

AREA
1

Prime Beverly Hills 4BD/4BA

BEVERLY HILLS



1095 CAROLYN WAY
11/15/2016 11:00AM-2:00PM

Prime Beverly Hills north of Sunset. Traditional home in the best part of Beverly Hills nestled in complete privacy and tranquility with nearly 22,000 sq. feet of land! Entertainer's delight featuring a large living and family room with fireplace that opens to lush backyard. Chef's Gourmet Kitchen. Laundry room and separate maid's quarters. Parklike grounds on largest parcel

in private driveway. Expand, remodel, move right in, options are tremendous with this Ultimate Location and Huge lot size!

Offered At **\$6,895,000**


AITAN SEGAL
REAL ESTATE


BERKSHIRE HATHAWAY
HomeServices
California Properties

Aitan Segal
310.278.3754

9696 Wilshire Blvd. 3rd Floor Beverly Hills, CA 90212
www.AitanSegal.com

New Lease Listing

517 N. Elm Drive

Open Tuesday Nov. 15 11-2

6 Beds | 6 Baths | 5,158 SqFt

Offered at \$18,500/Month

Beverly Hills

Rochelle Atlas Maize
rochelle@rochellemaize.com
cell: 310.968.8828 // bre#:01365331

RM ROCHELLE MAIZE
LUXURY ESTATES



AREA

2

BEVERLY HILLS POST OFFICE

Exquisite Modern Home



12038 Crest Ct

BEVERLY HILLS CA 90210

5 Bedroom, 6 Bath,

Exquisite modern home in the sought after Summit community of Beverly Hills. Guard gated with spectacular city light views. This extensively remodeled home features an extremely open floor plan, perfect for modern living as well as entertaining. Entertainer's dream yard which ties into the house beautifully via panoramic opening doors. Sparkling pool with waterfall, pool house/bar/cabana, a fire pit area, and a standalone deck that includes a water feature and some of the best views on the property. Remarkable outdoor living that must be seen to be appreciated. The open kitchen boasts sleek custom cabinetry and state-of-the-art-appliances. The elegant private master suite features a den or office, library or nursery, a large balcony, elegant fireplace, and an additional indoor/outdoor room with amazing views. Sexy master bathroom with a free standing tub, his/her shower, and his/her toilets with electronic function. Master also includes magnificent his/hers closets with all new custom cabinetry. Fully smart home wired with state-of-the-art Crestron keypads. Too many custom features to mention. Designer finishes and impeccable attention to detail.

This is indeed California living and entertaining at it's finest. Truly a MUST SEE!!!!

\$9,450,000

Sara Afghani

818-577-8227

License# **01923243**



Nelson Shelton Real Estate. Same boutique feel with a new global reach.



Great Family Home with Fabulous Canyon Views OPEN TUESDAY 11-2 - VERY MOTIVATED SELLER & PRICE REDUCED



9690 Moorgate Road, Beverly Hills Post Office

Fabulous bright contemporary view home perfectly situated at the end of a private cul-de-sac on one of Benedict Hills Estates most quiet streets. **Approx. 4,354 sq.ft. house on 36,005 sq.ft. lot with 6 bedrooms and 5 baths.** Chef's Kitchen with large island and eat-in breakfast area with top-of-the-line appliances opening to spacious family room all with majestic canyon views. Large master suite with wonderful spa-like bath with soaking tub, large walk-in closet and wonderful deck. 4 additional upstairs bedrooms with wonderful spacious study nook and music room. Large bedroom suite down with separate entry. Wood floors and beautiful warm finishes complete this wonderful family home. 3 car garage. Coveted Warner Avenue Elementary.

Offered at \$2,699,000



Ginger Glass

Broker • Agent • Attorney

CalBRE #01478465

310.927.9307

ginger@gingerglass.com



©2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker® and the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.

AREA
3SUNSET STRIP –
HOLLYWOOD HILLS WEST

6683 Franklin Ave #6 . Los Angeles

Penthouse with view - 2 BR / 2.5 BA. 1860 s.f. not including outdoor space.

Architect - Clive Wilkinson. Open, light filled, two story space. Top levels 3 & 4.

Level 1 = Open Dining-Living-Kitchen, Private Balcony, BR, full bath, laundry.

Level 2 = 2nd Living Rm, Powder Rm, Master BR/BA. Balcony & Semi Private Patio.

Hardwood flooring. Tiled Baths. "Green" cabinetry by Doimo Cucine, Ceasar Stone counter tops, SS Bosch appliances. Interior Design by Doug Wiand,

No common walls on top floor, One common wall on 1st level.

Separate AC zones for each floor. Walls of glass and great walls for art.

2 Side by Side parking spaces + Guest Parking.

Stroll to Hollywood Bowl, parks, entertainment, shops, cinema, fine dining, and public train and bus transportation.

Offered AT \$1,048,000

OPEN TUESDAY . NOV 15 . 11-2



Steven Patrick Kyle

Real Estate from the Ground Up

CalBRE . 01386935
Realtor . Broker . Architect
323.963.4732
steven@architecture-lahomes.com



LALUXRE

KELLER WILLIAMS REALTY



James Pelayo
Realtor® | BRE# 01440670
mobile 323.578.8298
office 323.988.3500
fax 323.389.4588
email james@laluxre.com
web www.LALUXRE.com

2015 Rosilla Place, Los Angeles, CA 90046
2 Beds, 2 Baths | Offered at \$979,000

This charming Laurel Canyon Cape Cod cottage, located at the end of a cul-de-sac near the top of the canyon rim, features 2 bedrooms, 2 bathrooms, ample parking for 4 cars, and includes the adjacent vacant land parcel. This secluded retreat, built in the 1940s, is surrounded by canyon fauna and a tree canopy that create a sense of privacy and peace of mind, away from the bustle of the city and busy canyon streets. In the Wonderland School District, ready for you to move in!



AREA
6

Luxury New Construction !

BRENTWOOD



181 GRANVILLE AVE

Tuesday November 15th 11:00 A.M. - 2:00 P.M.

This Magnificent New construction gated Estate offers Luxury & comfort with custom details to perfection. Impressive grand entrance with a 2 story foyer. Exquisite living room with fireplace. Formal dining room. An expansive family room over-looking the lush back yard, sparkling pool, spa & BBQ.

Chef's kitchen, Master suite with fireplace, & private balcony. Library/study with custom cabinetry, Home-theater, High ceilings, Smart home system, & almost 11,000 Square feet of flat lot.

Offered At **\$6,195,000**



Jaklin Rafaelof
(310)709-9809

9696 Wilshire Blvd
Suite 300
jdrafaelof.com



BERKSHIRE HATHAWAY
HomeServices
California Properties

TRULY EXCEPTIONAL IN EVERY WAY



121 S. CARMELINA AVENUE | \$6,395,000

REPRESENTATION BY:

Fred J. Bernstein
310-300-0599
fjb@weahomes.com
CALBRE# 01476689

Ethan Peskowitz
646-327-2399
ep@weahomes.com
CALBRE# 01915905

OPEN TUESDAY, NOVEMBER 15TH • 11-2PM

Exquisite quality, luxurious materials, & serene privacy located in one of Brentwood's most desirable locations. This 5 bed, 6 1/2 bath home features a spacious open plan providing generous living spaces and a wonderful flow. Enter the property down a meandering path surrounded by mature landscaping into a private courtyard complete with a water wall. Upon entering the house, you are greeted by the entry foyer which opens to a beautiful formal living room. The main level of the home has a massive eat-in chefs kitchen, family room, music room, formal dining room, butlers pantry, guest suite, formal powder room, and library. The upstairs features a sensational master suite with his & hers bathrooms and closets, gym, laundry room, and 3 additional bedrooms. Located on very secluded grounds complete with an outdoor kitchen, fireplace, & jacuzzi -- all surrounded by stunning greenery.

WEAHOMES.COM



WESTSIDE ESTATE AGENCY

BEVERLY HILLS | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770
MALIBU | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171
MIAMI | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471

AREA
6

THE KIRSHNER GROUP

JUST LISTED911 Wellesley Ave Los Angeles
\$4,600,000

BRENTWOOD

**OPEN TUES NOV 15th 11:00 AM - 2:00 PM**

Masterful design and contemporary luxury are uniquely embodied in this 4 bedroom, 4.5 bath residence. Brand new construction with an open floor plan from the living room and dining area to the kitchen and family room. Wide plank French Oak floors, 10' to 13' ceilings through out, a gas Montigo fireplace in the Living room, and built in cabinets that integrate the space between the dining and family areas are a few of the custom features. The gourmet kitchen which seamlessly flows into the family room is the perfect set up for entertaining and family gatherings. Viking appliances, calacatta marble countertops, center island and breakfast area all open to the lush view of the back yard through ceiling height walls of glass with side stacking sliding doors allowing the best in indoor/outdoor living. The luxurious master suite is designed with his/hers walk in closets, private patio, magnificent views and a spa inspired bath. A spacious basement area with a full bathroom that can be transformed into anything you can imagine. Patios and expansive park like grounds provide spacious areas to enjoy the private, tranquil back yard. Feel like you are in the country in a one of a kind location and still be a short distance to Brentwood's finest shops and restaurants.

5011 SqFt. on a 10,433 Square foot lot obtained for permitted plans. Buyer to verify square footage.

\$4,600,000

4 BED

4.5 BATH

www.911Wellesley.com**Belen Palacios**

Belen@isabelgriswold.com

310.990.5505

BRE #02000621

Janelle Clough

JanelleSellsLA@gmail.com

424.285.3855

BRE #01886779

Wendy Kirshner

Wendy@thekirshnergroup.com

310.573.0076

BRE #01317026

Rodeo Realty Inc. does not guarantee the accuracy of square footage, lot size or other information concerning the property by the seller. This is not intended as a solicitation if your property is currently listed.. Rodeo Realty Marketing Department

1134 ALTA LOMA RD. #212, WEST HOLLYWOOD



CHIC DESIGNER DONE CONDO IN PRIME WEST HOLLYWOOD



www.1134AltaLoma212.com

OFFERED AT: \$599,000



RECENTLY FEATURED IN VOGUE LIVING AND CA CALIFORNIA HOME and Design + Living magazines. Warm and inviting with treetop and background downtown views off the large terrace. This stylish condo has clean lines, architectural details, high end finishes, quality modern fixtures and custom cabinetry. Gorgeous wide plank hardwood floors by DuChateau throughout. Kitchen has integrated stainless steel Miele appliances, statuary marble countertops, matte lacquer Italian custom cabinets. Interior doors and other cabinetry are finished in matte ebonized birdseye maple wood. Master Bedroom has custom matte ebonized birdseye maple wood closet doors. The luxurious bath has custom double sinks, Italian Boingo fixtures, and spa-like statuary marble shower, counter top, and base molding. Stunning door hardware by Valli & Valli, custom motorized window treatments, California Closet system, recessed lighting, Lutron dimmers, Nest thermostat and smoke detector, seamless Bocci outlets. No expense spared or detail overlooked. Move right into this amazing stylish condo. Low HOA dues include EQ insurance and basic cable.

- Stunning Custom kitchen with integrated Miele appliances
- Cabinetry in dining area and bath built by Marmol Radziner
- Fireplace feature by Spark Modern Fires
- Inset flush baseboards and door frame detail with reveals
- Gorgeous wide planked hard wood floors
- Exotic ebonized birdseye maple doors and cabinetry
- large terrace with sliding glass door
- Rear quiet unit
- 1 Bed 1 Bath, Prestigious West Hollywood location



310.432.6588

kw BEVERLY HILLS
KELLERWILLIAMS. REALTY

stevenaaron@kw.com
StevenAaronRealtor.com

STEVEN AARON REALTOR GROUP

CalBRE #01341785



HAPPY THANKSGIVING!

**The MLS™ office will be closed on
Thursday, Nov 24th and Friday, Nov 25th**

**The Help Desk will be open
Friday, Nov 25th 9am-1pm**

HOLIDAY DEADLINES **NOVEMBER 29, 2016 ISSUE**

All Full Page Color Ads
Monday, November 21st, 5pm

**All Full Page Black and White Ads
and All Color Showcase Ads**
Tuesday, November 22nd, 3pm



\$715,000 Price Slashed

AREA
10

WEST HOLLYWOOD VICINITY



1424 N CRESCENT HEIGHTS BLVD #27
November 15th 2016 from 11-2pm

Wonderful opportunity to live in this celebrity enclave in West Hollywood. The Granville Towers built in 1930 in the French Normandy style by acclaimed architect Leland Bryant. The 7-story classic building has only 40 units &

has been a magnet for Hollywood Luminaries from the very beginning. This lovely condo has 2 bedrooms and 1 bath. Featuring a 24-hour doorman, beautifully landscaped gardens in the rear of the property and in the heart of fine dining, shops and gyms. MILLS ACT PROPERTY TAXES

Offered At **\$715,000**



Brian & Laura Moore
 310-849-4990

1801 N Hillhurst Ave
 Los Angeles, CA 90027
LAVintageHomes.com

Info deemed reliable but not guaranteed. Buyer to investigate on their own.



AREA
15
PACIFIC PALISADES

COMPLETELY REMODELED MID-CENTURY
17960 Tramonto Drive, Pacific Palisades
For lease at \$8,950/month

OPEN
TUESDAY | 11-2PM



NEW LEASE LISTING

Completely remodeled Mid-Century contemporary. Located in fabulous Castellammare; close to the beach. On a promontory with ocean and mountain views. Tremendous front redwood deck, out door living room, pass thru kitchen window. All new windows and doors, gas barbecue line. ADT security system installed and exterior security camera system installed and activated. New custom flooring, electric fireplace. New 65" Sharp TV. Fabulous gourmet kitchen great for entertaining including Viking appliances including, 8 burner range, refrigerator and freezer, microwave, and dishwasher. Whirlpool wine refrigerator, new washer/dryer system. New HVAC system with AC/Heating, large back grassy yard is being installed. A short distance to markets, Caruso's soon to be beautiful shopping center in Palisades Village and Getty Villa. www.17960tramonto.aaroe.site



Adrian Grant
Adrian Grant

Director, Aaroe Estate
310.962.7142 call or text
adrian@adriangrant.com
adriangrant.com



JOHN AAROE GROUP

John Aaroe Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources and the buyer is advised to independently verify the accuracy of that information. If your property is currently listed, this is not a solicitation. CalBRE 00917461.



1053-1055 Meadowbrook Avenue



RESTORED 1928 2-STORY SPANISH DUPLEX

MIRACLE MILE—The Main Floor 4 Bdrm Unit has a Beamed/Vaulted ceiling in step down Living Room, Huge Fireplace, Crown Molding, Sparkling Hardwood Floors, Formal D/R and Breakfast Room, Large Remodeled Kitchen and Laundry Rm. There are 2 Vintage Tiled Baths, numerous Closets for Storage, Extensive new Lighting plus numerous windows make this an attractive and bright home—There is also a Private Beehive Outdoor Fireplace with Terrace! The 2nd Floor Unit has 3 Bdrms, including large Master w/balcony, Two Vintage Baths, Huge Formal L/R plus large D/R and Breakfast Room adjacent to the Remodeled Kitchen—Lots of windows w/bright sunlight, also Sparkling refinished Hardwood Floors, updated Lighting plus huge Laundry adjacent to Kitchen w/outside stairs to Backyard. Each unit has forced HV/AC, property is Landscaped w/Sprinklers— Driveway has Steel Gate to 3 car Garage. **LA 90019**

JACK BROWN
ESTATE PROPERTIES

MLS# 16-162936

New Listing \$1,795,000

310.429.3781
JackBrown@RodeoRE.com
CalBRE#01079890

AREA

19

STYLISH & CHARMING PICFAIR VILLAGE SPANISH**1745 S Spaulding Avenue • OFFERED AT \$899,000**WWW.PICFAIR-VILLAGE.COM**2 Bedrooms • 1 Bathroom + Bonus Room • 1,113 Sq. Ft.**

This Spanish home is loaded with charm + character & features a sunlit living room with decorative fireplace, formal dining room, hardwood floors, high ceilings and central HVAC. The updated kitchen is complete with original built-ins, plentiful cabinet space, breakfast area and classic tile countertops. The master bedroom features French doors that open up to a deck and large backyard. The second bedroom is bright with generous closet space. Across the backyard of interlocking pavers is an outdoor covered lounge area with fireplace with a Moroccan vibe and plenty of space for friends & family to gather. There is also a large bonus space that would be perfect for a musician, or use as a yoga studio or office, complete with polished concrete floors.

OPEN HOUSE, TUESDAY, NOVEMBER 15th 11am-2pm
TACO TUESDAY SKY'S TACOS + MEXICAN COKE SERVED

CARRABBA + GROUP
 HOMES. INVESTMENT PROPERTIES. REAL ESTATE.

kw | KELLER WILLIAMS BEVERLY HILLS

Monique + Joe Carrabba
 Realtor + Broker + Attorney
 323-899-2900
contact@CarrabbaGroup.com
www.CarrabbaGroup.com
 BRE #01708376 • #01791624

EXTRAORDINARY MID-CENTURY ENCINO POOL HOME WITH JETLINER VIEWS



17847 CATHEDRAL PLACE • OFFERED AT \$1,575,000

WWW.ENCINOMIDCENTURY.COM

4 Bedrooms • 4 Bathrooms • 3,167 Sq. Ft. • 18,136 Sq. Ft. lot

This home was reimagined by Luxe Standard, a superb renovation with every buyer's boxes checked. View. Pool. Flat yard. Behind a long driveway is this private compound with an open floor plan, all on a single level. The spacious kitchen includes quartz countertops, custom cabinetry and professional grade appliances. A large dining area opens to a private patio. The living room overlooks the pool and features high ceilings, wood burning fireplace, floor to ceiling windows and dark hardwood floors. A large family/media room is the perfect spot to curl up on the sofa and relax, or have the family share in an old Bond movie. A master bedroom that opens up to the yard/pool features a large walk in closet and en-suite bath. This home is incredible. It's like being on vacation everyday! So lay back on the chaise lounge, float in the pool and sip a martini, watching the world below.

**OPEN HOUSE, FRIDAY, NOVEMBER 18th 11am-2pm
TACOS & MEXICAN COKE SERVED**

CARRABBA + GROUP
HOMES. INVESTMENT PROPERTIES. REAL ESTATE.

kw | KELLER WILLIAMS BEVERLY HILLS

Monique + Joe Carrabba
Realtor + Broker + Attorney
323-899-2900
Contact@CarrabbaGroup.com
www.CarrabbaGroup.com
BRE #01708376 • #01791624

JOHN METTLE

HOME INSPECTIONS

20 years & 10,000 Home Inspections in Los Angeles

Civil Engineering Degree

Certified CREIA (*California Real Estate Inspection Assoc.*) Home Inspector

Detailed and easy to read report includes summary and photos

Professional, Thorough, and Works easily with Realtors & Clients

Errors & Omissions Insurance

As an agent working with Buyers, I am glad to have John Mettle in the Field. John's reports are the most thorough, professional, and user-friendly. The format of his reports with pictures, summary and itemized sections helps me and my Buyers understand and discuss what the concerns and issues are with the house. It makes it easier for me to get estimates from contractors and helps me negotiate credits with the Sellers because the issues are clearly spelled out in his reports for everyone to understand.

D.W.G. (Realtor)

Your report is fine tuned; very detailed and well documented with photos. The summary pages made it so easy to get estimates from different vendors. Thanks John, for a great job

R. A. (Realtor)



MOBILE: (818) 400-0227

JMETTLE@GMAIL.COM

WWW.JOHNMETTLEHOMEINSPECTIONS.COM



HAPPY THANKSGIVING!

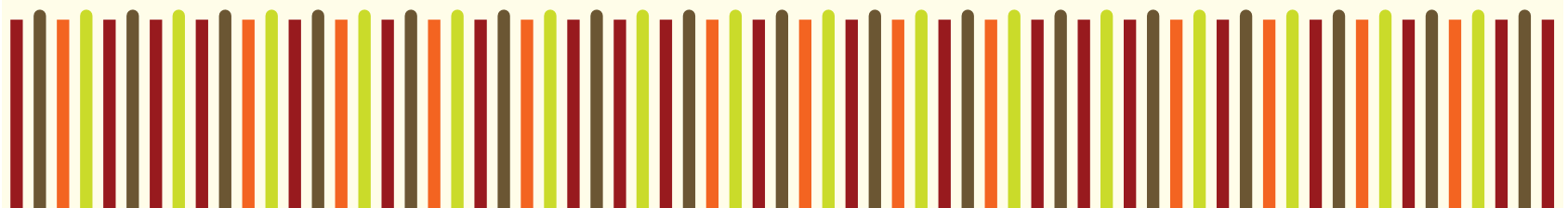
**The MLS™ office will be closed on
Thursday, Nov 24th and Friday, Nov 25th**

**The Help Desk will be open
Friday, Nov 25th 9am-2pm**

HOLIDAY DEADLINES **NOVEMBER 29, 2016 ISSUE**

All Full Page Color Ads
Monday, November 21st, 5pm

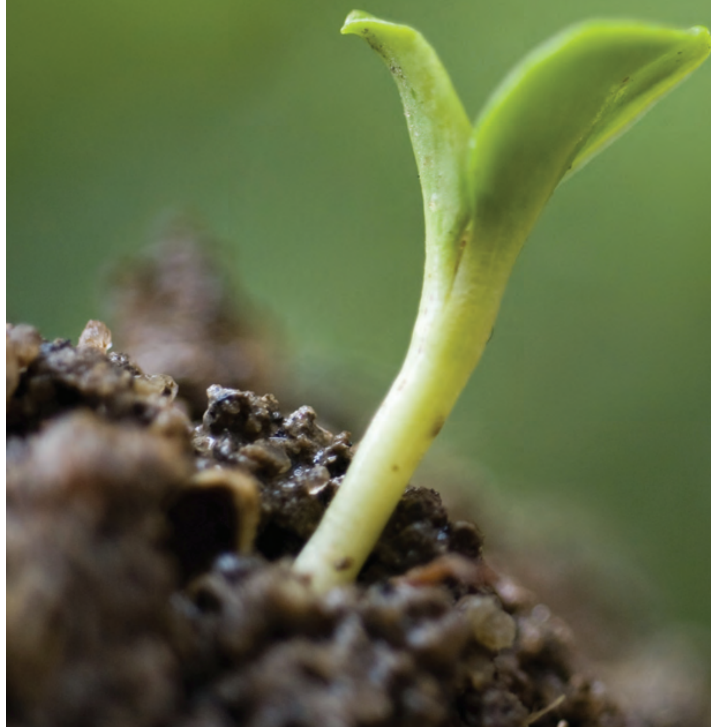
**All Full Page Black and White Ads
and All Color Showcase Ads**
Tuesday, November 22nd, 3pm





Grow Your Visibility

Advertise in The MLS Broker Caravan™



Take Advantage of our Money Saving Packages

Agent Property Full-Page B&W & Showcase w/Color Photo
\$129 (\$29 SAVINGS)

Agent Property Full-Page Color & Showcase w/Color Photo
\$430 (\$44 SAVINGS)

Agent Property Full-Page Color & Agent Property Full-Page B&W
\$479 (\$55 SAVINGS)

4,500 +
 Magazines
 Delivered Weekly

Call a LIVE Customer Service Representative to find out more!
 310-358-1833 or 760-459-8712

www.TheMLS.com

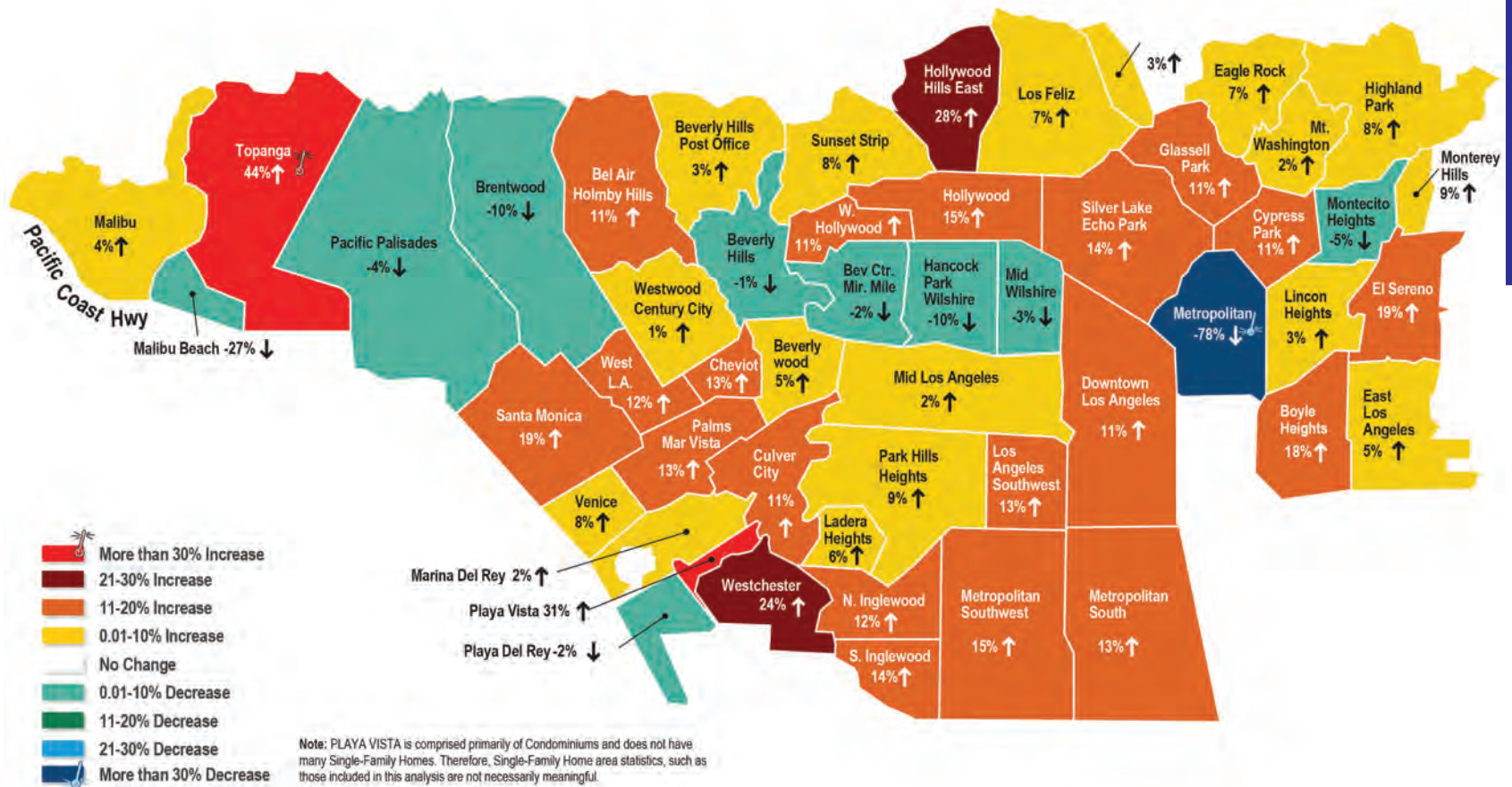
The Source Of Real Time Real Estate™

MARKET CLIMATE MAP SINGLE-FAMILY HOMES - MEDIAN SALES PRICE 3rd Quarter 2016 vs. 2015 For The MLS™ Primary Areas

