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INTERNATIONAL

TUESDAY, NOVEMBER 15, 2016

THE ONLY REALTOR®-OWNED ONLINE & PRINT OPEN HOUSE GUIDE

THE NORMAN AND LYN LEAR ESTATE

1911 WESTRIDGE ROAD, BRENTWOOD

\$39,950,000

EXCLUSIVE REPRESENTATION:

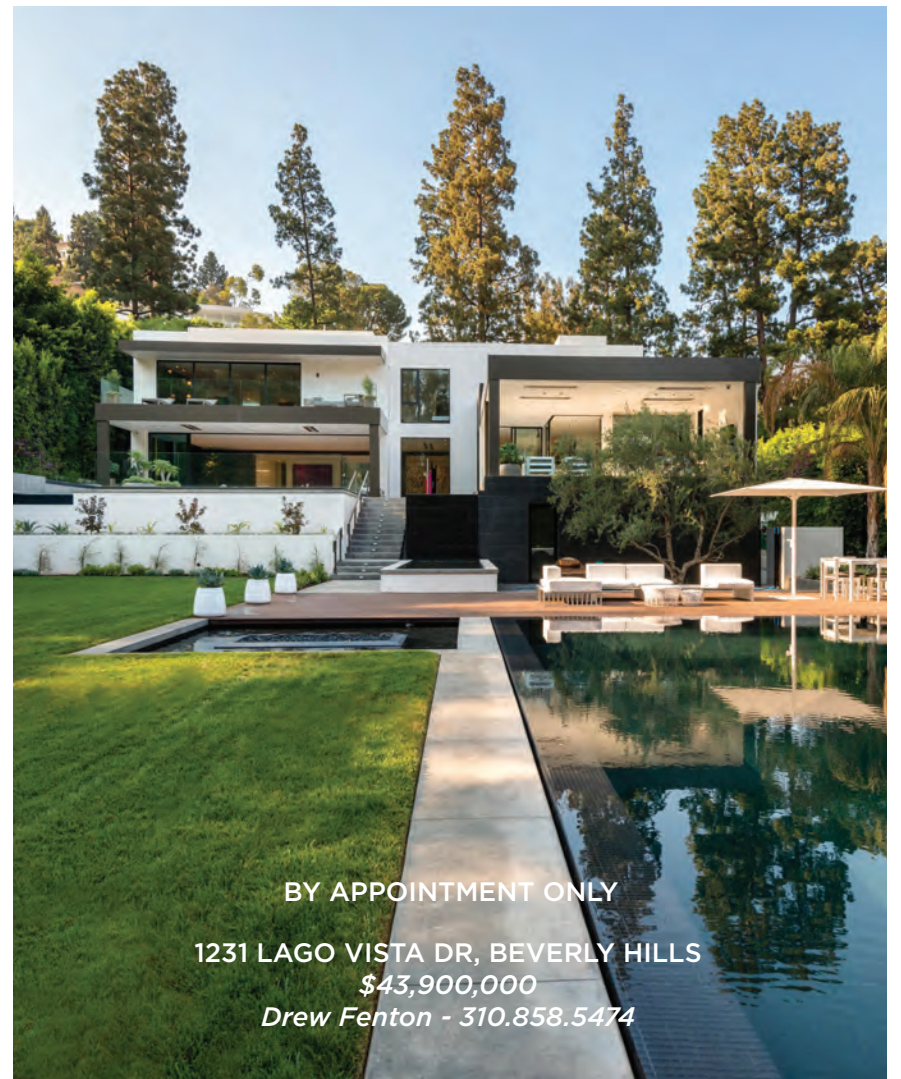


JADE MILLS
COLDWELL BANKER PREVIEWS
310.285.7508

VALERIE FITZGERALD
COLDWELL BANKER PREVIEWS
310.285.7515



