERLY HILLS**

PRIME 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.

Josh Flagg RODEO REALTY - BH	310.720.3524	Range, Refrigerator, Fireplace, BBQ
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<b>467 S SPALDING DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,350,000</b>	3+3	1sty-TRADITIONAL	



Traditional home in Beverly Hills, 9000 sq ft lot. Move right into this 3+3 as a starter residence, or develop/remodel it into your dream home. Classic details: gleaming hwd floors, lg bedrooms, Formal LR, DR + Family room with full walk-in bar. Master Suite offers a large bthrm with sunken tub, tons of closet space, and picturesque windows overlooking the large, grassy bkyd. Room for a small pool. beautiful landscaping. Minutes from the best shopping, dining, in Beverly Hills and Century City.

Andrea Alberts SOTHEBYS INTL REALTY	310 777 5105	BBQ, Blt-Ins, Cbl
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<b>605 N ARDEN DR</b>	Refresh.	11-2	<b>red</b>
<b>\$8,995,000</b>	9995000	5+6 2sty-MEDITERRANEAN	



**REDUCED TO SELL OR LEASE! MAJESTIC 2STY MEDITERRANEAN**

ALSO FOR LEASE AT \$20,000/MONTH! GLAMOROUS MEDITERRANEAN WITH AUTHENTIC DECO-ERA DETAILS. DRAMATIC ENTRY WITH SWEEPING STAIRCASE LEADS TO SUNLIT ROOMS WITH WOOD & STONE FLOORS. 4 GENEROUS BD SUITES + FAMILY AREA UP. MAID'S QUARTERS DOWN. SEPARATE LIBRARY & FAMILY ROOM. FABULOUS CENTER-ISLE KITCHEN WITH NEW APPLIANCES. KITCHEN & FAMILY ROOM OPEN TO RESORT-LIKE GROUNDS WITH POOL, PATIOS, SPORT COURT, AND ELEVATED VIEWING TERRACE. PERCHED ABOVE A MOST DESIRABLE QUIET ROAD FOR MAXIMUM CURB APPEAL.

MICHAEL J. LIBOW CBRB - BH S	310-285-7509	WWW.605ARDEN.COM
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<b>716 N BEVERLY DR</b>	Open	11-2	<b>rev</b>
<b>\$9,250,000</b>	6+6	1sty-MEDITERRANEAN	




**MEDITERRANEAN ESTATE IN BEVERLY HILLS FLATS**

BH Estate offering 6 bed/6 bath home is over 5300sqft w/ high ceilings and light filled rooms that open to a beautifully landscaped yard with pool, spa and walls of mature hedges for privacy. Entryway reveal single level open floor plan, dining room, step-down living room w/fireplace. Family room w/bar overlooks the yard and is adjacent to chef's kitchen w/SS appliances and island breakfast area. The spacious master suite opens to the pool area and has dual dressing areas, closets and spa tub.

Katia Miramontes KELLER WILLIAMS BH	310-310-0324	Available for Lease \$19,500/month
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<b>410 WALKER DR</b>	Open	11-2	<b>rev</b>
<b>\$7,995,000</b>	3+4	CONTEMPORARY	



**BEAUTIFUL HOME WITH JETLINER VIEWS**

Beautifully designed Sophisticated 3BR, 3.5BA + Den home in Trousdale w/explosive jetliner views of city, mountains & marina. Entr into this priv oasis which entails open flr plan for ent, tile entry, HW flrs, a grmet chef's kit w/walk-in pan, Sub Zero & Viking appli opens to brkft area, Lg fam rm w/FP, flr to ceiling windows, DR, + office/den w/FP. Lavish mstr suite lrg walk-in closet, sliding drs that lead to patio, 3rd BR en suite & Ldry rm off kit. Surround sound throughout

Susan Kastner PARTNERS TRUST SANTA	310-382-8555	BBQ, Dshwshr, Dryer, Frzr, Grbg Disp, Other
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## 01 Beverly Hills

Condo / Co-op

<b>460 N PALM DR #305</b>	Open	11-2	<b>red</b>
<b>\$3,995,000</b>	3+4	CONTEMPORARY	



**\*\$500K REDUCTION!\* BEVERLY HILLS 3600 SF LUXURY CONDO (2015)**


Unprecedented luxury residence in prime Beverly Hills' newest (2015) "5-star" concierge doorman condominium building, "460 Palm." Rare ultra spacious 3600 SF, 3BD/4BA, is the largest floor plan available. An entertainer's dream with amazing city views, sliding Fleetwood windows, seamless indoor/outdoor floor plan, modern gourmet Chef's kitchen, private home theater, & outdoor terraces.

ST.JAMES+CANTER BERKSHIRE HATHAWAY	310.704.4248	www.460Palm305.com
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## 01 Beverly Hills

Lease

<b>112 N ELM DR</b>	Open	11-2	<b>NEW</b>
<b>\$14,500</b>	4+5	CONTEMPORARY	



fully remodeled contemporary home 4Beds, 5 baths, high ceiling throughout, grand entryway. Hardwood floors, skylights an impressive living room That leads to family room with wet bar and a dining room. The kitchen is beautifully upgraded with custom cabinetry, granite counter tops and top of the line appliances with large breakfast area overlooking into the backyards and swimming pool. Easy to show

Hamid Azinfar ELITE PROPERTIES REA	310 985 5252	Blt-Ins, Cbl, Dshwshr, Dryer, Frzr, Other
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<b>8601 WILSHIRE #502</b>	Open	11-2	632J2	<b>NEW</b>
<b>\$3,595</b>	1+2	MODERN		



Luxury Living in the heart of Beverly Hills! Designer leases w/ high ceilings, floor to ceiling windows, incredible views, hardwood floors, modern kitchens with stainless steel appliances. Available short term, long term and furnished. Building has 24 hour valet parking, concierge, service staff, Fitness Center, Media Room, Business Center, Rooftop water deck with views of the city. Available for short or long term. This lease is also available furnished for additional pricing.

Nicole Contreras NOURMAND & ASSOCIATE	310-614-4952	Blt-Ins, Dshwshr, Dryer, Grbg Disp, Micro
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<b>605 N ARDEN DR</b>	Refresh.	11-2	<b>red</b>
<b>\$20,000</b>	23500	5+6 2sty-MEDITERRANEAN	



**REDUCED TO LEASE OR SELL! MAJESTIC 2STY MEDITERRANEAN**

ALSO FOR SALE AT \$8,995,000! GLAMOROUS, UPDATED, & SPACIOUS 2STY MEDITERRANEAN WITH AUTHENTIC DECO-ERA DETAILS. DRAMATIC ENTRY WITH SWEEPING STAIRCASE LEADS TO SUNLIT ROOMS WITH WOOD & STONE FLOORS. 4 GENEROUS BEDROOM SUITES + FAMILY AREA UP. MAID'S QUARTERS DOWN. SEPARATE LIBRARY & FAMILY ROOM. FABULOUS CENTER-ISLE KITCHEN WITH NEW APPLIANCES. KITCHEN & FAMILY ROOM OPEN TO RESORT-LIKE GROUNDS WITH POOL, PATIOS, SPORT COURT, & ELEVATED VIEWING TERRACE. SET ABOVE THE ROAD FOR MAXIMUM CURB APPEAL!

MICHAEL J. LIBOW CBRB - BH S	310-285-7509	WWW.605ARDEN.COM
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**MLS.com**

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02 Beverly Hills Post Office

Single Family

2552 BENEDICT CANYON DR


Refresh. 11-2

\$3,495,000

3+3

TRADITIONAL

NEW



PERFECT PIED-À-TERRE

Elegant architectural, designer done home in the hills. Gorgeously reinvented three bedroom, three bath masterpiece on nearly three-fourths of an acre. Bright, open floor plan. Warm living room with fireplace and skylight. Large chef's kitchen. Tranquil and private backyard with lush landscaping and newly remodeled pool/spa. A second master suite with custom built-ins. Patio with water fountain. Large master with fireplace, sitting area and private hillside patio. Custom walk-in closet.

MLS#17-276318

M. Schwartz Z. Sklar 424.230.3716

THE AGENCY

Blt-Ins,Dshwshr,Rng/Ovn,Fridg

2180 COLDWATER CANYON DR


Open 11-2

\$2,168,000

4+5

ARCHITECTURAL

NEW



Completely renovated Beverly Hills beauty w/ no expense spared. Open floor plan w/ sunken living room feat. marble fireplace, dining & bar area, & La Cantina glass doors folding out to the pool area. The cook's kitchen features European cabinets, quartz countertops, & Thermador appliances. All 4 bedrooms boast en suite baths, & the master suite features contemporary vanity, Hansgrohe fixtures, & glass sliders leading out to the pool. Succulents & trees abound in your private hillside retreat.

MLS#17-287230

Jennifer Eckert

NOURMAND & ASSOCIATE

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

2376 KIMRIDGE ROAD

Open 11-2

\$4,195,000

4+5

MODERN

red



MAJOR \$305K REDUCTION! MODERN BEVERLY HILLS "ART-LOFT" HOME

Stunning Beverly Hills Residence created with exquisite attention to every detail in 2017 situated on a quiet cul-de-sac street. This uber-sexy entertainer's sanctuary has a massive interior open floor plan living/dining area with extraordinary light, immense scale, and dramatic 14ft ceilings offering an elevated lifestyle experience! Custom gourmet Bauformat German kitchen. Spectacular 1850sf rooftop! The over 4500sf, 4 bedroom, 4.5 bathroom showpiece features 2 luxurious master bedroom suites.

MLS#17-269720

ST. JAMES + CANTER 310-704-4248

BERKSHIRE HATHAWAY

WWW.2376KIMRIDGE.COM

9572 STUART LN

Open 11-2


\$1,950,000

23000000

3+4

CONTEMP MED

red



This beautiful and charming gated home situated on a cul-de-sac in a wonderful BHPO location off Coldwater Canyon features a unique and spacious grand room with an easy indoor and outdoor living area that flows into a large dining room from one side and the backyard from the other. The dining room features Italian marble flooring and opens to a beautiful kitchen that includes a breakfast area, Viking range, Subzero refrigerator, Bosch dishwasher and an array of cabinets.

MLS#17-278242

Laleh Sheikh-Astaneh 310-888-3762

KELLER WILLIAMS BEVE

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

13331 MULHOLLAND DR


Open 11-2

\$6,950,000

4+6

2sty-CONTEMPORARY

rev



GATED CONTEMP. WITH PANORAMIC VIEWS

Grand 2 story Contemp. on private promontory. 4BR 6BA 6,700+ sf int. 53,000+ sf lot. Majestic CA Oaks, lush landscaping & tranquil refection pond create a serene sanctuary. FP in Fam Rm & Mstr Suite. Gourmet Kit. Gated motor court with ample parking. 3 car garage, elec. car charging station.

MLS#17-280660

Peter Whyte 310-650-8480

COLDWELL BANKER

Views of City Lights & San Gabriel Mtns

2915 DEEP CANYON DR

Open 11-2

\$4,189,000

5+4.5

TRADITIONAL

rev



SUPERLATIVE PRIVATE ESTATE IN DEEP CANYON WITH POOL/SPA

Superlative estate in Deep Canyon offers resort atmosphere, center island kitchen generous master suite w/ jetted tub, multiple walk-in closets & ample guest or kid's suites. Splash in the luxurious pool or create culinary feasts at the double BBQs. 3 bedroom suites conveniently located on the 2nd floor. Breakfast area & office nook adjacent to TV lounge create a magnificent great room. Formal dining & living Rms afford additional spaces for festive parties. Smart home utilizes Crestron.

MLS#17-279794

Chris Pickett/ Ernie C. 424-202-3230

TELES PROPERTIES

www.2915deepcanyondr.com

02 Beverly Hills Post Office

Lease

9544 OAK PASS RD


Open 11:30-1:30

\$16,500

4+3

ARCHITECTURAL

NEW



GATED PROPERTY ON DESIRED PRIVATE STREET.

Exquisite Modern Architectural home includes 4BR/3BA plus living & dining rooms, Den, Bar and Studio. Beautiful views. Outdoor areas include covered patios, water features, Spa and BBQ. This home has been recently updated and is offered fully furnished. Warner Ave. Elem.

MLS#17-287750

Jackie Feldmar-Cohenca 310.433.1961

TELES PROPERTIES

www.9544OakPassRd.com

03 Sunset Strip - Hollywood Hills West

Single Family

1822 MARCHEETA PL


Open 11-2

\$19,950,000

4+7

ARCHITECTURAL

NEW



BREAKING THE MOLD

Brand new architectural, designed by Paul McClean. Warm Modernism with 12 foot ceilings, limestone floors coupled with a stunning wood paneled ceiling provide an aura of calm sophistication. This home exudes the highest quality including a 70 foot book-matched marble exterior wall for privacy. Modern Luxury in the Bird Streets.

MLS#17-191876

Justin P. Huchel 310.617.4824

HILTON & HYLAND

1822Marcheeta.com

7266 OUTPOST COVE DR


Open 11-2

\$9,288,000

4+4

MID-CENTURY

NEW



THE BRANDER HOUSE

Built in 1959 by cultural barrier-breaking architect Eugene Kinn Choy, A.I.A., and immortalized by architectural photographer Julius Shulman. Nestled in a hidden enclave, this gated mid-century estate combines stately scale with original features and era-sensitive updates, making it a Los Angeles mid-century marvel. The Brander House affords discerning lovers of true mid-century architecture the wonder of experiencing yesterday's perfection.

MLS#17-286984

D. Healey M. Hartley 310.903.1876

HILTON & HYLAND

TheBranderHouse.Com

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demo.themls.com/vestaplus



<b>1441 ORIOLE DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,800,000</b>	2+2	1sty-CONTEMPORARY	



**TRANQUIL CONTEMPORARY GEM WITH VIEWS IN THE BIRD STREETS**

Gated Contemporary Retreat located in the prime Bird Streets. Chic designer quality home with total privacy & beautiful city & canyon views. Gated front motorcourt. Spacious living room with vaulted ceilings, built-ins, & fireplace. Dining room & fabulous gourmet kitchen. Master suite with vaulted ceiling and sumptuous bath. Walls of French doors throughout open to the beautiful yard with ozone pool and spa, patios, grassy hidden garden, & viewing deck overlooking the shimmering vistas.