Interested in getting **REAL-TIME STATISTICS?**

Go to **TheMLS.com**™ Home Page and **CLICK**  **MLS™ STATISTICS CORNER**

STATISTICS CORNER



| SINGLE-FAMILY HOMES MEDIAN SALES PRICE & SOLD LISTINGS | | | | | |
|--|---------------------------------|----------------------------|---------------------------------|----------------------------|----------|
| AREA | Q3 - 2016 MEDIAN SALES PRICE | Q3 - 2016 SOLD LISTINGS | Q3 - 2015 MEDIAN SALES PRICE | Q3 - 2015 SOLD LISTINGS | % CHANGE |
| TOPANGA | \$1,281,500 | 28 | \$889,000 | 27 | 44% |
| PLAYA VISTA | \$1,900,000 | 3 | \$1,450,000 | 7 | 31% |
| HOLLYWOOD HILLS EAST | \$1,560,000 | 25 | \$1,215,000 | 43 | 28% |
| WESTCHESTER | \$1,132,500 | 93 | \$912,000 | 77 | 24% |
| SANTA MONICA | \$2,380,000 | 61 | \$1,993,000 | 68 | 19% |
| EL SERENO | \$510,000 | 57 | \$430,000 | 52 | 19% |
| BOYLE HEIGHTS | \$389,500 | 39 | \$330,000 | 26 | 18% |
| METROPOLITAN SOUTHWEST | \$385,500 | 132 | \$334,500 | 138 | 15% |
| HOLLYWOOD | \$949,000 | 25 | \$828,750 | 34 | 15% |
| SILVER LAKE - ECHO PARK | \$865,000 | 111 | \$760,000 | 93 | 14% |
| SOUTH INGLEWOOD | \$460,000 | 21 | \$405,000 | 20 | 14% |
| CHEVIOT HILLS - RANCHO PARK | \$2,095,000 | 31 | \$1,850,000 | 25 | 13% |
| METROPOLITAN SOUTH | \$299,900 | 201 | \$265,000 | 188 | 13% |
| LOS ANGELES SOUTHWEST | \$372,500 | 64 | \$330,000 | 60 | 13% |
| PALMS - MAR VISTA | \$1,462,500 | 80 | \$1,300,000 | 89 | 13% |
| MID LOS ANGELES | \$659,000 | 110 | \$587,500 | 114 | 12% |
| WEST LOS ANGELES | \$1,122,000 | 25 | \$1,000,500 | 28 | 12% |
| NORTH INGLEWOOD | \$488,500 | 50 | \$437,500 | 46 | 12% |
| WEST HOLLYWOOD | \$1,482,500 | 34 | \$1,330,000 | 28 | 11% |
| DOWNTOWN LOS ANGELES | \$311,500 | 70 | \$280,000 | 61 | 11% |
| CULVER CITY | \$1,150,500 | 77 | \$1,035,000 | 74 | 11% |

| SINGLE-FAMILY HOMES MEDIAN SALES PRICE & SOLD LISTINGS | | | | | |
|--|---------------------------------|----------------------------|---------------------------------|----------------------------|----------|
| AREA | Q3 - 2016 MEDIAN SALES PRICE | Q3 - 2016 SOLD LISTINGS | Q3 - 2015 MEDIAN SALES PRICE | Q3 - 2015 SOLD LISTINGS | % CHANGE |
| GLASSELL PARK | \$740,000 | 33 | \$666,000 | 40 | 11% |
| CYPRESS PARK | \$700,000 | 41 | \$630,350 | 49 | 11% |
| BEL AIR - HOLMBY HILLS | \$2,237,500 | 40 | \$2,015,000 | 43 | 11% |
| MONTEREY HILLS | \$640,000 | 7 | \$585,000 | 3 | 9% |
| PARK HILLS HEIGHTS | \$523,500 | 164 | \$479,000 | 169 | 9% |
| SUNSET STRIP - HOLLYWOOD HILLS WEST | \$1,699,000 | 115 | \$1,566,100 | 122 | 8% |
| VENICE | \$1,870,816 | 61 | \$1,725,000 | 49 | 8% |
| HIGHLAND PARK | \$680,000 | 62 | \$629,000 | 97 | 8% |
| LOS FELIZ | \$1,472,500 | 54 | \$1,381,500 | 72 | 7% |
| EAGLE ROCK | \$767,000 | 45 | \$720,000 | 53 | 7% |
| LADERA HEIGHTS | \$950,000 | 13 | \$896,500 | 16 | 6% |
| BEVERLYWOOD VICINITY | \$1,245,000 | 69 | \$1,182,500 | 62 | 5% |
| EAST LOS ANGELES | \$372,000 | 67 | \$355,000 | 69 | 5% |
| MALIBU | \$2,350,000 | 55 | \$2,259,157 | 46 | 4% |
| LINCOLN HEIGHTS | \$445,000 | 11 | \$430,000 | 9 | 3% |
| BEVERLY HILLS POST OFFICE | \$2,475,000 | 38 | \$2,400,000 | 41 | 3% |
| ATWATER VILLAGE | \$783,250 | 26 | \$762,500 | 16 | 3% |
| MARINA DEL REY | \$1,150,000 | 23 | \$1,125,000 | 29 | 2% |
| MOUNT WASHINGTON | \$715,000 | 33 | \$700,000 | 35 | 2% |
| MID - WILSHIRE | \$901,500 | 12 | \$885,000 | 13 | 2% |
| WESTWOOD - CENTURY CITY | \$1,658,367 | 46 | \$1,650,000 | 52 | 1% |
| BEVERLY HILLS | \$5,078,890 | 30 | \$5,150,000 | 39 | -1% |
| BEVERLY CENTER - MIRACLE MILE | \$1,613,840 | 49 | \$1,649,500 | 44 | -2% |
| PLAYA DEL REY | \$1,417,500 | 10 | \$1,450,500 | 10 | -2% |
| PACIFIC PALISADES | \$2,800,000 | 72 | \$2,925,000 | 71 | -4% |
| MONTECITO HEIGHTS | \$662,500 | 10 | \$699,000 | 9 | -5% |
| HANCOCK PARK - WILSHIRE | \$1,350,000 | 79 | \$1,495,000 | 63 | -10% |
| BRENTWOOD | \$2,505,000 | 70 | \$2,775,000 | 54 | -10% |
| MALIBU BEACH | \$6,000,000 | 16 | \$8,200,000 | 10 | -27% |
| METROPOLITAN | \$537,000 | 2 | \$2,495,000 | 3 | -78% |

Information herein deemed reliable, but not guaranteed.



Introducing
The MLS™ New Mobile App
Now Available
Download **homesnap** today!




Questions regarding this information may be sent by e-mail to marketing@themls.com.

TUESDAY

01 Beverly Hills Single Family

| | | | |
|-----------------------|------|---------------|------------|
| 1410 DAVIES DR | Open | 11-2 | NEW |
| \$12,500,000 | 5+6 | 2sty-HACIENDA | |



3 ACRE MONTECITO VIEW ESTATE IN HEART OF BEVERLY HILLS

Located in the heart of Beverly Hills, this gated three-acre Montecito view estate, is an ideal celebrity compound situated near all of the trendy shops and nightlife that Beverly Hills has to offer. Upon entry, you are greeted with classic elegance, charm, an abundance of natural sunlight and panoramic views from every vantage point. The home boasts five bedrooms, six bathrooms, six fireplaces, a custom-designed bell tower with city views, and a living room with 16-foot-high ceilings.

Pool / Spa / Outdoor BBQ and Firepit

Cindy Ambuehl (424) 321-4947
THE AGENCY

| | | | |
|--------------------------|------|-------|------------|
| 711 N OAKHURST DR | Open | 11-2 | NEW |
| \$10,995,000 | 5+6 | VILLA | |



ELEGANT VILLA IN THE BEVERLY HILLS FLATS

Located in the prime Beverly Hills Flats, this Elegant Villa is situated on an almost 20,000 s.f. lot with circular front driveway, motorcourt, & expansive backyard. Exquisite features including hwd & marble floors, high coffered & backlit ceilings, & intricate paneling & moldings. Graceful living, dining & family rms. Beautiful gourmet kitchen w/ breakfast area. Master suite on main level. Backyard is a private oasis with sprawling lawns, pool, spa, patios & pergola. Also for lease \$34,995/mo.

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

Jade Mills 310-285-7508
COLDWELL BANKER RESI

| | | | |
|----------------------------|------|--------------|------------|
| 1106 N HILLCREST RD | Open | 11-2 | NEW |
| \$9,995,000 | 4+4 | CONTEMPORARY | |




A TRUE QUINTESSENTIAL TROUSDALE EXPERIENCE

Newly completed 1st signature 1960s home re-imagined through the eyes of world-renowned architect Miguel Angel Aragonés. On a private perch with city & ocean views, creating the absolute finest indoor-outdoor living experience. Spacious open floor plan, conversation living room, open dining area & kitchen all flow together for the ideal entertaining showplace. The 4 bed, 4 bath home features the finest materials & pristine craftsmanship while boasting every cutting-edge technological amenity.

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

Fred Bernstein 310-300-0599
WEA

| | | | |
|----------------------|-------|---------------|------------|
| 1112 TOWER RD | Open | 11-2 | NEW |
| \$9,500,000 | 6+5.5 | MEDITERRANEAN | |




AMAZING GATED BEVERLY HILLS RETREAT

Beautiful gated, ultra private estate located north of Sunset. Built in 2007 and underwent additional renovations to add further upgrades in 2015. 6 bedrooms, 5.5 baths, screening room, and 2 first floor bonus rooms. Almost every entertaining room opens up to a beautifully manicured and landscaped yard w/ outdoor living room, kitchen and a sparkling pool & spa. Stunning chef's kitchen that opens into a cozy family room.

www.1112Tower.com

David / Anna Solomon 424.400.5905
THE AGENCY

| | | | |
|-------------------------|----------|------------------|------------|
| 1095 CAROLYN WAY | Refresh. | 11-2 | NEW |
| \$6,895,000 | 4+4 | 1sty-TRADITIONAL | |




PRIME BEVERLY HILLS - BEST LOCATION NORTH OF SUNSET

Prime Beverly Hills north of Sunset. Traditional home in the best part of Beverly Hills nestled in complete privacy and tranquility on nearly 22,000 sq. feet of land! Entertainer's delight featuring a large living and family room with fireplace that opens to lush backyard. Chef's Gourmet Kitchen. Laundry room and separate maid's quarters. Parklike grounds on largest private driveway parcel. Expand, remodel or move right in, the options are tremendous with this Ultimate Location & Huge lot size!

Subzero, Wolf, Miele, Gaggenau, inquire

Aitan Segal (310) 278-3754
BERKSHIRE HATHAWAY

| | | | |
|---------------------|-------|------------------|------------|
| 314 N ELM DR | Lunch | 11-2 | NEW |
| \$3,599,000 | 4+5 | 2sty-CONTEMP MED | |



SPACIOUS AND SUNLIT CONTEMPORARY MEDITERRANEAN ON DEEP LOT

SUNLIT, STUNNING, & SPACIOUS 2STY CONTEMP MEDITERRANEAN ON PRESTIGIOUS ELM DRIVE PROXIMATE TO THE BEST OF THE WESTSIDE! OPEN LAYOUT WITH GORGEOUS MARBLE FLOORS & FRENCH DRs. DRAMATIC ENTRY W/SWEEPING STAIRCASE LEADS TO LG 2STY LIV RM & BIG DINING AREA. FAM RM W/FP DOWN AND SECONDARY LOFT-LIKE FAM RM UP. 3 BD SUITES UP & 1 SUITE DOWN. BIG MASTER W/BALCONY/ LUXE BA/WALK-IN. GRANITE KITCH W/TOP STAINLESS BLT-INS LEADS TO X-DEEP YARD W/LUSH FORMAL GARDENS/FOUNTAINS/PERGOLA/STORAGE ROOM.

WWW.314ELM.COM

MICHAEL J. LIBOW 310-285-7509
CBRB - BH S

| | | | |
|-----------------------|---------|-----------|------------|
| 813 CINTHIA ST | Open | 11-2 | red |
| \$6,995,000 | 7595000 | 4+4 RANCH | |



600K REDUCTION 25K LOT

Major reduction! Ranch style home is situated on well over 1/2 acre, located on a quiet BH location. Expansive grounds, pool, surrounded by awe inspiring mature trees create a private "park like" setting that is second to none. Circular driveway, breeze way and motor court recently re-paved. Nestled on this "almost private" street very light traffic, easy access to exclusive shops and Los Angeles nightlife. Endless potential, a rare opportunity to build your dream home in the upper flats of BH.

813cynthia.com

Richard Chanin 310-780-3100
GIBSON INTERNATIONAL

| | | | |
|----------------------|------|--------|------------|
| 410 DABNEY LN | Open | 11-2 | rev |
| \$18,500,000 | 5+7 | MODERN | |



MID-CENTURY MODERN OASIS, PINNACLE OF BEVERLY HILLS STYLE

Slip into this mid-century modern oasis, the pinnacle of Beverly Hills style, 60s sexiness and 2017 smart living. Sinatra's flair with Bond's Technology. Tucked into one of Trousdale's most private streets, no expense was spared in pulling this 60s socialite dream home into the 21st century. There is no substitute for this lifestyle. Welcome to Trousdale, where legends called home, from Elvis, Sinatra, Dean Martin to Nixon. "Dream as if you'll live forever, live as if you'll die today."

Blt-Ins

Branden & Rayni Williams 310.691.5935
HILTON & HYLAND

| | | | |
|------------------------|------|---------|------------|
| 805 N LINDEN DR | Open | 11-2 | rev |
| \$14,950,000 | 5+5 | SPANISH | |



IMPECCABLY RESTORED, CLASSIC WALLACE NEFF

Dramatic 2-story formal living room features hand painted cathedral ceilings & fireplace. White marble & wood floors, 5 BR + 5 BA home located in prime BH. Formal dining room, gourmet kitchen w/ top of the line stainless steel appliances. Luxurious master suite w/ 2 walk-in closets & veranda. Office/den w/ charming fireplace, authentic grill & iron work. Flexible floor plan & huge family entertainment/guest room overlooking the large al fresco dining area w/ BBQ, firepit, spa & pool.

BBQ,Blt-Ins,Dshwshr,Frzr,Micro,Other

Myra Nourmand 310-888-3333
NOURMAND&ASSOCIATES

| | | | |
|-----------------------|------|---------|------------|
| 626 N ARDEN DR | Open | 11-2 | rev |
| \$10,995,000 | 6+10 | SPANISH | |



PRIME BEVERLY HILLS - BEST LOCATION NORTH OF SUNSET

This Paul Williams 6-bedroom home in the Beverly Hills flats features formal living and dining; gourmet chef's kitchen with ample family space and welcoming breakfast nook; library; wine cellar; and housekeeper suite. Upstairs holds four generous en suite bedrooms, den and a sweeping master suite with dual walk-in closets and bathrooms. The lushly landscaped one-third acre lot includes pool, outdoor fireplace, cabana, dining area with barbecue and pizza oven and detached guest apartment.

Subzero, Wolf, Miele, Gaggenau, inquire

Billy Rose 424-230-3702
THE AGENCY

01 Beverly Hills *Condo / Co-op*

| | | | |
|---------------------------|------|------|------------|
| 339 N PALM DR #401 | Open | 12-2 | rev |
| \$1,899,000 | 2+3 | | |



A MUST SEE!!!

Exquisite 2,790 sq.ft. totally remodeled condominium in prime location. Gorgeous oak floors in LR, DR and library. Floor to ceiling windows in LR & DR. Kitchen has top of the line Miele appliances, granite counters and breakfast bar. Ultra spacious master suite. Two walk-in closets, vanity, a third smaller closet. Oversized master bathroom, large tub and large stall shower. The 2nd BR across the condo for privacy. Powder room with copper sink. 24-hour secure parking, valet, pool, sauna, spa.

MLS#16-173986
George Heimler 310-550-8686
HEIMLER & ASSOCIATES

Stack W/D; DW; Refrigerator

01 Beverly Hills *Lease*

| | | | |
|---------------------|------|-------------|------------|
| 517 N ELM DR | Open | 11-2 | NEW |
| \$18,500 | 6+6 | TRADITIONAL | |



NEW LEASE IN BEVERLY HILLS

Gated, traditional home in Beverly Hills flats. Approx. 5158 sq.ft with 5 large bedrooms plus office. Master bedroom w/ walk-in closet, master bath with double sinks, separate tub and shower. Formal entry leads you to Formal dining room, powder room, Gourmet Kitchen with all appliance, center island and a breakfast room that opens to outdoor patio. Maids and bath and separate laundry area. Plus separate 1 bed + 1 bath large guest house. Gated property with parking & 2 car garage.

MLS#16-170032
Paul Czako 310-995-1963
GUSSMAN CZAKO ESTATE

MUST show Guard at Gate RE ID for Entry

| | | | | |
|----------------------------|------|--------------|-------|------------|
| 9955 DURANT DR #302 | Open | 11-2 | 632E2 | NEW |
| \$5,600 | 2+2 | CONTEMPORARY | | |



LUXURY LIVING IN THE HEART OF BEVERLY HILLS!

Stunning completely renovated open floor plans with Gorgeous Hardwood floors. Sleek kitchens with state of the art stainless steel appliances, including washer dryer and wine cooler. Over sized Master with big walk in closets and separate tub and shower. Walk to Rodeo, shops and restaurants. Luxury Leases available short term furnished and unfurnished. Open Tue 11-2, Sat & Sun 1-4

MLS#16-119680
Nicole Contreras 310.888.3332
NOURMAND&ASSOCIATES

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

| | | | |
|----------------------------|------|-------------|------------|
| 9601 CHARLEVILLE #9 | Open | 11-2 | NEW |
| \$4,500 | 1+1 | TRADITIONAL | |

Manhattan condo in the heart of Beverly Hills. Crown molding/marble details, Paul Ferrante fixtures; En-Suite w/ walk-in closet + central heat/air. Miele washer/dryer & Viking appliances. Rooftop deck

MLS#16-178122
Farrah Aldjufrie 424-230-3712
THE AGENCY

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

| | | | |
|----------------------------|------|-------------|------------|
| 9601 CHARLEVILLE #9 | Open | 11-2 | NEW |
| \$4,500 | 1+1 | TRADITIONAL | |



MANHATTAN STYLE CONDO FOR LEASE

Manhattan style condo in the heart of Beverly Hills. Highlights include crown moldings, built-ins, hardwood floors, Paul Ferrante fixtures, recessed lighting and kitchen with stainless steel Viking appliances and bluestone marble countertops. Bedroom includes a walk-in closet and bathroom features white Carrera marble. Features include central heat/air, cabinet/storage space, and Miele washer/dryer located in unit. Controlled access building with rooftop deck. Minutes from Rodeo Drive.

MLS#16-178122
Farrah Aldjufrie 424-230-3712
THE AGENCY

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

| | | | |
|---------------------------|------|------|------------|
| 131 S MAPLE DR #PH | Open | 11-2 | rev |
| \$9,950 | 3+2 | | |



WELCOME TO BEVERLY HILLS LUXURY LIVING AT ITS BEST!

Luxury High End 3 Bedroom 2 bathroom unit. Top of the line finishes, hardwood floors, high ceilings and stainless steel appliances. Walking distance to Rodeo shops, restaurants and Beverly Hills schools. We can do flexible lease terms and furnished for additional fee. Open Tue 11-2, Sat & Sun 1-4

MLS#16-163838
Nicole Contreras 310.888.3332
NOURMAND&ASSOCIATES

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

02 Beverly Hills Post Office *Single Family*

| | | | |
|-----------------------------|------|------------------|------------|
| 9577 LIME ORCHARD RD | Open | 11-2 | NEW |
| \$11,500,000 | 5+8 | 2sty-TRADITIONAL | |



BEST GUARDED CELEBRITY NEIGHBORHOOD ON THE WESTSIDE

IMMACULATE PETER CHOATE DESIGNED TRADITIONAL. Located in the most secluded & highest part of this Fame A-List Celebrity Filled Guarded Enclave.5 Bedroom Family home on over an acre of private land has sweeping tree-top canyon views of this Private HIDDEN VALLEY ROAD Enclave & the Hills beyond. Grand scaled rooms. High Ceilings & Beautiful Hardwood Floors are throughout. superb entertaining pool & spa area. Luxurious 1275 sqft Master Suite, including Fireplace, His&Hers bathrms & Walk-in closets.

MLS#16-170032
Paul Czako 310-995-1963
GUSSMAN CZAKO ESTATE

MUST show Guard at Gate RE ID for Entry

| | | | | |
|----------------------------|------|--------------------|-------|------------|
| 13319 MULHOLLAND DR | Open | 11-2 | 562D7 | NEW |
| \$9,150,000 | 5+6 | 2sty-MEDITERRANEAN | | |



DELIGHTFUL DECADENCE WITH STUNNING VIEWS ENTERTAINERS DREAM!

Enter the private gates & down a long driveway you arrive at the extravagant Villa Dei Sogni. This exceptional European style villa is perched high atop Mulholland Dr. with commanding views of the Valley. The immense grand reception room has a 30ft high ceilings, hand painted renaissance style walls & ceiling & French doors leading to the spectacular terraces, pool & outdoor living areas. Stunning marble floors, library, chef's kitchen, luxe master suite, spectacular views on close to 3/4 acre.

MLS#16-171090
Christophe Choo 310 777 6342
COLDWELL BANKER BHN

BeverlyHillsVillaForSale.com

| | | | |
|---------------------------------|----------|--------------|------------|
| 2819 COLDWATER CANYON DR | Refresh. | 11-2 | NEW |
| \$4,750,000 | 4+5 | CONTEMPORARY | |



GORGEOUS SPANISH VILLA

A stunning and exquisite Spanish Villa set against a romantic backdrop of the lush beautiful canyons of Beverly Hills. With expansive breathtaking views, this charming and very private home has all of the best old world details with contemporary updates for today's modern lifestyle.

MLS#16-179048
Milstein/Silver 310.867.5598
KW BEVERLY HILLS

www.2819Coldwater.com

| | | | |
|---------------------------------|-------|---------------|------------|
| 2468 COLDWATER CANYON DR | Lunch | 11-2 | NEW |
| \$4,450,000 | 4+5 | MEDITERRANEAN | |



JOIN US FOR LUNCH!


MUST BE SOLD ... BRING YOUR BUYER AND MAKE AN OFFER...
Hard to find stunning ,gated & private Mediterranean Estate.. Designed to be in harmony with all laws of Feng Shui, this beautiful home has great Chi Energy.
Accessed through a private driveway above Coldwater ,sits this gorgeous Villa with Voluminous public rooms and Grand 2 story Entry Hall.. spacious living room, formal dining , gourmet kitchen & Fab Master Bed with private patio ..Pool, Spa and great outdoor space for entertaining.

MLS#16-171634
Janice Reihani 310-308-4050
NELSON SHELTON REAL

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


TUESDAY


TUESDAY


| | | | |
|--|--|--|------------|
| 9705 BLANTYRE DR | Open | 11-2 | NEW |
| \$2,795,000 | 5+7 | 2sty-MEDITERRANEAN | |
|  | BEAUTIFUL MEDITERRANEAN IN EXCELLENT BHPO LOCATION! | | |
| Magnificent Mediterranean home w/two storied foyer entry in great location, updated in 2005 at the end of a quiet cul-de-sac. Hardwood floors & top-of-the line custom finishes throughout. Formal dining room. Huge master suite w/large his & her walk-in closets, steam shower & spacious spa adjoining office/library room plus 3 additional lrg bedrooms & downstairs bedroom all w/their own bath and walk-in closets. French doors in family room lead out to a large grassy yard with pool, spa and views. | | | |
| MLS#16-177480 | | | |
| Peter Wong 310-880-1881 | | Cbl,Dshwshr,Dryer,Grbg Disp,Intrcm,Other | |
| COLDWELL BANKER BHN | | | |

| | | | |
|--|---|-------------------------------------|------------|
| 2163 SAN YSIDRO DR | Open | 11-2 | NEW |
| \$2,595,000 | 4+3 | MODERN | |
|  | PRICE REDUCTION! UPDATED MID-CENTURY IN BHPO | | |
| Reduced! Beautiful Mid-Century architecture is blended with the ultimate California indoor/outdoor lifestyle. This home has it all. Updated living room and dining room with gorgeous architectural fireplace leads to walls of glass that open up to the covered patio, large pool and yard, perfect for entertaining, including built-in barbecue and pizza oven. This lot is ideal with large flat area, lush greenery and great privacy. Remodeled kitchen with Viking appliances. Large master. Must see! | | | |
| MLS#16-166358 | | | |
| Niki Skouras 818-635-0421 | | Cbl,Dshwshr,Grbg Disp,Rng/Ovn,Fridg | |
| WISH SOTHEBY'S INTL | | | |

| | | | |
|---|---|--------------------|------------|
| 9690 MOORGATE RD | Open | 11-2 | red |
| \$2,699,000 | 6+5 | CONTEMPORARY | |
|  | REDUCED! GREAT FAMILY HOME WITH FABULOUS CANYON VIEWS! | | |
| Fabulous bright contemporary view home perfectly situated at the end of a private cul-de-sac on one of Benedict Hills Estates most quiet streets. Chef's Kitchen with large island and eat-in breakfast area with top-of-the-line appliances opening to spacious family room all with majestic canyon views. Large master suite with wonderful spa-like bath with soaking tub, large walk-in closet and wonderful deck. 4 additional upstairs bedrooms with wonderful spacious study nook and music room. | | | |
| MLS#16-155908 | | | |
| Ginger Glass 310-927-9307 | | Rng/Ovn,Fridg,Wshr | |
| COLDWELL BANKER BHN | | | |

| | | | |
|---|--|--------|------------|
| 12038 CREST CT | Lunch | 11-2 | rev |
| \$9,450,000 | 5+6 | MODERN | |
|  | EXQUISITE MODERN REMODEL WITH SPECTACULAR VIEWS | | |
| Spectacular Modern home in the guard gated Summit with unbelievable canyon and city views. Fresh off of an extensive remodel this home has a magnificent open floor plan perfect for modern living and entertaining. This home includes 5 bedrooms and 5 baths and is approx. 7,000 sq ft on approx 15,000 sq ft lot. The backyard is an entertainer's dream! This home is sleek and elegant with many custom features and all state-of-the-art appliances. Impeccable attention to detail. Truly a MUST SEE!!! | | | |
| MLS#16-164480 | | | |
| Sara Afghani (818)577-8227 | | | |
| NELSON SHELTON | | | |

| | | | |
|---|--|------------------------|------------|
| 9653 OAK PASS RD | Open | 11-2 | rev |
| \$4,795,000 | 5+6 | CONTEMPORARY | |
|  | BEVERLY HILLS CONTEMPORARY ON GATED ENCLAVE | | |
| Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale. | | | |
| MLS#16-984399 | | | |
| Eric Lavey 310.908.6800 | | BBQ,Dshwshr,Fridg,Wshr | |
| THE AGENCY | | | |

| | | |
|--|---|-------------------------|
| 02 Beverly Hills Post Office | Lease | |
| 9544 OAK PASS RD | Open | 11:30-1:30 |
| \$14,500 | 4+3 | ARCHITECTURAL |
|  | MID-CENTURY MODERN IN PRIVATE OAK PASS CELEBRITY ENCLAVE | |
| Very private, gated property set among expensive estates on desired gated street. Exquisite home includes 3BR/3BA plus living & dining rooms, library & musicroom. Every room opens to the outdoors. Outdoor areas include spa, terraced yard & patios with canyon views, fountains & outdoor shower. This home is offered fully furnished, including original pieces, light fixtures & accessories. Warner Ave. Elem. | | |
| MLS#16-151842 | | |
| Jackie Feldmar-Cohenca 310-278-8487 | | www.9544OakPassRoad.com |
| TELES PROPERTIES | | |

| | | |
|--|--|---|
| 03 Sunset Strip - Hollywood Hills West | Single Family | |
| 9305 NIGHTINGALE DR | Open | 11-2 592H4 |
| \$14,995,000 | 3+5 | MODERN |
|  | WORLD CLASS VIEWS ABOVE THE SUNSET STRIP! | |
| 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 outdoor entertaining. Private master bedroom and bath have awe-inspiring city lights views. Also available for lease. | | |
| MLS#16-141146 | | |
| Danny Preston 310.880.5537 | | Co-Listed w/Gary Gold Hilton & Hyland |
| KELTON GROUP | | |

| | | | |
|--|---------------------------|------------------|------------|
| 1854 N CRESCENT HEIGHTS BLVD | Open | 11-2 | NEW |
| \$5,200,000 | 4+3 | ARCHITECTURAL | |
|  | "DEVELOPERS DREAM" | | |
| Prime Sunset Strip Area with 1.3 acres that consists of 3 lots. On top of a knoll overlooking the city with stunning 180 degree Jet Liner Views. This is a perfect site to build an iconic estate. Soils reports available upon request. This will not last! 1.3 acres in prime 90069 zip codes is almost unheard of. This is a tear down, fixer, tlc. Being sold "As Is" for land value | | | |
| MLS#16-164992 | | | |
| Ambra Bisconti 310.498.2151 | | Hiltonhyland.com | |
| HILTON & HYLAND | | | |


| | | | |
|---|--|---|------------|
| 8420 CRESTHILL RD | Refresh. | 1-2 | NEW |
| \$3,295,000 | 4+4.5 | SPANISH | |
|  | LEGENDARY 1920'S SPANISH WITH CITY VIEWS! | | |
| True legends are known by one name only.Presenting Cresthill, the infamous epicenter of the burgeoning LA comedy scene in the 1970's and 80's.This iconic home not only holds its place firmly in Comedy History, but also stands as a testament to the era in which it was built.Coved ceilings,dark wood floors,arched doorways and passages, and sweeping views from expansive balconies tell the story of Hollywood in its prime.Huge flex space w/sep.ent is perfect for media, prod.co or recording studio. | | | |
| Tori Horowitz 323-203-0965 | | Gourmet Kitch w/ new Viking Appliances. | |
| COMPASS | | | |




homesnap PRO
The Power of The MLS™
Right in Your Hands


Now Available! A New Way to Run Your Business Away from Your Desk!
Stay Connected with Your Colleagues and Clients While You're on the Go!