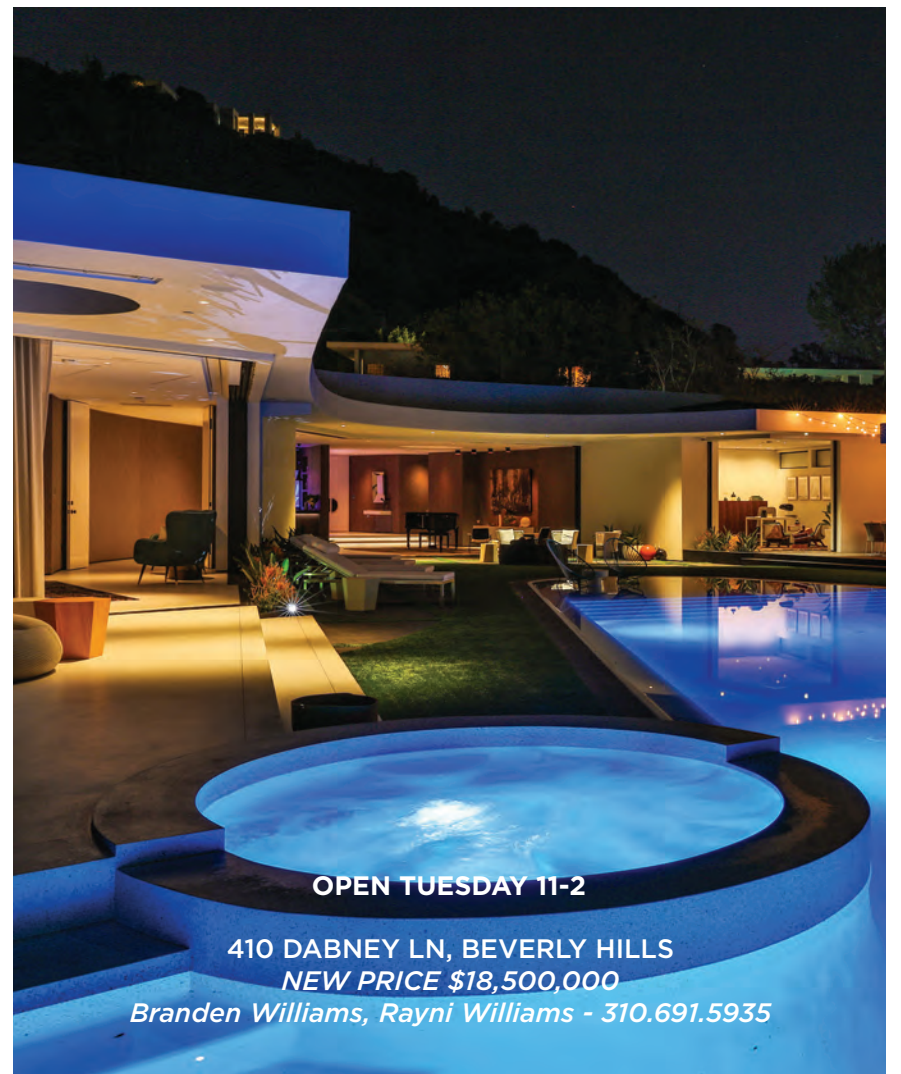
DREW FENTON
HILTON & HYLAND
310.858.5474



BY APPOINTMENT ONLY
1231 LAGO VISTA DR, BEVERLY HILLS
\$43,900,000
Drew Fenton - 310.858.5474



BY APPOINTMENT ONLY
917 N CRESCENT DR, BEVERLY HILLS
\$29,000,000
Drew Fenton - 310.858.5474



OPEN TUESDAY 11-2
410 DABNEY LN, BEVERLY HILLS
NEW PRICE \$18,500,000
Branden Williams, Rayni Williams - 310.691.5935