Jade & Tiffany Mills  
COLDWELL BANKER 310-285-7508

Gated, Refrigerator, Stove/Oven

<b>1276 SUNSET PLAZA DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,050,000</b>	3+3		



**HIP DONE TRADITIONAL ON LOWER SUNSET PLAZA**

Sitting just above the heart of the city in an unparalleled location just seconds from the restaurants, shops, boutique gyms and hotels of the new Sunset Strip. This 2-story home is rich in charm and quality with all the right rooms including a formal living and dining room, kitchen with breakfast space, powder room and great den opening up to an outdoor courtyard and dining areas for entertaining.

Zach Goldsmith  
HILTON & HYLAND 310.908.6860

Available for lease \$8,500/mo

<b>7104 MACAPA DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,250,000</b>	5+6	CONTEMPORARY	



**CONTEMPORARY VIEW HOME IN THE HOLLYWOOD HILLS**

Set privately behind gates on a quiet and exclusive cul-de-sac street, this four bedroom estate with separate guest apartment has every accoutrement - an iPad control system, solar heated salt water pool, sub-zero and Viking appliances, Fleetwood pocket doors, indoor/outdoor bar, a full outdoor BBQ kitchen, in-floor radiant heating, security, wine storage, Koi pond, outdoor shower, movie theater, and more. Also near to the Runyon Canyon entrance.

MLS#17-286554  
Jason Oppenheim  
THE OPPENHEIM GROUP 310-990-6656

www.ogroup.com

<b>1628 N GARDNER ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,650,000</b>	3+2	1sty-CRAFTSMAN	



**CRAFTSMAN PERFECTION**

Absolutely stunning newly remodeled Craftsman centrally located within walking distance to Runyan Canyon to the north and the Sunset Strip to the South. Gleaming hardwood floors and tons of natural light, open floor plan with original details and built-ins. Three generously sized bedrooms plus den, large living room with wood burning fireplace, and chef's kitchen with stainless appliances and farm house sink. Very private grassy yard with seating area and deck. Huge front porch w/ tree vus

Stephen Apelian  
CB BEVERLY HILLS S. (323)804-3400

www.StephenApelian.com

<b>1368 DOHENY PL</b>	Open	11-2	<b>NEW</b>
<b>\$3,795,000</b>	3+4	VILLA	



**1368 DOHENY PLACE**

Location, Location, Location. Prime street off Lower Doheny Drive and surrounded by major estate properties. Italianate Villa with very high ceilings and large open floor plan. Sited above the street offering excellent sense of space and privacy. Large formal living rooms opens to loggia and pool beyond. Vast dining area with separate side garden and 2 story walls of glass.

For more information, please visit [www.1368Doheny.com](http://www.1368Doheny.com).

D. Fenton, J. Huchel  
HILTON & HYLAND 310.858.5474

DrewFenton.com

<b>8672 HOLLYWOOD BLV</b>	Open	11-2	<b>NEW</b>
<b>\$1,595,000</b>	3+3	1sty-TRADITIONAL	




**HOLLYWOOD HILLS VIEW PROPERTY WITH ROOM TO ENHANCE**

Set on a 10,290 square foot lot surrounded by miles of spectacular views this 3 bed, 3 bath home was built in 1939 and retains period features including a glass block entry wall, a dual oval light entry door and a deeply recessed peak pentagonal window. An attached guest unit has both a separate entrance and a door into the main house.

Steve Sanders  
JOHN AAROE GROUP 323-828-6471

Washer/Dryer/Refrigerator/Stove

<b>2393 CASTILIAN DR</b>	Lunch	11-2:30	<b>NEW</b>
<b>\$3,249,000</b>	4+4.5	2sty-MEDITERRANEAN	




**EXQUISITE MEDITERRANEAN - PRIME LOCALE - COME FOR LUNCH!!!**

PRIME OUTPOST ESTATES. Remodeled Authentic Mediterranean reminiscent of the Grand and Vibrant Seaside Resort Villas of Italy. Situated well above Outpost Drive in a Celebrity filled neighborhood, this home exudes impeccable character from a bygone era. Terraces on every level look out onto the canyon and hills beyond. Beautiful redone Kitchen. Hardwood & Tile floors, vaulted wood beamed ceilings, and arched doorways are found thru-out. Superb & Peaceful lushly landscaped pool & spa area. MUST SEE.

Paul Czako  
GUSSMAN CZAKO ESTATE 310.995.1963

Aix-en-Provence style Lunch Served

<b>2458 ZORADA DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,395,000</b>	3+3	2sty-MID-CENTURY	




**MLS#17-288358**

Mimi Starrett  
JOHN AAROE GROUP 310.467.4395

Blt-Ins,Dshwshr

Warm Mid Century tucked away in the hills of lower Nichols Canyon. Gated entry to covered entertainment patio & private front door entry. Open floor plan, living room, kitchen & dining area all anchored by fireplace, wood beamed ceilings, tile floors, sliding glass doors to deck & views. Master Suite w/ hrdwd flrs, beamed ceilings, custom bath opens to deck to green views. 2 additional bedroom and bath complete 1st level. Fam room w/ hrdwd floors opens to private screened in spa grotto

<b>2362 APOLLO DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,995,000</b>	4+4	2sty-CONTEMPORARY	




**FULLY REMODELED CONTEMPORARY IN PRIME MOUNT OLYMPUS**

The first story open floor plan creates a light and airy milieu with wide windows & sliding glass doors bathing every room in natural light, while oak flooring runs throughout. A gourmet chef's kitchen w/ state-of-the-art appliances overlook panoramic views of the skyline and surrounding landscape. On the second floor, the master suite opens to a stately balcony. Outside, a spacious deck ideal for entertaining near the pool; An elegant confluence of pristine materials and unbridled craftsmanship

MLS#17-286458  
Rosenfeld/Giese/Collins  
MERCER VINE 310-595-5915

Open House 11/14: 11-2pm & 11/19 1-4pm

<b>1440 N KINGS RD</b>	Refresh.	11-2	<b>red</b>
<b>\$3,989,000</b>	4095000	4+4 3sty-CONTEMPORARY	



**NEW PRICE! CONTEMPORARY JUST ABOVE SUNSET BLVD**

Contemporary of superior quality and modern design. Gallery entry leads to huge open living spaces, flooded with natural light. Two master suites plus two additional en-suite bedrooms. City views, large open gourmet kitchen with top of the line appliances. Guest suite/media room with projector and surround sound. Beautiful mix of surfaces throughout. Sparkling Pool with dramatic waterfall, in a lush and intimate setting.

MLS#17-252148  
AARON MONTELONGO  
JOHN AAROE GROUP 310-600-0288

APPX 5 HOMES ABOVE SUNSET BLVD



<b>9291 FLICKER PL</b>	Refresh.	11-2	<b>red</b>
<b>\$3,850,000</b>	2+3	MID-CENTURY	




**GREAT PRICE IN PRIME BIRD STREETS**

New price on Bird Streets pied- à-terre at the end of very private cul-de-sac with head on city and ocean views. Flat pad surrounded by mature trees lining the view. Has not been on the market in 23 years. The best hidden spot in the Birds available now!

**MLS#16-180398**  
Leanna + Victoria Risko (310)2707627  
SOTHEBY'S

Search 9291 Flicker PL on Youtube.com

<b>8157 LAUREL VIEW DR</b>	Open	11-2	<b>rev</b>
<b>\$5,995,000</b>	4+5	SPANISH	




**SUNSET STRIP RE-IMAGINED SPANISH CONTEMPORARY**

A very special, reimagined Spanish contemporary with exquisite design and sophistication. Enter into an expansive open space with soaring ceilings, multiple entertaining areas, dining space, and chef's kitchen. Open floor plan is encircled by tall windows and French doors, which flood the room with natural light and create wonderful indoor-outdoor living. The backyard is immensely private with a sparkling pool, covered trellis and upper patio. Moments from the Sunset Strip and Chateau Marmont.

**MLS#17-272560**  
Jon Grauman 4242382484  
THE AGENCY

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

<b>8647 EDWIN DR</b>	Open	11-2	VIEWS!	<b>red</b>
<b>\$3,599,000</b>	3899000	4+4.5	2sty-ARCHITECTURAL	




**200-DEGREE JETLINER VIEWS ON THE MULHOLLAND CORRIDOR!**

MAJOR REDUCTION! Located in one of the most desirable locations and on one of the best view lots in the city, this 4BR/4.5BA residence is a contemporary masterpiece at the top of Laurel Canyon off of the famed Mulholland corridor. Views abound from the public rooms, the pool deck. Within the walls of this 4,162 sq.ft. home: Open floor plan with breathtaking north-facing views, towering ceilings, en-suite bedrooms. **BONUS ALERT:** Located in the highly-desirable Wonderland School District!

**MLS#17-250026**  
C.Gray | J. Yarbrough 310.734.2100  
L.A. LUXE GROUP | KW

www.EdwinDrive.com

<b>8538 HOLLYWOOD</b>	Open	11-2	<b>rev</b>
<b>\$5,695,000</b>	4+6	ARCHITECTURAL	




**CONTEMPORARY VIEW HOME ABOVE THE SUNSET STRIP**

Set above the Sunset Strip, this meticulously crafted architectural estate boasts mesmerizing views from Downtown to the ocean. An expansive master suite leads to a private balcony, enormous en-suite bathroom with oversized bath and shower, and a huge custom walk-in closet. A media room replete with a full wet-bar overlooks the entire city, large en-suite guest bedrooms, a gym, wine cellar, and a rooftop deck with spa, BBQ, and social areas completes this rare entertainer's dream.

**MLS#17-276246**  
Jason Oppenheim 310-990-6656  
THE OPPENHEIM GROUP

www.ogroup.com

<b>9200 SWALLOW DR</b>	Open	11-2	<b>rev</b>
<b>\$16,995,000</b>	7+8	MODERN	



**LIVING ON THE EDGE**

For more information, please visit [www.Swallow-Modern.com](http://www.Swallow-Modern.com).

**MLS#17-259068**  
Drew Fenton 310.858.5474  
HILTON & HYLAND

Co-Listed w/ Altman Brothers

<b>3036 BECKMAN RD</b>	Open	11-2	<b>rev</b>
<b>\$5,499,000</b>	11+11	CONTEMP MED	



**MLS#17-263990**  
Jeeb O'Reilly 3109805304  
DOUGLAS ELLIMAN

Frzr,Grbg Disp

<b>9305 NIGHTINGALE DR</b>	Open	11-2	<b>rev</b>
<b>\$12,000,000</b>	3+4	MODERN	



**LEGAL STEAL AT \$12,000,000**

Perched atop the Sunset Strip's most coveted Bird Street, this magnificent modern has voluminous rooms, custom woods and fire & water elements creating a warmth rarely seen in modern architecture. Hi-ceilings w/full-story windows bring the outside in, providing panoramic views of the city. Chef's kitchen opens to massive family room w/wet bar. Infinity edged pool and fire pit for entertaining. Private master bedroom and bath have awe-inspiring city lights views. Also available for lease.

**MLS#17-263824**  
Gary Gold 310.741.0505  
HILTON & HYLAND

Co-Listed w/Danny Preston | Kelton Group

<b>2660 SKYWIN WAY</b>	Open	11-2	<b>rev</b>
<b>\$4,895,000</b>	5+4	2sty-CONTEMPORARY	




**ARCHITECTURAL MASTERPIECE**

True home as art living - this stunning architectural was designed by A N D Studio - winner of the AIA LA 2017 Residential Architectural Merit Award and sits on a commanding view site in Laurel Canyon's prestigious Laurel Hills. Completed in 2017, this is the perfect L.A. Pad with sweeping views of the San Fernando Valley, a large open kitchen dining living experience that opens up to an equally impressive outdoor kitchen dining and living space.

**MLS#17-279552**  
Brian Ades 310-503-8080  
SOTHEBY'S

Pool, Hot tub, Viking Outdoor Kitchen

<b>7107 MACAPA DR</b>	Open	11-2	<b>rev</b>
<b>\$7,499,600</b>	5+8	3sty-ARCHITECTURAL	



**CUSTOM DESIGNED ARCHITECTURAL**  
**WWW.7107MACAPA.COM**

Nestled in highly desired Hwd Hills w/ explosive city lights & mountain views. A work of art! Refined design aesthetic includes: interior open courtyard, floating open tread staircase, floor-to-ceiling automated pocket door systems, built in custom cabinetry, amazing home theater-screening room. Nearly 6000 sf, 5 bedrooms, massage room, maids suite, 8 baths. Situated on a private 17,500 sf lot with panoramic views, zero-edge pool, outdoor kit/bar, spa & state-of-the-art home automation system.

**MLS#17-258414**  
Rande Gray 310-614-2839  
KELLER WILLIAMS HH

www.OmegaGroup.LA

<b>1413 QUEENS RD</b>	Open	11-2	<b>rev</b>
<b>\$4,795,000</b>	4+5	MODERN	



**CONTEMPORARY ON THE SUNSET STRIP**

An exquisitely crafted contemporary on the Sunset Strip with expansive views of the city lights. An open floor plan with chef's kitchen, a dramatic floor-to-ceiling fireplace separating the dining space and living area, and sliding glass doors opening to an expansive yard with infinity pool, fireplace and BBQ w/outdoor eating area. The master bedroom overlooks the Sunset Strip and city lights, with a terrace with fireplace, walk-in closet and spa-like bathroom.

**MLS#17-279560**  
Jason Oppenheim 310-990-6656  
THE OPPENHEIM GROUP

www.ogroup.com



<b>3581 MULTIVIEW DR</b>	Open	11-2	<b>rev</b>
<b>\$4,590,000</b>	6+6.5	CONTEMPORARY	



**CELEBRITY-WORTHY COMPOUND!!**

NEWLY REMODELED! Huge motor court. 9,300 sq.ft. 6 bed/6.5 baths. High ceilings. Open floor plan. Grand living room connects to sizable dining room & Chef's Kitchen. The East Wing of the home has massive THEATER, two bedrooms, junior master suite w/outdoor patio & GYM. Vast master suite has endless closet space & DUAL, luxurious baths. West Wing has bedroom & en-suite bath, plus multiple lounge/bonus areas. Beautiful View from the house and the pool/spa.