TUESDAY


| | | |
|---|---|------------|
| 7600 WILLOW GLEN RD | Refresh. 11-2 | NEW |
| \$2,875,000 | 5+3 2sty-ARCHITECTURAL | |
|  | STUNNING HOLLYWOOD HILLS ARCHITECTURAL | |
| <p>This stunning Architectural is the home your buyer's have been looking for! Open living room, den/media open to serene & private backyard, outdoor deck and salt water pool/spa. Chef's kitchen, recreation room with 12 foot ceilings, walls of glass & beautiful canyon vistas. Luxurious master suite, with custom walk-in closet by California Closets; spacious bath, with dual showers & dual sink/counter. Control 4 home automation, surround sound throughout, 2 car garage with charging port. Must see!</p> | | |
| Verna Helbling JOHN AAROE GROUP | 310 849 2485 | |

| | | |
|---|---------------------------------------|----------------------------------|
| 2015 ROSILLA PL | Refresh. 11-2 | NEW |
| \$979,000 | 2+2 2sty-CAPE COD | |
|  | LAUREL CANYON CAPE COD COTTAGE | |
| <p>This charming Laurel Canyon Cape Cod Cottage, located at the end of a cul-de-sac near the top of the canyon rim, features 2 bedrooms, 2 bathrooms, ample parking for 4 cars, and includes the adjacent vacant land parcel. This secluded retreat, built in the 1940s, is surrounded by canyon fauna and a tree canopy that create a sense of privacy and peace of mind, away from the bustle of the city and busy canyon streets. In the Wonderland School District, ready for you to move in!</p> | | |
| James Pelayo KELLER WILLIAMS HH | 323-578-8298 | Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr |

| | | |
|---|------------------------------------|--|
| 7668 WOODROW WILSON DR | Open 11-2 | NEW |
| \$2,675,000 | 4+5 ARCHITECTURAL | |
|  | NEW CONSTRUCTION IS AREA 3! | |
| <p>This bold example of contemporary architecture was brilliantly designed by Belgrade Architect Danijela Trubint. New construction w/unprecedented quality, it features sun drenched living spaces w/12 foot ceilings & walls of glass to the yard and view. As you enter, there is a dramatic 22 foot high atrium w/a floating staircase fitted w/glass railings. There is a fantastic chef's kitchen w/center island, breakfast bar, Sub Zero Refrigerator, Wolf Range, double Wolf ovens & Cesarstone counter tops.</p> | | |
| Kirk Frieden COLDWELL BANKER BHN | 310-849-8822 | Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan |

| | | |
|---|----------------------------|-------------------|
| 1822 MARCHEETA PL | Open 11-2 | red |
| \$23,995,000 | 25500000 4+7 ARCHITECTURAL | |
|  | BREAKING THE MOLD | |
| <p>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 for more information visit: 1822Marcheeta.com</p> | | |
| J. Huchel D. Fenton HILTON & HYLAND | 310.617.4824 | 1822Marcheeta.com |

| | | |
|---|--|-------------------------------------|
| 6926 WOODROW WILSON DR | Open 11-2 | NEW |
| \$2,450,000 | 4+3 CONTEMPORARY | |
|  | NEW CONSTRUCTION 4 BEDROOM, 3 BATHROOM CONTEMPORARY | |
| <p>Brand new construction - just completed light & bright 4 bedroom 3 bath contemporary home featuring an open floor plan. Chef's kitchen with 6 burner Wolf range, Sub-Zero, quartz counter tops and built-in wine fridge. Sparkling pool with waterfall in the sun-drenched back yard. Attached 2 car garage + storage room. Hillside and Hollywood sign views. Be the first to occupy this wonderful new home.</p> | | |
| Jim Noonan COLDWELL BANKER BHN | 310-801-8182 | BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp |

| | | |
|--|--|---------------------------|
| 1317 LONDONDERRY PL | Lunch 11-2 | red |
| \$15,495,000 | 16995000 5+10 4sty-ARCHITECTURAL | |
|  | MAJOR PRICE REDUCTION STUNNING SUNSET STRIP ARCHITECTURAL | |
| <p>An Architectural-Contemporary situated above the Sunset Strip, offering unparalleled design. Fir-to-ceiling glass walls w/ electronic shades, Fleetwood doors, cascading waterfall & infinity edge pool. Dedicated club space w/ theater, elevator, 6-car garage, & nearly 3500 sqft of addtl rooftop deck space & full bar w/ incredible 180-degree city views. State of the art Control 4 system with professional speakers. Truly an incredible feat with instant access to everything Sunset Blvd has to offer.</p> | | |
| Josh & Matthew Altman DOUGLAS ELLIMAN | 3108193250 | www.TheAltmanBrothers.com |

| | | |
|--|---------------------------------------|------------------|
| 3087 PASSMORE DR | Open 11-2 | NEW |
| \$1,948,000 | 4+3.5 3sty-MODERN | |
|  | HOLLYWOOD HILLS LUXURY LIVING! | |
| <p>Extensively upgraded custom estate captures fashionable, upscale living at its finest. Abundant natural light and 14' ceilings create an open atmosphere in the home, which encompasses 4 bedrooms and 3.5 baths in approx. 3,049 s.f. Noteworthy amenities are led by engineered hardwood flooring, a wet bar, whole-house audio, a grand staircase with laminated glass artwork, and a contemporary chef's kitchen. Enjoy 4 view balconies, a custom pool/spa, and a luxe master suite.</p> | | |
| Arthur Baktirian COLDWELL BANKER BHN | 310-721-8961 | 3087Passmore.com |

| | | |
|---|----------------------|----------------------|
| 1383 LONDONDERRY PL | Open 11-2 | red |
| \$3,495,000 | 4+4 CONTEMPORARY | |
|  | JUST REDUCED! | |
| <p>Glamorous Hollywood Regency home with dazzling city views. Located on one of the best & most quiet streets, just steps from the heart of the Sunset Strip. Chic step down living room with fireplace and 13' ft ceilings, large kitchen and formal dining room. 4 bedroom en suites. Modern open floor plan. Gorgeous back yard with 40' ft glass tiled swimming pool and cascading water feature. Fire pit surrounding conversation areas perfect for entertaining. A rare find in the hills!</p> | | |
| Steve Frankel COLDWELL BANKER RESI | 310-281-3981 | www.stevefrankel.com |

| | | |
|--|---|------------------------|
| 8584 WONDERLAND AVE | Open 11-2 | NEW |
| \$1,295,000 | 2+2 1sty-MID-CENTURY | |
|  | A MID-CENTURY RESIDENCE IS MODERNIZED! | |
| <p>Mid-century (1961), 12-sided "Steel Case" house melds industrial components, period style, and all of today's modern conveniences. An intricate web of I-beams span the wood ceilings while luxe gray oak floors line the living spaces. Open floor plan ties living (anchored by a fireplace), dining, and kitchen together in one seamless loft-like space. En-suite master has a spa-like bathroom. BONUS ALERTS: Extra office space, roof deck, and WONDERLAND School!</p> | | |
| JEFF YARBROUGH L.A. LUXE GROUP KW | 323.854.4300 | www.8584Wonderland.com |

| | | |
|---|---|----------------------|
| 1868 N DOHENY DR | Open 11-2 | rev |
| \$8,900,000 | 4+5 CONTEMPORARY | |
|  | SPECTACULAR DOHENY ESTATES OPPORTUNITY | |
| <p>Spectacular Doheny Estates property with city lights views on over an acre with 2 APN's and 3 lots. This property owns the rights to the only private road with access to Sunset Plaza from Doheny. 4 bed + 5 bath. Sparkling pool. *Available for lease \$18,000/month (furnished lease).</p> | | |
| Lisa Arden JOHN AAROE GROUP | 818.657.6553 | 1868NDohenyDrive.com |

| | | | |
|---|------|-------------------|------------|
| 7443 WOODROW WILSON DR | Open | 5-8 | rev |
| \$8,250,000 | 6+6 | | |
|  | | | |
| <p>TWILIGHT PREVIEW EVENT WINE AND HORS D'OEUVRES 5PM - 8PM</p> <p>Through security gates down a private tree-lined driveway to the residences, on over an acre of rolling greens & gardens in an extraordinary setting. Total square footage encompasses multiple structures including guest suites, offices, pool house etc. & a large aviary (or re-purpose as a greenhouse, grow organic vegetables). Wind down to the pool w/Jacuzzi, BBQ/kitchen, fire pit & seating area w/city & canyon views. A private & serene 5-star retreat just minutes from the heart of the city below</p> | | | |
| MLS#16-168144 | | ZachGoldsmith.com | |
| Zach Goldsmith 310.908.6860 | | HILTON & HYLAND | |

| | | | |
|--|------|-------------------------------------|------------|
| 2829 WESTBROOK AVE | Open | 11-2 | rev |
| \$2,295,000 | 3+3 | MID-CENTURY | |
|  | | | |
| <p>STUNNING RENOVATED MID CENTURY</p> <p>Stunning Mid Century home on cul-de-sac off Woodrow Wilson. Open floor plan creates smooth flow through living room, family room & kitchen, while the master and 2 family bedrooms remain separate. White oak flooring, an array of skylights. Spacious living room with marble fireplace, full wall of glass doors open to private patio with fire pit, grill, & pond. Chef's kitchen with stainless steel appliances, built in cappuccino machine. Master with private patio, bath, and large soaking tub.</p> | | | |
| MLS#16-159488 | | BBQ,Dshwshr,Dryer,Grbg Disp,Rng/Ovn | |
| Tish Rackley 310-729-5185 | | JOHN AAROE GROUP | |

| | | | |
|---|------|-----------------------|------------|
| 7435 PALO VISTA DR | Open | 11-2 | rev |
| \$2,150,000 | 3+3 | 2sty-MODERN | |
|  | | | |
| <p>POOL, VIEWS AND PRIVACY JUST OFF WOODROW WILSON</p> <p>Contemporary Hollywood Regency on a hidden drive. Discreet front façade provides a sense of privacy & security. Double front doors open to a dramatic entry with a 2 story wall of glass on the rear....revealing the lush gardens, pool, spa and views. Entry level has an open kitchen, dining and living room that open to large view decks. Upper master & guest room also have city view decks. Downstairs, a second master suite with fireplace and massive screening/media room open to the pool & grounds.</p> | | | |
| MLS#16-165032 | | www.7435PaloVista.com | |
| John Galich 310-461-0468 | | RODEO REALTY INC. | |

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


| | | | |
|--|------|---------------------------------------|------------|
| 6683 FRANKLIN AVE #6 | Open | 11-2 | NEW |
| \$1,048,000 | 2+3 | ARCHITECTURAL | |
|  | | | |
| <p>Penthouse w/ View. Architect-Clive Wilkinson. Light filled flexible plan. Two story unit-Top levels 3 & 4. FL 1 = Dining-Living-Kitchen, balcony, BR, BA, laundry. FL 2 = 2nd living room, balcony-semi-private patio, den/office, powder room, Master, en-suite bath. "Green" cabinetry by Doimo Cucine, Caesar stone cntr tops, S.S. appliances. Elegant wide plank hardwood floors. Interior Design by Doug Wiand. No common walls on top floor, 1 on 1st flr. Zoned Air Conditioning. 2 SxS pk+Guest Parking.</p> | | | |
| MLS#16-174404 | | Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other | |
| Steven P Kyle 323-963-4732 | | KELLER WILLIAMS HH | |


| | | | |
|--|------|--------------------------------|------------|
| 1730 CAMINO PALMERO ST #308 | Open | 11-2 | NEW |
| \$395,000 | 1+1 | CONTEMPORARY | |
|  | | | |
| <p>GREAT OPPORTUNITY</p> <p>1 bedroom/1 bathroom condo, mins from the 101 & Hollywood Blvd. Well maintained cherry wood cabinets with stainless steel appliances. Double deep sink with modern Moen faucet & chrome extension hose sprayer for easy washing. Spacious travertine tiled bathroom with bathtub & shower. Spacious dining room is adjacent to kitchen.</p> | | | |
| MLS#16-178144 | | Blt-Ins, Micro, Rng/Ovn, Fridg | |
| Magnus Hellberg 3105001357 | | PARTNERS TRUST BEVER | |

04 Bel Air - Holmby Hills *Single Family*


| | | | |
|---|-------|---------------------------|------------|
| 10550 DOLCEDO WAY | Lunch | 11-2 | NEW |
| \$16,995,000 | 5+10 | MODERN | |
|  | | | |
| <p>2.4 ACRES OF LAND WITH PLANS 1 ACRE FLAT PRIME BEL-AIR</p> <p>Premiere lot located in a lower prime Bel-Air, just above Bel-Air Hotel. Accessed at the end of a small cul-de-sac, sequestered up a long graceful wide driveway that offers unparalleled privacy & security. Approx. 2.4 acres of land w/roughly 1 acre flat, plus an oversized N/S tennis court & existing 1 bed/2 bath GH. Tennis court would be ideal for a party & can accommodate hundreds of guests. Plans for an 18,000 sq.ft. residence by renowned Architect Harrison Designs. Permits pulled & included.</p> | | | |
| MLS#16-178878 | | www.TheAltmanBrothers.com | |
| J. Altman & D. Kramer 310.819.3250 | | DOUGLAS ELLIMAN | |

| | | | |
|---|------|------------------|------------|
| 10505 MARS LN | Open | 11-2 | NEW |
| \$1,549,999 | 2+2 | MID-CENTURY | |
|  | | | |
| <p>EXCEPTIONAL MID-CENTURY MODERN</p> <p>Situated down a long, private, gated driveway, this exceptional Mid-Century modern home features grand scale and natural light, high wood-beamed ceilings, a stunning open plan with indoor-outdoor flow, floor to ceiling windows, wood burning fireplace, and various outdoor entertaining patios and gardens. This picturesque mid-century home with great bones is also a unique development opportunity sited on over 93,967 SF.</p> | | | |
| MLS#16-179130 | | Rng/Ovn,Fridg | |
| Neyschia Go 3108828357 | | JOHN AAROE GROUP | |

| | | | |
|--|------|---------------------------------------|------------|
| 11531 ORUM RD | Open | 11-2 | red |
| \$5,995,000 | 6+7 | MEDITERRANEAN | |
|  | | | |
| <p>MEDITERRANEAN 4-ACRE BEL AIR ESTATE</p> <p>In a wonderfully private Bel Air location, a long gated driveway leads to a stately Mediterranean villa, completely hidden from the street. Featuring high ceilings, lots of windows, and crown molding, the grand interiors are bright and airy. With 6 bedrooms plus bonus rooms for offices or gym, the floorplan is flexible. The lush backyard has a pool/spa, a flat grassy lawn and breathtaking views. Enjoy a gracious and tranquil lifestyle now, or redevelop into a world-class estate.</p> | | | |
| MLS#16-110402 | | Co-listed w/ Edward Fitz 310.650.0052 | |
| Juliette Hohnen 323.422.7147 | | DOUGLAS ELLIMAN | |


| | | | |
|--|------|---|------------|
| 1287 CASIANO RD | Open | 11-2 | red |
| \$1,999,000 | 3+3 | MID-CENTURY | |
|  | | | |
| <p>\$200,000 PRICE REDUCTION!</p> <p>Beautiful Mid-Century located in lower Bel Air. Warmly designed home w/ three-bedrooms, three-bathrooms. The formal entry opens to a dining room & large living rm. Adjacent to the living room is a cozy family room w/fireplace and wet bar. The bright kitchen features Ceasarstone counters and breakfast area. The master suite is perfectly laid out with a large walk-in closet and beautiful bathroom. The entire house opens to the backyard, complete with pool, deck and views.</p> | | | |
| MLS#16-164732 | | Dshwshr,Frzr,Grbg Disp,Hd Fan, Micro,Othr | |
| Jon Grauman 424.238.2484 | | THE AGENCY | |

| | | | |
|---|------|------------------|------------|
| 10535 CLEARWOOD CT | Open | 11-2 | red |
| \$1,195,000 | 3+3 | CONTEMPORARY | |
|  | | | |
| <p>\$1,000,000 REDUCTION PRESTIGIOUS BEL-AIR RIDGE</p> <p>Located on a quiet cul de sac with 3 bedrooms and 2 1/2 bathrooms. A 2 story entrance leads to a spacious living room with fireplace with an open dining room leads to a peaceful, private backyard. Large family room with wet bar off open kitchen that leads to interior courtyard. Hardwood flrs & separate laundry room. Master suite with hi ceilings, fireplace & walk-in closet. Amenities include: 24/7 patrol car, parks, 7 tennis court with tennis pro, remodeled club house & Roscomare School.</p> | | | |
| MLS#16-166696 | | HiltonHyland.com | |
| Barbara Tenenbaum 310.720.7270 | | HILTON & HYLAND | |

| | | | |
|---|---|--------------------|------------|
| 660 CLUB VIEW DR | Open | 11-2 | rev |
| \$23,900,000 | 5+6 | VILLA | |
|  | MAJESTIC FRENCH REGENCY ESTATE IN HOLMBY HILLS | | |
| Situated at the end of Holmby Park on 1.2 acres of lush green gardens this estate features picturesque views of the Los Angeles Country Club and the century city skyline. The 9,200 square foot main residence includes five spacious bedrooms and five & a half bathrooms. Amenities include: outdoor oasis with spacious pool deck and patio, expansive pool, cabana, two-story guest house, four car garage & motor court. This is a gorgeous estate in an unrivaled setting and a once in a lifetime offering. | | | |
| MLS#16-161482 | | ClubViewEstate.com | |
| Linda May 310.492.0735 | | HILTON & HYLAND | |

| | | | |
|---|---|-------------|------------|
| 2669 ROSCOMARE RD | Open | 11-2 | rev |
| \$4,350,000 | 6+7 | 2sty-MODERN | |
|  | PLATINUM TRIANGLE, DESIGNER RENOVATED HOME | | |
| Beautiful designer renovated home. Gated property w/ motor court + 3-car garage; Formal dining & great room, soaring vaulted ceilings, cooks kitchen, Viking appliances, wood fireplaces, integrated audio/WiFi/security, dedicated office & media room. En-suite bathrooms w/ Ann Sacks tile, custom cabinetry throughout, large master suite, walk-in closet, balcony views of backyard. Masterfully designed backyard w/ outdoor kitchen/BBQ large grass area, spa & pool w/ "baja shelf". | | | |
| MLS#16-177466 | | REMAX | |
| Alexander Metaxas 213-233-4375 | | REMAX | |

04 Bel Air - Holmby Hills Land

| | | | |
|--|---|------------------|------------|
| 0 SANDALL LANE | Open | 11-2 | NEW |
| \$675,000 | Land | | |
|  | INCREDIBLE DEVELOPMENT OPPORTUNITY | | |
| Incredible development opportunity in Prime Bel Air. Build your dream home(s) w/ sweeping canyon views ideally located on a private street right off Bel Air Road. 'By-Right' minimum to build 18% of each lot makes it possible to build a 14,486 SF home, without needing to apply for variances per city code. 0 Sandall Lane can be purchased along w/ 0 Crater Lane & 0 Isadora Lane for \$1.75M totaling 249,552 SF. | | | |
| MLS#16-179146 | | JOHN AAROE GROUP | |
| Neyshia Go 310.882.8357 | | JOHN AAROE GROUP | |

| | | | |
|--|---------------------------------------|------------------|------------|
| 0 ISADORA LANE | Open | 11-2 | NEW |
| \$550,000 | Land | | |
|  | UNIQUE DEVELOPMENT OPPORTUNITY | | |
| Your once in a lifetime opportunity to build a true trophy home up to 18,419 SF. This rare offering is set amongst multi-million dollar properties, in prime Bel Air with sweeping canyon views. 0 Isadora Lane can be purchased in conjunction with 0 Sandall Lane and/or 0 Crater Lane for \$1,750,000, totaling 249,552 SF. | | | |
| MLS#16-179158 | | JOHN AAROE GROUP | |
| Neyshia Go 3108828357 | | JOHN AAROE GROUP | |

| | | | |
|--|---------------------------------------|------------------|------------|
| 0 CRATER LANE | Open | 11-2 | NEW |
| \$525,000 | Land | | |
|  | UNIQUE DEVELOPMENT OPPORTUNITY | | |
| Unique opportunity to build up to 12,013 SF on a 66,742 SF lot in Prime Bel Air. This site features breathtaking canyon views and is ideally located on a private street right off Bel Air Road, amongst multi-million dollar properties. 0 Crater Lane can be purchased in conjunction with 0 Sandall Lane and/or 0 Isadora Lane for \$1,750,000, totaling 249,552.50 SF. | | | |
| MLS#16-179152 | | JOHN AAROE GROUP | |
| Neyshia Go 3108828357 | | JOHN AAROE GROUP | |

05 Westwood - Century City Single Family

| | | | |
|---|---|----------------------|------------|
| 860 GLENMONT AVE | Open | 11-2 | NEW |
| \$3,195,000 | 4+3 | 1sty-TRADITIONAL | |
|  | PRISTINE LITTLE HOLMBY TRADITIONAL CHARMER | | |
| Updated & move-in condition. Fabulous floorplan w/ formal dining & living rooms. Updated cooks kitchen w/ center island opens to spacious family room. 4 bedrooms including lovely master suite. The home is great for entertaining & flows to beautifully redone backyard w/ a newer pool/spa, outdoor kitchen, fire-pit & lounging area w/ tv. Add'l features include 2 zone HVAC, alarm & video cameras. Located in coveted Warner School District & well located close to WW Village & UCLA. Very special home. | | | |
| Steven Moritz 310.871.3636 | | SOTHEBY'S INT'L RLTY | |

| | | | |
|---|--|------------------------|------------|
| 2360 GLENDON AVE | Open | 11-2 | NEW |
| \$2,495,000 | 4+4.5 | CONTEMP MED | |
|  | INCREDIBLE NEWER CUSTOM BLT 2-STORY | | |
| Mediterranean w/ quality finishes throughout. Enter dramatic 2-story foyer w/ winding staircase, beamed ceiling & skylight. Built for today's lifestyle w/ great room opening to gourmet kitchen w/ granite countertops, island, high-end appliances & breakfast area all opening to entertainer's backyard w/ tiled, covered patio, built-in bbq & privately landscaped yard. Additional relaxing courtyard outdoor space off great room. 4th bedroom (currently used as office)with built-ins & en-suite full bath. | | | |
| MLS#16-177904 | | TELES PROPERTIES | |
| Chad Lund 424-202-3295 | | www.2360GlendonAve.com | |

| | | | |
|--|---|---------------------|------------|
| 1526 GLENDON AVE | Open | 11-2 | rev |
| \$3,995,000 | 5+6 | 3sty-TRADITIONAL | |
|  | 3-STORY TRADITIONAL WITH ELEVATOR & THEATER! | | |
| This Traditional 3-story masterpiece features 5 Bedrooms, 5.5 Baths, elevator, theater, 2 car garage, pool, spa, laundry room, custom built woodwork throughout, Crestron, & in a great school district. A grand foyer greets you with a flood of natural light, courtesy of the 12-foot long skylights, & waterjet marble tile. The gourmet kitchen is outfitted with Chef's Collection Thermador appliances, & features butcher block walnut wood, Italian black marble stone, wine bar, & a walk-in pantry. | | | |
| MLS#16-174362 | | KW HOLLYWOOD HILLS | |
| The Sunset Team 310.274.3900 | | www.1526Glendon.com | |

| | | | |
|--|---|----------------------|------------|
| 2347 SELBY AVE | Open | 11-2 | rev |
| \$3,275,000 | 5+6 | ARCHITECTURAL | |
|  | WELCOME TO "SELBY HOUSE"; ANOTHER TOM MARTIN DESIGN. | | |
| A spectacular new Architectural w/ 5 bed + 5.5 baths & over 4200 sq. ft plus another 900 sq. ft of outdoor decking. A very special one of a kind home from the art gallery entrance filled w/ light & space to the to the roof top deck with fire pit & tree top views to Century City. A magnificent gourmet kitchen w huge pantry, a dedicated media room, an upstairs loft/lounge and an outdoor covered media deck w built-in BBQ. The last of the larger homes & cannot be built again. | | | |
| MLS#16-170024 | | TELES PROPERTIES | |
| David Elston 310-704-3451 | | www.2347SelbyAve.com | |

| | | | |
|--|---|--|------------|
| 2251 PARNELL AVE | Open | 11-2 | rev |
| \$1,699,000 | 4+3 | 2sty-TRADITIONAL | |
|  | NEW LISTING! 2 STORY TRADITIONAL, 4+3+DEN! GREAT LOCATION! | | |
| NEW LISTING! 4+3+den, 2,625 sq. ft. Original charm & drenched in natural light. Liv rm w/hdwd floors, crown moldings, recessed lites & window seat. Flpc flanked by period style built-ins. Adjacent dining rm. Kitchen w/access to den. Master ste w/huge walk-in closet & French doors that lead to raised deck, flagstone patio & bkyd. Mstr bath w/ double sinks, tub & separate shower. 3 add'l bdrms. Laundry in closet, 2 car garage w/large driveway that annexes the pvt bkyd. Westwood Charter Elementary. | | | |
| MLS#16-170594 | | CBBHN | |
| Mark & Lynn Mirisch Rogo 310-777-6213 | | Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn, | |

TUESDAY

| | | | |
|---------------------------|------|---------|------------|
| 1931 S BENTLEY AVE | Open | 11-2 | rev |
| \$1,239,500 | 3+2 | SPANISH | |



CHARMING COURTYARD SPANISH

Enter through a romantic courtyard to a 1930s Spanish w/ authentic details. The spacious light & bright liv rm has a high barrel ceiling, stunning picture window & a real fireplace framed in Batchelder tiles. A large frml din rm opens to the kit w/ charming brkfst nook. 3 bd+2 ba & a bonus rm w/ priv entrance that's great for an office, den, or playroom. Backyard patio, 2 car garage, laundry rm, central heating/AC & hrdwd flrs throughout. Located in the coveted Westwood Charter School District.