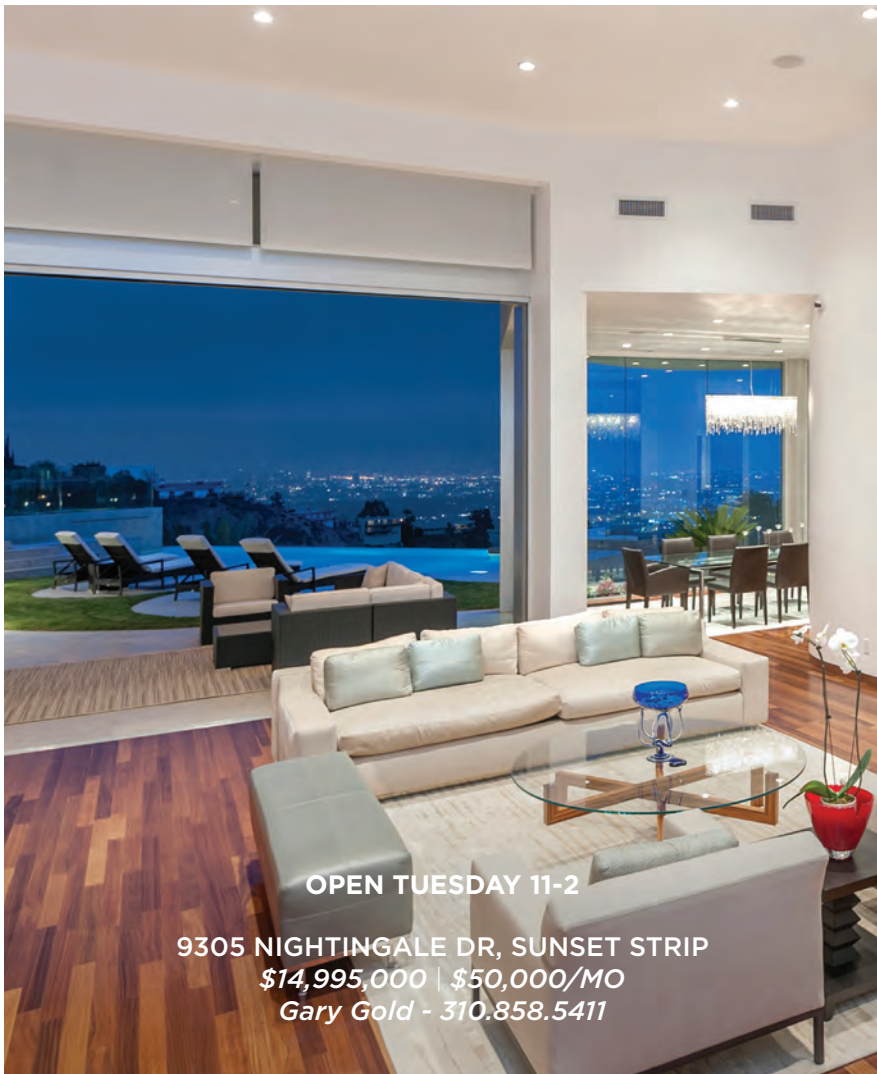
OPEN TUESDAY 11-2

1822 MARCHEETA PL, THE BIRD STREETS
NEW PRICE \$23,995,000
Justin P Huchel, Drew Fenton - 310.617.4824



OPEN TUESDAY 11-2

660 CLUB VIEW DR, HOLMBY HILLS
NEW PRICE \$23,900,000
Linda May - 310.492.0735



OPEN TUESDAY 11-2

9305 NIGHTINGALE DR, SUNSET STRIP
\$14,995,000 | \$50,000/MO
Gary Gold - 310.858.5411

HILTON & HYLAND

CHRISTIE'S
INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311



Ahwahnee Hotel Dining Room, Yosemite



U.S. Post Office Terminal Annex Building Downtown LA



Western Cabins North Rim, Grand Canyon



Federal Courthouse Seattle, Washington



FIRST OFFERING IN 58 YEARS!

THE UNDERWOOD RESIDENCE, 1928 – 3170 Lake Hollywood Drive – Los Angeles

For his own family's residence Underwood enhances architect and planner Franz Herding's original vision for the upscale Hollywood Knolls as a Mediterranean hillside community by building his house in the popular Spanish Revival style. Built around a fully walled central courtyard with a grassy children's play yard beyond, the residence exudes a calm dignity and appropriateness to its location.

**CROSBY DOE
ASSOCIATES**



Union Pacific Depot Marysville, Kansas



Timberline Lodge, Oregon



Ahwahnee Hotel Half Dome



Anchorage Federal Building



Zion Lodge, Zion National Park



Bryce Canyon Lodge, Bryce Canyon National Park



Desmond's Wilshire Boulevard, Los Angeles



Ahwahnee Hotel Presentation Drawing, Yosemite



GILBERT STANLEY UNDERWOOD, ARCHITECT

Here, the charm and romance of the style is enhanced by an exposed wooden window header set into the front façade, a rear wood ceilinged verandah, a wood burning fireplace, unpainted wooden doors, and fine detailing with wide plank floors, wrought Iron, and period fixtures. Residence includes 4 bedrooms (three up and one down), 3 baths, living room, formal dining room, breakfast nook, service room, laundry, and attached 2 car garage.