MLS#17-269232  
Roger Perry 310-600-1553  
RODEO REALTY - BH

www.RogerPerry.com

<b>2636 LARMAR RD</b>	Open	11-2	<b>rev</b>
<b>\$3,795,000</b>	5+6	CONTEMPORARY	



**ABSOLUTELY GORGEOUS!**

Modern architectural home on exclusive cul-de-sac in the Outpost estates. Tranquility and privacy. 2 story soaring cell and an open floor plan. This is a "Smart House" so you can control all operations from your cell phone and built in screens around the house. All rooms flow seamlessly together. Tremendous versatility. A fabulous kitchen. Abundance of natural light. The generous grounds include a swimmer's pool, grassy yard and city views. Huge master suite with walk-in closets plus a luxurious bath.

MLS#17-283704  
Neal Baddin 323-793-7405  
COLDWELL BANKER RESI

BBQ, Blt-Ins, Dshwshr, Frzr, Grbg Disp, Other

<b>1427 QUEENS RD</b>	Open	11-2	<b>rev</b>
<b>\$3,685,000</b>	4+4	3sty-MEDITERRANEAN	



**HUGE PRICE REDUCTION - \$150,000!**

Tasteful, designer done home in absolute move-in condition. 1 block North of Sunset puts you close to SkyBar, Chateau Marmont, Equinox and Sunset Plaza shops and restaurants but once you enter the gates of this property you'll feel like you're a world away. Chef's kitchen. Screening room. Hardwood floors and integrated sound system throughout. Master bedroom suite w/ custom walk-in closet, steam shower and views. Multiple private patios, sunny pool, entire property hedged and gated for privacy.

MLS#17-257714  
Jim Noonan 310-801-8182  
COLDWELL BANKER BHN

www.jimnoonan.com

<b>8623 FRANKLIN AVE</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,749,000</b>	3+4	2sty-MEDITERRANEAN	



**YOUR FUTURE HOME IS HERE! POOL & VIEWS**

Your future home is here with a charming and modern twist. Classic beam ceilings in the living room and rotunda guest suite, as well as reclaimed wood beam ceilings on both verandas create a nostalgic nod to an imagined past. Huge frontage and privacy walls are bathed in verdant vines and bougainvillea creating a true villa compound. The plush home theater and backyard with pool add to the entertaining ambiance. Of course there are city and canyon views to add to this even more ideal setting.

MLS#17-282344  
Jane Schore 323-573-6562  
CB SUNSET

www.ShoppingwithSchore.com

**03 Sunset Strip - Hollywood Hills West**

Lease

<b>1813 MARCHEETA PL</b>	Open	11-2	<b>NEW</b>
<b>\$19,000</b>	4+5	MODERN	



**MID-CENTURY MODERN VIEW PROPERTY IN DOHENY ESTATES**

This stunning mid-century modern home, updated by Nicholas/Budd Architects, provides the coveted Southern California indoor-outdoor lifestyle. Floor-to-ceiling glass sliding walls offer views of the City skyline and open to the oval-shaped pool. There is a masterful master suite plus three additional guest en-suite bedrooms. Solid oak floors throughout, the open plan kitchen features custom Macassar ebony cabinetry, Wolf & Subzero appliances, and an additional dining area.

MLS#17-262994  
Billy Rose 424 230 3702  
THE AGENCY

BBQ, Cbl, Dshwshr, Wshr

**04 Bel Air - Holmby Hills**

Single Family

<b>1744 STONE CANYON RD</b>	Refresh.	11-2	<b>NEW</b>
<b>\$10,500,000</b>	6+7	3sty-CONTEMP MED	



**CONTEMPORARY MEDITERRANEAN VILLA ON STONE CANYON**

Escape to the Mediterranean in this gated, grand, and sophisticated villa. Warm with a classic aesthetic in a tranquil setting minutes from the Hotel Bel-Air. This Brown Design Group custom beauty, rises above the street in understated opulence. Impeccable taste and luxury finishes. Creston smart home with chef's kitchen, den, open dining and living room, master suite, study, pool room, terraces, hardwood and marble floors, sauna, and elevator. Outdoor kitchen, patios, pool, and spa.

Sacha Radford 3106174464  
THE AGENCY

www.1744stonecanyon.com

<b>943 CHANTILLY RD</b>	Open	11-2	<b>NEW</b>
<b>\$3,195,000</b>	5+5	2sty-TRADITIONAL	



**FRENCH PROVINCIAL CALIFORNIAN WITH GORGEOUS PRIVATE GROTTO**

Wide windows and French doors bathe every room in warm natural light throughout the home. On the first floor, an airy living room w/ fireplace feeds into a chef's kitchen complete w/ state-of-the-art appliances. The master bedroom is ensuite with expansive master bath & spacious walk-in closet. Master suite gazes out to incredible views of the home's backyard landscape and private grotto carved out of the surrounding hillside. Situated on over 39,000 SF, the property is also ideal for renovation.

A Rosenfeld/K Giese 310-595-5915  
MERCER VINE

Open House 11/14 11-2pm & 11/19 1-4pm

<b>1018 STRADELLA RD</b>	Open	11-2	<b>red</b>
<b>\$6,895,000</b>	4+6	MODERN	



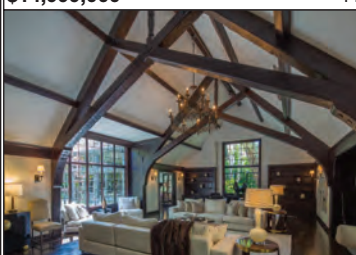
**REDUCED PRICE! BEL AIR MODERN W/ STUNNING VIEWS.**

Control 4 Smart home automation, infinity saltwater pool w/ extraordinary city and canyon views. There is a full Guest House/ADU unit w/ sep entry ideal for owner/investor seeking income. HUGE UPSIDE POTENTIAL! Adj Apx 20k Land Included. Build a 2nd home to spec or add on to existing home to create mega modern estate on prime Stradella!

MLS#17-262894  
Di Prizio/Rey 310-266-2777  
COLDWELL BANKER RESI

www.1018StradellaRoad.com

<b>1524 STONE CANYON RD</b>	Open	11-2	<b>rev</b>
<b>\$14,999,000</b>	4+5	2sty-COUNTRY ENGLISH	




**GERARD COLCORD DESIGNED COMPOUND W/ GUEST HOME**

For sale & lease this estate featured in Architectural Digest encompasses nearly 8,772 square feet of livable space including the guest home. Oak plank floors lead to an impressive great room featuring soaring pitched ceiling & brick fireplace. Dotted with Oak and Sycamores, the property features views of Bel Air's rich countryside. With park-like grounds, full outdoor BBQ & pool/spa leisure area, this sheltered estate commands a tranquil existence year-round, beckoning entertaining & respite.

MLS#17-247866  
Segal & Ojeda 310-902-7676  
PARTNERS TRUST BW

Tim Mullin

<b>10824 CHALON RD</b>	Open	11-2	<b>rev</b>
<b>\$12,950,000</b>	6+6	MEDITERRANEAN	



**LOCATED ON BEL AIR COUNTRY CLUB**

This gorgeous 1930's Mediterranean style home sits on over 30,000 square feet of beautifully manicured grounds, overlooking the Bel-Air Country Club. When you walk outside it is as if you're at a private resort. Fall in love with the amenities including 3 waterfalls, private gardens, a sparkling pool, romantic spa, outdoor meditation/ message area & more. Located directly on the esteemed Bel Air golf course, this serene escape is truly magnificent.

MLS#17-232676  
Aaron Kirman 310-691-7888  
JOHN AAROE GROUP

Dshwshr, Dryer, Frzr, Hood Fan, Intrcm, Other



<b>2484 ROSCOMARE RD</b>	Open	11-2	<b>rev</b>
<b>\$6,995,000</b>	6+7	MODERN	




**STUNNING MODERN**

This stunning new Modern is a truly one-of-a-kind estate, ideal for living in luxury and tranquility with the perfect balance of nature and modern living. Located in the world renowned Roscomare school district, the home boasts beautiful distressed bleached oak floors and a fully equipped Italian kitchen with a Caesarstone counter top, Blum cabinets, and Miele appliances. Immerse yourself in a 32-foot infinity pool at the edge of perfection embraced by endless views.

**MLS#17-270578**  
 Aaron Kirman 310-854-9190  
 JOHN AAROE GROUP

BBQ,Dshwshr,Dryer,Grbg Disp,Hood Fan

<b>1601 BEL AIR RD</b>	Open	11-2	<b>rev</b>
<b>\$5,950,000</b>	5+7	CONTEMPORARY	



**ESTATE VIEW COMPOUND**

Estate view compound on 250 feet of frontage on prestigious Bel Air Road. This nearly one acre parcel has breathtaking views of coveted Stone Canyon out to the Pacific Ocean. This expansive property with a great indoor outdoor entertainment flow includes a luxurious main house and multiple versatile accessory structures that can be utilized as gyms, offices or guesthouses. The sprawling grounds contain multiple water features, pool, and lush gardens all overlooking breathtaking views.

**MLS#17-254626**  
 Joseph Babajian/Haleh D 310-623-8800  
 RODEO REALTY - BH

www.1601Belair.com

**05 Westwood - Century City** *Single Family*

<b>10821 WILKINS AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$4,198,000</b>	5+5	3sty-CAPE COD	



**JOIN US FOR TACO TUESDAY!**

Set w/in one of L.A.'s most sought-after neighborhoods, this hm revels in peerless luxury & amenitized comfort. Abounding natural light prompts a fluidity amongst the great rm, dining rm & a gourmet chef's kitch that basks in opulent updates. The second story is comprised of four en-suite beds, including the stately master, capacious closet space & spa-style bath. The basement level, drenched in light, boasts a sophisticated theater & outdoor patio w/a living wall, all perfect for entertaining.

**Smith & Berg 310.500.3931**  
 PARTNERS TRUST BH

10821wilkinsavenue.com

<b>840 THAYER AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,995,000</b>	5+7	TRADITIONAL	




**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.

**MLS#17-287656**  
 Linda Janger 310.913.8383  
 PACE PROPERTIES

<b>1535 CLUB VIEW DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,299,450</b>	4+4.5	SPANISH	



**1929 COMSTOCK HILLS SPANISH TWO-STORY**

Warm & Inviting 1929 Spanish 2-story has hardwood floors, classic Saltillo pavers, archways & ironwork. Living room w/ fireplace, French doors & vaulted ceilings. Open concept kitchen w/ wood beams & center island flows to family room & outdoor BBQ. Master bedroom suite w/ beams, FP, skylight, spa tub, walk-in closet & balcony. Private backyard w/pool, spa & putting green for resort style living. Fairburn Ave Elem. Prime Westwood location, closet to LA Country Club, Westfield Mall, BH, & UCLA.

**James Muske 310.281.3901**  
 COLDWELL BANKER RB

<b>220 LORING AVE</b>	Open	11-2	<b>rev</b>
<b>\$5,800,000</b>	3+5	2sty-FRENCH NORMANDY	



**LITTLE HOLMBY PROPERTY FOR THE SOPHISTICATED BUYER**

This uniquely designed home by famed architect Robert L. Earl features grand scale rooms. The living room has soaring ceilings with walls of glass opening to a private garden with built in bbq...The lush garden leads to a pool and spa with an outside bath with shower. The downstairs master bedroom includes a charming sitting area and fireplace. The spacious remodeled master bath includes abundant closets and storage.

**MLS#17-235850**  
 Helene Sherman Wayne 310-480-0055  
 COLDWELL BANKER BHN

BBQ,Blt-Ins,Dshwshr

**05 Westwood - Century City** *Condo / Co-op*

<b>10380 WILSHIRE #1603</b>	Open	11-2	<b>NEW</b>
<b>\$3,995,000</b>	3+4	CONTEMPORARY	



**RARE SOUTH EAST FACING UNIT WITH INCREDIBLE VIEWS!**

16th floor apartment is one of the only units in La Tour with raised ceilings! This 3 bed 4 bath home in the sky features one of the greatest entertaining spaces and flow a unit on the corridor can offer with a gigantic great room finished with limestone flooring and a modern deco marble fireplace, Poggenpohl kitchen, wiring for sound in each room, custom built ins, cedar lined master closed, custom deco glass paneled entry way, laundry room and multiple terraces.

**MLS#17-288366**  
 Josh Flagg 310.720.3524  
 RODEO REALTY - BEVER

Blt-Ins,Dshwshr,Frzr,Rng/Ovn,Fridg

<b>10128 EMPYREAN WAY #204</b>	Open	11-2	632F4	<b>NEW</b>
<b>\$1,999,000</b>	2+3	FRENCH		



**REDUCED AGAIN. BEST DEAL AND OPPORTUNITY.**

REDUCED AGAIN !! LARGE, OPEN, BRIGHT, WHITE, newly painted 2 Bedroom + Den + Formal Dining + 2.5 Bath 2nd floor unit in PREMIUM LE PARC. FRESH LOOK. GRAND unit. BEST BARGAIN in Century City. Wallpaper GONE: Ready for upgrades at a GREAT PRICE per square foot. Quiet CORNER UNIT. NO common walls. Formal Entry. 2 Balconies, Large Dual Master Bath with 2 Walk in Closets. Eat in Kitchen with granite counter tops. Laundry Room+Pantry. SERVICES, AMENITIES, PRESTIGE

**MLS#17-281872**  
 John A Lucy 310-415-7691  
 KW HOLLYWOOD HILLS

Blt-Ins,Cing Fan,Elvtr,Fridg

<b>10535 WILSHIRE BLVD #PH 7</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,495,000</b>	2+2	CONTEMPORARY	

19th floor Penthouse with high ceilings at Wilshire Marquis. One of the best school in the LA district, Warner School. 185 degrees gorgeous city, ocean views & Catalina -with four balconies.Motivated

<b>MLS#17-282576</b>	<b>Four balconies with 185 degrees view</b>	
<b>Vangelis Korasidis</b>	<b>310-247-1500</b>	<b>COLDWELL BANKER R B</b>

**05 Westwood - Century City** *Lease*

<b>822 THAYER AVE</b>	Open	11-2	<b>NEW</b>
<b>\$10,000</b>	4+5	TRADITIONAL	



**FABULOUS 2 STORY TRADITIONAL!**

A fabulous 2 story built in the tradition of Little Holmb architectural design. Classic Paul Williams style w/overly generous liv rm + fp, painted murals thruout, upstairs bdrms w/huge bonus rm. Spacious bkyd decking, outr sauna+great areas for young boys to explore + build their forts! For lease ONLY for 1 year or less. Easy to show and inside the Warner Ave Elementary school district. Wonderful neighbors, lots of dogs walking in the morning (w/their masters) great community to be a part of.