MLS#16-172824
Mary Beth Woods 310-463-1599
COLDWELL BANKER

www.1931sbentley.com

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

| | | | |
|-----------------------------|--------|-------------|------------|
| 1828 HOLMBY AVE #103 | Open | 11-2 | NEW |
| \$829,000 | 2+1.75 | TRADITIONAL | |




CENTURY CITY ADJ 2 BD 1,800+SF FIXER OPPORTUNITY!

Original condition w/ ideal entertainer's floor plan. Large living rm & dining rm w/ built-in bar & fireplace all opening to inviting covered patio w/ room for table and seating, perfect for al fresco dining overlooking greenery & Century City skyline. Sun-filled kitchen w/ pantry wall, gas range & double oven, laundry area & room for breakfast table or island. Spacious master bed w/ treetop views, 2 closets including walk-in & full master bath w/ dual basins. 2nd bed w/ built-ins & large closet.

MLS#16-177892
Chad Lund / Patty Best 424-202-3295
TELES PROPERTIES

www.1828HolmbyAve.com

| | | | |
|-----------------------------|----------|-------------|------------|
| 10501 WILSHIRE #1811 | Refresh. | 11-2 | NEW |
| \$698,000 | 2+2.5 | 1sty-MODERN | |




WILSHIRE REGENT-TRUST SALE

Panoramic northern views to UCLA & Little Holmby. Original condition for rehab opportunity. Large balcony could be enclosed for larger square footage. Full-service building. Perfect layout for single or couple. No court approval needed. 3% CSO!

MLS#16-178468
Paul Hessel 310 777-6363
COLDWELL BANKER-BH-N

Dishwasher, stove, refrig, central a/c

| | | | |
|----------------------------|------|---------------|------------|
| 10205 CENTURY WOODS | Open | 10-2 | rev |
| \$5,495,000 | 4+7 | MEDITERRANEAN | |



PRIVATE GATED TOWNHOUSE LOCATED AT THE PRESTIGIOUS ENCLAVE

Newly built luxury single family villas located within 24 hour guard gated community. Each luxury town home features living space on ground level opening to a private courtyard. Large kitchen/family room. Staff/guest quarters. Luxurious master suites and two other guest rooms in second level. Third level includes outdoor patio and office or media room. Private elevator. 3 car garage plus additional parking.

MLS#16-152164
Susan Smith 310.415.5175
HILTON & HYLAND

www.theenclavecenturycity.com

| | | | |
|----------------------------------|------|-------------------|------------|
| 10551 WILSHIRE BLVD #1402 | Open | 1-2 | rev |
| \$1,595,000 | 2+3 | 1sty-CONTEMPORARY | |



HUGE PRICE REDUCTION! REAR FACING 2+2.5 W/NORTHEAST EXPOSURE


HUGE PRICE REDUCTION! 200K ! Unobstructed views of Little Holmby, Bel Air at almost 2,400 sf. Ctr hall plan, pwr rm & storage. Marble flrs & fplc in liv rm, sliding drs to balcony & picture wndws. Den w/stellar views & blt-in bar. Remodeled kit w/bkfst area & travertine flrs. Dining rm w/ ample storage. Master w/2 walk-in closets & storage closet. Mstr bath w/window, dual sinks & vanity station. Plantation shutters & electric shades. Full service bldg. Pool, gym, rec rm, 24hr security & valet.

MLS#16-136478
Mark & Lynn Mirisch Rogo 310-777-6213
CBBHN

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

05 Westwood - Century City *Lease*

| | | | |
|----------------------------|------|---------------|------------|
| 10205 CENTURY WOODS | Open | 10-2 | rev |
| \$20,000 | 4+7 | MEDITERRANEAN | |



PRIVATE GATED TOWNHOUSE LOCATED AT THE PRESTIGIOUS ENCLAVE

Newly built luxury single family villas located within 24 hour guard gated community. Each luxury town home features living space on ground level opening to a private courtyard. Large kitchen/family room. Staff/guest quarters. Luxurious master suites and two other guest rooms in second level. Third level includes outdoor patio and office or media room. Private elevator. 3 car garage plus additional parking.

MLS#16-173270
Susan Smith 310.415.5175
HILTON & HYLAND

www.theenclavecenturycity.com

| | | | |
|----------------------------------|------|-------------|------------|
| 2131 CENTURY PARK LN #206 | Open | 11-2 | rev |
| \$4,300 | 2+2 | CONTEMP MED | |



EXQUISITE UNIT, TOTALLY REMODELED, INCLUDING PLUMBING & ELECTRICAL, 2 BDRM & 2 BATH SUITES SEPARATED BY LIV RM & DINING AREA, EAT IN KITCHEN OVERLOOKING COURTYARD & FOUNTAIN, GENEROUS WALK-IN CLOSETS, PATIO WITH TREE-TOP VIEW. BEAUTIFULLY APPOINTED W/PLANTATION SHUTTERS, GRANITE, ETC. FULL AMENITIES INCLUDES 24-GUARD GATED COMMUNITY W/ POOLS, TENNIS, GYM, SPA & GUEST PARKING. Tandem parking. Resort living. 24-HR NOTICE TO SHOW. Available 8/25/16. move in date 10/1/16

MLS#16-153704
Inga Cohen 310-657-1714
RODEO REALTY - BEVER

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

06 Brentwood *Single Family*

| | | | |
|----------------------------|------|---------------|------------|
| 121 S CARMELINA AVE | Open | 11-2 | NEW |
| \$6,395,000 | 5+7 | MEDITERRANEAN | |



TRULY EXCEPTIONAL IN EVERY WAY

Exquisite quality, materials, and privacy located in one of Brentwood's most desirable locations. 5 bedroom 6 1/2 bath, spacious open plan with a wonderful flow. Main level has a massive eat in chefs kitchen, family room, music room, formal dining room, butlers pantry, guest suite, formal powder room, and library. Upstairs is a sensational master suite with his and hers bathrooms and massive closets, gym, laundry room. Grounds complete with an outdoor kitchen, fireplace, and Jacuzzi.

MLS#16-167912
Fred Bernstein 310-300-0599
WEA

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

| | | | |
|--------------------------|----------|--------------|------------|
| 911 WELLESLEY AVE | Refresh. | 11-2 | NEW |
| \$4,600,000 | 4+4.5 | CONTEMPORARY | |



BRAND NEW CONSTRUCTION!

Masterful design & contemporary luxury in this 4 BD, 4.5 BA. w/ French Oak floors, 10' to 13' ceilings, a Montigo fireplace in the Living Rm & built in cabinets that integrate the space in the dining & family areas. Gourmet kitchen which flows into the family room is perfect for entertaining. Spacious basement area w/a full bath room that can be transformed into anything you can imagine. Patios & expansive park like grounds provide spacious areas to enjoy the private, tranquil back yard.

MLS#16-179202
Office 310.573.0076
RODEO REALTY- BW

Belen Palacios/Janelle Clough/Wendy Kirs

NEW! The MLS Stats

Get Statistics for ANY Listing Search.

Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!

TUESDAY

| | | | |
|--|------|----------|------------|
| 137 N WESTGATE AVE | Open | 11-2 | NEW |
| \$4,495,000 | 5+7 | CAPE COD | |
| CAPE COD HOME IN BRENTWOOD | | | |
| <p>This spectacular home offers an airy and open floor plan, with high ceilings and an abundance of natural light. The two story layout features a total of 5 bedrooms, 7 bathrooms, charming study, formal living room with fireplace, and a separate wine storage room. A large family room invites you into a well equipped kitchen with gleaming Carrera marble countertops, beautiful cabinetry, and Viking stainless appliances.</p> | | | |
| <p>MLS#16-179386 Ron Wynn 310-591-9172 COLDWELL BANKER RESI</p> | | | |
| <p>BBQ,Blt-Ins,Dshwshr,Grbg Disp,Micro,Othr</p> | | | |

| | | | |
|---|------|--------------|------------|
| 3167 STONE OAK DR | Open | 11-2 | rev |
| \$3,650,000 | 6+7 | CONTEMPORARY | |
| GATED. HILLTOP. VIEWS. BEST BRENTWOOD VALUE BUY | | | |
| <p>Gated, private, serene living atop a knoll with panoramic city views. This contemporary home is an entertainer's paradise with large volume rooms, light and bright from floor to ceiling glass design and indoor and outdoor design. Close to the Westside's most elite private schools and spiritual centers, and central to all business and major entertainment studio centers. Discover the Westside's best dollar value.</p> | | | |
| <p>MLS#16-166066 MICHAEL HIATT 3104814342 SOTHEYB'S</p> | | | |
| <p>BrentwoodBuy.com</p> | | | |

| | | | |
|--|------|------------------|------------|
| 11730 CHENAULT ST | Open | 11-2 | NEW |
| \$3,295,000 | 4+5 | 2sty-TRADITIONAL | |
| CHARMING TRADITIONAL IN THE HEART OF BRENTWOOD | | | |
| <p>Sunny home filled w charm and character. Flooded w natural light, this home boasts 3 en-suite bedrms upstairs, incl. spacious master w fireplace. Formal living rm w fireplace overlooks the front garden. Gourmet kitchen w Viking range opens to the family rm w views of the lush backyard. Hardwd floors, beautiful windows and French doors, moldings and built in cabinetry are found throughout. Detached studio/gym/office/playrm. Fenced & gated, this peaceful haven is minutes from shops & restaurants.</p> | | | |
| <p>MLS#16-174844 Hugh Evans 310.500.1331 PARTNERS TRUST BW</p> | | | |
| <p>Blt-Ins,Dshwshr,Grbg Disp,Fridg</p> | | | |

| | | | |
|---|-------|------------|------------|
| 3289 MANDEVILLE CANYON RD | Open | 11-2 | rev |
| \$3,425,000 | 5+3.5 | 2sty-RANCH | |
| PRISTINE TRADITIONAL - GLORIOUS CANYON SETTING | | | |
| <p>Polished 2 story ranch home designed by John Payne, features 5 bedrooms, 3.5 baths on a picturesque ±17k sq. ft. lot- the backdrop to a sprawling mini- estate within a park- like setting w/ pool and spa. The true center hall plan features a dramatic entry, gracious living room, elegant formal dining, comfortable family room w/ fpl, remodeled gourmet center island kitchen, & maid's. Upstairs includes master suite, 3 bed, 2 bath, library, & media. Privacy Plus Great Value</p> | | | |
| <p>MLS#16-152832 Susan Stark/Joan Caplis 3103457450 GIBSON / CB BW</p> | | | |
| <p>MandevilleCanyonHomes.com</p> | | | |

06 Brentwood Condo / Co-op

| | | | |
|---|-------|------------------|------------|
| 1019 KENFIELD AVE | Open | 11-2 | NEW |
| \$2,300,000 | 3+2.5 | 1sty-MID-CENTURY | |
| A PEACEFUL OASIS IN THE HILLS OF BRENTWOOD, ON A CUL-DE-SAC | | | |
| <p>Available for the first time in 30 years with Private driveway leads you to a timeless classic 1-sty French style/Contemporary w/3bd & 2.5 baths on an Apx.16,000 sf lot. The formal living room Open gourmet kitchen w/breakfast bar & large pantry is adjacent to the spacious den. Dining area w/a fpm . Beautiful backyard with pool. 2-car garage is converted. 2-car garage is converted into a beautiful art studio that can be easily converted back. This home is filled w/charm & character. A must see.</p> | | | |
| <p>MLS#16-170134 Mitra Sisatar 310-666-1339 COLDWELL BANKER RESI</p> | | | |
| <p>www.1019kenfield.com</p> | | | |

| | | | |
|---|------|-------------|------------|
| 330 S BARRINGTON AVE, UNIT 106 | Open | 11-2 | NEW |
| \$749,000 | 2+2 | 1sty-MODERN | |
| GORGEOUS BW CONDO OVERLOOKING THE PARK LIKE VA PROPERTY | | | |
| <p>This is the one you've been waiting for: the ideal Brentwood condo, in the perfect location. Close to everything. This updated unit is located on the back of the building, and overlooks a wooded area owned by the VA. It is a very idyllic and park-like setting. There is a dog park nearby and the Barrington Rec Center is across the street. There is a pool and gym in the building.</p> | | | |
| <p>MLS#16-170156 Joseph Montemarano 310-613-7777 PARTNERS TRUST-BW</p> | | | |

| | | | |
|--|------|-------------|------------|
| 868 LEONARD RD | Open | 11-2 | rev |
| \$5,498,000 | 5+7 | 2sty-MODERN | |
| BEAUTIFUL CALIFORNIA MODERN ON CUL DE SAC STREET | | | |
| <p>This newly constructed California Modern was beautifully conceived by Marmol Radziner. The central great room is framed by single-pane 11-foot sliding glass doors & includes a state-of-the-art kitchen, dining room, separate caterer's kitchen, wine room, & guest suite with a private side entrance. Ascend to the second floor to find a luminous semi-private transitional lounge space & four bedrooms, each w/floor-to-ceiling windows & White Oak floors.</p> | | | |
| <p>MLS#16-160314 Smith & Berg 310.500.3931 PARTNERS TRUST BH</p> | | | |
| <p>868leonard.com</p> | | | |

| | | | |
|---|------|--------------|------------|
| 11808 DOROTHY ST #308 | Open | 11-2 | rev |
| \$1,700,000 | 2+3 | CONTEMPORARY | |
| AMAZING NEWER ARCHITECTURAL TOWNHOUSE IN HEART OF BW! | | | |
| <p>Redone & perfect for entertaining! Dramatic bright LR/DR w/ 2 story clgs, fp & pvt patio. Eat-in kit w/ granite counters & ss appl. Fab MBR & lux bath w/ dual vanities, tub, shower & lg walk-in clos. Lg guest BR suite features travertine full bath, shower w/ tub & walk-in closet. Lg media rm & top flr loft for home office. Private roof deck w/ views. New eco-friendly floors of natural cork & epoxy finishes. 2 zone heat & air. Private direct access 2 car garage. Close to all San Vicente offers!</p> | | | |
| <p>MLS#16-176292 Judy Ross-Bunnage 310-285-7504 COLDWELL BANKER RES</p> | | | |
| <p>www.11628chenault103.com</p> | | | |


| | | | |
|---|------|--------------|------------|
| 3167 STONE OAK DR | Open | 11-2 | rev |
| \$3,650,000 | 6+7 | CONTEMPORARY | |
| HILLTOP GATED VIEW HOME. WESTSIDE BEST VALUE BUY! | | | |
| <p>Gated, private, serene living atop a knoll with panoramic city views. This contemporary home is an entertainer's paradise with large volume rooms, light and bright from floor to ceiling glass design and indoor and outdoor design. Close to the Westside's most elite private schools and spiritual centers, and central to all business and major entertainment studio centers. Discover the Westside's best dollar value.</p> | | | |
| <p>MLS#16-166066 MICHAEL HIATT 3104814342 SOTHEYB'S</p> | | | |
| <p>http://bit.ly/2dHzZUh</p> | | | |

| | | | |
|---|-------|--------------------|------------|
| 11628 CHENAULT ST #103 | Open | 11-2 | rev |
| \$1,435,000 | 2+2.5 | 4sty-ARCHITECTURAL | |
| AMAZING NEWER ARCHITECTURAL TOWNHOUSE IN HEART OF BW! | | | |
| <p>Redone & perfect for entertaining! Dramatic bright LR/DR w/ 2 story clgs, fp & pvt patio. Eat-in kit w/ granite counters & ss appl. Fab MBR & lux bath w/ dual vanities, tub, shower & lg walk-in clos. Lg guest BR suite features travertine full bath, shower w/ tub & walk-in closet. Lg media rm & top flr loft for home office. Private roof deck w/ views. New eco-friendly floors of natural cork & epoxy finishes. 2 zone heat & air. Private direct access 2 car garage. Close to all San Vicente offers!</p> | | | |
| <p>MLS#16-176292 Judy Ross-Bunnage 310-285-7504 COLDWELL BANKER RES</p> | | | |
| <p>www.11628chenault103.com</p> | | | |

TUESDAY

06 Brentwood *Lease*

| | | | |
|-------------------------|------|-------------|------------|
| 2457 PESQUERA DR | Open | 11-2 | NEW |
| \$9,750 | 4+3 | CONTEMP MED | |



BEAUTIFUL MEDITERRANEAN W/ VIEWS!!!

DRIVE UP AND LEAVE YOUR HUSTLE & BUSTLE AT THE BOTTOM OF THE HILL!!! BEAUTIFUL & TRANQUIL CANYON VIEWS FROM THIS OPEN MEDITERRANEAN STYLE, SUN-FILLED HOME. SPACIOUS KITCHEN W/SS APPLIANCES & GREAT CENTER ISLAND. FAMILY ROOM W/COZY FP. FORMAL LIV RM & DINING RM FOR LARGE FAMILY EVENTS, ESPECIALLY WITH THE HOLIDAYS RIGHT AROUND THE CORNER. GORGEOUS EUROPEAN FLOORING THROUGHOUT MAKES IT EASY LIVING ON THIS SPACIOUS ONE FLOOR HOME. LOVELY FAMILY ORIENTED NEIGHBORHOOD W/EXCELLENT SCHOOLS.

MLS#16-178108
 Mathew Bahri 310-259-0506
 NELSON SHELTON

Blt-Ins,Dshwshr,Grbg Disp,Hood,Microwv

07 West L.A. *Condo / Co-op*

| | | | |
|------------------------------|-------|---------------|------------|
| 1316 AMHERST AVE #401 | Lunch | 11-2 | NEW |
| \$975,000 | 3+4 | MEDITERRANEAN | |




JOIN US FOR LUNCH!

Elegant top floor 3 bedroom, 3 1/2 bathroom unit features an open floor plan. Hardwood floors throughout. Open kitchen to living room w/fireplace & balcony. Two master bedroom suites are off to one side of the center hall opposite from each other. The larger Master bedroom has a balcony, two walk in closets and a bathroom with its separate bathtub and shower. Washer/dryer in the unit, which is being sold furnished. Only 7 units in the building, 2 side by side parking spaces.

MLS#16-176176
 Ingrid Kern 310.254.4551
 NOURMAND & ASSOCIATE

Cbl,Dshwshr,Dryer,Elvtr,Micro,Other

| | | | |
|-------------------------------------|-------|--------------|------------|
| 2320 S BENTLEY AVE, UNIT 205 | Open | 11-2 | NEW |
| \$569,000 | 1+1.5 | CONTEMPORARY | |



SPACIOUS 1 BEDROOM PENTHOUSE

Top-floor, turnkey condominium ideally situated in the heart of West Los Angeles. Completely remodeled, this spacious 1 bedroom, 1.5 bath penthouse unit features an updated chef's kitchen with granite counters, stainless appliances, built-in desk and breakfast bar playing to the adjacent open concept dining/living room with stone fireplace and spacious balcony. Large master bedroom with double walk-in closets, balcony access and beautiful bathroom with double sinks, spa tub and separate shower.

MLS#16-176156
 T. Rustad P. Maurice 310-623-8825
 RODEO REALTY - BH

Bentley205.com

| | | | |
|---------------------------|------|------------------|------------|
| 2559 STONER AVE #5 | Open | 11-2 | rev |
| \$779,000 | 2+3 | 2sty-TRADITIONAL | |



LOCATION, LOCATION, LOCATION!

This townhome feels like a single family home with only one common wall & a private direct access garage. Nestled well off the street & towards the back of the building you'll enjoy, space, privacy & loads of natural sunlight. The living rm has a wood burning fireplace & opens to the dining rm. The cook's kitchen has new appliances & new paint. Upstairs the bathrooms are en suite. The impressive master boasts vaulted ceilings with his and her closets. Once you see it you will want to own it.

MLS#16-161556
 Sherri Noel 310-994-8721
 KELLER WILLIAMS-SM

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

08 Cheviot Hills - Rancho Park *Single Family*

| | | | |
|--------------------------|------|---------|------------|
| 2763 MCCONNELL DR | Open | 11-2 | NEW |
| \$1,795,000 | 4+3 | COTTAGE | |




CLASSIC TRADITIONAL IN "OLD CHEVIOT"

A classic in Old Cheviot's most sought after location. Close to Hillcrest with city views. Restore, reconfigure or build new. Great curb appeal. Living room with cathedral vaulted ceiling. Formal dining room. 3 bedrooms, study and den, 3 bathrooms. Your architect will know exactly what to do. Sale is subject to court confirmation, currently pending. Call listing agent for clarification if needed. See offer guidelines for further information regarding court approval.

MLS#16-178596
 Ron Wynn 310-621-1772
 COLDWELL BANKER RESI

Dshwshr,Rng/Ovn

| | | | |
|-----------------------------|------|-------------|------------|
| 10549 BUTTERFIELD RD | Open | 11-2 | NEW |
| \$1,549,000 | 3+3 | TRADITIONAL | |



BEST VALUE IN CHEVIOT

Light and bright home that sits above the street. Amazingly private setting. Gracious step down living room with wood burning fireplace. Gleaming wood floors throughout. Open floor plan includes spacious formal dining room perfect for intimate or large scale entertaining that opens to a charming kitchen. 3 bedrooms are en suite. Pitched high ceilings and huge closet in the master. Wonderful patio and oversized backyard. 2-car direct entry garage with laundry area.

MLS#16-176550
 David / Anna Solomon 424.400.5905
 THE AGENCY

www.10549Butterfield.com

| | | | |
|--------------------------|------|---------------|------------|
| 10574 BRADBURY RD | Open | 11-2 | rev |
| \$2,995,000 | 5+5 | MEDITERRANEAN | |



RARE FIND IN CHEVIOT HILLS

This elegant and sophisticated Mediterranean custom beauty has it all. Starting with an open floor plan and volume ceilings. Backyard with pool, spa and bbq. Views from upstairs. This true family and entertainers home features living room with masonry fireplace, formal dining room, great room, and upstairs family room. Large, luxurious master suite with fireplace. Authentic Spanish hand painted tile, handcrafted doors, wood floors, hand forged ironwork. Chefs kitchen with Viking appliances.

MLS#16-176550
 Ron Wynn 310-963-9944
 COLDWELL BANKER RESI

BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp,Othr

09 Beverlywood Vicinity *Single Family*

| | | | |
|-----------------------|------|---------|------------|
| 8972 DAVID AVE | Open | 11-2 | NEW |
| \$1,112,000 | 3+2 | SPANISH | |



NEWLY RE-DESIGNED SPANISH OASIS

Newly Redesigned Spanish Oasis in the heart of Reynier Village. This modern character Spanish has 3 bedrooms and 2 baths. Home opens to a spacious living room with coved ceilings, a dramatic tiled fireplace, large living and dining space and a remodeled kitchen. The master bedroom has french doors leading to the front patio and a sumptuous en suite master bath. This is a chance to own your very own private compound in coveted Reynier Village and be in one of the best, central locations in LA.

MLS#16-178562
 Laura Anderson 323-646-6569
 KELLER WILLIAMS LARC

Dshwshr,Dryer,Grbg Disp,Fridg,Wshr



Property Website & Virtual Tour


Available for all your Active, Back-up, and Pending listings.




TUESDAY

| | | |
|---|--|--|
| 2332 CASTLE HEIGHTS AVE Refresh. 11-2 \$2,095,000 4+3 2sty-TRADITIONAL | | rev |
|  | | |
| NEW LISTING - REMODELED 4BD IN BEVERLYWOOD HOA | | |
| Elevated above the street, bright & inviting 2,813sq.ft. home within the prestigious Beverlywood Homes Association. Tastefully remodeled, 4 bedroom home features lg master suite w/ two spacious walk-in-closets, sumptuous master bathroom plus 3 additional bedrooms. Spacious gourmet kitchen w/ professional appliances, open living areas w/ walls of windows & private backyard. Castle Heights Elementary School District! Centrally located close to Beverly Hills, Century City, Pico-Robertson area. | | |
| MLS#16-147268 Joel+Dorit Cooper 310-968-2401 COLDWELL BANKER BH | | 24 Hour Patrol Service - Beverlywood HOA |

| | | |
|---|--|-----------------|
| 479 S HOLT AVE Open 11-2 \$3,788,000 4+5 2sty-MODERN | | NEW |
|  | | |
| MINIMALISTIC ARCHITECTURAL EXCELLENCE! | | |
| Minimalistic architectural new construction home that sets the standard in excellence. Adjacent to Beverly Hills, back in the contemporary glow that emanates from 479 S Holt. Designed for the most-discerning of buyers, one will find top-of-the-line designer fixtures and finishes throughout the home's luxe 4 beds & 5 baths. Fleetwood doors allow the living space to flow outdoors, where you will be greeted with a jaw-dropping backyard featuring a pool, spa, & outdoor seating area with a fire pit. | | |
| MLS#16-159758 The Sunset Team 310.274.3900 KW HOLLYWOOD HILLS | | www.479holt.com |

| | | |
|---|--|--|
| 6068 PICKFORD ST Open 11-2 \$1,129,000 3+4 MODERN | | rev |
|  | | |
| 2 HOMES SOLD - 6 HOMES REMAINING AT PICKFORD COURT! | | |
| Style & sophistication abound at Pickford Court, which includes 8 NEW Modern single family homes. Crafted to entertain, the open floor plan w/designer done kitchens w/ center island that flows to the dining & living rooms. Huge private roof top terraces w/views from DTLA to the Westside. Master suite w/walk-in closet, beautifully tiled bath & dual sinks. Controlled access & private garages w/direct entry. Minutes from the Grove, Farmer's Market, Beverly Hills & freeway to Downtown or the Beach. | | |
| MLS#16-171390 Grant Linscott 323-300-1174 KELLER WILLIAMS REAL | | Blt-Ins,Dshwshr,Hood Fan,Rng/Ovn,Fridg |

| | | |
|--|--|----------------------|
| 8723 ROSEWOOD AVE Open 11-2 \$3,150,000 3+4 CONTEMPORARY | | NEW |
|  | | |
| NEWER CONSTRUCTION IN WEHO'S DESIGN DISTRICT! | | |
| West Hollywood Design District 3 bed, 3.5 bath upgraded contemporary home seconds to world class dining, shopping and entertainment on Robertson and Melrose. This newer construction home has been thoroughly enhanced with no expense spared by the current owner. Upgrades include a lush and private front entry garden, cozy lounge seating on your expansive second floor balcony, a spa-like master bath suite that blends seamlessly into a tranquil zen rock garden and beautifully functional bookcases. | | |
| MLS#16-178744 Tom Scrocco/Randy Isaacs 310-890-2220 COLDWELL BANKER BHS | | www.8723Rosewood.com |

09 Beverlywood Vicinity Condo / Co-op

| | | |
|--|--|------------------------------------|
| 1536 HI POINT ST #105 Open 11-2 \$629,000 2+3 CONTEMP MED | | NEW |
|  | | |
| CHARMING TOWNHOUSE IN FAIRCREST HEIGHTS | | |
| This inviting townhouse was built in 2006 with timeless high-end finishes. The first floor of this spacious 2BR/3BA has travertine tile floors, recessed lighting, a private patio, a half bathroom close to the living room and a modern kitchen with granite counter tops and stainless steel appliances. The two bedroom suites upstairs each have their own full bathroom. Low HOA fee includes cold and hot water, sewer, trash removal and maintenance of lush tropical landscaping. | | |
| MLS#16-178750 Jason Woodruff 310-770-3101 KELLER WILLIAMS HH | | Washer/Dryer, Central Heat and Air |

| | | |
|--|--|----------------------|
| 9010 ASHCROFT AVE Open 11-2 \$2,899,000 3+4 2sty-MODERN | | NEW |
|  | | |
| BEST PRICED HOME IN THE NEIGHBORHOOD! | | |
| Outstanding modern construction in one of the most exclusive neighborhoods in West Hollywood, just half a block away from Beverly Hills. This gated 2 story home offers 3 bedrooms, 3 bathrooms, powder room & den. Modern open floor plan seamlessly combines kitchen opening out onto private entertainer's backyard with deck, pool, spa, and Cabana with tv. | | |
| MLS#16-178436 The Sunset Team 310.274.3900 KW HOLLYWOOD HILLS | | www.9010Ashcroft.com |

