

You only live once - We show you where.



**MAJOR REDUCTION**  
**1 106 N Hillcrest • Beverly Hills**  
**Offered at \$7,995,000**



  
**ENGEL & VÖLKERS®**  
 Beverly Hills

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 ep@weahomes.com  
 Cal BRE# 01915905



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](http://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



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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 LISTED

911 Wellesley Ave Los Angeles  
\$4,600,000

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](http://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

BRENTWOOD



## 1134 ALTA LOMA RD. #212, WEST HOLLYWOOD



CHIC DESIGNER DONE CONDO IN PRIME WEST HOLLYWOOD



[www.1134AltaLoma212.com](http://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](mailto:stevenaaron@kw.com)  
[StevenAaronRealtor.com](http://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](http://LAVintageHomes.com)

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





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](http://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

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## 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

BEVERLY CENTER – MIRACLE MILE

**STYLISH & CHARMING PICFAIR VILLAGE SPANISH****1745 S Spaulding Avenue • OFFERED AT \$899,000**[WWW.PICFAIR-VILLAGE.COM](http://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  
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[contact@CarrabbaGroup.com](mailto:contact@CarrabbaGroup.com)  
[www.CarrabbaGroup.com](http://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](http://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

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