**MLS#17-288118**  
 Mark & Lynn Mirisch Rogo 310-777-6213  
 CB BHN

Cbl,Frzr,Rng/Ovn,Fridg



<b>10433 WILSHIRE #604</b>	Open	11-2	<b>NEW</b>
<b>\$6,995</b>	3+3	1sty-CONTEMPORARY	



**BEAUTIFUL 3 BR, 3 BA CONDO FULLY RENOVATED WITH GREAT VIEWS**

Renowned L.A. Designer owned Condo on coveted Wilshire Corridor. Exquisitely redesigned, rebuilt & renovated in 2017 W/ top of the line material for Beautiful modern design with exceptional taste, finishes and craftsmanship. Custom south west facing 3 BR, 3 BA corner loc CDM with new floor to ceiling sliding doors & windows in living room, formal dining and kitch which open to balcony and all share amazing city views. Spacious & open living room which lead to formal dining & modern kitchen.

**MLS#17-287426**

Michael Mikail 310-617-6272  
RODEO REALTY - BEVER

Cbl,Dshwshr,Elvtr,Micro,Rng/Ovn,Other

<b>11445 WATERFORD ST</b>	Open	11-2	<b>NEW</b>
<b>\$2,399,000</b>	4+3	2sty-MEDITERRANEAN	



**EXQUISITE DREAM HOME AT END OF A BRENTWOOD GLEN CUL-DE-SAC!**

2-story romantic Mediterranean rebuilt in 2001. Entry w/ high ceilings, custom Spanish tile work & archways. Flowing floorplan ideal for entertaining w/dramatic living rm w/high beamed ceilings & 2-sided fpl leading to family rm & formal dining rm. Family rm flows into ?Chef's kitch w/French drs to "Tuscan Gardens". Mstr Suite & 2nd bed en-suite upstairs. Mstr w/high beamed ceiling, custom walk-in closet & balcony. 2 additional beds & full bath downstairs. Huge beautiful "bonus room" w/built-ins

**Lisa Mansfield 310.993.2303**  
**SOTHEY'S BRENTWOOD**

4 bd+ 3 Ba+ Family Rm+ Great Bonus Rm

## 06 Brentwood Single Family

<b>2322 CHERYL PL</b>	Open	11-2	<b>NEW</b>
<b>\$5,395,000</b>	5+7	2sty-TRADITIONAL	



**NEW EAST COAST TRADITIONAL W/ RARE, HUGE FLAT BACKYARD!**

Exceptional new Traditional with rare, huge flat backyard. Major ground up construction on a 15,000 sq. foot lot w/ soaring two-story foyer and light-filled open flow. Wonderful home for entertaining, with expansive living, dining, and great rooms. Elegant master suite aerie with. Three additional bedrooms up, all with ensuite baths. Sparkling pool, spa, and BBQ bar for dining al fresco. A mountain ridge oasis with serene views. blending indoor/outdoor living, comfort, and unparalleled design.

**Todd Baker 310-801-1475**  
**COLDWELL BANKER**

[www.2322Cheryl.com](http://www.2322Cheryl.com)

<b>1080 N KENTER AVE</b>	Lunch	11-2	631E1	<b>NEW</b>
<b>\$1,988,000</b>	3+2	1sty-ARCHITECTURAL		



**CRESTWOOD HILLS UPDATED MID CENTURY HOME!**


The home in the hills you've been waiting for! A magical setting with canyon views all around! Modern flexible floor plan, 3 bedroom, or 2+ family rm, 2 baths, 2 car garage, not a carport! This is a very special property! Send your buyers!

**MLS#17-288486**

Joyce Gottlieb 310-283-8931

Join us for Taco Tuesday!

<b>11325 FARLIN ST</b>	Open	11-2	<b>NEW</b>
<b>\$3,795,000</b>	5+4	CONTEMP MED	



**A Beautiful Reimagined Spanish Contemporary w/ 5 bedroom, 5 bath in prime Brentwood. Completely rebuilt w/ an open light filled floorpan, hardwood floors, private dining room, double master suites, large walk in closets, wood burning fireplace, and Gaggenau appliances. Tall windows & french doors that create wonderful indoor-outdoor living. Oversized private back yard great for outdoor dining & entertaining. A True Gem in Prime Brentwood location with A+ schools, shops and restaurants nearby.**

**MLS#17-283168**

Tara Alpin 310-614-4952  
NOURMAND & ASSOCIATE

<http://www.11325Farlin.com>

<b>2220 THE TER</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,549,000</b>	2+2	2sty-MONTEREY COLONIAL	




**SOPHISTICATED ELEGANCE!**

'The Terrace', a gated community located in Mountaingate. Amazing view! Rarely available 'end' location w/ only one common wall, & many windows to bring natural light into the home. Hardwood floors, stately marble flpc in LR. Spacious eat-in kitchen with white cabinetry, granite counters, center island, & high end SS appl. Split-level floor plan has a cozy den w/ adtnl flpc. Recently renovated master bath. Private in-ground spa, fire-pit, patio seating area & custom koi pond.

**JASON FELD 310-775-5911**  
**REMAX GATEWAY**

<b>1969 MANDEVILLE CANYON RD</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,495,000</b>	5+4.5	TRADITIONAL	



**LOWER MANDEVILLE CHIC HAMPTONS STYLE HOME**

This beautifully maintained 3,800 sq. ft. 5bd 4.50ba single story Hamptons Traditional is located on a semi private lane off of Lower Mandeville Canyon. The inviting front entry leads into a generous living room with fireplace. There is a den with built-in bookcases, dining room and lrg bonus/family room off of the kitchen. Master suite with sumptuous bath includes a spa tub and steam shower. 4 add'l bedrooms include a maid's room with bath. Tree lined landscaped rear yard with pool and spa.

**Brett Duffy (310)230-3716**  
**BERKSHIRE HATHAWAY**

<b>205 S CARMELINA AVE</b>	Open	11-2	<b>rev</b>
<b>\$5,995,000</b>	5+6	TRADITIONAL	



**NEW TRADITIONAL IN THE HEART OF BRENTWOOD**

Beautifully appointed with a grass lawn, pool with spa, enclosed cabana/rec room, and a hard-scape patio complete with barbeque and fire pit. The interior features high ceilings, skylights, an expansive two-story foyer, custom molding and paneling, and tall, light-filled windows. Media room, wine closet, breakfast nook, pantry, and gourmet kitchen. A family room with floor to ceiling sliders leads to an expansive back yard, where high fences and bushes give unique privacy. Not to be missed!

**MLS#17-285238**

Robert Winans 310-722-8456  
COLDWELL BANKER - BW

<b>356 N SKYEWIAY RD</b>	Open	11-2	<b>NEW</b>
<b>\$3,188,000</b>	5+4	2sty-CONTEMPORARY	



**CONTEMPORARY WITH PARKLIKE YARD**

Enter into the soaring entryway filled with art & experience a sophisticated contemporary w/ high ceiling, skylights, french doors & a fabulous floor plan. Living room, formal dining room, & family room open into a private oasis w/ dining pavilion & outdoor kit - perfect for al fresco entertaining. Gourmet kit w/ center island opens to fam rm. Huge master suite with 2 walk-in closets, bth w/ dual sinks, spa tub, & shower. Adj sitting room/study. 2 car attached garage. Kenter School district.

**Melissa Alt 424-202-3232**  
**TELES PROPERTIES**

<b>11368 HOMEDALE ST</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,148,000</b>	3+3	TRADITIONAL	



**RARE BRENTWOOD GLEN IN PRIME, QUIET LOCATION ON HOMEDALE**

This wonderful traditional home epitomizes Brentwood Glen living with the perfect balance of privacy and room for entertaining. Two master suites, one up and one down, are just the beginning, with additional maid's quarters and a bonus room that works great as an office or nursery. The possibilities here are endless. Have a backyard barbeque by the pool, or go explore your new neighborhood on a sunny afternoon in one of the best neighborhoods on the Westside!

**MLS#17-285812**

Diane Forbes Halliburton 3103396486  
GIBSON INTERNATIONAL

[www.forbeshalliburton.com](http://www.forbeshalliburton.com)



06 Brentwood

Condo / Co-op

622 S BARRINGTON AVE #100

Open 11-2

\$528,000

1+1

CONTEMPORARY

NEW

UNPARALLELED OPPORTUNITY TO LIVE IN BRENTWOOD!

1 bedroom + 1 bath Condo in prime Brentwood location. Unit has a well laid out floor plan w/only one common wall & bamboo floors throughout. Redone open kitchen w/granite counters, glass tile backsplash, stainless steel appliances & breakfast bar. Recessed lights throughout. Private patio has direct access to newly finished lounging pool & spa area. Spacious master suite w/2 closets. Central heat & AC. Master bath has separate bath & shower. Amenities include gym. 1 car security parking.

MLS#17-287434

Gary Limjap 310.430.0818

COLDWELL BANKER RESI

Dshwshr,Elvtr,Grbg Disp,Introm,Rng/Ovn

08 Cheviot Hills - Rancho Park

Single Family

2715 FORRESTER DR

Open 11-2

\$5,595,000

5+7

TRADITIONAL

NEW

LUXE HAMPTONS RETREAT ON THE MOST COVETED STREET IN CHEVIOT!

Impeccably designed new construction w/5 beds, 7 baths, office & 2 bonus rooms in 6414 sq ft. Formal living & dining rooms. Gourmet eat-in kitchen. Great room w/office & powder rm opens to lush rear yard w/outdoor kitchen & fpl. Lower level speakeasy-esque tavern and fun zone, climate controlled wine storage, guest bed w/bath, laundry rm + powder rm. The top floor has four lg bedroom suites. Master w/fpl, balcony, bonus rm, 5-star bath & walk-in closet.

MLS#17-264530

Ben Lee 3107046580

CB - BEVERLY HILLS N

2854 DUNLEER PL

Open 11-2

632-E6

\$1,299,000

3+2

1sty-MID-CENTURY

NEW

CLASSIC MID-CENTURY BY ACCLAIMED ARCHITECT EDWARD FICKETT

Fantastic curb appeal welcomes you to this sunny home nestled on a knoll. Refinished parquet floors, new vinyl in kitchen & bathrooms, & design elements such as unique floating wall effect. Living room w/ frplc & views of lush yard, showcasing Fickett's aesthetic of bringing the outside in. Galley kitchen w/ eat-in area. Magical garden designed by notable landscape architect. Great cul-de-sac street in sought-after Overland School district, close to metro, freeway, parks, restaurants, shopping.

MLS#17-285316

Robyn Fox 310 490-6540

RE/MAX ESTATE PROPER

Solar, Built-ins, HVAC

09 Beverlywood Vicinity

Single Family

1664 HI POINT ST

Open 11-2

\$2,299,900

5+6

CONTEMPORARY

NEW

A MUST SEE CONTEMPORARY STYLE HOME IN FAIRCREST HEIGHTS!

5BR/5.5BA home in Faircrest Heights (one of the up-and-coming LA neighborhoods). The home has a sophisticated look & style with a large sized well-manicured front yard & a pool in the backyard w/patio area. LR w/frplc & high clngs. Bright & open flr plan so rooms easily flow from the chef's kitchen w/center isl, dining area & family rm. Upstairs master BR w/balcony, frplce & walk-in closet. 3 addl BR suites upstairs & 1 BR suite down. Wood flrs, high end appliances, 2 car garage w/direct access.

MLS#17-285904

Joyce Essex Harvey 310-922-7476

COLDWELL BANKER

www.HiPointSt.com

2320 BEVERWIL DR

Open 11-2

\$1,999,000

4+3

2sty-MID-CENTURY

NEW

EXQUISITELY RENOVATED 4 BED, 3 BATH MID-CENTURY HOME!

Featuring a bright & open floor plan flooded w/natural light, the main living areas seamlessly flow from the family room to the dining area and onto the gourmet kitchen which is beautifully upgraded w/elegant Carrera counter tops, custom cabinetry & s/s appliances. Master suite provides a decadent master bath w/a unique blend of stone & tile finishes. Sun-filled loft provides a quintessential home office/study overlooking the main living areas. Lush landscaped yard perfect for entertaining!

MLS#17-285316

Robyn Fox 310 490-6540

RE/MAX ESTATE PROPER

Solar, Built-ins, HVAC

1470 S DOHENY DR

Refresh. 11-1:30

\$1,699,000

3+2

COUNTRY ENGLISH

NEW

This charming home is located in the highly sought after Beverlywood area just south of Pico Blvd. (not in the HOA). Just a minute walk to Pico Blvd. next to houses of worship, restaurants, & shops. This 3 bedroom home features a large formal living room with hardwood floors, large windows and a bricked fireplace. This gem has a large open kitchen, a bright family room with a skylight and attached garage. With a great layout and beautiful natural light, this home is a must see.

MLS#17-287538

Sabrina Zamel 310-383-3206

MD PROPERTIES

Blt-Ins,Rng/Ovn,Fridg

3029 CASTLE HEIGHTS AVE

Open 11-2

\$1,475,000

3+2

1sty-CAPE COD

NEW

VIEWS!