10 West Hollywood Vicinity Single Family

| | | |
|--|--|--------------------|
| 838 N ORLANDO AVE Open 11-2 \$8,500,000 6+7 3sty-MODERN | | NEW |
|  | | |
| WHERE LUXURY AND LOCATION CONVERGE | | |
| Villa Orlando: A rare & exquisite urban estate is now available on coveted North Orlando Avenue in Los Angeles. Approach the residence through a peaceful garden setting, complete with a mature specimen olive tree & French lavender, & immediately be drawn through the grand main floor rooms to a spectacular back yard setting. The oversized lot features a 675 sqft swimming pool, an equally large expanse of lush green lawn, a deluxe barbecue area, & a 1400 sqft detached guesthouse. | | |
| The Sunset Team 310.274.3900 KW HOLLYWOOD HILLS | | www.838orlando.com |

| | | |
|--|--|---|
| 751 N FAIRFAX AVE #11 Refresh. 11-2 \$950,000 2+3 ARCHITECTURAL | | NEW |
|  | | |
| THE LOFTS AT CHEROKEE STUDIOS | | |
| The Lofts at Cherokee Studios are a live/work loft-style 12 unit condominium complex in a LEED Platinum Certified, AIA award winning mixed-use building. This 2 level top floor 2br/2.5ba unit faces east with stunning views of the downtown skyline, opening to an airy sunlit living space. | | |
| MLS#16-178798 Travis Grosland EXP REALTY | | Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other |

| | | |
|---|--|-----------------------------|
| 1134 ALTA LOMA RD #212 Refresh. 11-2 \$599,000 1+1 CONTEMPORARY | | NEW |
|  | | |
| CHIC DESIGNER DONE CONDO IN PRIME WEST HOLLYWOOD | | |
| Stylish condo w/ quality modern fixtures and custom cabinetry. Gorgeous hardwood floors by DuChateau. Kitchen w/ SS Miele appliances, matte lacquer Italian custom cabinets. MB has custom matte ebonized birdseye maple wood closet doors. Bath w/ custom double sinks, Italian Boingo fixtures, and spa-like statuary marble shower. Lutron dimmers, Nest thermostat and smoke detector, seamless Bocci outlets. No expense spared or detail overlooked. Low HOA dues include EQ insurance and basic cable. | | |
| MLS#16-178632 Steven Aaron (310)435-6589 KW BEVERLY HILLS | | Blt-Ins,Dshwshr,Micro,Fridg |


REMINDER

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

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

TUESDAY

| | | |
|---|--------------------------|---------------------|
| 1424 N CRESCENT HTS BLVD #27 Open 11-2 | | rev |
| \$715,000 | 2+1 1sty-FRENCH NORMANDY | |
|  | | |
| <p>LAVINTAGEHOMES.COM: OPEN 11-2 PM TUES NOV 15TH 2016</p> <p>Don't miss this wonderful opportunity to live in a Celebrity enclave: Former Unit of Producer/Writer from ABC TV's "Fresh of The Boat" The Granville Towers. 1930 French Normandy style by architect Leland Bryant, 40-unit property has been a magnet for Hollywood Luminaries. David Bowie & Marilyn Monroe have called it home. Lovely condo unit with 2 bedrooms and 1 bath. 24-hour doorman, Beautiful gardens in the rear & steps away from fine dining, shops and gyms. MILLS ACT PROPERTY TAXES SO LOW</p> | | |
| <p>MLS#16-147352</p> <p>Laura & Brian V Moore 310-849-4990</p> <p>SOTHEBY'S REALTY</p> | | Kitchen appliances. |

| | | |
|--|-----|------------|
| 1348 PRESTON WAY Refresh. 11-2 | | NEW |
| \$2,900,000 | 4+3 | |
|  | | |
| <p>AMAZING VENICE DEVELOPMENT OPPORTUNITY ON .25 ACRE!</p> <p>RARE opportunity to own one of the desired 'big lots' on coveted Preston Way in prime Venice. Build your dream home or remodel the existing house with it's cool 70s vibe, reminiscent of Venice's heyday. This huge lot measures a quarter of an acre with a 63 ft frontage and is ~173 ft deep! There is also a detached garage with a 1 bedroom back house. Developed properties are selling for upwards of \$6.5 million. This is the closest property to the beach on over a .25 acre lot for under \$3 million!</p> | | |
| <p>Gabriela Efron 3102109867</p> <p>RODEO REALTY SUNSET</p> | | |

| | | |
|--|------------------|------------------------------------|
| 1230 HORN AVE #412 Open 11-2 | | rev |
| \$475,000 | 1+1 CONTEMPORARY | |
|  | | |
| <p>OPEN 11AM - 2PM PRIME LOCATION ABOVE THE SUNSET STRIP</p> <p>Situated on a cul-de-sac, above the famed Sunset Strip and moments from restaurants, shops and nightclubs. Features include washer/dryer in unit, fireplace, stainless steel appliances, granite countertops in kitchen. Building amenities include heated pool, sauna, spa, rooftop deck. The building is doing a common area one million dollar renovation with no assessment. Guest Parking Entrance to Garage on right side of building. Great Price, Must See!</p> | | |
| <p>MLS#16-175104</p> <p>Lauren and Dara Stewart 310-968-3877</p> <p>SOTHEBY'S</p> | | Washer/Dryer/Range/Oven/Dishwasher |

| | | |
|---|------------------|------------|
| 1048 PALMS BLV Open 11-2 | | NEW |
| \$1,395,000 | 2+1 1sty-SPANISH | |
|  | | |
| <p>DREAM LIVING IN VENICE!</p> <p>Romantic 1926 Spanish embodies the classic charm of an era gone by. This 2 bed 1 bath -1046 sq. ft. home is the perfect nest to come home to. Tucked behind a cozy front porch the home opens to a spacious living room w/ wood-burning fireplace & large formal dining room. Graceful arches, warm wood floors & modern updates, generous lot w/ finished garage provides a tranquil & private escape. Prime Venice location centrally located to a myriad of shops, eateries & the beach. A true treasure!</p> | | |
| <p>Laurie Woolner 310.699.0980</p> <p>WOOLNER GROUP</p> | | |

11 Venice Single Family

| | | |
|---|--------------------|-----------------|
| 564 RIALTO AVE Refresh. 11-2 671/H6 | | NEW |
| \$3,988,000 | 3+3 2sty-CRAFTSMAN | |
|  | | |
| <p>ROMANCE IN VENICE!</p> <p>Romantic Venice Craftsman retreat on a rare Double Lot w/ Guest house. Warm, inviting main house offers an open floor plan w/ 2 BR, Den, Sunroom, 3 fireplaces & seamless indoor-outdoor flow. Drop-dead beautiful Master is on 2 levels & opens to a spacious sun deck w/ treetop views & ocean breezes. Across a large lush lawn is a charming Guesthouse w/ full kitchen & BA. Located on one of the most sought after streets in Venice - steps from Abbott Kinney. A magical once-in-a-lifetime opportunity!</p> | | |
| <p>Alison Betts/Jerry Jaffe 310.403.4925</p> <p>TELES PROPERTIES</p> | | Guesthouse, A/C |


| | | |
|---|---------------------------|----------------------|
| 2319 GLENCOE AVE Refresh. 11-2 | | red |
| \$2,288,000 | 2295000 4+5 ARCHITECTURAL | |
|  | | |
| <p>BEST VALUE FOR A NEW MODERN HOME IN VENICE</p> <p>Priced to sell! Built to the highest of standards and quality, this 90%+ new Venice home combines modern style with a bright and airy open floor plan. Step inside and be amazed with a soaring 20-foot high ceiling living room basking in natural light, while the downstairs bedroom suite (with full bath!) is perfect for guests. Cook in the spacious chef's kitchen with a six burner stove, dual dishwashers, and a large 5' x 9' island with a second built-in sink.</p> | | |
| <p>MLS#16-165990</p> <p>Tamra (Tami) Pardee 310-907-6517</p> <p>HALTON PARDEE</p> | | www.HaltonPardee.com |

| | | |
|--|------------------|--|
| 2919 GRAYSON AVE Open 11-2 | | NEW |
| \$3,986,000 | 3+2 2sty-SPANISH | |
|  | | |
| <p>VENICE ENTERTAINERS PRIVATE COMPOUND</p> <p>Venice Entertainers Compound. Rooftop deck with amazing views, Salt Water Pool, Pool Villa, this is an entertainers dream home. Private and secure, amazing indoor/outdoor flow, meticulously maintained and beautifully executed with exceptional design and quality. This is a must see.</p> | | |
| <p>MortoniWhelan 310/339-4766</p> <p>PARTNERS TRUST</p> | | Pool, Rooftop Deck, Pool Villa, Private, |

| | | |
|--|------------------|--------------------------------------|
| 833 OXFORD AVE Open 11-2 | | rev |
| \$2,675,000 | 3+3 CONTEMPORARY | |
|  | | |
| <p>A SPECIAL HOME NOT TO BE MISSED!</p> <p>Silicon Beach brand new construction with "green technology" will blow you away! Southern California indoor/outdoor lifestyle. Gourmet kitchen, oak floors throughout, high ceilings, solar panels and in-floor radiant heating. Nest thermostats throughout and pre-wired for security and sound. Finished garage offers a variety of possibilities and is wired for an electric car charger. A very large redwood deck with gas/electrical is a wonderful outdoor space. Please do not miss this special home.</p> | | |
| <p>MLS#16-167022</p> <p>Tony Myers 310-985-1872</p> <p>BERKSHIRE HATHAWAY H</p> | | Clng Fan,Dshwshr,Dryer,Frzr,Rng/Ovn, |

| | | |
|---|-------------------|----------------------|
| 2000 WALNUT AVE Lunch 11-2 | | NEW |
| \$3,250,000 | 4+4 ARCHITECTURAL | |
|  | | |
| <p>NATURE-INSPIRED TOM CARSON VENICE ABODE</p> <p>Inspired by nature's color palette and designed by Tom Carson, 2000 Walnut has it all! Enter into the open-concept first floor where oak flooring blends seamlessly with the wooden deck outside - surrounded by lush green landscaping - while four oversized sliding doors open to create an ideal Californian indoor/outdoor living space. The open kitchen features beautiful Walnut cabinetry, the finest appliances from Bertazzoni, Bosch, and Thermador, and a breakfast bar attached to the kitchen island.</p> | | |
| <p>MLS#16-176996</p> <p>Tamra (Tami) Pardee 310-907-6517</p> <p>HALTON PARDEE</p> | | www.HaltonPardee.com |


12 Marina Del Rey Single Family

| | | |
|--|------------------|------------|
| 942 VENEZIA AVE Open 11-2 | | NEW |
| \$1,795,000 | 2+2 1sty-SPANISH | |
|  | | |
| <p>EXTENSIVELY RENOVATED SPANISH MODERN</p> <p>Impeccably updated Spanish Modern in the heart of Venice Beach. A tall privacy hedge welcomes you to the grassy front yard & porch. A wide-open floor plan, live edge center island & large grassy back yard w/ lounge area, invites a casual entertaining lifestyle. Thoughtfully remodeled throughout, this turn-key home is ideal for Venice Beach living. West of Lincoln Blvd & central to all the incredible boutique shops & restaurants, like Superba Food & Bread, Late Sunday Afternoon & Cristy Dawn.</p> | | |
| <p>Mark Kitching 3109020221</p> <p>PARTNERS TRUST</p> | | |

TUESDAY

12 Marina Del Rey *Condo / Co-op*

| | | | |
|--------------------------------|-------|-------------|------------|
| 1 EASTWIND ST, UNIT 303 | Open | 11-2 | NEW |
| \$3,695,000 | 3+2.5 | 2sty-MODERN | |



LORCAN O'HERLIHY MASTERPEICE ON THE SAND

This Lorcan O'Herlihy-designed two level penthouse offers soaring ceilings, re-imagined interiors, two story walls of glass, a gourmet kitchen, generous living spaces & approx. 800 sqft of outdoor terrace. Spaces are outfitted w/ surf chalet-inspired finishes including a variety of fine woods, a white antler-inspired chandelier and stone slat fireplace. Master second-floor suite overlooks Venice pier w/ a firepit, outdoor kitchen & adjoining 3rd bedroom, office or gym.

Mark Kitching 3109020221
PARTNERS TRUST

| | | | |
|-------------------------------|-------|--------------------|------------|
| 1046 PRINCETON DR #105 | Lunch | 11-2 | NEW |
| \$825,000 | 0+1 | 1sty-ARCHITECTURAL | |



SPACIOUS MARINA DEL REY ARCHITECTURAL

Gorgeous Loft w bath on Princeton Dr conveniently located in hip Marina Del Rey. Nearly 1,200 sq ft of Architectural live/work space with plenty of sunlight. Soft close storage closets line the corridor into the bedroom where etched panel windows provide a stylish backdrop above polished cement floors. The kitchen has generous seating, Viking appliances, and a combo washer/dryer. The bathroom features a dual vanity, walk-in shower, and soaking tub. From here soak up all the Marina has to offer.

MLS#16-177330
Tami Pardee 310-907-6517
HALTON PARDEE

Blt-Ins,Rng/Ovn,Fridg

| | | | |
|--------------------------------|------|-------------|------------|
| 4730 LA VILLA MARINA #A | Open | 11:30-2 | NEW |
| \$799,000 | 2+3 | TRADITIONAL | |

Renovated 2BD, 2.5BA townhome offers an open floor plan, expansive patio, newly renovated kitchen, & oversized master bedroom w/ en-suite bathroom. Washer/dryer, newer windows, & attached 2 car garage

MLS#16-176332 | www.JesseWeinberg.com
Jesse Weinberg 800-804-9132 | KELLER WILLIAMS

| | | | |
|---------------------------------|-------|--------------|------------|
| 4310 GLENCOE AVE, UNIT 2 | Open | 11:30-2 | NEW |
| \$775,000 | 3+2.5 | CONTEMPORARY | |

Fabulous West facing 3bd, 2.5ba town-home offers a great open floor plan with step down living room, fireplace, expansive patio great for outdoor dining, and 2 car garage w/ private entry.

www.JesseWeinberg.com
Jesse Weinberg 800-804-9132 | KELLER WILLIAMS

13 Palms - Mar Vista *Single Family*

| | | | |
|------------------------|------|------------------|------------|
| 3200 STONER AVE | Open | 11-2 | NEW |
| \$1,729,000 | 4+4 | 1sty-TRADITIONAL | |



MAR VISTA CHARMER WITH GUEST QUARTERS

Completely renovated Mar Vista charmer on a flat, tree-lined street. A cozy front porch welcomes visitors. chef's kitchen with a breakfast nook and built-in island with top of the line appliances. The home features Bolivian Rosewood Hardwood Floors. Other amenities include: stereo sound system in the kitchen and den, HVAC system, security alarm, water filtration, 2 tankless water heaters. Recreational Room above the 2 car garage(500sqft) can be your home office or guest quarters.

MLS#16-177704
Juanita Tiu 310-930-5919
COLDWELL BANKER RESI

| | | | |
|-------------------------|------|---------|------------|
| 3215 VETERAN AVE | Open | 11-2 | NEW |
| \$1,349,000 | 4+3 | SPANISH | |



CHARMING WESTSIDE VILLAGE HOME

Charming e home located on a beautiful tree-lined street. This move in ready gem is located in the Clover Elementary School District. Spacious 4 bedroom/3 bathroom home with two master suites with a huge walk in closet. Great size living room with fireplace, family room, dining room and recently remodeled kitchen. Sunroom which can be used as fitness room, reading area and plenty more. The large backyard is wonderful for entertaining. Perfect for an owner user. You don't want to miss this!

MLS#16-178478
Ron Wynn 310-488-4410
COLDWELL BANKER RESI

Dryer,Hood Fan,Rng/Ovn,Fridg,Wshr

| | | | |
|------------------------|------|-------------|------------|
| 3625 TILDEN AVE | Open | 11-2 | NEW |
| \$1,149,000 | 3+2 | TRADITIONAL | |



WESTSIDE VILLAGE GEM!

Located on a wonderful Westside Village street, this mid-century home sits up on a knoll overlooking the neighborhood. Live in it now, remodel over time. The home features 3 bedrooms, a full bath and an additional ¼ bath, living room with a fireplace, dining area, plus a large bonus room that could be used as a 4th bedroom, family room, office, den etc. or knock down the wall and add the space to the living area. There is also a large deck off the living room perfect for entertaining.

MLS#16-179194
Randy Frey 310-488-3595
THE BIZZY BLONDES

bizzyblondes.com

| | | | |
|-----------------------|---------|------------------|------------|
| 4137 CHASE AVE | Open | 11-2 | red |
| \$1,395,000 | 1445000 | 3+2 1sty-COTTAGE | |



REDUCED & REMODELED - MAR VISTA GEM

Enjoy the classic charm of this 1940's home in the lively Mar Vista area. Remodel offers over 1200 sq ft of living space on a 6600+ sq ft lot. The living room features floor-to-ceiling windows. The cozy dining area is nestled behind a traditional bay window overlooking drought-friendly landscape. In the kitchen, enjoy updated features and a subway tiled backsplash and butcher-block counters beneath rustic blue cabinetry. Outside, relax by dining al fresco in the lush and private backyard.

MLS#16-175304
Tamra (Tami) Pardee 310-266-9946
HALTON PARDEE AND PA

Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg,Oth

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

| | | | |
|--------------------------------|-------|-------------------|------------|
| 10761 LAWLER ST, UNIT 4 | Open | 11-2 | NEW |
| \$579,000 | 2+2.5 | 2sty-CONTEMPORARY | |



STUNNING TOWNHOUSE IN GREAT MAR VISTA/PALMS AREA!

Charming 2 bdrm & 2.5 bath Townhome in a small 4 unit building. Open concept flr plan w/ large living & dining area w/ fireplace & HUGE private patio area, great for entertaining! Kitchen w/ stainless stl appliances & breakfast bar. Also features: large master bdrm, hrdwd floors, recessed lighting, central heat/air. Great location in Mar Vista/Palms area close to the Sunday Farmer's Market & all the great shops & restaurants on Venice, Washington and downtown CC. Close to the new Expo Line!

Walker Spanier Group 310.430.1513
KELLER WILLIAMS - SM

Scott Walker/Neil Spanier

14 Santa Monica *Single Family*

| | | | |
|-----------------------|-------|------------|------------|
| 130 FOXTAIL DR | Lunch | 11-2 | NEW |
| \$4,695,000 | 4+3 | 2sty-RANCH | |



PREMIER NORTH OF SAN VICENTE LOCATION

A rare opportunity to purchase a 4 bed/3bath home on Foxtail Drive. Known as one of the premier cul-de-sacs in Santa Monica. Situated on a large lot this tranquil and serene property offers true a indoor/outdoor flow for entertaining. The open floor plan consists of a light filled formal living room, a dining room and kitchen that connect seamlessly from room to room.

A perfect opportunity to make your own by upgrading or remodeling this fabulous property.

MLS#16-179190
Portia Corin 310.230.3793
BHHS

Why Advertise? Large Distribution Area

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

TUESDAY

| | | | |
|----------------------|-----|---------------|------------|
| X 2536 5TH ST | | Lunch 11-2 | NEW |
| \$3,795,000 | 3+4 | ARCHITECTURAL | |




NEW CONSTRUCTION ARCHITECTURAL MASTERPIECE

Be the first for this stunning New Construction home designed by award winning architectural firm DUB, featuring over 3,600 square feet of luxury located 5 blks to one the most sought after beach areas of So. California Ocean Park/ Main Street. Come home to 3 bedrooms + a den that doubles as a 4th bedroom, 4 spa like bathrooms & an open floor plan featuring soaring Fleetwood windows and pocket sliding doors encourages indoor/outdoor living with grassy areas.

MLS#16-178726
 Tamra (Tami) Pardee 3109076517
 HALTON PARDEE

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

| | | | |
|-------------------------|-----|--------------------------|------------|
| X 1120 OZONE AVE | | Lunch 1-2 | NEW |
| \$1,595,000 | 2+1 | 1sty-CALIFORNIA BUNGALOW | |



BRING A VENICE URBAN HOME TO LIFE IN SUNSET PARK

Build your Venice dream home w/ Santa Monica schools and services! Fully specified plans by famed architect Tony Coscia. Project is "shovel-ready" w/ all architectural plans and SM City permits ready to issue and paid for by seller. Build the custom 2900 sq' 3 bed/ 4bath modern home with a dramatic, double-height living/dining area right away, or live in the existing light-filled 2 bed, 1 bath house in Sunset Park w/back patio deck & lush backyard. Privacy and seclusion on a picturesque street.

Tiffany Rochelle 310-988-9766
 HALTON PARDEE + PART

Refrigerator, Stove

| | | | |
|--------------------|-----|---------------|------------|
| 923 22ND ST | | Open 11-2 | NEW |
| \$2,848,000 | 4+3 | 1sty-CAPE COD | |



CAPE COD 2500 SQ. FT ON AN 8000 SQ.FT LOT. FRANKLIN ELEMENTY

Situated on quiet 22nd St near Franklin elementary is a single story wood shingled home with 2500 sq. ft. plus with 4 bedrooms & 3 bathrooms. Open concept kitchen with large family room opening directly onto large grassy yard. Large Master suite with two walk in closets & calming master bath. Two children's bedrooms with shared bathroom and 4th bedroom en-suite. Hardwood floors and large attic space for additional storage. 50 x 160 lot (8000) Property strictly sold in "as is" condition.

Deborah Silverstein 310 395 0113
 MONTANA AVE REALTY

www.923-22ndst.com

| | | | |
|----------------------|-----|------------|------------|
| 3044 LINDA LN | | Open 11-2 | NEW |
| \$1,365,000 | 3+2 | 1sty-RANCH | |



GREAT SANTA MONICA OPPORTUNITY

Situated in prime Sunset Park on beautiful tree-lined street, adjacent to Marine Park in Santa Monica, this 3 Bd/ 2Ba home offers the perfect opportunity to make your own! Surrounded by private hedges -13ft tall, w/a legal variance from the city of Santa Monica, offers the utmost privacy. This home features a galley kitchen, original grey & pink tile dual-sink bath, large living room facing the spacious backyard, & fireplace embedded in original brick, which lends to its mid-century feel.

MLS#16-179118
 Tamra (Tami) Pardee 310-266-9946
 HALTON PARDEE AND PA

Blt-Ins,Dryer,Rng/Ovn,Fridg,Wshr

| | | | |
|---------------------|-----|------------------|------------|
| 1038 25TH ST | | Open 11-2 | NEW |
| \$2,395,000 | 3+2 | 1sty-TRADITIONAL | |



CHARMING TRADITIONAL IN A PRIME SANTA MONICA NEIGHBORHOOD

This 3 bedroom 2 bath home features an inviting entry & living room w/fireplace and country kitchen w/Viking & Miele appliances and granite counters opens onto a family dining area. Master suite w/vaulted ceilings offers two walk-in closets and bathroom with jetted tub & stone tile floors. Additional features include wood floors, patio, and grassy yard ideal for entertaining. Conveniently located near Douglas Park, Franklin Elementary, and local shops and restaurants. Hurry this won't last!

Emil Schneeman 310-230-3731
 BERKSHIRE HATHAWAY

stove, dishwasher, fridge

| | | | |
|------------------------|-----|-------------|------------|
| 323 ADELAIDE DR | | Open 11-2 | red |
| \$6,895,000 | 4+6 | 4sty-MODERN | |



VALET PARKING - 4 LEVEL MODERN EUROPEAN W/STUNNING VIEWS!

Magnificent ocean & canyon views in almost every room. High wood beamed ceil, Venetian plastered walls, recessed lighting, centralized sound sys. FDR, living room w/ tantalizing views of the ocean & mountain open to spacious open balcony. Sophisticated kitchen w/granite countertops, center island, breakfast area. Luxurious master w/sweeping views, large his & hers walk-in closet & lavish master bath w/ spa tub. Oversized 2-car garage.

MLS#16-168744
 Charles Pence 310-458-4024
 PARTNERS TRUST SM

Built-ins

| | | | |
|------------------------|-----|------------------|------------|
| 1113 PACIFIC ST | | Open 11-2 671G3 | NEW |
| \$1,769,000 | 3+2 | 2sty-TRADITIONAL | |



ENJOY STUNNING SUNSETS FROM THE PRIVATE ROOFTOP DECK!

This property is full of unexpected delights! The liv rm has hardwood fls, built-in custom bookshelves, a fp w/ glass block inserts & built-in seating area. Kitchen has an abundance of counter space & a second built-in eating area tucked into a bay window. Two downstairs brs with French doors lead out to the yard. The music room would be an ideal office. A magical upstairs master bedroom, surrounded by windows, looks out over the treetops, & city. Perfectly located only blocks to the beach.

Winnie/Armstrong 310 344-4740
 GIBSON/CB

www.1113Pacific.com

| | | | |
|------------------------|-----|--------------------|------------|
| 920 ALTA AVENUE | | Open 11-2 | rev |
| \$6,595,000 | 6+7 | 2sty-ARCHITECTURAL | |



ARCHITECTURAL OASIS ON A LARGE CORNER LOT!

Architectural oasis located on a quiet corner lot North of Montana- just moments from restaurants & the beach. Steel, wood & glass set the stage for serene living tucked behind privacy walls & hedges. Built & designed by Mario Romano. Bleached oak hardwd, skylights, elevator, Fleetwood pocket-doors, great art walls & hand-selected designer finishes perfect over 5,700sqft. "Front" & "back" yards, hidden from the street allow for outdoor living. Topped off with a roof deck with lovely views.

MLS#16-169172
 Charles Pence 310-458-4024
 PARTNERS TRUST SM

Built-ins

| | | | |
|--------------------------|-----|-------------|------------|
| 1760 WELLESLEY DR | | Open 11-2 | NEW |
| \$1,749,000 | 4+3 | TRADITIONAL | |



DON'T MISS THIS IMPRESSIVE 2,510SQFT TRADITIONAL HOME

Perched up on top of the hill in Ocean Park, this home has great views from the second level master suite. There are three additional bedrooms downstairs with two bathrooms. The remodeled kitchen has tons of counter space and cabinets and it opens up to the adjacent living room. This home has lots of windows that were recently replaced, making it extremely light and bright. Front yard was professionally landscaped with drought tolerant plants. Grant Elementary School!

MLS#16-179108
 Wheeler Coberly 310.351.6234
 PARTNERS TRUST BW

Dshwshr,Rng/Ovn,Fridg

| | | | |
|--------------------|-------|---------------|------------|
| 463 18TH ST | | Open 11-2 | rev |
| \$5,900,000 | 5+4.5 | MEDITERRANEAN | |



HELLO NORTH OF MONTANA 18TH STREET

Elegant 2 story Mediterranean home built in 1999 under the "old code." Formal entry with high ceilings and stone floors leads to the step-down living room with a fireplace. Center island kitchen with adjoining butlers' pantry. Lush private yard with Viking grill. Office and en-suite bedroom are on the main level. Second level has 4 large bedrooms with high ceilings. Master suite has a large walk-in closet and an extra room. Perfect for entertaining, this house is spacious and brilliantly lit.

MLS#16-174936
 Ellen Conrad 424 202-3288
 TELES PROPERTIES

463eighteenthstreet.com

| | | | |
|--------------------|----------|---------------|------------|
| 524 11TH ST | Refresh. | 11-2 | rev |
| \$4,900,000 | 4+5 | ARCHITECTURAL | |



When having the pleasure of experiencing a house designed by Charles Ward one can't help but be overcome with the same emotions as walking through a Rudolph M. Schindler house. The dimensions of the grounds in Santa Monica North of Montana lends itself to one of Wards best works. Ward's design incorporates International style combined with elegant Moorish accents. The thoughtful design, choice of finishes and guidance of this maverick by the female commissioner makes this house a tour de force.