OPEN TUESDAY 11AM – 2PM \$1,695,000 / Crosby Doe

architectureforsale.com™

Beverly Hills Office: 310.275.2222 / Pasadena Office: 626-793-6677



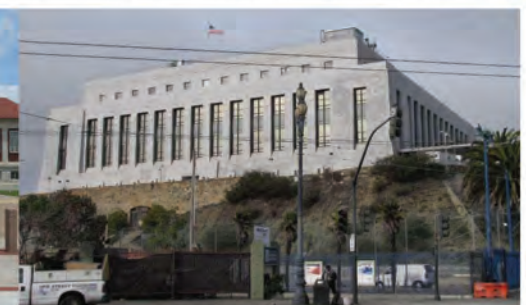
Federal Court House, LA – 1942



Union Station – Omaha, Nebraska



Great Overland Train Station Topeka, Kansas



San Francisco Mint

Nest Seekers

FEATURED

INTERNATIONAL



1248 E. ELMWOOD AVE. BURBANK, CA 91501 | \$899,000

Nestled at the top of the Elmwood Canyon, is this beautiful 2 story 2,128 sq. ft. Contemporary design, remodeled in 2010 with an open floor plan that is perfect for entertaining. This home features 4 bedrooms and 3 bathrooms making it the perfect house for a family. Views of Burbank, 2 jacuzzi tubs, cathedral ceilings, custom built-in closets in each bedroom, hardwood floors, travertine tile, granite counters in kitchen, with stainless steel appliances.

SEBASTIAN WOLSKI 818.554.2199 sebastianw@nestseekers.com | JERROD JONES 310.795.6855 jerrodj@nestseekers.com

BEVERLY HILLS EAST SIDE MIDTOWN WEST SIDE GREENWICH VILLAGE SOHO WILLIAMSBURG LONG ISLAND CITY NEW JERSEY

All material presented herein is intended for informational 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.

PROPERTIES

Nest Seekers INTERNATIONAL



3715 GRAND VIEW BLVD. LOS ANGELES, CA 90066 | \$1,250,000

The perfect development opportunity in highly desired area of West LA. Build a brand new home taking advantage of this generous lot of over 8200 square feet, or renovate/ add on to the current 1092 square foot 2 bed 1 bath home.

SAM REAL 323.533.1277 SamR@nestseekers.com | TYLER NAKAZAKI 424.247.4879 TylerNa@nestseekers.com



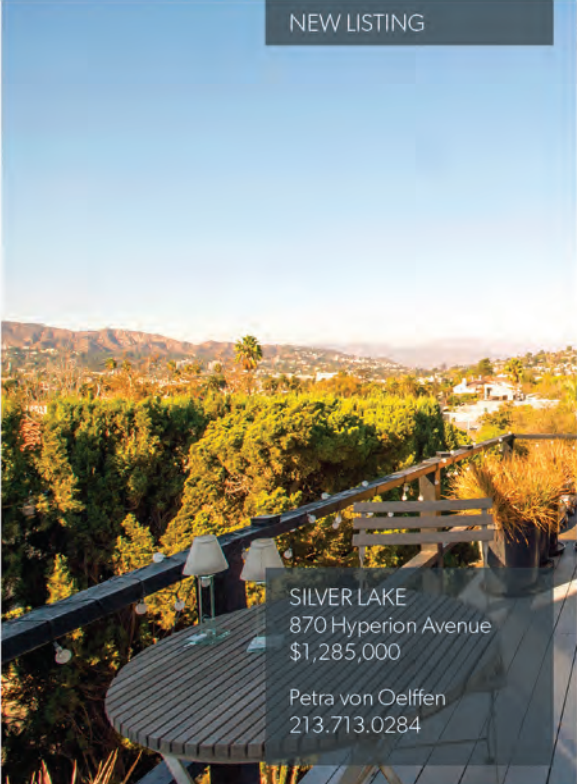
77700 COTTONWOOD COVE, INDIAN WELLS, CA 92210 | \$3,500,000

This expansive 13,089 sq. ft. contemporary designed home by Kevin Leonard is a one of a kind masterpiece. 24' foot ceilings, views from every room and invisible sliding glass doors that open from the living area to the lanai, sun deck and pool expand your entertaining area. Master bedroom wing is complete with an expansive retreat area and a private garden patio sanctuary. Additionally, two guest suites are located in the main house. Two detached Casita's are perfect for guests or onsite house manager. Casita 1 has a kitchenette and Casita 2 has a full kitchen. This massive resort-style property is situated on a premium 1.1 acre lot with commanding views of the mountains and 15th fairway of the Indian Wells Golf Course. With a new and fresh presentation to this home, all the beautiful furnishings are included in the price (excluding the art pieces and golf carts.) This property is unmatched by anything in the marketplace for quantity and the caliber of construction.