Here is what you have been waiting for... a charming home on a huge view lot in a great Cheviot Hills/Beverlywood adjacent area! The lovely Cape Cod 3 bedroom, 1 1/2 bath home has been remodeled with a new roof, HVAC, solar energy system, and double glazed windows. The spacious backyard is ready for a large outdoor kitchen, swimming pool, and lush gardens. This will be the gorgeous home of your dreams and represents the perfect opportunity for adding-on or building. It will go fast!

MLS#17-285316

Robyn Fox 310 490-6540

RE/MAX ESTATE PROPER

Solar, Built-ins, HVAC

09 Beverlywood Vicinity

Condo / Co-op

8866 ALCOTT ST #203

Open 11-2

\$895,000

3+2

CONTEMPORARY

NEW

STYLISH AND PRISTINE 3BR CONDO IN PRIME BEVERLYWOOD AREA

Stylish 3BR+2BA condo w/spacious flr plan located in prime Beverlywood area. Features open LR & DR w/fp, gourmet granite kitchen w/SS appls, master suite w/lrg walk-in closet & luxurious master BA. Highlights include 2 balconies, hrdwd flrs, custom built-ins & laundry in unit. Controlled access building w/subterranean 2-car tandem parking. Ideal layout & southwestern exposure provide good sunlight thruout the day & tree top views from every room. Close to BH, Century City & Pico/Beverly shops.

MLS#17-288290

Jeremy Ives 3108581902

COMPASS


8866AlcottStreet203.com



## 10 West Hollywood Vicinity

Condo / Co-op

<b>930 N DOHENY DR #417</b>	Open	11-2	<b>NEW</b>
<b>\$1,249,000</b>	2+3	CONTEMP MED	




**2-STORY PENTHOUSE UNIT W/ CITY VIEWS & PRIVATE ROOFTOP DECK**

Fabulous updated 2-story Penthouse w/ gorgeous city views and private rooftop deck. Highly desirable Mediterranean style building located in prime West Hollywood. This bright corner unit boasts a living room w/ fireplace & high ceilings, a loft area that opens out to a private rooftop patio, large master w/ spa bathroom & walk-in closet, chef's kitchen w/ top end appliances, and a 2nd bedroom/office w/ in suite bathroom. Amenities incl: concierge, pool, spa, sauna, recreation room and a gym.

**MLS#17-284946**  
ST. JAMES + CANTER  
BERKSHIRE HATHAWAY

[www.STJAMESCANTER.com](http://www.STJAMESCANTER.com)

<b>1033 CAROL DR #104</b>	Open	11-2	<b>NEW</b>
<b>\$1,149,000</b>	2+3	2sty-CONTEMPORARY	



**SOPHISTICATED CONDO IN RENOWN AIA CAROLWOOD COMPLEX**

LOCATED IN THE AWARD-WINNING CAROLWOOD CONDOMINIUMS COMPLEX BY RON GOLDMAN AIA. JUST STEPS FROM SUNSET STRIP, BEVERLY HILLS AND THE BEST OF WEST HOLLYWOOD. QUIET AND SOPHISTICATED TWO STORY UNIT FEATURES 2 BEDROOMS, 2.5 BATHS, STEP DOWN LIVING AREA WITH FIREPLACE & SOARING CEILINGS LEAD TO A PRIVATE PATIO. UPDATED KITCHEN & BATHS, STAINLESS APPLIANCES, WASHER/DRYER, GUERIN FIXTURES, RECESSED & LOW VOLT LIGHTING, SOUND SYSTEM & FLOOR TO CEILING WINDOWS. COMPLEX HAS GYM, POOL, SPA & 2 PKG SPACES.

**MLS#17-287242**  
Guy Fedele  
GOLD STAR REALTY

Blt-Ins,Dshwshr,Dryer,Frzr,Grbg, Washer

<b>625 N FLORES ST #203</b>	Open	11-2	<b>NEW</b>
<b>\$785,000</b>	2+2	TRADITIONAL	



**BEAUTIFULLY DONE 2 BD + 2 BA CONDO**

Beautifully done 2 bd + 2 ba condo. Modern in style, the residence boasts a spacious master bdrm, w/walk through closet, & en suite bath. The 2nd bdrm, located off the living space, claims its own en suite bath. A balcony overlooking off this stunning condominium, sure to bring a sense of pride to its owner. Located just moments from the heart of West Hollywood & seconds from Melrose, this is the quintessential living space for those looking to live & enjoy the most that Los Angeles has to offer

**MLS#17-287620**  
Tyler Kimball  
JOHN AAROE GROUP

[625flores203.aaroe.site](http://625flores203.aaroe.site)

<b>1233 N LAUREL AVE, UNIT 107</b>	Open	11-2	<b>NEW</b>
<b>\$627,000</b>	2+1	1sty-MID-CENTURY	



**MID-CENTURY BUILDING/2+1 CONDO IN SUPERB LOCATION OF WEHO**

North of Santa Monica Blvd.; south of Sunset and less than a block to many cafes, restaurants and shops, this 2+1 condo is located on a gorgeous leafy street w/mature trees. Very private downstairs unit perfectly set up with a bedroom on each side. Balcony off living room. Exotic mahogany finishes, wood flooring, remodeled bath w/ spa tub, euro tile and wash basins. Wet bar & granite countertops in remodeled kitchen. W/D in unit. Secure parking underground. Coded entry building. Low HOA's.

**Joan Moon/Wendy Kaye**  
RE/MAX ESTATES/KW

310-210-6855

washer/dryer/stove/refer

<b>912 N SAN VICENTE BLVD #5</b>	Open	11-2	<b>rev</b>
<b>\$1,549,000</b>	3+3	CONTEMPORARY	



**BREATHTAKING TOWNHOUSE IN THE HEART OF WEST HOLLYWOOD!**

This designer finished unit offers the ultimate in luxury & lifestyle with an open floor plan, three bedrooms plus loft, living room with 20" ceilings, large walk-in closets in the master, contemporary kitchen with Viking appliances and breakfast bar, hardwood floors throughout, five generous terraces and stunning roof deck with a hot tub. Awe-inspiring nearly 360-degree panoramic views from this south-east facing private end unit, capturing the DTLA skyline, Hollywood Hills, and Century City.

**MLS#17-279738**  
Ladd Jackson  
HILTON & HYLAND

310.346.1744

[HiltonHyland.com](http://HiltonHyland.com)

<b>1033 CAROL DR #103</b>	Refresh.	11-2	<b>rev</b>
<b>\$1,199,000</b>	2+2.5	CONTEMPORARY	



**AWARD WINNING ARCHITECTURAL TREASURE**

Sophisticated Chic Townhouse in the 'Carolwood' award winning Architectural Building. Outdoors meets indoors in this park like environment. Main floor has open dining and step down living area with wood floors, hi ceilings, frplc, patio w/ trees and fountain. Ktchn with Brkfst area, wte cabinetry, Subway tile, Blk Granite counters, Upstairs 2 Beds, Spacious Mstr w/ en suite bathroom. Close to SOHO House,BOA,ROKU. Pool, Spa, Gym. HOA inc. Water, Trash, Gas and Erthqk Ins.

**MLS#17-274456**  
Valerie Nickerson  
BERKSHIRE HATHAWAY H

310-248-6458

Dshwshr,Micro,Rng/Oven,Washr,Dryer.

## 10 West Hollywood Vicinity

Lease

<b>825 HUNTLEY DR</b>	Open	11-2	<b>NEW</b>
<b>\$12,500</b>	3+3	2sty-TRADITIONAL	



**LUXURY 3+3 CUSTOM BUILT 2-STY WITH POOL & SPA**

Private & gated 3+3, 2-story Trad w pool and spa in the heart of West Hollywood. Features a cook's kitchen w brkfst area, custom cabinets, granite counters & SS appliances. The adjacent family room has a fireplace, Fr Doors and windows and overlooks the pool & Spa. Formal living and dining rms are sizable, and the laundry area is on the first flr. Extra-large master features a fireplace, balcony & over-sized master bath w double sinks & spa tub. Two other bedrooms that share a full bath.

**Brian Mazurkiewicz**  
JOHN AAROE GROUP


3103869086

Luxury Weho custom built 2-Sty lease

## 11 Venice

Single Family

<b>810 SUPERBA AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,995,000</b>	3+2	COTTAGE	



**REMODELED VENICE BEACH COTTAGE BLOCKS FROM ABBOT KINNEY**


This modern cottage creates the perfect blend of charm and style, offering 3 BR + den and 2 full BA. Idyllic grassy front yard enclosed by white picket fence. Open floor plan living room, kitchen and dining room all open to the outdoor entertaining spaces. Master has loft/office and rooftop deck, and 2nd upstairs BR has its own lofted space. The 3rd BR and 2nd BA are on the main level, while a large den, laundry room, and attached 1-car garage round out the bottom level. Excellent location.

**Juliette Hohnen**  
DOUGLAS ELLIMAN

323.422.7147

[810Superba.com](http://810Superba.com)

<b>40 23RD AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,995,000</b>	3+2	2sty-CALIFORNIA BUNGALOW	



**CHECK IT OUT ... RARE VENICE BEACH WALK STREET COMPOUND**

Discover this hidden gem in the best Venice beach location ... south of Venice Blvd on a quiet walk street ½ block to the residential section of the beachfront. Hidden behind high fences, you'll find a hip, timeless 2BD/1BA 20's beach bungalow. The delightful front room, spanning the full width of the cottage, is enveloped in windows on three sides and opens to the private front yard. Plus there is a courtyard & a 3-car garage with a sunny 1BD/1BA flat above, perfect for a home office or rental.

**MLS#17-288276**  
CJ Cole  
VENICE BEACH LIVING

310.773.6945

<http://40-23rdAve.com>

THE  
**MLS.com**

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**VESTA PLUS™** Features Now Available on The **MLS™**



<b>12433 STANWOOD PL</b> <b>\$1,595,000</b>		Open    11-2 3+2    TRADITIONAL	<b>NEW</b>
		<b>WARM AND WONDERFUL TRADITIONAL HOME</b>  This traditional 3 bedrooms 2 bath home is on one of the prettiest tree-lined streets in the area. Enter a dramatic entry and living room w/brick fireplace and outdoor patio that lend themselves to the popular farmhouse modern look. A vaulted ceiling w/sky lights and wall of French doors w/ windows creates a desirable indoor-outdoor living. Extensive upgrades include hardwood floors, exposed beams & a master suite w/an upgraded bathroom. Come and take a look and start living well.	
<b>MLS#17-288098</b> <b>Sherri Noel</b> <b>310-994-8721</b> <b>KELLER WILLIAMS-SANT</b>		Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn	

The image shows three smartphones. The leftmost phone displays a news application with a large image of a city skyline and the word 'Suggestions' overlaid. The middle phone displays a social media or messaging app with a profile for 'AREA' and a list of posts. The rightmost phone displays a text message conversation with a contact named 'JIMMY DOWNS' and a message that says 'Hi, Here are the homes you requested. Enjoy!'. A blue banner at the bottom of the image contains the text 'SMS Text Sharing'.



<b>3135 MOUNTAIN VIEW AVE</b>	Open	11-2	<b>red</b>
<b>\$2,449,000</b>	5+4	TRADITIONAL	



**NEW ENGLAND INSPIRED HOME WITH CITY VIEWS**

This private, spacious & upscale home is well positioned on one of Mar Vista Hill's best streets. Enter this traditional home w/a large living room & formal dining area to find hardwood floors. Towards the back of this home, there's a large family room & eat-in kitchen. High ceilings & skylights create a sense of volume in the family room. Upstairs, there's a master suite w/it's own fireplace, vaulted ceilings, spa-like bathroom & breathtaking views. Mar Vista Elementary is a short stroll away.

**MLS#17-272492**  
 Sherri Noel 310-994-8721  
**KELLER WILLIAMS-SANT**

Cent Vac,Dshwshr,Dryer,Grbg Disp,Introm,

<b>12901 WARREN AVE</b>	Refresh.	11-2	<b>red</b>
<b>\$2,295,000</b>	5+4	2sty-ARCHITECTURAL	



**EXQUISITE HILLTOP PROPERTY IN MAR VISTA**


This beautifully updated corner lot home offers a truly unique & expansive living space, featuring a spacious living & dining area as well as a gourmet chefs kitchen equipped w/Viking appliances. The backyard provides a serene & private setting offering a large patio deck that includes a built in BBQ & sitting area equipped w/ fire-pit & outdoor sport court. The second floor includes 5 spacious bedrooms including a master suite offering a fireplace, walk-in closet, & private balcony with views.

**MLS#17-271626**  
 Jonathan Pearson 310-907-6517  
**HALTON PARDEE**

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

### 13 Palms - Mar Vista *Condo / Co-op*

<b>3645 WESTWOOD BLV, UNIT 106</b>	Open	11-2	<b>NEW</b>
<b>\$429,000</b>	1+1	1sty-TRADITIONAL	



**LARGE 1 BEDROOM CONDO IN A+ CULVER CITY ADJACENT LOCATION**

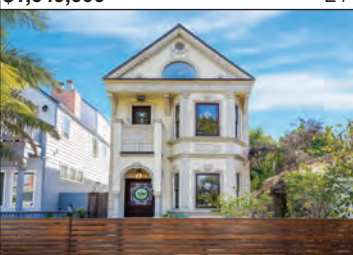
Super-spacious 1 bed + 1 bath condo - central to Culver City, Palms, Mar Vista, and other prime Westside locations. This condo has an updated kitchen that opens to dining area and living room with gas fireplace and covered patio. Updated hard-surface flooring throughout, newer appliances, and privacy make this a great starter home. This unit comes with 1 secured parking spot and extra storage that are conveniently located. Don't miss this excellent value in Culver City adjacent location.

**Allie Riley 310-467-4567**  
**TELES PROPERTIES**

Extra storage, secured parking, gas FP

### 14 Santa Monica *Single Family*

<b>750 NAVY ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,649,000</b>	2+1.5		



**ULTIMATE WESTSIDE LOCATION**

This authentic reproduction of a Queen Anne Brownstone-style home is in a special pocket of Santa Monica yet a stone's throw from Venice's Rose Ave. Open floor plan downstairs with a large kitchen, dining area & living room with french doors opening to a small side yard. Spacious Master w/ a sexy full bath upstairs, second bedroom features a "Romeo and Juliet" balcony & large, open landing has a niche for a home office. This home is the best of both worlds: Santa Monica and Venice!