MLS#16-176118
Diana Braun 310-866-5039
COMPASS

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg

14 Santa Monica *Condo / Co-op*

| | | | |
|-----------------------|------|---------------|------------|
| 831 14TH ST #4 | Open | 11-2 | NEW |
| \$1,700,000 | 3+4 | ARCHITECTURAL | |




Rare spacious townhome just a half block to Montana's cafes, restaurants, shops, and Whole Foods. Enjoy this 4 level flexible floor plan that includes an enormous bonus room/media room/3rd bedroom and enclosed loft that can be an office, gym, or nursery. Excellent opportunity to update and make this your dream home. Private, direct access, 2 car garage.

MLS#16-167334
Sara Clephane 310-909-4648
DEASY PENNER & PARTN

Dshwshr,Dryer,Rng/Ovn,Wshr

| | | | |
|-------------------------|------|-------------|------------|
| 1118 3RD ST #306 | Open | 11-2 | NEW |
| \$1,500,000 | 2+2 | CONTEMP MED | |




GREAT SANTA MONICA CONDO

This spacious single level condo features a private patio and is located in one of the most coveted buildings in Santa Monica. The "Wilshire Ocean Terrace". A + location ...just steps to the 3rd. St. Promenade with its great restaurants and abundance of shopping.Palisades Park and the Ocean are just around the corner. Condo features 2 bedrooms and 2 baths ...2nd bedroom perfect for guest room/den or office.New York style kitchen with breakfast bar perfect for entertaining."of course".

MLS#16-178186
Sandy Berens 310.448.5961
COLDWELL BANKER MDR

Blt-Ins,Cbl,Dshwshr,Elvtr,Grbg Disp.

| | | | |
|-----------------------------|-------|-------------|------------|
| 1333 19TH ST, UNIT 6 | Open | 11-2 | NEW |
| \$925,000 | 2+2.5 | CONTEMP MED | |



WWW.133319TH6.COM

Spacious, light and bright townhouse in excellent Santa Monica location just North of Santa Monica Blvd, step to shops, coffee, restaurants, area hospitals and Santa Monica's best donuts! This 2BR/2.5BA tri-level unit has a loft perfect for home office, media, or yoga practice and a bonus room off the private garage suited for workout, work-at-home, or wine cellar. Central HVAC, private 2-car garage, Earthquake Insurance.

Regina Vannicola 310-625-2061
KELLER WILLIAMS-SM

Central HVAC, 2-car garage

| | | | | |
|-----------------------------------|-------|--------------|-------|------------|
| 2940 NEILSON WAY, UNIT 205 | Open | 11-2 | 671F4 | NEW |
| \$900,000 | 1+1.5 | CONTEMPORARY | | |



SEA COLONY AT THE BEACH

Fabulous West facing corner unit with extra windows and light in this spacious 1 bedroom with 1.5 bathrooms and 2 car parking side by side at prestigious Sea Colony II: a 24 hour guard gated complex at the beach in Santa Monica. Features pool heated 24/7, gym rec room, 3 spas, storage on balcony, plus extra storage space in the complex. Public tennis, Main St, the Metro, Abbott Kinney, public transportation and more. Upscale living at an affordable price.

Randi Pollock 310 993-9709
COLDWELL BANKER SM

washer/dryer/refrigerator

14 Santa Monica *Lease*

| | | | |
|------------------------------|------|--------------|------------|
| 2910 NEILSON WAY #408 | Open | 11-2 | NEW |
| \$6,000 | 2+2 | CONTEMPORARY | |



SEA COLONY AT THE BEACH

Stunning bright remodeled 2 bedroom with fabulous coastal ocean views at prestigious Sea Colony II: a 24 hour guard gated community at the beach. Beautiful hardwood floors throughout, Plantation shutters, remodeled throughout. Clean and ready for move-in. Complex features pool, 3 spas, gym, rec room, storage, public tennis court next door. Small dog up to 20 pounds ok. Close to Main St, shops and restaurants, Abbott Kinney, the Metro, 3rd St Promenade, Santa Monica Mall,

MLS#16-173010
Randi Pollock 310-699-1050
COLDWELL BANKER SM

washer/dryer/refrigerator

| | | | |
|--------------------|------|-------------|------------|
| 607 26TH ST | Open | 12-2 | rev |
| \$14,950 | 6+7 | CONTEMP MED | |



607 26TH ST

Newer custom built Mediterranean on the border of Brentwood/Santa Monica with 2 story entry, high ceilings, library office and a very open floor plan. Approximately 5,862 sf with 6 bedrooms and 7 bathrooms hardwood and stone floors, open kitchen, family room with French doors to the pool. Beautifully appointed master with luxurious bath and balcony overlooking yard. Additional game room, media room, great volume and lots of natural light perfect for families.

MLS#16-164834
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

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

15 Pacific Palisades *Single Family*

| | | | |
|-----------------------|------|----------|------------|
| 13916 W SUNSET | Open | 11-2 | NEW |
| \$9,997,000 | 6+8 | CAPE COD | |



This newly constructed East Coast Traditional estate is located in the heart of the desirable Riviera section of Pacific Palisades. The grand interiors perfectly combine elegant and casual sophistication with a floor plan that is perfectly suited to today's lifestyle. Magnificent living room, formal dining room, gourmet kitchen, and adjacent family room open to outdoor dining and living rooms. Spectacular master suite with sitting area, fireplace, custom dressing room and spa-like bath.

MLS#16-170010
Marc Noah 310.968.9212
SOTHEBY'S

| | | | |
|---------------------|-------|-------------------|------------|
| 764 ILIFF ST | Lunch | 11-2 | NEW |
| \$5,395,000 | 6+8 | 3sty-CONTEMPORARY | |



IM HOME PRESENTS THIS NEW CONSTRUCTION.

IM Home presents this 2016 contemporary farmhouse with 6000-square-feet of luxurious living space. The grand entry invites you into a beautiful six-bedroom eight-bathroom three-level home in the highly desirable alphabet streets neighborhood in Pacific Palisades, just minutes away from the ocean. State of the art gourmet kitchen, wide planked white oak wood floors, open floor plan which flows outside to pool, spa and terrace with a built-in BBQ, sophisticated basement with home theater.

MLS#16-178532
Jacqueline Chernov (310)403-7557
THE AGENCY

Bay Cities served at open on Tues Nov 15

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market

TUESDAY

| | | | | |
|---------------------|------|------------------|--------|------------|
| 770 ILIFF ST | Open | 11-2 | 631-B5 | NEW |
| \$2,695,000 | 2+2 | 1sty-TRADITIONAL | | |




ALPHABET STREETS TURN-KEY ONE LEVEL TRADITIONAL!

Warm & inviting turn-key one level traditional on spacious 7148 corner lot in coveted Alphabet Streets close to all Palisades Village has to offer! Tasteful updates include newer kitchen, master bath, newer office, built-in cabinets/shelves, newer lighting, & an oversized newer garage. Office is wonderfully airy & spacious with high ceilings & could be used as 2nd BR. Excellent indoor/outdoor flow through French doors to lovely gardens, patio, deck, & yard. Move-in, expand, or start over!

Laurie Hudson 310-890-2160
BERKSHIRE HATHAWAY

| | | | |
|-----------------------------|-------|-------|------------|
| 15 Pacific Palisades | Lease | | |
| 1061 RAVOLI DR | Open | 11-2 | NEW |
| \$9,000 | 3+3 | RANCH | |



RIVIERA RIM LEASE. AVAILABLE NOW!

Enjoy the best of coastal Palisades Riviera rim living in this charming traditional ranch recently updated and ready to move in. With beautiful mature landscaping, circular driveway and breathtaking sunset views over the Santa Monica Mountains and Will Rogers State Park, cherished times and memories become numerous: Newer bathrooms, hardwood floors, newly installed central AC/heat, fireplace and inviting outdoor yard and deck. This one-year, one-year plus lease is available immediately.

MLS#16-176346
MICHAEL HIATT 3106134455
SOTHEBY'S AC/FIreplace/Refrigerator/Washer/Dryer

| | | | |
|------------------------|----------|------|------------|
| 14927 ALTATA DR | Lunch | 11-2 | red |
| \$9,495,000 | +0294000 | 5+7 | |




MAJOR PRICE REDUCTION | SCENIC PACIFIC PALISADES TRADITIONAL

Scenic Contemporary Traditional in heart of Pacific Palisades, short distance from beach. Feat. picturesque French windows, custom molding, beadboard & wainscot paneling & hardwood flrs. Crestron smart home. Nearly 8k sqft. Grand foyer, formal LR w/coffered ceilings, FR, master retreat, guest bedrms, media rm & gym, dry sauna, 2 steam/1 outdoor shower. Gourmet kitchen w/sub zero fridge, Viking appliances, bfast nook, bar & wine rm. Gorgeous patio w/pergola & lush hedges, pool/spa & grassy yard.

MLS#16-159420
Josh & Matthew Altman 3108193250
DOUGLAS ELLIMAN www.TheAltmanBrothers.com

| | | | |
|---------------------------------|---------------|------|------------|
| 18 Hancock Park-Wilshire | Single Family | | |
| 184 S HUDSON AVE | Open | 11-4 | NEW |
| \$7,995,000 | 8+7 | | |



2 BEAUTIFUL ESTATES ON HUDSON AVENUE IN HANCOCK PARK

Stunning Italian Renaissance on the premier street in Hancock Park. Atop nearly 2/3-acre corner lot, this resort-like property has 7 bd / 5.5 ba main house, 1 bd / 1.5 ba guest house, & expansive backyard w/ enormous pool. Divine details include moldings, decorative ceilings, parquet wood floors, marble fireplaces & gorgeous sconces. Includes private bar, phone room, working elevator, expansive basement & 2 driveways that lead to motor court. Don't miss the chance to own a true life of luxury!

John Duerler 2139242208
HANCOCK HOMES REALTY

| | | | |
|------------------------|-------|----------|------------|
| 757 HARTZELL ST | Open | 11-2 | red |
| \$3,245,000 | 5+4.5 | CAPE COD | |



ANOTHER PRICE REDUCTION! CHECK OUT: 757HARTZELL.COM

Another price reduction! Stunning Cape Cod style residence located in the sought after area known as the "Alphabet Streets" of the Pacific Palisades. The open concept kitchen & den provides for the perfect entertaining area with direct access to the patio and grassy backyard. Gourmet kitchen with a large eat-in island. The master suite features vaulted ceilings, fireplace & a patio along with walk-in closets. The spacious rooftop deck highlights the lovely vistas.

MLS#16-162472
Laura Pardini 888-931-3337
COMPASS Check out: 757Hartzell.com

| | | | | |
|--------------------------|-------|--------------------|--------|------------|
| 251 S WINDSOR BLV | Open | 11-3 | 633/G1 | NEW |
| \$6,950,000 | 4+5.5 | 2sty-MEDITERRANEAN | | |



WINDSOR SQUARE PALAZZO

A SUBTLE INTERPRETATION OF AN ITALIAN RESIDENCE ON THE SIGNATURE BOULEVARD OF THIS HISTORICALLY PRESERVED ENCLAVE IS PUBLISHED DESIGNER BRIAN LITTLE'S MOST RECENT & SIGNIFICANT GRANT. IN CONCERT W/ CLASSICAL ARCHITECTURE, SKILLFULLY DETAILED W/PRECISE FINISH OF STATUESQUE PANEL MOLDINGS & A NOBLE RECEPTION HALL.

SUITED W/FORMAL LIVING, DINING & BREAKFAST, MEDIA CENTER/FMRM, A CHEF WORTHY KITCHEN & A DINING-LOUNGE PORTICO, OVERLOOKING ITALIAN GARDENS.

THE PROPERTY IS UNLIKE ANY OTHER.
www.WindsorSquarePalazzo.com

Timothy Enright 310.652.6600
THE ENRIGHT COMPANY

| | | | |
|----------------------|------|---------------|------------|
| 687 AMALFI DR | Open | 11-2 | rev |
| \$15,995,000 | 7+10 | 2sty-CAPE COD | |



NEW CONSTRUCTION - LUXURIOUS EAST COAST TRADITIONAL.

Luxurious East Coast traditional melds seamlessly into modernized farmhouse vernacular, inviting casual informal living. The interior exemplifies a bright airy open floor plan with walls of doors opening to multiple outdoor spaces including alfresco dining, BBQ and pool areas. The kitchen has triple islands which flow together for convivial mingling and meal making. Extraordinary amenities include gym, home theater, wine room, sports bar and pool room. Main rooms orient to the rim views.

MLS#16-164652
James Respondek 310-255-5411
SOTHEBY'S INTERNATIO BBQ,Blt-Ins,Cent Vac,Dshwshr,Dryer,Other

| | | | |
|-------------------------|----------|------------------|------------|
| 456 N CITRUS AVE | Refresh. | 11-2 | NEW |
| \$2,679,000 | 5+4.5 | 2sty-CONTEMP MED | |




NEW CONSTRUCTION

Exquisite new construction in Hancock Park, this 5 bedroom/5 bath home has it all. A Master suite with a spa like custom bathroom, walk in closet and a fabulous patio overlooking a beautifully landscaped back yard. Downstairs features a formal living room, formal dining room, custom chefs kitchen with breakfast area, dual sinks and dishwashers, great room and an additional bedroom with customized en-suite bath. This should not be missed!

Sharon Alperin 310-888-3708

| | | | |
|---------------------------------|------|---------------|------------|
| 16300 SHADOW MOUNTAIN DR | Open | 11-2 | rev |
| \$10,850,000 | 5+7 | MEDITERRANEAN | |



This romantic Modern Mediterranean villa is located in the gated Ridgeview Country Estates and enjoys sweeping unobstructed ocean and vineyard views reminiscent of Tuscany. Built by prominent architect Dan Lang, the interior has a spacious open concept design. Upon entering the villa, you're met with soaring 31' ceilings, a grand entry with spiral staircase, and expansive living space that flow effortlessly into the outdoor living area and infinity pool.


MLS#16-170042
Aaron Kirman 424-249-7162
JOHN AAROE GROUP BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other

Questions? Need Assistance?
Contact our Help Desk Department!

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

TUESDAY

| | | | |
|-----------------------|------|---------|------------|
| 6360 W JUNE PL | Open | 11-2 | NEW |
| \$1,549,000 | 3+3 | SPANISH | |



LAST HOME IN THE AWARD WINNING JUNE ST. COLLECTION!

The final home & only south facing home w/private yard at the award winning June Street Collection! Feat. a yard w/ beautifully tiled fountain, spectacular main living level w/ walls that disappear to an open-beamed saltillo tiled patio w/fireplace & built-in BBQ. Cook's kitchen feat. Bertazzoni range, wine fridge, & custom cabinets. Incredible volume w/ approx. 10ft. ceilings designed to entertain. Private Master Level w/dual closets incl. walk-in & a huge deck. Located on a gated, private street.

MLS#16-179286
Grant Linscott 323-300-1174
KELLER WILLIAMS REAL

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

| | | | | |
|---------------------------|------|-------------|-------|------------|
| 507 N LUCERNE BLVD | Open | 11-2 | 593F7 | rev |
| \$2,198,000 | 4+3 | 2sty-MODERN | | |



HANCOCK PARK AREA BEAUTY! OPEN TUES 11AM-2PM

This hip, beautifully remodeled modern home has an open floor plan, new maple floors, a den or media room, an amazing gourmet kitchen, and a professionally soundproofed studio. The Master BR suite, located on the first floor, has a walk-in closet & a gorgeous master bath w/ double sinks, and separate tub & shower. The second floor has a large BR suite, & optional 4th bedroom, currently used as an office. Located in close proximity to Hancock Park's Larchmont Village w/ great shopping & dining.

MLS#16-175614
Melissa Alt 424-202-3232
TELES PROPERTIES

Refrigerator, Stove, Dishwasher, W/D

| | | | |
|----------------------|---------|-------|------------|
| 121 N JUNE ST | Open | 11-2 | red |
| \$5,140,000 | 5625000 | 5+6.5 | |



DRAMATIC REDUCTION/ PRICED TO SELL

NEW PRICE! 5 bedroom suites & 6.5 Baths. Over 5800 SF house on a 16,711 SF lot. Beautifully appointed, meticulously maintained and a masterfully renovated home. Large entertaining areas and exquisite, intimate spaces. Arched doors and loggias. An entertainer's delight with a natural indoor/outdoor flow. Luxurious pool area with loggia, steam shower & BBQ. 3 car garage. A truly magical home. Move in condition!

MLS#16-160026
Meg Ostrow 310.497.7199
COLDWELL BANKER BH N

www.121NJUNE.com

19 Beverly Center-Miracle Mile Single Family

| | | | |
|-------------------------|-------|-------------------|------------|
| 6546 COLGATE AVE | Open | 11-2 | NEW |
| \$3,650,000 | 4+5.5 | 2sty-CONTEMPORARY | |



CUSTOM BUILT DESIGNER SHOWPLACE WWW.6546COLGATE.COM

Spectacular newly built custom home. Walled & gated w/ a twist of French accents at its finest. Vol decorative ceilings, bright open plan, walls of glass, pocketed Fleetwood door systems & all the luxury amenities required by today's sophisticated "lifestyle" buyer. Over 4000 sq ft, including a 370 sf poolside cabana w/ bath & nearly 600 sf of roof top deck w/ wet bar. Custom LEICHT kit; stunning designer tiled baths; smart home automation system. Amazing pool, w/ spa & waterfall & much more!

MLS#16-179066
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS

www.OmegaGroup.LA

| | | | |
|-------------------------|------|---------------|------------|
| 165 S HUDSON AVE | Open | 11-2 | rev |
| \$10,700,000 | 6+9 | MEDITERRANEAN | |



2 BEAUTIFUL ESTATES ON HUDSON AVENUE IN HANCOCK PARK

Spectacular Paul Williams on premier street in Hancock Park. Newly remodeled/expanded masterpiece. Dbl height entry, formal living & Great Room. Dream Kitchen w/2 sinks, 2 DWs, 2 ovens, oversized fridge, wine fridge, warming dwr, oak cabinets, Calacatta counters. 5 en-suite bd/bth + Den. Master w/fireplace, WIC, balcony + bth w/ skylight. Backyard w/pool/spa/water features, built-in BBQ & impeccable landscaping. One of the finest homes ever offered for sale in Hancock Park - grab the Brass Ring!

MLS#16-152552
John Duerler 2139242208
HANCOCK HOMES REALTY

BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other

| | | | |
|-----------------------|------|---------|------------|
| 147 N VISTA ST | Open | 11-2 | NEW |
| \$1,759,000 | 3+3 | SPANISH | |




REDONE SPANISH STUNNER NEAR THE GROVE!

Redone Spanish stunner - blocks from The Grove. Completely renovated w/Mahogany beamed ceiling in LV room, custom leaded glass windows, gallery lighting w/Lutron smart system throughout, rebuilt fireplace w/Batchelder & period tiles + large formal dining room w/coved ceiling. Hardwood floors & tons of natural light. Kitchen incl. stone counters, SS SubZero fridge + freezer & Wolf range. Multi-zone Nest system, master bath w/dual head shower & soaking tub. Retrofitted foundation. Room for a pool!

MLS#16-178002
Alejandra Zavalza 310-654-7614
KELLER WILLIAMS REAL

Clng Fan,Dshwshr,Grbg Disp,Rng/Ovn

| | | | |
|-----------------------------|-------|--------------------|------------|
| 340 N LAS PALMAS AVE | Lunch | 11-2 | rev |
| \$3,995,000 | 6+7 | 2sty-ARCHITECTURAL | |



REDUCED \$600K!!! 1933, PAUL R. WILLIAMS ARCHITECT

Preserved by only 2 owners, w orig. details, excellent condition. Signature Paul Williams's entry and curved staircase. Stunning library has secret prohibition room w/a bar! Gorgeous inlaid herringbone wood floors. Large formal dining room. Orig. kitchen and butler's pantry. Classic 2nd floor landing with arches and crown moldings. The large master has his and her baths. Comes with Paul Williams blueprints from 1932. This is your chance to own a piece of LA architecture and history.

MLS#16-157446
Steven Aaron (310)432-6588
KW BEVERLY HILLS

Dshwshr,Intrcm,Rng/Ovn

| | | | | |
|---------------------------|------|------------------------|-----|------------|
| 1113 S STANLEY AVE | Open | 11-2 | 633 | NEW |
| \$1,665,000 | 4+2 | 2sty-SOUTHERN COLONIAL | | |




CLASSIC COLONIAL IN WILSHIRE VISTA!

Stunning and special Colonial-style house and property, located in popular Wilshire Vista. Secluded and private behind mature landscaping, this 2-story, 4 bedroom/2 bathroom house oozes character and warmth. Wood floors can be found throughout most of the house, including the formal dining room, inviting living room featuring a wood-burning fireplace and upstairs bedrooms (under carpet). The spacious and private backyard is perfect for entertaining. A true masterpiece!

MLS#16-178002
Jeff Lemen 310-482-2006
KELLER WILLIAMS-SM

Oven/Range, Fridge, Washer/Dryer

| | | | | |
|-----------------------|------|--------------------|--------|------------|
| 250 S PLYMOUTH | Open | 11-2 | 633/G1 | rev |
| \$3,850,000 | 5+5 | 2sty-MEDITERRANEAN | | |



NEW LOWER PRICE-DONE-POOL-LG GUEST HOUSE-2 BLKS FR VILLAGE

Over 4400 sflmmaculately restored by noted architect William Hefner in coveted Windsor Sq and featured in HOUSE BEAUTIFUL.Gracious main house has 4BDS/2.5 BAS while the charming gst house has a 1BD/1BA suite w/ pvt gym/office/1/2BA. European inspired yd w/ resort style pool.Lg kitchen/butler's-Wolf/Sub Zero/Miele appls.Finest details thruout: frpl,beamed ceilings,,custom cabinetry, rich dark hdwds,Waterworks fixtures,honed marble floors/counters,original millwork/iron railings. Updated systems.

MLS#16-160882
Bill Coveny 310-994-2344
BERKSHIRE HATHAWAY

www.250plymouth.com

| | | | |
|-------------------------|------|-------------|------------|
| 6058 PICKFORD ST | Open | 11-2 | NEW |
| \$1,139,000 | 3+4 | NEW PROJECT | |



Style & sophistication abound at Pickford Court, which includes 8 NEW Modern single family homes. Crafted to entertain, the open floor plan w/designer done kitchens w/ center island that flows to the dining & living rooms. Huge private roof top terraces w/views from DTLA to the Westside. Master suite w/walk-in closet, beautifully tiled bath & dual sinks. Controlled access & private garages w/direct entry. Minutes from The Grove, Farmer's Market, Beverly Hills & freeway to Downtown or the Beach.

MLS#16-179276
Grant Linscott 323-300-1174
KELLER WILLIAMS REAL

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

TUESDAY

| | | | |
|----------------------------|------|--------|------------|
| 1213 S DUNSMUIR AVE | Open | 11-2 | NEW |
| \$924,000 | 2+3 | MODERN | |



NEW ARCHITECTURAL HOMES AT THE WILSHIRE VISTA - 1 SOLD!

Introducing The Wilshire Vista feat. 6 NEW architectural homes feat. beautiful finishes & dramatic open spaces. Walls of glass, wood floors throughout, & incredible volume w/abundant natural light. Main level incl. designer kitchen w/quartz counters & high-end SS appliances, & open living room w/mezzanine level that could be an additional bedroom. Designer baths, & en-suite Master w/2 closets. Large, private roof decks w/dazzling views. Minutes to the beach, the Grove or DTLA.

MLS#16-175322
Grant Linscott 323-300-1174
KELLER WILLIAMS REAL

Dshwshr,Hood Fan,Rng/Ovn,Fridg

| | | | |
|-----------------------------|----------|--------------|------------|
| 1745 S SPAULDING AVE | Refresh. | 11-2 | NEW |
| \$899,000 | 2+1 | 1sty-SPANISH | |



STYLISH + CHARMING PICFAIR VILLAGE SPANISH

This Spanish home is loaded with charm + character & features a sunlit living room with decorative fireplace, formal dining room, hardwood floors, high ceilings and central HVAC. The updated kitchen is complete with original built-ins, plentiful cabinet space, breakfast area and classic tile countertops. The master bedroom features French doors that open up to a deck and large backyard. The second bedroom is bright with generous closet space.

The Carrabba Group 323-899-2900
KW BEVERLY HILLS

www.Picfair-Village.com

20 Hollywood *Single Family*

| | | | |
|----------------------|------|---------|------------|
| 824 N JUNE ST | Open | 11-2 | rev |
| \$1,549,000 | 3+3 | SPANISH | |



ONLY SOUTH FACING HOME WITH A PRIVATE YARD! 1 HOME REMAINING

The final home & only south facing home w/private yard at the award winning June Street Collection! Feat. a yard w/ beautifully tiled fountain, spectacular main living level w/ walls that disappear to an open-beamed saltillo tiled patio w/fireplace & built-in BBQ. Cook's kitchen feat. Bertazzoni range, wine fridge, & custom cabinets. Incredible volume w/ approx. 10ft. ceilings designed to entertain. Private Master Level w/dual closets incl. walk-in & a huge deck. Located on a gated, private street.

MLS#16-154766
Grant Linscott 323-300-1174
KELLER WILLIAMS REAL

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

| | | | |
|----------------------------|----------|---------------------|------------|
| 1173 N VAN NESS AVE | Refresh. | 11-2 | rev |
| \$699,000 | 2+2 | CALIFORNIA BUNGALOW | |



CALIFORNIA BUNGALOW IN CENTRAL HOLLYWOOD

Charming home nestled in the heart of Hollywood. This 2 bedroom 2 bathroom is completely redone with great attention to detail. Dynamic location near many amenities, why live in a condo when you can own this home?

MLS#16-174512
Joe Custer 323-252-2264
KW HOLLYWOOD HILLS

www.joecuster.com

20 Hollywood *Condo / Co-op*

| | | | |
|--------------------------|------|---------------|------------|
| 1645 VINE ST #602 | Open | 11-2 | NEW |
| \$1,295,000 | 0+2 | ARCHITECTURAL | |




JOIN US FOR A BROADWAY HOLLYWOOD PROGRESSIVE TOUR

This loft has been uniquely configured for an ideal work space with a sleek glass enclosed conference room, 3 separate offices plus an open office area. Situated in a landmark building which once housed The Broadway department store @ the corner of Hollywood & Vine. Common areas designed by Kelly Wearstler. Amenities include front desk services, 2 car valet parking, rooftop pool, cabanas & gym. Super hip area close to Trader Joes, Arc Light, the Metro & more. Don't miss!

MLS#16-176852
Laura Pardini 888-931-3337
COMPASS

Convenient parking: 1627 N. Vine

| | | | |
|--------------------------|------|---------------|------------|
| 1645 VINE ST #808 | Open | 11-2 | NEW |
| \$1,175,000 | 1+1 | ARCHITECTURAL | |



SEXY & ECLECTIC NYC LOFT

The kitchen is designed w/Caesar stone quartz counter top, Waterworks tiles, vintage marine lights, porcelain apron sink, Viking appliances, custom cabinetry, 10 ft. kitchen island w/ built in eating area, water filter & wine cooler. Streams of light fill the rustic, vintage inspired living room with Caesar stone floating hearth under a faux fireplace, Kelly Wearstler wallpaper & surround sound. Walk-in closet w/antique mirrored custom cabinets. Rooftop pool w/cabanas, gym, front desk & valet.

MLS#16-167290
Barbara Allen (323) 610-1781
COLDWELL BANKER HP

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

| | | | |
|--------------------------|------|---------------|------------|
| 1645 VINE ST #402 | Open | 11-2 | NEW |
| \$1,175,000 | 0+2 | ARCHITECTURAL | |



JOIN US FOR A BROADWAY HOLLYWOOD PROGRESSIVE TOUR!