JASON GALARDI 310.980.1256 Jgalardi@nestseekers.com | ALEXANDRA GALARDI 310.278.8861 AlexandraG@nestseekers.com

JOHN AAROE GROUP

NEW LISTING



SILVER LAKE
870 Hyperion Avenue
\$1,285,000
Petra von Oelffen
213.713.0284

NEW LISTING




OPEN TUESDAY 11-2
SHERMAN OAKS
3449 Longridge Avenue
\$2,495,000
Donovan Healey
Joan Duffy
310.903.1876

NEW LISTING



SHERMAN OAKS
3469 Cody Road
\$1,750,000
Melissa Menard
310.729.9726

NEW LISTING



OPEN TUESDAY 11-2
LOS FELIZ
4963 Ambrose Avenue
\$1,595,000
Bryan Abrams
818.266.4300

aarooe.com

BEVERLY HILLS
BRENTWOOD
SUNSET STRIP
BALDWIN HILLS
SHERMAN OAKS

TOLUCA LAKE
PASADENA
DOWNTOWN LA
STUDIO CITY



NEW LISTING

SUNSET STRIP
 1530 N. Crescent Hts Blvd
 \$1,399,000
 Dominic Middono
 213.880.2901



HANCOCK PARK
 624 S. Rimpau Boulevard
 \$4,750,000

Sally Forster Jones
 Meredith Schlosser
 Shauna Walters
 310.691.7888



NEW LISTING

SHERMAN OAKS
 3713 Royal Woods Drive
 \$1,650,000
 Mark Bessey
 310.266.7853
 Steve Kaufman
 310.721.5929



NEW LISTING

BEL-AIR
 2311 Roscomare Rd #8
 \$1,250,000
 Amy Colvin Kaz
 424.249.7143



NEW PRICE

PACIFIC PALISADES
 1060 El Medio Place
 \$5,599,000
 Gloria Carmona
 323.350.8686



2400 THE STRAND, MANHATTAN BEACH
LISTED AT \$15,900,000

OPEN FRIDAY 11/18 12-2PM

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 310.729.7372
www.2400THESTRAND.com JohnWoodward4@yahoo.com



5682 HOLLY OAK DRIVE, LOS FELIZ
LISTED AT \$2,550,000

BY APPOINTMENT

3 Bd+2 Den, 4 baths, 3300 sq ft. With a highly published celebrity past, this Contemporary Mediterranean sits nestled within a majestic canyon view in one of the most exclusive neighborhoods in Los Angeles, The Oaks. Laze in the cathedral ceilinged two-story living room with exposed wood-beams, spacious work loft, or outdoor patio overlooking the serene canyon. Come home to a peaceful and elegantly walled enclave, moments from the heart of Hollywood.

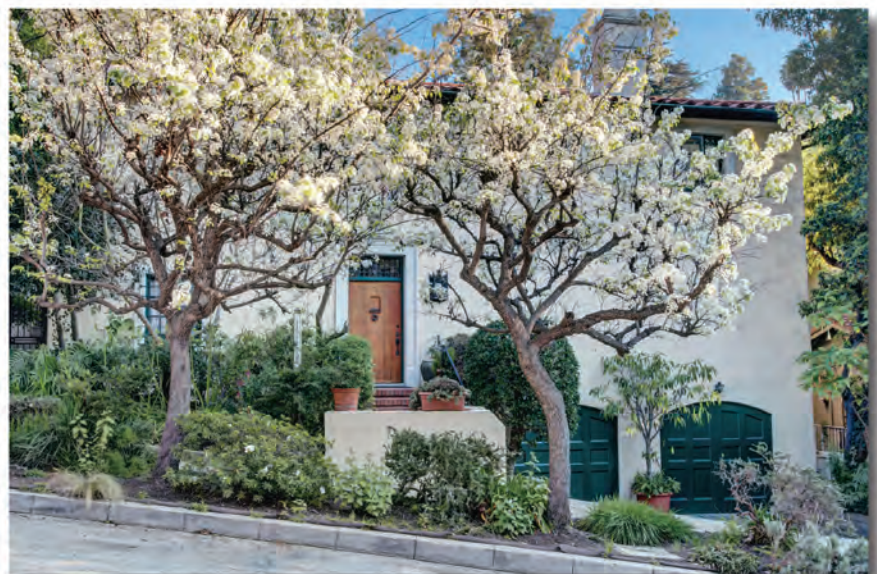
BRYAN MIYAMOTO 323.300.1188
www.BRYANMIYAMOTO.com Miyamoto@kw.com