**Cheryl Platz 310.365.6613**  
**DIANA BRAUN GROUP**

Lunch Provided by Uplifters Kitchen

<b>816 WILSON PL</b>	Open	11-2	<b>red</b>
<b>\$1,699,000</b>	3+2	TRADITIONAL	




**BEACH LIFE AT IT'S BEST!**

This two-story traditional home is minutes from the beach & near Whole Foods, the Rose Corridor, Main Street and all its trendy shops & restaurants. This 3 bedroom, 2 bath home has a large deck w/a hot tub & a backyard. The kitchen has high-end appliances, a wine fridge, breakfast bar & a fireplace. The garage is being used as an artist studio & can be viewed by appointment only. If you've been looking for a spacious & stylish beach house, you found it! Call today for your private showing.

**MLS#17-279090**  
 Sherri Noel 310-994-8721  
**KELLER WILLIAMS-SANT**

Blt-Ins,Dshwshr,Dryer,Micro,Rng/Ovn,

<b>530 17TH ST</b>	Refresh.	11-2	<b>rev</b>
<b>\$6,495,000</b>	6+9	SPANISH	



**MONTECITO SPANISH CONTEMPORARY IN SANTA MONICA**

Montecito meets Santa Monica in this stunning contemporary Spanish redesign, extensively renovated and customized with luxury finishes in a grand three-story floorplan. A gorgeous blend of romantic curves and clean sophisticated lines, with open, light-filled spaces. Prime location north of Montana in the Franklin School District and moments from the beach, fantastic dining and shopping.

**MLS#17-267940**  
 Sacha Radford 3106174464  
**THE AGENCY**

Blt-Ins,Dshwshr,Dryr,Frzr,Grbg Disp,Othr

### 715 SAN VICENTE *Condo / Co-op*

<b>715 SAN VICENTE</b>	Open	11-2	<b>rev</b>
<b>\$3,399,000</b>	3+3	CONTEMPORARY	



**BEST VALUE IN SANTA MONICA!**

Set back off the street, just blocks from the beach and Montana Avenue. An open floor plan flooded with natural light creates beautiful symmetry for indoor/outdoor living. Open living space that flows into chef's kitchen featuring custom cabinetry and Thermador appliances. Kitchen opens directly into family room with fireplace. Tranquil master suite features vaulted ceilings, a large master bath and a walk-in closet. French doors opening to a beautiful, lush backyard.

**MLS#17-284456**  
 Elizabeth Cappola 8478264885  
**COLDWELL BANKER RESI**

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

### 14 Santa Monica *Condo / Co-op*

<b>20 OCEAN PARK BLVD #21</b>	Open	11-2	671F4	<b>NEW</b>
<b>\$2,600,000</b>	2+3	3sty-CONTEMPORARY		



**SEA COLONY III TOWNHOME AT THE BEACH**

Fabulous bright and spacious townhome with a huge skylight and wonderful ocean views at prestigious Sea Colony III: a 24-hour guard gated community at the beach in Santa Monica. Separate gated driveway, for access to your own private garage direct access. Remodeled eat-in Kitchen with Viking appliances, Formal dining, living room, den that face West to the ocean with a great balcony running the length of the unit. A great house alternative. Heated Pool 24/7, 3 spas, gym, rec room, Dog ok.

**MLS#17-288274**  
 Randi Pollock 310 993-9709  
**COLDWELL BANKER SM**

Full size washer/dryer, refrigeratoOther

<b>618 LINCOLN BLV, UNIT 5</b>	Open	11-2	<b>NEW</b>
<b>\$1,695,000</b>	3+2.5	SPANISH	



**3 BEDROOM TOWHOM NORTH OF MONTANA!**

Fantastic location! 3 bed + 2.5 bath in pristine condition. Large open floorplan w/ French doors leading to outdoor patio, hardwood floors throughout, fireplace, central ac/heat, recessed lighting & dining area. Cooks kitchen w/ granite counters, shaker cabinets & breakfast bar. Master bedroom w/ en-suite bathroom & walk-in closet. Side-by-side washer/dryer. Direct-access, side-by-side, 2-car garage. Pet friendly. EQ ins. included in HOA dues. Half a block from Montana Ave. shopping & dining.

**Andrew Thurm 310.345.2661**  
**COLDWELL BANKER WSA**

Blt-Ins,Dshwshr,Wshr,Dryr,Frg,Etc.

**THE MLS.com**

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<b>222 7TH ST #114</b>	Open	11-2
<b>\$999,000</b>	2+2	MEDITERRANEAN



**NEW**

**LOVELY SANTA MONICA CONDO!**

Cozy 2bd/2ba, front-facing, corner unit at the Vista Palisades Condo Complex. Single owner for the last 21 years. The common area of the building has been recently renovated. Walking distance to all amenities. Close to the beach and a multitude of restaurants and shops. Private, spacious bedrooms and en-suite baths. Building boasts a large party room, plus a full gym and billiard room. Great School District! With low HOA dues, it's a homerun.

MLS#17-267328

Roger Perry  
RODEO REALTY - BH

310-740-4029

www.RogerPerry.com

<b>1039 21ST ST</b>	Open	11-2
<b>\$1,995,000</b>	3+2.5	SPANISH



**rev**


**Beautiful Courtyard Spanish residence in prime Santa Monica set in a garden oasis and oozing with charm. Exceptional opportunity in super desirable Franklin School District. Custom re-built (in 1994) home is apx 2500 sq.ft w 3 Bedrooms/ 2.5 Baths and private office. Master Bedroom with lovely balcony and fireplace. Sunny, bright w/great enter flow. Common Interest Tenants in Common Ownership Project.**

MLS#17-286110

John Paul Brozyna  
COLDWELL BANKER RESI

Cbl,Dshwshr,Elvtr,Grbg Disp,Micro,Other

<b>1114 23RD ST #3</b>	Open	12-2
<b>\$899,000</b>	3+2	CONTEMPORARY



**NEW**

**HIP TIC!**

Remodeled single-level unit with recessed lighting, bamboo hardwood & A/C. LR w/gas fireplace. Mstr bath with Waterworks mosaic glass tiles in shower. Remodeled kitchen includes newer SS appliances, quartz counter tops, and stack-able washer/dryer. "This unit is in a Tenants in Common Building. Seller looking for cash buyer."

MLS#17-287650

Todd Mitchell  
CB MONTANA

310-899-3521

Franklin School District

<b>14 Santa Monica</b>	Lease
------------------------	-------

<b>250 20TH ST</b>	Open	11-2
<b>\$9,750</b>	3+3	1sty-TRADITIONAL



**NEW**

**CHARMING AND TRANQUIL - A TRULY SPECIAL HOME**


Enchanting gardens surround this pristine home featured on Green Gardens tour. Such an emotional home, filled with light and character. The living room features a window seat and fireplace, the dining room looks out to the garden. The spacious remodeled kitchen leads to the lush, grassy backyard and spa through French doors. Master bedroom has elegant redone bath and walk-in closet. In addition there are two more bedrooms, gleaming wood floors throughout, a/c and a powder room.

Mimi Torp/S. E. Douglas  
GIBSON INTL/CB

310-622-7496

DW, Washer/Dryer, Refrigerator, Spa

<b>933 11TH ST, UNIT 18</b>	Open	11-2
<b>\$575,000</b>	1+1	



**NEW**

**BEAUTIFUL UPPER ONE-BEDROOM NORTH OF WILSHIRE**


Clean and bright, one-bedroom, one-bathroom upper residence minutes from the best of Montana Avenue. Features include a spacious living room, dining area, balcony, hardwood floors, gated parking, and controlled access on one of the nicest tree lined streets in Santa Monica. A stone's throw from Montana Avenue, Third Street Promenade, and the beach this residence has everything one could need.

Andrej Nagy  
THE AGENCY

3233822903

<b>15 Pacific Palisades</b>	Single Family
-----------------------------	---------------

<b>561 PASEO MIRAMAR</b>	Open	11-2
<b>\$4,300,000</b>	3+4	3sty-ARCHITECTURAL



**NEW**

**POST AND BEAM ARCHITECTURAL WITH OCEAN VIEWS**

Timeless post and beam architectural on coveted Paseo Miramar designed by architect E. Ray Schlick features open-concept floor plan. Kitchen w high-end Italian Driade cabinetry. Great room w expansive windows. Master suite features a wealth of natural light. Second story is comprised of the home's second bedroom & bath. Additional living/studio space occupies the home's lower level w own entrance. Rare opportunity to purchase a soulfully rich architectural w plans for a two-story addition.

Hugh Evans  
PARTNERS TRUST BW

310.500.1331

built ins, refrigerator, oven, AC

<b>801 OCEAN AVE #602</b>	Open	11-2	671/C1
<b>\$2,995,000</b>	2+3	1sty-CONTEMPORARY	



**rev**

**SOPHISTICATED PENTHOUSE CONDO - STUNNING OCEAN VIEWS!**

Sophisticated, remodeled ocean view Penthouse condominium featuring 2 BD/2.5 BA in 1,698 SF. Open gourmet kitchen has top of the line appliances, granite counters & elegant wood stained cabinetry and hardwood floors throughout & sep. laundry rm. Open floor plan consists of spacious dining & living areas leading to a balcony w/ spectacular ocean vws. Luxurious master suite leads to a spacious balc. w/breathtaking ocean vws, marble bath & large walk-in closet. 2 SXS pkg. spaces. Amenity rich bldg.


MLS#17-284122

Julie Lovett  
COLDWELL BANKER RESI

3108993514

Subzero fridge/Wolf stainless appliances

<b>14715 BESTOR BLV</b>	Open	11-2
<b>\$2,995,000</b>	3+1.75	1sty-COTTAGE



**NEW**

**DREAMS ARE MADE OF THIS! RARE ST-TO-ST VILLAGE OPPORTUNITY!**


Magnificent Palisades Village location conveniently northeast of, yet cloistered from the coming Caruso development, between Hartzell and Chautauqua. Nestled above street level on a spectacular street-to-street 7540 SF parcel that runs from Bestor to McKendree. Incredibly rare opportunity and prime site to build a dream home from the ground up or remodel the existing residence, an original traditional-style 40's cottage which includes a newer guesthouse and a 2-car garage.

Betty-Jo Tilley  
BERKSHIRE HATHAWAY

310-230-3767

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

<b>515 OCEAN AVE #507S</b>	Lunch	11-2
<b>\$2,649,000</b>	2+3	1sty-MODERN



**rev**

**REMODELED MODERN UNIT WITH OCEAN AND PARK VIEW**

Major price reduction! Spacious office can be used as a 3rd bedroom. The owners spent over \$400,000 in upgrades with high-end European finishes, Fleetwood windows & sliding doors. Enjoy views of Palisades Park & ocean from living room & balcony. Master suite w/ direct access to balcony, 3 sets of closets, double sinks, shower & a soaking tub. 2nd BR suite offers extra closets & oversized shower. Large in-unit laundry room w/ side-by-side washer & dryer. Two side-by-side parking.

MLS#17-272252

Josie Tong  
SOTHEY'S INTERNATIO

310-808-8808

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



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POWERED BY THE MLS™



TUESDAY

<b>18103 KINGSFORT DR</b>	Open	11-2
<b>\$2,795,000</b>	4+3	CONTEMPORARY



**NEW**

**OCEAN VIEW CORNER LOT CONTEMP**

Perched above the street to maximize ocean views, this beautiful corner lot Sunset Mesa Contemporary is both comfortable and elegant. Completely open floor plan enjoys good natural light, high ceilings and hardwood floors. Lovely living room with a wall of windows showcasing the ocean and Palos Verdes Peninsula. Updated kitchen with rich wood cabinetry opens to the breakfast area and family room. Wrap-around flagstone patio opens to large yard with many fruit trees and room for a pool.

**MLS#17-286618**

Michael Edlen 3102307373  
COLDWELL BANKER RESI

BBQ,Cling Fan,Dshwshr,Grbg Disp,Other

<b>14839 W SUNSET BLVD</b>	Open	11-2
<b>\$2,250,000</b>	3+2	TRADITIONAL




**NEW**

**BEAUTIFUL PALISADES TRADITIONAL!**

Beautiful Traditional in the heart of Pacific Palisades, blocks from the Palisades Village and the new Caruso Project! This gorgeous 3 bedroom, 2 bathroom home features an incredible open floor-plan, abundance of natural light, and endless updates throughout. Truly the perfect blend of warmth, charm, and character with a refined chic contemporary touch. The indoor/outdoor flow connects seamlessly to the lush landscaped private backyard, perfect for entertaining family and friends.

**THE FEIL GROUP** 310 963-8219  
**BERKSHIRE HATHAWAY**

<b>16926 DULCE YNEZ LN</b>	Open	11-2
<b>\$2,450,000</b>	2595000 4+4	1sty-MODERN



**red**

**DRAMATIC PRICE REDUCTION- INCREDIBLE OPPORTUNITY**

Dramatic Price Reduction- Incredible Opportunity- Talk to agent for details. A beautiful, spacious home with incredible ocean and city lights views. The large open living room with its bold stone fireplace, opens through a wall of glass doors and windows to an oversized patio that is perfect for entertaining or outdoor family living. There is a formal dining room and a den with built ins. All on a quiet cul de sac street just a few blocks from Marquez Elementary School.

**MLS#17-258484**

Dolly Niemann 310230706  
BERKSHIRE HATHAWAY H

,Dshwshr,washer,Dryer,Grbg Disp,Other

<b>18420 WAKECREST DR</b>	Open	11-2
<b>\$2,295,000</b>	3+2	1sty-MID-CENTURY



**red**

**REDUCED! QUEEN'S NECKLACE, S. M. BAY, WHITEWATER VIEW BEAUTY**

Unique opportunity to purchase a wonderful one level mid-century home with major ocean views from living, family, dining rooms, and master suite. Ready for your enjoyment, or tailor to your taste and create a view showpiece to call home. Updated baths, new ocean view deck. Desirable location minutes to the beach, world class restaurants, Palisades, Santa Monica, Malibu centers.