Fabulous find at the legendary Broadway Hollywood...this corner spacious work/live loft offers two car valet style parking and two bathrooms. Reminiscent of a New York lifestyle...featuring an open floor plan with high ceilings. Located at the most famous corner of the world: Hollywood & Vine! Dramatic living space in a historic landmark building. Common areas designed by Kelly Wearstler. Situated above Katsuya - @the corner of Hollywood & Vine.

MLS#16-176338
Laura Pardini 888-931-3337
COMPASS

Convenient parking:1627 N. Vine

| | | | |
|--------------------------|------|---------------|------------|
| 1645 VINE ST #810 | Open | 11-2 | NEW |
| \$830,000 | 0+1 | ARCHITECTURAL | |



JOIN US FOR A BROADWAY HOLLYWOOD PROGRESSIVE TOUR!

Highly desirable loft with the perfect floor plan. Featuring a unique school house style wall of windows, soaring ceilings and gallery walls. Reminiscent of classic NYC loft living. Resort style pool deck complete with exercise gym & boutique hotel type cabanas. Common areas designed by Kelly Wearstler. Significant tax savings through the Mills Act (see disclosures). Perfect fit for clients that want an "authentic" live/work loft type environment at the most iconic corner in the world.

MLS#16-176564
Laura Pardini 888-931-3337
COMPASS

Convenient parking:1627 N. Vine

THANKSGIVING DEADLINES

DECEMBER 1, 2015 ISSUE

The MLS™ office will be closed on
Thursday, Nov 26th and Friday, Nov 27th
The Help Desk will be open
Friday, Nov 27th 9am-1pm

All Full Page Color Ads
Monday, November 23rd, 5pm

All Full Page Black and White Ads
and All Color Showcase Ads
Tuesday, November 24th, 3pm

20 Hollywood Income


| | | |
|---|-----------|------------|
| 1232 N GOWER ST | Open 11-2 | NEW |
| \$1,199,000 | CRAFTSMAN | |
| INVESTMENT/DEVELOPMENT OPPORTUNITY IN THE HEART OF HOLLYWOOD | | |
| <p>Hollywood Triplex on a large 6500sqft lot with original, charming and spacious units that are located within close distance to shops, restaurants, & grocery stores. Front: Single story side by side with two large 1-bedroom, 1-bath units with front and rear yard space. Rear: Studio, 1 bath light-filled view tucked above the detached converted garage. Property has some deferred maintenance. Lot Zoned R3 with possibility to build up to 8 units. Buyer to verify. Delivered vacant.</p> | | |
|  | | |
| <p>MLS#16-179330</p> <p>Bryant Reichling 323-395-9084 SOTHEBY'S</p> <p style="text-align: right;">www.bryantreichling.com</p> | | |

22 Los Feliz Single Family


| | | |
|--|------------|------------|
| 2330 INVERNESS AVE | Open 11-2 | NEW |
| \$2,550,000 | 4+4 MODERN | |
| SPACIOUS MID-CENTURY W/ POOL IN PRIME LOCATION | | |
| <p>Down a private gated driveway this spacious mid-century modern offers a clean-lined, contemporary living space. Open floorplan flooded with light and warmed by the rich tones of the wood, tile & stone finishes. Huge swimmer's pool and outdoor entertaining areas. Large pivoting front door opens to a generous entry hall. Wonderful cooks kitchen with Viking appliances & stunning finishes. 4 large bedrooms and baths with the master opening directly to the yard and pool. Sonos sound system in & out.</p> | | |
|  | | |
| <p>MLS#16-179026</p> <p>John Galich 310-461-0468 RODEO REALTY INC.</p> <p style="text-align: right;">www.2330inverness.com</p> | | |

20 Hollywood Lease

| | | |
|---|-------------------|------------|
| 1645 VINE ST #411 | Open 11-2 | NEW |
| \$4,995 | 1+2 ARCHITECTURAL | |
| JOIN US FOR A BROADWAY HOLLYWOOD PROGRESSIVE TOUR! | | |
| <p>Rare furnished find at The Broadway; complete with a large walk out private patio. Enjoy an open loft concept with designer style fixtures and clean line finishes. Movable bedroom glass partition with an iconic Hollywood panorama. Custom closets. Washer/dryer within unit. Stunning rooftop pool, gym, spa, sun deck with cabanas and iconic views. Two car valet spots. This live/work loft is walking distance to clubs, restaurants, Soul Cycle, the ArcLight, Pantages, the Red Line and close to 101.</p> | | |
|  | | |
| <p>MLS#16-154028</p> <p>Laura Pardini 888-931-3337 COMPASS</p> <p style="text-align: right;">Convenient parking:1627 N. Vine</p> | | |

| | | |
|--|--------------------------|------------|
| 4963 AMBROSE AVE | Lunch 11-2 | NEW |
| \$1,595,000 | 4+3 2sty-COUNTRY ENGLISH | |
| STORYBOOK ENGLISH TUDOR IN LOS FELIZ | | |
| <p>Follow the red brick path and enter through a turret into a beautifully restored formal living room with leaded windows, barreled ceiling and a perfectly intact Batchelder wood-burning fireplace. A large dining room (currently used as a den) leads to an updated kitchen with 8-burner Viking oven. The upstairs contains 4 good-sized bedrooms and 2 updated baths. The grassy backyard is very private and surrounded by mature hedges. GREAT STREET IN LOS FELIZ!</p> | | |
|  | | |
| <p>Bryan Abrams 818-266-4300 JOHN AAROE GROUP</p> <p style="text-align: right;">2,445 SQFT</p> | | |

| | | |
|---|-------------------|------------|
| 1645 VINE ST #308 | Open 11-2 | NEW |
| \$3,995 | 0+1 ARCHITECTURAL | |
| JOIN US FOR A BROADWAY HOLLYWOOD PROGRESSIVE TOUR! | | |
| <p>This work/live loft is offered furnished or unfurnished. Separate bedroom with retro door slider. This residence has the vintage features that make for a true "loft" experience - high ceilings, open space and urban Hollywood views. Amenities include a luxurious roof top pool with cabanas and gym, front door service, and one indoor valet spot. Experience The Broadway Hollywood lifestyle at the most iconic corner of the world: Hollywood & Vine.</p> | | |
|  | | |
| <p>MLS#16-171322</p> <p>Laura Pardini 888-931-3337 COMPASS</p> <p style="text-align: right;">Convenient parking:1627 N. Vine</p> | | |

| | | |
|--|-----------------|------------|
| 4206 PARVA AVE | Refresh. 11-2 | rev |
| \$2,495,000 | 3+4 CONTEMP MED | |
| CONTEMPORARY MEDITERRANEAN WITH VIEWS, VIEWS, VIEWS | | |
| <p>Contemporary Mediterranean home is 2 blocks north of the Boulevard. Enter to Stunning public rooms with step down living and dining rooms. Wood floors throughout. Kitchen has an eat-in center island, Zebra wood cabinets, and stainless appliances; granite counters. 180 degree Views of downtown to the Pacific Ocean. Outdoor spaces include 1,500 square foot deck with fire trough. All bedrooms are ensuite. Completely Remodeled in recent years.</p> | | |
|  | | |
| <p>MLS#16-172972</p> <p>Bryce Hayes 323-300-1050 KELLER WILLIAMS REAL</p> <p style="text-align: right;">BBQ,Cent Vac,Dshwshr,Dryer,Frzr,Other</p> | | |

21 Silver Lake - Echo Park Single Family

| | | |
|--|------------|------------|
| 2215 GLENDALE BLVD | Open 11-2 | NEW |
| \$1,019,000 | 3+3 MODERN | |
| 10 MODERN NEW CONSTRUCTION HOMES IN SILVER LAKE | | |
| <p>Introducing Ridge, a collection of 10 modern homes in Silver Lake. Each home has been crafted with care and attention to detail that enhance livability and a sense of place. Discriminating buyers will appreciate the thoughtful design, quality of construction, and level of finish in this unique community of homes. Located in the heart of Silver Lake with close proximity to Whole Foods 365, Ginger Grass, Red Lion, the Silver Lake Meadow.</p> | | |
|  | | |
| <p>MLS#16-178850</p> <p>Bryant Reichling 323-395-9084 SOTHEBY'S</p> <p style="text-align: right;">www.ridgesilverlake.com</p> | | |

28 Culver City Single Family

| | | |
|--|------------------|------------|
| 4212 MCLAUGHLIN AVE | Open 11-2 | NEW |
| \$1,249,000 | 3+2 CONTEMPORARY | |
| WWW.4212MCLAUGHLIN.COM | | |
| <p>Completely Remodeled Culver City Home! Bright open design!Upgrades include new windows, new electrical, updated plumbing, new roof and new central air & heat. The gated front yard provides extra outdoor space with newly planted hedges for privacy. Great location near all the shops and restaurants along Washington Place & Washington Blvd and not far to the Marina, Venice & Playa Vista. Only 3 miles to the beach! Access to Culver City's award winning schools, parks & services!</p> | | |
|  | | |
| <p>MLS#16-178654</p> <p>Todd Miller 3105602999 KELLER WILLIAMS-SANT</p> <p style="text-align: right;">Open House Tues. 11-2pm & Sun 1-4pm</p> | | |



The Source Of Real Time Real Estate™

TUESDAY

29 Westchester *Single Family*

| | | |
|---------------------------|----------------------|------------|
| 8321 MCCONNELL AVE | Refresh. 11-2 | NEW |
| \$1,195,000 | 4+2 1sty-TRADITIONAL | |



KENTWOOD CLASSIC


A rare dbl lot, at the single lot size price. Kentwood Classic w original oak floors throughout. Lrg kitchen offering a cozy den/breakfast area, looks straight onto the grassy field of a yard. Flat & expansive, it offers an opportunity to create a landscape worthy of the Kentwood Estate title. Charming brick fireplace makes living room ideal for hosting. Lrg home, awaiting a family's vision. Perched above booming Silicon Beach/Playa Vista, in what could still be the Westside's best-kept secret.

Ari Wintraub
SOTHEBY'S 310.428.5045

Double-Sized 10,000 Sq Ft Lot

30 Hollywood Hills East *Single Family*

| | | |
|-----------------------|------------------|------------|
| 3000 DURAND DR | Open 11-2 | NEW |
| \$1,820,000 | 4+4 CONTEMPORARY | |



ONE-OF-A-KIND CONTEMPORARY

Private & gated, exceptionally remodeled contemporary home w/Jetliner city views. Dramatic living & dining area w/ wood-burning fireplace, skylights, wide plank wood floors & walls of glass that open to a spacious deck surrounded by views. Sleek kitchen has Caesarstone counters, Meile apps & breakfast bar. Bathrooms finished w/travertine, limestone & marble w/deep soaking tubs. Two master suites have walk-in closets & view deck. Sep guest suite could be office, studio, or 4th bedroom.

Rose Ware
BHHS-BH 213-369-9171

Dshwsh,Grb Dsp,Hood Fan,Range/Ov,Refrig

| | | |
|--------------------------|------------------|------------|
| 6315 LONGVIEW AVE | Open 11-2 | NEW |
| \$1,795,000 | 4+3 2sty-SPANISH | |




MAGNIFICENTLY RENOVATED 1926 SPANISH HOLLYWOOD HILLS HOME

Grand entry foyer. Step down formal living rm w/ period moldings & fplc. Intimate den w/ unique Batchelder fireplace. FDR. Large gourmet eat-in kit. w/ center island, Carrera marble, Wolf range, Bosch dishwasher & Sub-Zero refrigerator. Separate breakfast rm. Gst bdrm & bathrm round out main level. Upstairs: Master ste w/ walk-in closets, lrg master bathrm. 2 separate bdrms & hallway bathrm round out upper level. Private outdoor area w/ fpl & splash pool

Pete Buonocore
KW - LARCHMONT 323-762-2561

www.COREGROUPLA.COM

| | | | |
|-------------------------------|-----------|--------------------|------------|
| 3170 LAKE HOLLYWOOD DR | Open 11-2 | 563 D7 | NEW |
| \$1,695,000 | 4+3 | 2sty-ARCHITECTURAL | |



FAMOUS ARCHITECT GILBERT STANLEY UNDERWOOD'S OWN HOME!

First offering in 58 Years: The Underwood Residence: Gilbert Stanley Underwood, Architect. The Creator of the Ahwahnee Hotel in Yosemite Valley, as well as many other notable works such as the Desmond's Building on Wilshire Boulevard, and the Downtown Los Angeles Federal Courthouse Building designed his own home for his family in 1928. Residence has been carefully maintained in original condition, and maintains its original integrity, adding a quiet dignity to Franz Herding's Hollywood Knolls

MLS#16-178868

Crosby Doe (310) 428-6755
CROSBY DOE ASSOCIATE

Dshwsh,Grbg Disp,Rng/Ovn,Fridg

| | | |
|------------------------|----------------------|------------|
| 5915 TUXEDO TER | Refresh. 11-2 | NEW |
| \$1,399,000 | 2+3 2sty-TRADITIONAL | |



BRONSON CANYON CHARMER

California living in the Hollywood Hills. Light filled rooms and indoor outdoor lifestyle. Traditional architecture with a contemporary design aesthetic. Wood beamed living room with wood floors and exquisite fireplace. Formal dining room. Cozy family room. Glass doors open to living room deck and outdoor patios to soak up the California sun. Two upstairs suites each with ensuite bath. Near Griffith Park hiking trails and outdoor activities. Close to Hollywood shops and dining.

MLS#16-174402

Holy Purcell 310-890-4023
BERKSHIRE HATHAWAY

Yard + Deck

31 Playa Del Rey *Condo / Co-op*

| | | |
|------------------------------|------------------|------------|
| 8114 MANITOBA ST #106 | Open 11-2 | NEW |
| \$485,000 | 1+1 CONTEMPORARY | |



Contemporary remodeled unit in great location with big wrap around w/ 2 usable patios. Wonderful in door out door living with access from both bedroom and living room. Great corner unit overlooking greenbelt that's light and bright. Wood like floors, granite kitchen & bath. Two parking spaces. Spacious great floor-plan. Building is beautifully maintained, especially the meandering walkways with waterfalls & streams! Recently remodeled pool & spa. Tennis courts. Priced to sell!

MLS#16-178272

Ronald Goldhammer 310-276-6601
BERKSHIRE HATHAWAY

wshr, dryr, fridge, micro, stove

39 Playa Vista *Condo / Co-op*

| | | |
|-------------------------------------|------------------|------------|
| 13080 PACIFIC PROMENADE #116 | Lunch 11-2 | NEW |
| \$824,950 | 2+3 CONTEMPORARY | |



SILICON BEACH CONDO WITH FLARE

Hardwood floors, high ceiling, and built ins give this home warmth and emotion. A lovely tree-lined view of Pacific Promenade, and only one shared wall give this unit a house like feel, while owners enjoy the plush community amenities of Playa Vista complete with great entertainment options. A spacious two story floor plan with tons of natural light and high ceilings makes this home the perfect place to entertain. enjoy the best of California living.

MLS#16-179288

Tamra (Tami) Pardee 310-907-6517
HALTON PARDEE AND PA

Dshwshr, Micro

62 Encino *Single Family*

| | | |
|------------------------|---------------|------------|
| 5111 LOUISE AVE | Refresh. 11-2 | NEW |
| \$4,688,000 | 6+7 CAPE COD | |



JUST LISTED! BRAND NEW ENCINO ESTATE

The jewel of Amestoy Estates and the house you have all been waiting for! On over half an acre corner lot this east coast traditional masterpiece offers the perfect setting for LA living and entertaining. 60' foot front yard and set back from the street allows for ultimate privacy. 3 entrances with RV access. Large master suite with double sink, his/her closet, 2 fireplaces and steam shower. Movie theater, office, wine cellar, entertainers kitchen with double island and wolf/sub zero appliances.

MLS#16-177980

Michael Shlomof (310) 728-9969
ONWARD CAPITAL, INC.

BBQ, Bit-Ins, Dshwshr, Dryer, Frzr, Other

THANKSGIVING DEADLINES
DECEMBER 1, 2015 ISSUE


The MLS™ office will be closed on
Thursday, Nov 26th and Friday, Nov 27th
The Help Desk will be open
Friday, Nov 27th 9am-1pm

All Full Page Color Ads
Monday, November 23rd, 5pm


All Full Page Black and White Ads
and All Color Showcase Ads
Tuesday, November 24th, 3pm


| | | | |
|--|--------------|--|------------|
| 16207 DICKENS ST | Open | 11-2 | NEW |
| \$1,559,000 | 5+4.5 | 2sty-TRADITIONAL | |
|  | | | |
| UPSCALE REMODELED TRADITIONAL | | | |
| Located South of Ventura in Lanai Elementary, this recently remodeled 5 + 4.5 offers refined elegance in a stylized setting. Well-appointed interior w/French doors, wood floors, high ceilings, skylights, decorative moldings & designer finishes. Common rooms include an airy great room w/ fireplace, banquet sized formal dining area & a spacious gourmet center island kitchen w/custom cabinetry, granite counters, stainless appliances & breakfast bar. Zen-like grounds w/pool & spa. Shows beautifully! | | | |
| H Cameron/A Spitz BHHS CAL | 818-817-4284 | Pool/Spa, Bns Rm, Media Rm, Huge Storage | |

| | | | |
|---|--------------------------------------|--------------|-----------------------------------|
| 17067 COUNTESS PL | Open | 11-2 | red |
| \$2,675,000 | 2750000 | 5+4 | |
|  | | | |
| HOLLYWOOD HILLS-STYLE HOME W/ POOL, VIEWS & LANAI EL. | | | |
| Cul-de-sac Mid-Century Arch'l w/ jetliner views. A dual stone fpl anchors the open public areas that are flanked by bedroom wings, providing perfect separation for sleeping vs work spaces, or family vs guest spaces. Great indoor/outdoor flow. Pvt. resort-like backyard (pool, Trex deck & flat play area). Open center island cooks kitchen w/ T-O-T-L appliances & brkfst bar. Spacious Master features a fpl, vltd ceiling, sitting area & large walk-in. Many other amenities. Lanai EL & Portola MS. WOW! | | | |
| MLS#16-173182 | Michael Tunick BHHS CA PROPERTIES | 323-646-3893 | 3X D/W. 3X Water Heaters. 3X FPL. |


| | | | |
|--|---------------------------------------|--------------|---------------------------------------|
| 3730 WESTFALL DR | Refresh. | 11-2 | red |
| \$2,149,000 | 3+3 | CONTEMPORARY | |
|  | | | |
| ENCINO VIEW PROPERTY REDUCED | | | |
| This incredible view property with an elevator has been reduced nearly \$150,000. Large open entertaining areas and turn-key elegance are among the highlights of this lovely estate property. | | | |
| MLS#16-154746 | Andrea Korchek WISH SOTHEBY'S INTL | 818.371.0933 | BBQ,Blt-Ins,Dshwshr,Dryer,Elvtr,Other |

72 Sherman Oaks Single Family


| | | | |
|---|-------------------------------------|--------------|--------------------------------|
| 14101 CHANDLER BLVD | Lunch | 12-2 | rev |
| \$1,595,000 | 5+6 | TRADITIONAL | |
|  | | | |
| \$15,000 BONUS TO SUCCESSFUL SELLING AGENT! | | | |
| Entry is bright and opens to spacious living room with dramatic vaulted ceiling, walls of glass, fireplace and beautiful Brazilian mahogany floors. Cook's kitchen with center island, granite counter tops, six burner Thermador range, two separate ovens & sinks, and eat-in area. Formal dining room with adjacent granite counter top serving area with wine refrigerator. Private master suite with fireplace. Grassy backyard with covered patio. Gated front and side entry driveway. Four zone HVAC. | | | |
| MLS#16-108364 | James Muske COLDWELL BANKER RESI | 310.281.3901 | Dshwshr,Hood Fan,Rng/Ovn,Fridg |

| | | | |
|--|--|--------------|-----------------------|
| 3722 WOODCLIFF RD | Open | 11-2 | rev |
| \$1,399,000 | 3+3 | CONTEMPORARY | |
|  | | | |
| CONTEMPORARY REMODEL W/POOL. LUSH CANYON VIEW. MOVE RIGHT IN | | | |
| Recently updated 3 bedroom + 2 1/2 bath contemporary home. Stunning Master has 15' high ceilings and dual closets. Kitchen has quartz countertops, stainless appliances & center island with second sink. Kitchen opens to Great Room w/FPLC. Recent updates include brand new French Oak floors. Swimmer's pool + turf yard. The two car attached garage also offers driveway space for two extra cars. Conveniently located with easy access to both city and valley destinations. | | | |
| MLS#16-177304 | Pam Dougherty/P.Kellogg COLDWELL BANKER BHN | 310-777-6307 | www.3722Woodcliff.com |

94 Glassell Park Single Family

| | | | |
|---|--------------------------|------------|------------|
| 3247 SHASTA CIR | Lunch | 11-2 | NEW |
| \$979,000 | 3+3 | | |
|  | | | |
| One of the most unique homes in LA. Nestled between the best Eastside neighborhoods, this meticulously maintained and modernized, 1930's Swiss Chalet is minutes from Silver Lake, Eagle Rock, Downtown, Glendale & Los Feliz. The main floor hosts the living and dining rooms, as well as master bedroom and bathroom (including steam shower). | | | |
| MLS#16-178352 | John Johnston COMPASS | 3234289655 | |

1284 Highland Park Single Family


| | | | | |
|---|--------------|--------------------|--------|------------|
| 951 N AVENUE 63 | Open | 11-2 | 595-E1 | NEW |
| \$769,000 | 2+1.5 | 1sty-SPANISH | | |
|  | | | | |
| FABULOUS 1931 SPANISH, LUSHLY LANDSCAPED OASIS | | | | |
| Paradise Found! Come home to a lushly landscaped oasis anchored by a 1931 Spanish and made irresistible by a fabulous bonus studio, spa and outdoor dining room complete with built in BBQ. Ave 63 is a great dog walkers or stroller pushing joy, convenient to all of NELAs temptations and you're close to, but not on top of, the handy freeways to the world beyond this lovely island of tranquility... | | | | |
| Liz Johnson COMPASS PASADENA | 323-397-6041 | Bonus Office Suite | | |

318 STOWE TER Lunch 11-2

| | | | |
|---|--------------|--------------------------|------------|
| \$725,000 | 2+1.75 | 1sty-CALIFORNIA BUNGALOW | NEW |
|  | | | |
| CRAFTSMAN HEAVEN WITH VIEWS | | | |
| Ready for your Highland Park buyers! Turn of the century Craftsman Bungalow on street to street lot in Mt. Angelus lovingly restored from the ground up. Hand-built kitchen/baths, double hung windows, private master patio, some views of downtown. Includes office, detached garage/studio, off-street parking, central AC. Serving lunch. Not sure what yet but I'll make sure it's tasty. Don't sleep on this. | | | |
| Imraan Ali COMPASS PASADENA | 323-547-0330 | Range, Dishwasher | |

WEDNESDAY OPEN HOUSES

15 Pacific Palisades Lease

| | | | |
|---|----------------------------------|-------------------|--------------------------------------|
| 17960 TRAMONTO DR | Open | 11-2 | NEW |
| \$8,950 | 3+4 | 1sty-CONTEMPORARY | |
|  | | | |
| Completely Remodeled Castellammare home overlooking ocean and mountain views.Open floor plan with French doors,new 65"Sharp TV,Fireplace. Three bedroom suites All new gourmet kitchen with Viking appliances including Refrigerator freezer,8 burner range,microwave,dishwasher, Whirlpool Wine Refrigerator.New custom floors,windows and doors.exterior.Exterior cameras and ADT security system installed.Tremendous front redwood deck with white water views,gas barbecue line,Pass thru window to front deck | | | |
| MLS#16-177664 | Adrian Grant JOHN AAROE GROUP | 3109627142 | Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other |

THURSDAY OPEN HOUSES

1284 Highland Park


Single Family

| | | | | |
|---|---|--------------------|--------|------------|
| 951 N AVENUE 63 | Open | 10-2 | 595-E1 | NEW |
| \$769,000 | 2+1.5 | 1sty-SPANISH | | |
|  | FABULOUS 1931 SPANISH, LUSHLY LANDSCAPED OASIS | | | |
| Paradise Found! Come home to a lushly landscaped oasis anchored by a 1931 Spanish and made irresistible by a fabulous bonus studio, spa and outdoor dining room complete with built in BBQ. Ave 63 is a great dog walkers or stroller pushing joy, convenient to all of NELAs temptations and you're close to, but not on top of, the handy freeways to the world beyond this lovely island of tranquility... | | | | |
| Liz Johnson COMPASS PASADENA | 323-397-6041 | Bonus Office Suite | | |

BY APPOINTMENT

03 Sunset Strip - Hollywood Hills West

Single Family

| | | | | |
|--|--|--|--|------------|
| 9274 SIERRA MAR DR | | | | rev |
| \$5,250,000 | 3+6 | 3sty-MODERN | | |
|  | GLAMOROUS ARCHITECTURAL RETREAT | | | |
| Modern masterpiece nestled on a lush private setting above Sunset Strip. Built with flawless design and high ceilings with views of the city and ocean. Private master suite plus two guest beds. Stone and H/W floors, open multi-level flr plan with glass stairs and elevator, home theater, wine cellar, recreation room, floor-to-ceiling windows overlooking the infinity edge pool/spa and wade pool. Multiple seating areas, fire pits and built in BBQ. Entertainers Dream! | | | | |
| Joyce Rey COLDWELL BANKER RESI | 310-285-7529 | MLS#16-163098 BBQ,Dshwshr,Dryer,Elvtr,Micro,Other | | |

FRIDAY OPEN HOUSES

62 Encino

Single Family

| | | | | |
|---|--|--------------------------|--|------------|
| 17847 CATHEDRAL PL | Open | 11-2 | | NEW |
| \$1,575,000 | 4+4 | 1sty-MID-CENTURY | | |
|  | EXTRAORDINARY ENCINO MID-CENTURY POOL HOME W/JETLINER VIEWS | | | |
| This home was reimagined by Luxe Standard, a superb renovation with every buyer's boxes checked. View. Pool. Flat yard. Behind a long driveway is this private compound with an open floor plan, all on a single level. The spacious kitchen includes quartz countertops, custom cabinetry & professional grade appliances. A large dining area opens to a private patio. The living room overlooks the pool and features high ceilings, wood burning fireplace, floor to ceiling windows and dark hardwood floors. | | | | |
| The Carrabba Group KW BEVERLY HILLS | 323-899-2900 | www.EncinoMidCentury.com | | |

10 West Hollywood Vicinity

Income

| | | | | |
|---|---------------------------------|---|--|------------|
| 1205 N SPAULDING AVE | | | | rev |
| \$2,350,000 | Duplex | 2sty-SPANISH | | |
|  | CLASSIC HOLLYWOOD DUPLEX | | | |
| Fully reimagined by architect John Anthony Lewis, this handsome duplex retains the glamour of its 1928 Spanish-Style exterior & dazzles inside with newly realized classic beauty. Minutes away from galleries, restaurants and non-stop entertainment. With the finest design and materials, this property is a West Hollywood superstar, exquisitely finished inside and out. | | | | |
| Joyce Rey & Jade Mills COLDWELL BANKER RESI | 310-285-7529 | MLS#16-104900 Blt-Ins,Dryer,Rng/Ovn,Fridg,Wshr | | |

72 Sherman Oaks

Single Family

| | | | | |
|---|--|---|--|------------|
| 14101 CHANDLER BLVD | Lunch | 11-2 | | rev |
| \$1,595,000 | 5+6 | TRADITIONAL | | |
|  | \$15,000 BONUS TO SUCCESSFUL SELLING AGENT! | | | |
| Entry is bright and opens to spacious living room with dramatic vaulted ceiling, walls of glass, fireplace and beautiful Brazilian mahogany floors. Cook's kitchen with center island, granite counter tops, six burner Thermador range, two separate ovens & sinks, and eat-in area. Formal dining room with adjacent granite counter top serving area with wine refrigerator. Private master suite with fireplace. Grassy backyard with covered patio. Gated front and side entry driveway. Four zone HVAC. | | | | |
| James Muske COLDWELL BANKER RESI | 310.281.3901 | MLS#16-108364 Dshwshr,Hood Fan,Rng/Ovn,Fridg | | |


10 West Hollywood Vicinity

Lease

| | | | | |
|---|--|--------------------------------|--|------------|
| 1471 HAVENHURST DR #1 | | | | NEW |
| \$9,000 | 3+2 | SPANISH | | |
|  | RARE ARCHITECTURAL PROPERTY FOR LEASE | | | |
| Renowned for its magnificent period Spanish architecture, the Andalusia is one of Los Angeles' most celebrated historic properties. With extraordinary attention to detail, this three-bedroom, two-bath apartment has beautiful period details which include dramatic arches, elegant tile work and stunning terra-cotta and hardwood floors. Timeless design coupled with a flexible floor plan with over 1,400 square feet of living space. Available fully furnished. | | | | |
| Victoria Romeyn THE AGENCY | 310-770-8218 | MLS#16-176900 The Andalusia | | |

236 Manhattan Beach

Single Family

| | | | | |
|--|---|----------------------------------|--|------------|
| 2400 THE STRAND | Open | 12-2 | | NEW |
| \$15,900,000 | 4+4 | 2sty-FRENCH NORMANDY | | |
|  | PRIME A+ LOCATION ON THE STRAND! | | | |
| Situated on a corner lot in a prime, A+ location on The Strand, this Classic French Normandy style beach home epitomizes the best of California living. Breathtaking & panoramic views from the master bedroom suite, living room, dining room, & expansive brick patio are second to none. Make this 4 bd. + 4 ba. home your own & update & remodel to today's standards. Don't miss this rare opportunity to own on The Strand in Manhattan Beach! | | | | |
| JOHN A. WOODWARD IV KW BEVERLY HILLS | 310.729.7372 | BREATH TAKING & PANORAMIC VIEWS! | | |

74 Toluca Lake

Single Family

| | | | | |
|--|--|-------------------------------------|--|------------|
| 4647 ARCOLA AVE | | | | rev |
| \$2,995,000 | 8+8 | 2sty-SOUTHERN COLONIAL | | |
|  | STUNNING SOUTHERN COLONIAL IN TOLUCA LAKE | | | |
| THIS FAMILY FRIENDLY RESIDENCE BOASTS 8 BEDROOMS, 8 BATHS WITH ATTACHED GUEST QUARTERS IN APPROX. 5600+ SQFT.. A NEWLY REMODELED "STATE OF THE ART" KITCHEN OPENS TO A LARGE FAMILY ROOM JUST COMPLETED WITHIN THE YEAR. FLAT LOT IS 13,502 SQFT WITH POOL, SPA, PUTTING GREEN, OUTDOOR KIT, DECK WITH PERGOLA, & FIRE PIT. THIS ENTERTAINERS SHOWPLACE IS NOT TO BE MISSED! | | | | |
| Alllyson Carter RODEO REALTY | 323-487-9288 | MLS#16-175706 www.4647arcola.com | | |

THURSDAY, FRIDAY & BY APPOINTMENT

We've been in the same Beverly Hills location for 25 years and are looking forward to serving you for the next 25!