**MLS#17-279766**

Marta Samulon 3104965996  
GIBSON INTERNATIONAL

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

15 Pacific Palisades Condo / Co-op

<b>1625 MICHAEL LN</b>	Open	11-2
<b>\$1,495,000</b>	3+3	VILLA



**NEW**

**TOWNHOUSE VILLA WITH CANYON VIEWS**

Private townhouse at "Michael Lane Villa's". Private light bright unit w soaring ceilings and majestic mountain views. Master suite with fireplace, private patio, wine cellar, jetted spa tub, his/hers vanities and large walk-in closet. Remodeled kitchen with new appliances and finishes. Modern finishes and updated throughout w open living/ dining and bonus office area.

**MLS#17-287408**

Dustin Nicholas 3107701847  
NICHOLAS PROPERTYGRP

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

<b>1531 MICHAEL LN</b>	Open	11-2
<b>\$1,329,000</b>	3+2.5	2sty-CONTEMP MED



**NEW**

**BEAUTIFUL REMODEL, ALL 3-BDRM UP, WOW KITCHEN, SWEET VIEWS**

Michael Lane Villas. End Unit. Bathed in natural light, this open floor plan has a large living room w/ fireplace that spills out to the patio, a formal dining room and an amazing kitchen w/ Quartz counters, subway tile back-splash, SS appliances, custom cabinetry & a crowd-gathering island. French Oak hardwood floors compliment the entire main level. Upstairs are 3-bdrms/2-baths inc: a master suite w/ fireplace, walk-in closet & luxurious spa-like bath. Highly regarded HOA w/ A+ amenities.

**Nicolas Beauvy** 310-691-9595  
**COLDWELL BANKER PPAL**

Truly Feels Like a Home

<b>15500 W SUNSET BLVD #304</b>	Open	11-2
<b>\$1,149,000</b>	1+1	2sty-MEDITERRANEAN



**rev**

**STUNNING VILLAGE PENTHOUSE**

Cool architectural lines and crisp modern touches create a soothing living experience in this Palisades Village Penthouse stunner. Perfectly located across the street from the new Village development, just a block from the heart of town, yet tucked away in a quiet mid-section of this sought-after building. Soaring ceilings and gracious living spaces exaggerate the volume in this 1 bedroom plus loft. Bright and airy with tree top views to the west from your own private patio. Laundry in unit.

**MLS#17-283720**

Robin Walpert 310-480-4980  
SOTHEBY'S INTL RLTY

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

15 Pacific Palisades Lease

<b>1061 RAVOLI DR</b>	Open	11-2
<b>\$9,000</b>	3+3	1sty-RANCH



**NEW**

**RIVERA RIM VIEW LEASE-READY TO MOVE IN**

Recently remodeled and upgraded, this Pacific Palisades' highly desirable Riviera area home resides on a cul-de-sac street and is ready to move-in for 1 year, or 1-year plus term. Beautiful mature trees, and circular driveway greet you as you enter this charming, 3 bed/3 bath, one-story ranch style home. With westerly views of Wil Rogers State Park and the Santa Monica Mountains, Sunsets are memorable. Newly refinished hardwood floors. Charter Palisades' schools. Create memories. Available now.


**MLS#17-279394**

MICHAEL HIATT 310-481-4342  
SOTHEBY'S

Fireplace/Wash/Dry/Views/Security

16 Mid Los Angeles Income

<b>1754 S HIGHLAND AVE</b>	Open	11-2
<b>\$825,000</b>		



**NEW**


**RENOVATED MID-CITY SIDE X SIDE DUPLEX DELIVERED VACANT**

Large owners unit is 3bd/2ba and the 2nd unit is 2bed/1ba. Handsomely updated with new floors, tasteful finishes, recessed lighting, & central HVAC. Great floor plans with open kitchens feature new counter tops & SS appliances. Master suites open to back yard space with garage. Gated, beautifully landscaped and opportune for the owner/user or prime investor. Centrally located near CIM Group retail complex being developed at San Vicente and La Brea, new home to Sprouts and City Target.

**MLS#17-288138**

Bryant | Reichling 310-770-2418  
COMPASS

www.1754highland.com




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18 Hancock Park-Wilshire

Single Family

146 N WINDSOR BLV	Open	11-2
\$1,799,000	3+2	2sty-COUNTRY ENGLISH



LARCHMONT CLOSE COUNTRY ENGLISH

Larchmont close Country English in Windsor Square! 3 Bed / 1.5 Bath, tremendous scale living room and dining room. Original character kitchen with breakfast nook, entertainer's deck, reading area, stand up attic (future room?), A/C, HPOZ.

Lisa Hutchins

323-460-7626

COLDWELL BANKER RES.

Range/Oven

1189 S MUIRFIELD RD

Open

11-2

\$979,000	4+3	CONTEMPORARY
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Very charming 2 story remodeled contemporary home adjacent to Hancock Park. This home offers 4 bedrooms / 3 baths, updated kitchen, formal dining room PLUS a legal 1 bedroom/1bath vacant rental unit in the rear with its own private yard. The home has hardwood floors and a new electrical service. Master suite has a large walk-in closet.

Steven Tator

(323) 810-1593

COLDWELL BANKER HPN

133 S LARCHMONT BLV

Open

11-2

\$5,900	3+2.5	COUNTRY ENGLISH
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LARCHMONT VILLAGE LIVING

Delightful 1920 English. 3 bedrooms, 2 1/2 baths. Lots of original detailing. Bright, sunny living rm, breakfast rm, master w/fr doors lead to wood deck & large private yard. Hardwood floors, central heat & air, newly painted inside & out. 3rd Street School District. Available now.

Gless / Llanos

(323)460-7622

COLDWELL BANKER HP


FOR LEASE

506 S NORTON AVE

Open

11-2

\$3,250,000	4+4	TRADITIONAL
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METICULOUSLY RENOVATED 1919 WINDSOR SQUARE AMERICAN COLONIAL

White picket fence opens to grassy lawn & storybook entry. Large light & bright LR w/ new French oak hardwood floors & fireplace.Craftsman staircase leads to a magnificent master suite w/ terrace overlooking the backyard. There are 2 additional bedrooms & a bath. Sensational, resort-like backyard w/ new 40-ft salt-water pool. Newly constructed one bed GH. 3-car garage off alley. Rare opportunity to live in an historic Windsor Square home that's been reimagined for today's living!

MLS#17-273710

Steve Frankel

310-281-3981

COLDWELL BANKER

www.stevefrankel.com

4205 W 6TH ST

Open

11-2

\$2,200,000	4+5	TRADITIONAL
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ROOM FOR MANY

This impressive multi-level home offers generous scale throughout, marrying original details w/ modern updates. The entry hall leads to the liv room w/ fireplace & the formal din room. A remodeled kitchen has European cabinetry & stainless steel appliances including a Viking refrigerator & 6 burner Viking stove. Upstairs are 4 bds & 3 baths + an office. Downstairs is a huge entertainment room w/ built-in bar, fireplace & 1/2 bath. Private patios. A 1+1 guest quarters is located above the garage.

MLS#17-268524

Loveland Carr Properties

323-460-7606

COLDWELL BANKER HP

www.4205west6th.com

18 Hancock Park-Wilshire

Condo / Co-op

316 N ROSSMORE AVE #305	Open	11-2
\$2,000,000	3+3	FRENCH NORMANDY



HANCOCK PARK'S FINEST CONDO

This is a rare opportunity to own a wonderful 1926 character condo in Hancock Park's finest full-service building. The Landmark Country Club Manor was built by legendary Architect Leland Bryant. Sophisticated Luxury building with 24-Hour Doorman & Staff, 24-hour Valet Parking available, workout gym, extra storage, laundry on site, on-site manager, manicured landscaped grounds, & sumptuous lobby. Kitchen has Viking stainless steel fridge, Viking stove, and a Dacor stainless oven.

MLS#17-287076

Brian V Moore

3108494990


SOTHEBY'S LOS FELIZ

Dshwshr,Rng/Ovn,Fridg

19 Beverly Center-Miracle Mile

Single Family

602 N DETROIT ST	Open	11-2
\$1,599,000	3+3.5	OTHER



TURNKEY BEVERLY CENTER HOME WITH LUSH GROUNDS

Recently remodeled, turn-key residence boasting lots of light throughout. Lush foliage and palm trees line the gated entry of this extraordinary property. Updates include electronic keycode access, highly desirable open floorplan, Cumaru hardwood floors, intricate woodwork throughout, large skylights, and solar panels (owned). Gourmet cook's kitchen featuring granite counter tops, double ovens, double dishwashers, and double sinks. Bonus loft upstairs with full closet and a bathroom.

David / Anna Solomon

424.400.5905

THE AGENCY

www.602NDetroit.com

8265 OAKWOOD AVE

Open

11-2

\$1,250,000	2+1	1sty-SPANISH
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CHARMING SPANISH HOME!

An exquisite Spanish home featuring charming period details which is ideally located in close proximity to exclusive restaurants, coffee shops, shopping and entertainment. This idyllic home features a living room with barrel ceiling, a wood burning fireplace with accent tile work and a delightful picture window letting in abundant sunlight and garden views. A chef's kitchen with generous counter space enjoys seamless flow into the dining room - perfect for creating meals while entertaining.

MLS#17-288106

Tom Scrocco/Randy Isaacs

310-281-4347

COLDWELL BANKER-BHS


www.8265Oakwood.com

6235 DREXEL AVE

Open

11-2

\$3,195,000	4+6	SPANISH
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MODERN SPANISH IN BEVERLY GROVE

This modern Spanish home exudes luxury and contemporary style. Featuring a large, open floor plan with incredible volume and soaring ceilings, the home has hardwood floors throughout. The LR contains a stunning picture window and fireplace which leads to the formal dining room, spacious family room and chef's kitchen. The kitchen features custom Italian cabinetry, Viking appliances, and caesarstone counters. This property has been fitted with and offers the best of today's home technology.

MLS#17-273186

Jeeb O'Reilly

310-980-5304

DOUGLAS ELLIMAN

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

Listing Search

Auto-Suggestions

SMS Text Sharing



TUESDAY



TUESDAY

<b>6207 W 5TH ST</b>	Open	11-2	<b>rev</b>
<b>\$3,100,000</b>	4+5	SPANISH	




**SEXY WITH WALKABILITY**

Incredible California indoor/outdoor lifestyle situated in the Beverly Grove area. This gorgeous custom home new features high ceilings, natural light, open floor concept, 4 ensuite bedrooms of which the master bedroom boasts a fireplace, large dressing room with custom cabinetry and beautiful master bath with custom vanity, free-standing tub and spacious shower with frame-less door.

**MLS#17-268274**  
Paul Wylie 323-515-9585  
LAMERICA REAL ESTATE

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

<b>5922 BARTON AVE #1/2</b>	Open	11-2	<b>NEW</b>
<b>\$839,000</b>	3+3	3sty-MODERN	



**MODERN TOWNHOUSE**

Welcome to the thoughtful blending of traditional charm w/a modern style. Newer finishes t/out will showcase this 3-level Townhouse w/Energy Saving, NEST learning technology. The outdoor patio off the living room is designed to entertain. The first floor's intimate living/dining room inaugurates the home w/elevated ceilings & wood accents. The secluded master suite w/a balcony awaits upstairs. This townhouse is a sweet opportunity. Welcome home.

**MLS#17-288312**  
Smith & Berg 310.500.3931  
PARTNERS TRUST BH

<b>534 N SIERRA BONITA AVE</b>	Open	11-2	<b>bom</b>
<b>\$2,745,000</b>	4+5	SPANISH	



**TREMENDOUS VALUE!**

Incredible Southern California living at its very finest! World class lifestyle situated in the vibrant Melrose District, close to popular shops and restaurants. This stunning custom new home features high ceilings, natural light, open floor concept, 4 ensuite bedrooms of which the master bedroom boasts a fireplace, large dressing room with custom cabinetry and beautiful master bath with custom vanity, free-standing tub and spacious shower with frame-less door.

**MLS#17-227410**  
Paul Wylie 323-515-9585  
LAMERICA REAL ESTATE

BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

**19 Beverly Center-Miracle Mile** *Income*

<b>6527 ORANGE ST</b>	Open	11-2	<b>NEW</b>
<b>\$2,375,000</b>		SPANISH	



**RARE SPANISH 4-PLEX**

New on market, an excellent opportunity for the astute investor in the dynamically developing San Vicente/Wilshire area, future home of Caruso Affiliate's 333 La Cienega and the Steinberg designed condo/retail towers at La Jolla and Crescent Heights. Near the coming redesigned 25 meter pools at the library park on San Vicente. The gateway between Beverly Hills and Hollywood. Classic mid-20s building with character details such as arched pass-ways, wood floors and crown moldings.

**MLS#17-285536**  
Brian Ades 323-449-1292  
SOTHEY'S

Income Property Opportunity

**21 Silver Lake - Echo Park** *Single Family*

<b>3108 FERNWOOD AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,795,000</b>	3+2	MID-CENTURY	




**SILVER LAKE MID-CENTURY MODERN C. 1960**

Silver Lake modernism at its best is on full display at this 1960 home designed by architect Stephen Alan Siskind. One of four homes built in a row on Fernwood by Siskind between 1959 and 1960, this mid-century modern will capture your imagination with post & beam ceilings, clerestory windows, a sunken living room with vintage fireplace, and walls of glass to feature the incredible views from every angle. Ivanhoe school.