Mary Bension
Co-Owner & Escrow Manager

Mireya Roudenko
Sr. Escrow Officer

Kilita Smith
Sr. Escrow Officer

Michael Farfel
Escrow Officer

Luz Lopez
Escrow Officer

Beth L. Peerce
Co-Owner

MB ESCROW INC

The Independent Escrow Company with the Best Service in Town

9454 Wilshire Boulevard Suite 901
Beverly Hills, California 90212
(310) 273-7106

Loans are a Puzzle

You need a local mortgage expert to help you fit the right pieces together.

- Work directly with you and your client
- Stellar support staff, always keeping buyers informed and engaged in every transaction
- No deal is too small or too big
- A true partner you can count on for all your escrows

Let us put all the pieces together on your next sale.



*Experienced.
Reliable.
On Time.*

**Prospect Mortgage proudly presents
Your local mortgage experts in the Los Angeles area**

Follow us on social media:



Mike Hartunian

*Vice President
NMLS# 247330*

Direct: (818) 728-3702
mike.hartunian@prospectmtg.com
www.mikehartunian.com



Joe Parisi

*Vice President
NMLS# 255572*

Direct: (818) 728-3703
joe.parisi@prospectmtg.com
www.josephparisi.com





STAGING AND INTERIORS • RESIDENTIAL
COMMERCIAL • LUXURY FURNITURE LEASES
WEST AND EAST COAST • 310 204 5353
www.meridithbaer.com

MERIDITH BAER HOME 

PERL

YOUR **LENDER** FOR LIFE



ERIN HICKEY
DIVISIONAL SALES MANAGER
310.849.6845
NMLS# 1000261



ADAM VILLANEDA
951.251.5342
NMLS# 269833



BUDDY EPSTEIN
310.968.4644
NMLS# 250664



CHRISTIAN CRANDALL
323.707.3532
NMLS# 488146



ELI WEINBERGER
310.927.2467
NMLS# 486143



ERNEST GONZALES
213.842.5318
NMLS# 1086147



RYAN MONTES
818.903.5628
NMLS# 1326818



STEPHANIE KATES
818.231.8960
NMLS# 481277



STEVE WETZEL
714.594.9549
NMLS# 829535



WILFREDO PERDOMO
310.694.2089
NMLS# 1032590

*Great Rates. Custom Solutions. Seamless Process.
That's the PERL Difference.*

We understand that buying a home and refinancing a mortgage are big decisions and can present challenges and uncertainties. At PERL, we're committed to overcoming these challenges for you while giving you access to competitive rates and the peace of mind of working with a local, dedicated mortgage expert from start to finish. The entire process from underwriting to funding takes place all within our South Bay office ensuring you a smooth transaction from the moment you contact us all the way through closing.



TODD SEABOLD
Divisional Vice President





DEALBREAKERS.

Mark Cohen, Broker
BRE#: 1016103 - NMLS#: 37230
markcohen@cohenfinancialgroup.com

Seth Cohen, Broker
BRE#: 01935101 - NMLS#: 982573
seth@cohenfinancialgroup.com

We are the industry's top mortgage professionals getting more complex deals done than anyone else.

Custom-Fit Solutions

A unique and personalized approach to every situation including **self-employed**, **high-net-worth**, and **foreign borrowers**.

Relationship-Based Client Experience

The highest reputation in the industry with excellent rapport with Sellers' Agents.

Quick Closures

Direct channel to banks' executives for quicker approvals and unmatched professional expertise to get deals done.

Transparency & Communication Throughout The Entire Process

Consistent execution on all loans with no surprises.

\$10 Billion

LOANS FUNDED

18,000

LOANS CLOSED

30+

YEARS EXPERIENCE



Sasan Abrams
sabrams@cohenfinancialgroup.com
BRE 01959640 - NMLS 1194434
Originator Specializing in Multi-Family & New Development

 **COHEN**
financial group
cohenfinancialgroup.com



P 310.777.5401 F 310.777.5410

*By dollar volume in 2014, Scotsman Guide, April 2015.

©2016 Cohen Financial Group, a division of CS Financial, Inc. All rights reserved. Not all applicants will qualify. CS Financial, Inc. is a real estate broker licensed by the CA Bureau of Real Estate, lic# 01257559, NMLS# 31132. Equal housing lender.

THERE ARE PIECES WHICH FURNISH A HOME

AND THOSE WHICH DEFINE IT...



HOME STAGING, INTERIOR DESIGN & LUXURY FURNITURE LEASING

310.556.0418 INQUIRIES@DRESSEDDESIGN.COM WWW.DRESSEDDESIGN.COM

FIVE-STAR CLIENT SERVICES | QUALITY FINISHES & FRESH DESIGNS
BESPOKE FURNISHINGS & FINE ARTWORK | PERSONAL ASSISTANCE



805 NORTH LINDEN DRIVE
BEVERLY HILLS, CA 90210

CALL OUR OFFICE
FOR A COMPLIMENTARY
DESIGN CONSULTATION
BETH ANN SHEPHERD, PRESIDENT





"My experience was the best I could imagine it being."
The West Family, Laguna Niguel, CA

**30 DAYS
OR LESS**

**AVERAGE
CLOSE TIME**

WE HAVE MORE WAYS TO SAY YES!

BANC HOME LOANS, a division of Banc of California N.A., (NYSE: BANC) has provided home loans to borrowers throughout California and across the West since 1941. We combine the speed and agility of a decentralized mortgage lender, with the expertise and resources of a tier-one bank—and our complete selection of portfolio lending products offer **More Ways To Say YES!** to your buyers.



Nick Sharp
NMLS# 1066216
(310) 254-6506
Nick.Sharp@banchomeloans.com

FLEXIBLE PORTFOLIO LENDING

- Non-QM Experts
- Alternative Documentation
 - 1-Year Tax Return
 - 12-Months Bank Statements
 - Asset Depletion
- Expanded Criteria (Second Chance) Programs:
 - FICOs to 620*
- I/O Options Available on Most Programs

*on exception only

CONVENTIONAL LENDING

- Conventional Conforming ("Agency")
- Agency High Balance
- Jumbo/Non-conforming
- Jumbo Conduits
- FHA, VA, CalHFA, USDA
- Renovation Lending: 203(k), HomeStyle®, Construction Lending
- Home Equity Line of Credit (HELOC)
- Reverse Mortgages
- Niche Products



We asked over 2,500 Banc Home Loans clients to provide their feedback and the results are unanimously positive:

91%

give us the Service Rating of **Excellent***

96%

indicated they **"would refer or recommend us to friends or family"***

NICK SHARP – NMLS# 1066216 | 310-254-6506 | Nick.Sharp@banchomeloans.com | banchomeloans.com/branch/beverly-hills

*Third-party survey representing 2,542 client responses over a 365-day period, April 2014 to April 2015.

©2016 Banc of California, National Association, dba Banc Home Loans. All rights reserved. Not all applicants will qualify. Some products offered by Banc Home Loans include modified documentation requirements and may have a higher interest rate, more points or more fees than other products requiring documentation. Minimum FICO, reserve, and other requirements apply. Contact your Loan Officer for additional program guidelines, restrictions, and eligibility requirements. Rates, points, APR's and programs are subject to change at any time until locked-in. NMLS #530611 EQUAL OPPORTUNITY LENDER | MEMBER FDIC





NMLS#6606

FUNDING

Beverly Hills Branch
9465 Wilshire Blvd. Suite 400
Beverly Hills, CA 90212



Direct Lender

TOP Mortgage Professionals

FNMA, FHLMC, GNMA
Direct Seller & Servicer

In- House Condo Department

Panel of Local Appraisars
for each Branch



P: 310.803.5570

www.TeamNewAmerican.com



Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act License, NMLS #6606, NMLS ID#6606. All products are not available in all states. All options are not available on all programs. All programs are subject to borrower and property qualification, rates, terms and conditions are subject to change without notice. © New American Funding. New American and New American Funding are registered trademarks of Broker Solutions, DBA New American Funding. All Rights Reserved. Corporate Office is located at 14511 Myford Road, Suite 100, Houston, CA 92780. Phone (800) 450-2010. 8/2016.

Leverage existing equity to purchase a *new property*.

Cross Collateralization Loan



John Ciolino
Senior Loan Consultant
NMLS# 234164
310.566.2670 | direct
jciolino@lbmtg.com



Eric Singer
Senior Loan Consultant
NMLS# 260954
310.566.2668 | direct
esinger@lbmtg.com



Steve Eckhoff
Loan Consultant
NMLS# 261230
310.470.8080 | direct
seckhoff@lbmtg.com



Dan Millstone
Senior Loan Consultant
NMLS# 260491
310.295.7475 | direct
dmillstone@lbmtg.com



Jonathan O'Donnell
Senior Loan Consultant
NMLS# 301511
310.566.2679 | direct
jodonnell@lbmtg.com

With a cross collateralization loan, borrowers may be able to purchase a new property with as little as \$0 down*.

A cross collateralization loan may be utilized when there is equity in the currently owned residence that will allow a borrower to:

- Purchase a new property without selling their current residence
- Make a non-contingent offer on a new residence
- Use rental income from the departing residence to qualify or offset mortgage payments on the cross collateralized properties

To learn more about this program and others we offer to help qualify more borrowers, contact a Luther Burbank Mortgage loan consultant.



Luther BurbankSM
Mortgage

*Borrower must qualify for the full loan amount. The loan must be in first position on both properties. An appraisal and title policy are required on both properties. This is not an advertisement for extension of credit or a commitment to lend. Luther Burbank Mortgage is a division of Luther Burbank Savings. NMLS# 449241 ©2016 Luther Burbank Mortgage





#1 Originator In The Country By Loan Size!

Over \$330 Million of Loans Originated in 2016

3/1 ARM Interest-only

2.365% 2.510% APR

Interest is set for 3 years and then can be adjusted each year thereafter, based on the current index. Payments may increase to pay back both principal and interest. The rates referenced above are available only for 1st Lien Loans.

310-859-0488

| | | |
|---|---|------------------------------|
| <h3>Foreign National Loans</h3> <p>From \$500K to \$25 million.</p> | <h3>Self Employed & Real Estate Investor</h3> <p>1031 Exchange OK</p> | <h3>No Tax Return Loans</h3> |
|---|---|------------------------------|

No tax return loans may require other forms of income verification and may have a higher interest rate and higher points or fees, than other loans. Not all applicants will qualify.

NATIONALLY RANKED: **Scotsman | Guide media** **National Mortgage News** AS SEEN IN THE **WALL STREET JOURNAL**

CHRIS FURIE
BRE 01004991 | NMLS 357449
chris@insigniamortgage.com



DAMON GERMANIDES
BRE 01794261 | NMLS 317894
damon@insigniamortgage.com

9595 Wilshire Blvd., #205, Beverly Hills, CA 90212 | 310-859-0488 | www.insigniamortgage.com

©2016 Insignia Mortgage, Inc. Sampling of rates as of November 9, 2016. (1) No Tax Return products require other forms of income verification and asset verification in lieu of tax returns. Not all applicants will qualify. Some products we offer may have a higher interest rate, more points or more fees than other products requiring documentation. Minimum FICO, reserve, and other requirements apply. Contact your loan officer for additional program guidelines, restrictions, and eligibility requirements. Rates, points, APRs and programs are subject to change without notice. Loan values (LTV) are based on bank appraisal. Actual closing time will vary based on borrower qualifications and loan terms. Insignia Mortgage, Inc., is a real estate broker licensed by the CA Bureau of Real Estate, BRE #01969620, NMLS #1277691. (2) With an interest-only mortgage payment, you will not pay down the loan's principal balance during the interest-only period. Once the interest-only period ends, your payment will increase to pay back the principal and interest. Rates are subject to increase over the life of the loan. Contact your Insignia Mortgage, Inc. loan officer to determine what your payments might be once the interest-only period ends.



gatelessSM

Your path to unlimited successSM

The greatest real estate agent-coaching site on the planet.

COACHING

Gateless shares the secrets of success directly from billion-dollar real estate agents themselves. With our massive library of free sales-coaching videos, detailed business playbooks and specific advice from today's top agents, you have all the information you need to double your business and take your career to the highest levels.

LENDING

Gateless works with Guaranteed Rate, the most transparent mortgage lender in the country, to answer any mortgage-related questions you have with Fannie Mae/Freddie Mac guidelines, condo qualifications and more. The Intuitive Loan Finder guides your clients to the perfect loan with up-to-the-second rates. And the World's First Digital Mortgage gives your clients a real online approval in minutes before you show them any houses and even emails real-time loan status updates regarding your client's progress directly to you!

MARKETING

Gateless provides the easiest marketing campaigns you will ever try, and they won't cost you a single cent. Take advantage of our customizable co-branded property flyers, open house materials and even our beautifully designed client lifestyle magazine, Enjoy, to build your business and acquire more clients.

NO COST, NO SUBSCRIPTION, NO OBLIGATION

Visit gateless.com today.

James Elliott

Senior Vice President, Divisional Manager

(310) 806-4604

james.elliott@guaranteedrate.com • guaranteedrate.com/CALosAngeles

lending provided by

guaranteedRate[®]

12121 Wilshire Blvd, Ste. 350
Los Angeles, CA 90025

In Loving Memory



On Oct. 26th, we lost one of the true greats of our industry. Not only was Larry Ackard an outstanding office manager for the Jon Douglas Company, but truly a prince among men. His kindness, guidance, musical talent and grace elevated the Real Estate Business. He will be greatly missed but never forgotten. He left an indelible impression on our hearts.

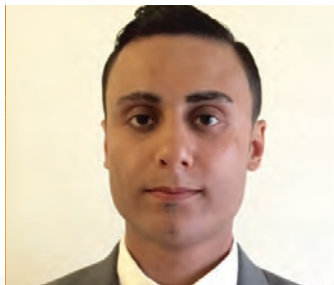
Larry Ackard



Larry Butler | NMLS# 260943
(626) 821 - 1257



Jimmy Green | NMLS# 261045
(310) 562 - 9936



Vahid Davoudi | NMLS# 385599
(310) 926 - 8443



Sheree Benoit | NMLS# 453287
(310) 746 - 3134



Habib Sekander | NMLS# 1187309
(310) 907 - 8185

**HAPPY
THANKS**
Giving

THIS HOLIDAY SEASON WE ARE
ESPECIALLY THANKFUL FOR YOU,

Our real estate partners and clients. Your continued business has allowed us to grow this year, and we look forward to partnering with you in 2016.



Lance Kinkead | NMLS# 260499
(310) 656 - 8235



Kate Canada | NMLS# 1142186
(626) 673 - 0237



Thad King | NMLS# 369226
(626) 485 - 6306



Lucia Solis | NMLS# 260848
(562) 587 - 2669



Stephanie Carrillo | NMLS# 1352474
(909) 224 - 6460



Simon Atik | NMLS# 961014
(310) 434 - 1735



Gene Huang | NMLS# 334719
(626) 818 - 5578

**YOUR PHOTO
COULD BE
HERE!**

CONTACT US FOR
INFORMATION ON OUR
OPENINGS FOR LOAN
ORIGINATORS
800.957.0010

LOCAL LENDING • LOCAL DECISIONS • LOCAL PEOPLE

FC | First Capital
A Mortgage Company

800.957.0010
FirstCapitalmtg.com



JOEL & DORIT COOPER

Tom Dunlap, Branch Manager welcomes Joel & Dorit Cooper
to the Coldwell Banker® Beverly Hills - South office.



joel@joelcooper.com | 310.968.2401
dorit@doritcooper.com | 310.990.4655
JoelandDoritCooper.com



RESIDENTIAL BROKERAGE



HAPPY THANKSGIVING!

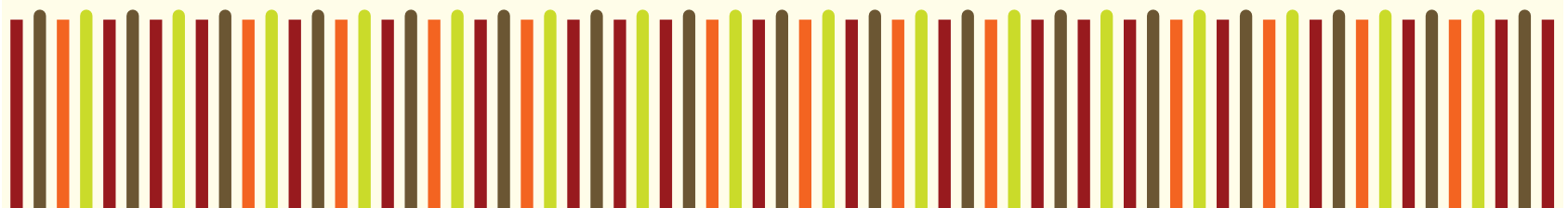
**The MLS™ office will be closed on
Thursday, Nov 24th and Friday, Nov 25th**

**The Help Desk will be open
Friday, Nov 25th 9am-1pm**

HOLIDAY DEADLINES **NOVEMBER 29, 2016 ISSUE**

All Full Page Color Ads
Monday, November 21st, 5pm

**All Full Page Black and White Ads
and All Color Showcase Ads**
Tuesday, November 22nd, 3pm



RODEO REALTY

SUNSET STRIP

Syd Leibovitch, President of Rodeo Realty,
and Peter Schwartz, Manager of our Sunset Strip office, are proud to

Welcome



Danielle Araujo



David Bader



Ivan Chou



Danielle Duclon



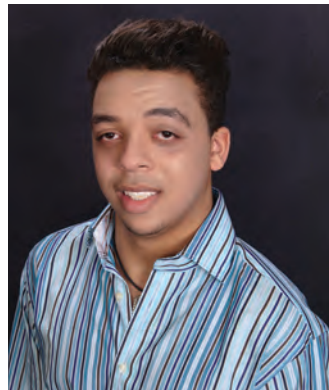
Tanis Grice



Nataki Jackson



Chasity Jones



Kyle Jones



Moon Kim



Caren Khoury



William Murray



Ashurina Rasho



Chris Ryder



Taylor Schwartz



Marc Stephens



9200 Sunset Boulevard, Ste. 200
West Hollywood, CA 90069
310.461.0400
www.rodeoRE.com

PAY DUES, WIN \$\$\$



Pay your 2017 dues & \$148 RAF by 12/31/16 and enter to win 1 of 4 \$200 gift cards!

Beverly Hills/Greater Los Angeles Association of REALTORS® members - pay your full 2017 dues by Saturday, December 31, 2016:

| | |
|-------------------|--------------|
| BH/GLAAR_____ | \$220 |
| C.A.R._____ | \$184 |
| NAR_____ | \$155 |
| RAF_____ | \$148 |
| TOTAL_____ | \$727 |

And you will get:

- COMPLIMENTARY admission to C.A.R. Legislator reception
(Wed. 5/6 Sheraton Sacramento - connect with over 100 dignitaries & REALTORS® from all over CA.)
- 4 Centennial Club Legislative Luncheons
(Dates: 2/2, 6/9 (rent control), 9/8 & 10/16)
- Expedited registration at ALL 2017 BH/GLAAR events
(Check Calendar regularly for updates)

Plus - Be entered to win 1 of 4 \$200 gift cards!



Contest open only to REALTOR® members of Beverly Hills/Greater Los Angeles Association of REALTORS® (BH/GLAAR). Participants may only win once. BH/GLAAR is not responsible for entries not received due to difficulty accessing the internet, service outage, mail delivery delays, computer difficulties, equipment malfunctions, errors and any other difficulties that may prevent an individual from paying 2017 dues. Drawing will take place Thursday, February 2, 2017 during our Legislative Luncheon. Members must be present to win. Odds of winning will depend on the number of qualified entries. BH/GLAAR reserves the right to change specific rules for specific contests.

Grow Your Visibility

Advertise in The MLS Broker Caravan™



Take Advantage of our Money Saving Packages



Agent Property Full-Page B&W & Showcase w/Color Photo

\$129 (\$29 SAVINGS)

Agent Property Full-Page Color & Showcase w/Color Photo

\$430 (\$44 SAVINGS)

Agent Property Full-Page Color & Agent Property Full-Page B&W

\$479 (\$55 SAVINGS)

4,500 +

Magazines

Delivered Weekly

Call a LIVE Customer Service Representative to find out more!

310-358-1833 or 760-459-8712

The best of the best working for you

Top 200 (#180) Mortgage Originators
in America 2015*

Sam Batayneh

SVP of Mortgage Lending

O: (310) 806-4621

C: (310) 770-5539

sam.batayneh@guaranteedrate.com



I understand what it takes to keep all parties informed and provide a smooth mortgage process from pre-approval to closing.

- I specialize in Jumbo loans.
- I have full knowledge of the financial markets in relation to mortgage financing.

- I'm dedicated to recognizing your client's individual needs.
- I have the ability to structure and explain complex loans in an easy and clear way.

CONTACT ME TODAY, LET'S GET TO WORK!

Meet my team



Heather Christensen
Sales Assistant
(424) 325-0072
heather.christensen
@guaranteedrate.com



Tyler von der Lieth
Sales Assistant
(424) 325-0071
tyler.vonderlieth
@guaranteedrate.com



Lori Nugen
Sales Assistant
(310) 806-4619
lori.nugen
@guaranteedrate.com



Tzvi Pal
Sales Assistant
(424) 835-3605
tzvi.pal
@guaranteedrate.com



Dawn Huml
Sales Assistant
(661) 200-7046
dawn.huml
@guaranteedrate.com

PRESIDENT'S  CLUB

12121 Wilshire Blvd, Ste 350
Los Angeles, CA 90025

Experts with the most complex Tax Returns

MORE

MORTGAGE OPTIONS.

WAYS TO QUALIFY.

CLOSED LOANS.

**Interest only ARM's
High LTV's**

**Qualify with only
one year tax returns**

**Super Jumbo
Fixed Rate
Up to \$10 M**

**Asset depletion
qualifying
for high-net worth
Clients**

**In-house Private
Money
Can fund in 5 days!**

We Fund:

- **Commercial**
- **Apartment**
- **Construction**

Transactions of all sizes



Gloria Shulman

A Legend in the Industry for More Than 30 Years

9100 Wilshire Blvd
Suite 275 E
Beverly Hills, CA 90212

T. 310-275-3202
F. 310-247-1232
Gloria@centek.com

NMLS 275995
BRE 00659928
www.centek.com

CENTEK
CAPITAL GROUP
Mortgage Bankers & Brokers

*Not all borrowers will qualify for all programs referenced in this ad. CenTek Capital Group is a broker licensed by the CA Bureau of Real Estate NMLS 275995 BRE 00659928

LUXURY REAL ESTATE WORLDWIDE



Aspen, Barcelona, Beijing, Dubai, London, Miami, Mumbai, New York, Paris

47 COUNTRIES / 2,900+ OFFICES / 84,000+ SALES ASSOCIATES



MALIBU

Located on the most prestigious part of Malibu Colony Beach, this stunning architectural 4BR home, GH, pool & spa evoke the essence of sophistication. 5 bedrooms, 4+ baths, \$26,500,000

Represented by: Susan Monus
T. 310.589.2477 | susan@susanmonus.com



MALIBU

Malibu Colony Beach, on deepest dry section of sand. Includes an expansive beachside deck, oceanfront master suite & detached GH. DazzanEstates.com 5 bedrooms, 4 baths, \$21,500,000

Represented by: Irene Dazzan-Palmer & Sandro Dazzan
T. 310.317.9354 | sdazzan@hotmail.com



PACIFIC PALISADES

Spectacular head-on ocean view home with great family feel with wonderful yard and pool area on quiet cul-de-sac. 4 bedrooms, 3 baths, \$4,695,000

Represented by: Ginger Glass
T. 310.927.9307 | Ginger@GingerGlass.com



HOLLYWOOD HILLS EAST

Impressive, modern masterpiece designed by acclaimed architect Jay Vanos in the star-studded Hollywood Dell community. 2800sf. Pl/spa. Open Tues 11-2. 3 bedrooms, 3 baths, \$2,495,000

Represented by: Manuela Villa
T. 310.880.4828 | manuela@manuelavilla.com



RESIDENTIAL BROKERAGE

COLDWELLBANKERPREVIEWS.COM

©2016 Coldwell Banker Real Estate LLC. Coldwell Banker is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Operated by a subsidiary of NRT LLC. All Rights Reserved. Coldwell Banker, the Coldwell Banker Logo and Coldwell Banker Previews International® are registered service marks owned by Coldwell Banker Real Estate LLC. Competitor data collected by Coldwell Banker NRT from internal and external resources. All material herein is intended for information purposes only and has been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal without notice. This is not intended to solicit property already listed. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Residential Brokerage.