**MLS#17-288088**  
Robert Kallick 323-775-6305  
SOTHEY'S LOS FELIZ

Ivanhoe School District

<b>2912 GLENHURST AVE</b>	Open	11-2	<b>NEW</b>
<b>\$999,000</b>	3+4	ARCHITECTURAL	



**50% SOLD! NEW HOME RELEASED AT RIVERS EDGE**


Beautiful, brand new designer homes at Rivers Edge, 6 single-family homes in Atwater Village & revitalized LA River! Entertainer's layout w/dramatic scale, high ceilings, large windows w/abundant light & views, wood floors, living room flows seamlessly to dining room. Multiple patio spaces w/ huge private roof deck w/incredible 360 views from Griffith Park to San Gabriel Mountains w/ wet bar, planters for your own garden & BBQ ready. 2 car garage w/direct entry & 3 zoned central AC/Heat. Steps from Salazar.

**MLS#17-287272**  
Grant Linscott 323-300-1111  
KELLER WILLIAMS REAL

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

**20 Hollywood** *Condo / Co-op*

<b>5922 BARTON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$879,000</b>	3+3	3sty-MODERN	



**MODERN TOWNHOUSE**

Welcome to the thoughtful blending of traditional charm w/a modern style. Newer finishes t/out will showcase this 3-level town home w/energy saving, NEST learning technology. The outdoor patio off the living room is designed to entertain. The first floor's open living/dining room inaugurates the home w/elevated ceilings & wood accents. Following the iron staircase to the second floor, one will find two updated bedrooms & the living room. The secluded master suite with a balcony awaits upstairs.

**MLS#17-288240**  
Smith & Berg 310.500.3931  
PARTNERS TRUST BH

5922bartonavenue.com

**22 Los Feliz** *Single Family*

<b>5881 LOCKSLEY PL</b>	Open	11-2	<b>NEW</b>
<b>\$1,695,000</b>	4+4	2sty-SPANISH	




**SPANISH IN THE OAKS!**

Montecito meets Hollywood in this character-rich Spanish masterpiece, located in the elite neighborhood of The Oaks. Four bedrooms + TWO offices and 3.5 bathrooms outfit this delightful compound. The ability to entertain extends outdoors into the über-private terraced backyard, that is accessible from every room in the rear of the home, and its own back entrance. Also available for lease at \$8,500/month. Minimum 1 year lease.



**MLS#17-287632**  
The Sunset Team 3102743900  
KW DTLA

www.5881Locksley.com



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28 Culver City Single Family

<b>11928 BRAY ST</b>	Open	11-2
<b>\$1,299,000</b>	4+3	TRADITIONAL



**NEW**

**COMPLETELY RENOVATED 4 BR TRANSITIONAL STYLE HOME**

This transitional style home has been completely renovated from top to bottom with the utmost quality and care. Taken down to the studs, the property boasts a new roof, windows, HVAC, copper plumbing, CAT wiring, and too much to list! Designed with today's young or multi-generational family in mind, some highlights include an open floor plan, chef's kitchen with large island and SS appliances. Upstairs you will find 2 BR's including large master. CC services and close to Playa Vista and beach

Tab Howard  
SOTHEBY'S INT

310-346-3500

<b>11337 NINA PL</b>	Open	11-2
<b>\$1,895,000</b>	5+4	SPANISH



**rev**

**COMPLETELY REMODELED SPANISH JEWEL**

Expansive & Impressive, this Spanish Colonial Revival home was built less than 2 years ago in Culver City & is centrally located to all things Westside. Easy access to the best of everything. Enjoy the majestic 5BD/ 4BA with elevated finishing touches & details. Upon entering, you are greeted by a grand foyer & graceful staircase that showcases custom decorative ironwork imported from Turkey.

MLS#17-283804


Penny Muck  
HALTON PARDEE

310-266-9946

www.haltonpardee.com

28 Culver City Condo / Co-op

<b>11106 CULVER BLV, UNIT 101</b>	Open	11-2
<b>\$769,000</b>	2+3	2sty-CONTEMPORARY



**NEW**

**REMODELED 2 BDRM+ LOFT SPLIT LEVEL TH IN GREAT PART OF CC!**

Open concept flr plan Townhouse w/ an updated gourmet kitchen featuring new quartz counter tops, stnlss stl appls & more. Lrg living & dining area w/ 18' vaulted ceilings w/ a glass wall of windows allowing tons of natural sunlight. Features: freplce & lrg balconies perfect for BBQ'ing & entertaining. Lrg mstr suite w/ updt'd ba, MASSIVE walk-in closet, recessed LED lighting, 2 large balconies, laundry in unit, sidexside parking. Close to all the great shops & restaurants in Downtown CC.


Walker Spanier Group  
KW-SANTA MONICA

310-430-1513

Neil Spanier

29 Westchester Single Family

<b>7928 STEWART AVE</b>	Open	11-2
<b>\$1,299,000</b>	3+2	1sty-RANCH



**NEW**

**NORTH KENTWOOD, WESTCHESTER**

For the first time in 53 years, this expanded and lovingly maintained 1940s ranch is available and ready for its next chapter. With great light and an excellent floor plan, this home has loads of potential. It features a formal living room, an oversized family room, three generous bedrooms. two baths, and a lovely garden. And best of all, it's convenient to LAX, Loyola Marymont, Cowen Avenue Elementary, Orville Wright Middle school, Westside shops and restaurants, and Silicon Beach!

MLS#17-287792

MarkMeyerEstates.com  
KELLER WILLIAMS

310.365.8565

30 Hollywood Hills East Single Family

<b>3144 LA SUVIDA DR</b>	Lunch	11-2
<b>\$1,580,000</b>	3+2.5	TRADITIONAL



**NEW**

**PRIVATE GATED 1937 TRADITIONAL**

Private gated 1937 Traditional on large corner lot. 2100 sq ft 3B/2.5B with unobstructed canyon views from virtually every room. Large living room with fireplace, beamed ceiling and arched doorways, Romantic master with private balcony, Formal dining, Sunlit kitchen with breakfast area opens to front garden, Hardwood floors throughout, Warm and charming floor plan. Outdoor spaces include dining patio and garden for outdoor living and entertaining.

Ron Papile  
COLDWELL BANKER

818-415-7966

<b>6450 RODGERTON DR</b>	Refresh.	11-2	593F1
<b>\$2,749,000</b>	4+4.5	4sty-ARCHITECTURAL	



**rev**

**PRIVATE ARCHITECTURAL MASTERPIECE ON A DOUBLE LOT!**

Amazing architectural home nestled in Beachwood Canyon w/sweeping views,6 car parking,3 private/creative outdoor areas w/lush landscaping,one w/pool on a street to street lot.This home features wonderful details,2-story living room w/fireplace & walls of glass,floating dining room w/butler's pantry,wine cellar,chef's kitchen,sensational huge master suite w/fireplace,master bath w/steam shower & spa tub, large family/media area,hardwood floors. A truly spectacular home,wonderful for entertaining!

MLS#17-223232

Linda Semon  
COLDWELL BANKER SM

310.351.3995

www.6450rodderton.com

31 Playa Del Rey Condo / Co-op

<b>8180 MANITOBA ST #150</b>	Open	11-2
<b>\$695,000</b>	2+2	1sty-TRADITIONAL



**NEW**

**TRADITIONAL UNIT IN THE HEART OF PLAYA DEL REY**

Welcome home to this wonderful unit located in the heart of Playa del Rey. This 2 bedroom, 2 bath unit is complete with an open floor plan, ample closet space, in-unit washer/dryer and natural light. The kitchen has a breakfast nook, pantry storage, and opens onto the dining area, which leads out to the patio space. The spacious living room has a fireplace, wet bar and plantation shutters. Fabulous community amenities include 2 pools, a fitness center, and secured controlled access entry.

MLS#17-287892


Jennifer Pinckert  
PARTNERS TRUST BW

310-500-1411

Dshwshr,Grbg Disp, Micro,Rng/Ovn

42 Downtown L.A. Condo / Co-op

<b>530 S HEWITT ST #526</b>	Open	11-2
<b>\$1,189,000</b>	2+2	5sty-CONTEMPORARY



**NEW**

**ARTS DISTRICT TWO-LEVEL PENTHOUSE IN FULL SERVICE BUILDING**

Barker Block - 2 bed, 2 bath two-level top floor loft in DTLA, 1440 square feet - Beautifully-aged exposed wood beams, steel bars, ductwork, skylight, 20' ceilings, dark hardwood floors, and oversized windows with captivating views of the city lights and bridge. Across from Urth Cafe and close to Zinc Cafe, Bestia, etc. Barker Block is the Arts District's most distinctive loft conversion with resort-style rooftop amenities: pool, spa, cabanas, fitness center and 24 hour security.

MLS#pf17240467mr

Lisa Hamilton  
SOTHEBY'S INTL REALT

917-721-4154

Dshwshr,Dryer, Micro, Wshr, Range

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TUESDAY



## 62 Encino

Single Family

<b>4754 LINDLEY AVE</b>	Lunch	11-1	<b>NEW</b>
<b>\$1,959,000</b>	6+3	TRADITIONAL	



**SOPHISTICATED ESTATE IN ENCINO FOOTHILLS**

Traditional meets contemporary in this sophisticated home with a history, south of the Boulevard, on a resort style lot. 6BR/3BA set behind gates and trees for privacy with dining patio, fire pit, large pool and grassy yard. The original charm of the home has been married to a cool aesthetic, so you have beamed ceilings, a fireplace and wood floors alongside open spaces, clean lines and a dramatic master bath.

Angela Bond 310.666.5052  
KW LARCHMONT

www.EncinoListing.com

## 73 Studio City

Single Family

<b>4443 FARMDALE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,295,000</b>	5+6	2sty-TRADITIONAL	



**2015 ALMOST NEW FARMHOUSE GREAT PRICE**

Studio City Style/Sophistication exquisitely customized. Definitely NOT your typical spec house. Crisp and super clean indoors and out and literally feels brand new. Great curb. LED lighting. Smart house. Wine cellar, 220V car charger. 3 fireplaces. Solar. 5 suites.. 5-Star hotel style masterr suite. Gourmet center-isle kitchen Wolf/Sub. Large open family room with fireplace and built-in cabinets opens up to the heated patio, built-in BBQ and pavilion with TV. Grassy lawn salt water pool/spa.


Lisa & Scott Sorrentino 818.355.4750  
RODEO REALTY

BETTER THAN NEW 2015 BUILT

## 72 Sherman Oaks

Single Family

<b>4239 SEPULVEDA BLV</b>	Open	11:30-1:30	<b>NEW</b>
<b>\$2,374,900</b>	5+6.5	2sty-CONTEMP MED	



**SHERMAN OAKS S OF THE BLVD GATED ESTATE**

Built in 2016, 5 bed 6.5 bath Sherman Oaks home is located SOB in Lanai school district & Westside close! Gated & private. Formal liv rm w/14 foot coffered ceiling. Formal din rm. Gourmet kit w/Italian marble, center island, brkfst nook & Viking s/s appl. Lrg family rm w/f/pl, surround sound & Sonos. Perfectly landscaped yard w/salt water pool, Jacuzzi, BBQ & pool room. Lrg downstairs bed suite. 3 ensuite bed plus impressive master suite, complete w/grand walk in closet, elegant bath & balcony.

Scott Friedman 818 317-2011  
COLDWELL BANKER

## 90 Hidden Hills

Single Family

<b>24807 LONG VALLEY RD</b>	Open	11-2	<b>red</b>
<b>\$6,499,000</b>	6995000	5+8 TRADITIONAL	



**HIDDEN HILLS SINGLE STORY TUSCAN VILLA ESTATE**

Agents must have both business card and a copy of Real Estate License in order to gain access to the Hidden Hills community.

MLS#17-269064  
Ladd Jackson 310.346.1744  
HILTON & HYLAND

HiltonHyland.com

## 94 Glassell Park

Single Family

<b>4111 COLLEGE CREST DR</b>	Refresh.	11-2	594J2	<b>NEW</b>
<b>\$849,000</b>	3+1	1sty-MID-CENTURY		



**BEAUTIFUL MID-CENTURY STREET-TO-STREET HOME! OPEN THURS 11-2**

This 3Bdr/1Bath home is a great space for indoor/outdoor entertaining w/fireplace in the master bedroom & wall of windows looking out to the patio and backyard. updated kitchen & bathroom, beautifully landscaped, drought tolerant yard. The home has been modernized w/copper plumbing, updated electrical panel & central HVAC. Attached studio w/ laundry & a detached 2-car garage/ workshop, w/additional parking in front & back driveways This is a great property in a highly sought after location!


MLS#17-287978  
Jennifer Gainey 323-559-6742  
JOHN AAROE GROUP

Dshwshr,Grbg Disp,Rng/Ovn

## 72 Sherman Oaks

Condo / Co-op

<b>4506 SAUGUS AVE, UNIT 3</b>	Open	11-2	<b>NEW</b>
<b>\$289,000</b>	1+1	1sty-MODERN	



**UPDATED, CORNER UNIT SOUTH OF THE BLVD!**

Beautifully appointed 1+1 South of the BLVD/Sherman Oaks! This bright condo has many upgrades:Granite ctrs, tile backsplash, remodeled bathw/granite/ceramic tile shower, seamless glass shower door, ceramic tile flrs, F/P w/stone surround & granite hearth, smooth ceilings, recessed lights, walk in closet, balcony, pkng, storage & more! Open layout, large bedroom, unit only shares 1 wall, no one below you! Whole Foods, Sherman Oaks Galleria, easy access to 405/101. Location, Location, Location!


Sara Deskins 310-467-9927  
COLDWELL BANKER

refrigerator, microwave, DW, stove

## 1284 Highland Park

Single Family

<b>5824 BURWOOD AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$825,000</b>	3+2	OTHER	



**GORGEOUS FAMILY HOME IN THE HILLS OF TRENDY HIGHLAND PARK**

Complete with a newly updated kitchen that includes quartz counters and new tile. Nice sized bedrooms with remodeled bathrooms that include subway and hexagon designer tile. Original refurbished hard wood floors, fireplace on both floors, and built-ins help keep the original charm in tact. Additional living space (bonus room) can transform to a 4th bedroom or be used as a den/game room. There is a bonus kitchenette in the downstairs area makes this a perfect opportunity for a rental orAir BnB.

MLS#17-286016  
Rosa A. Garcia 818 671 8891  
DIVISION ONE INVST.

Fridg