4124 DUNDEE DRIVE, LOS FELIZ
LISTED AT \$1,875,000

BY APPOINTMENT

Gorgeous 4+3 Tuscan Villa on a highly coveted cul-de-sac. Impressive LR with a gorgeous fireplace. Opens out to the patios, pool, spa & view of the lushly landscaped grounds. Formal DR. Guest bdrm or den & bath on main level. Master opens out to a beautiful veranda offering a scenic view. New Lennox AC & heat, alarm system, solar panels. Approx 2764 sq ft + 500 sq ft in the finished basement. Lot is 11,438. A very special home in a magical setting!

GEORGE & EILEEN MORENO 323.668.7600
www.GEORGEANDEILEEN.com moreno@georgeandeileen.com



3648 SHANNON ROAD, LOS ANGELES
LISTED AT \$2,649,000

BY APPOINTMENT

The Hunter Residence, 1929. This is an exquisite example of Tudor architecture and has been lovingly maintained over the years. Beautiful original details & recent upgrades to major systems. On the main level, a grand living room with adjoining lounge featuring original stained glass. Upper level features a large master suite & 3 family bedrooms. Beautiful grounds that occupy a street-to-street lot. Lower level has a family/media room, fireplace & guest bed.

CARTER + ORLAND 213.703.1001
www.CARTERORLANDESTATES.com dorothycarter@kw.com



10525 WELLWORTH AVENUE, WESTWOOD
LISTED AT \$1,995,000

OPEN TUESDAY 11-2PM

This gorgeous traditional 3 bedroom, 2½ bathroom home has been extensively updated while retaining the original architectural appeal of hardwood floors, crown moldings and beveled glass windows. The kitchen is appointed with a gourmet center island/breakfast bar, stainless steel appliances and a view of the back yard that has been styled to look like an English garden. The home has ample storage throughout, including a large attic. Many updated systems.

KELLY ALUISE 323.578.3944
www.KELLYALUISE.com kellyaluisse@gmail.com



748 GLENVIEW ROAD, GLENDALE
LISTED AT \$1,299,000

BY APPOINTMENT

Gorgeous Spanish Colonial Revival on a lovely cul-de-sac in NW Glendale. Large LR with pitched wood ceiling, hrdwd flrs, fireplace. Lovely courtyard with fire pit, built-in seating, patio, & grassy yard - perfect for outdoor entertaining. Formal DR. Updated kitchen & breakfast nook. Upstairs master suite with mountain views, fireplace & luxurious bath. Close to Kenneth Village & Brand Park. Apprx 2727 sq ft. This mini-estate could be your home sweet home!

GEORGE & EILEEN MORENO 323.668.7600
www.GEORGEANDEILEEN.com moreno@georgeandeileen.com



Sotheby's

INTERNATIONAL REALTY



MALIBU | MORNING VIEW EQUESTRIAN ESTATE | 8 bedrooms/8,5 bathrooms | \$14,995,000 | web: 0308744

Malibu panoramic ocean view equestrian estate set on approx. over 5.4 flat acres. Exceptional access to riding trails, on property and in neighborhood. Estate is agriculturally zoned and has a picturesque barn with 10 stalls and a 16-ft center isle, combined with flat acreage and big ocean views, make it a one-of-a kind Malibu property in coveted Malibu Park.

ANTHONY PARADISE
tjparadise@gmail.com | 310.279.8303

AMY ALCINI
Amy.Alcini@sothebyshomes.com | 310.266.7929

THE ART OF LIVING

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ENCINO | STUNNING EAST COAST TRADITIONAL
6BD/7BA | \$5,895,000 | web: 0308835
John Giddins 310.666.6365, Tracey D. Clarke 310.888.3828



NEIGHBORHOOD | 6738 WILDLIFE ROAD
5BD/3BA | \$5,679,000 | web: 1290434
Hassen Masri 310.780.6133



BHPO | SIMPLICITY AND ELEGANCE
5BD/3.5BA | \$3,795,000 | web: 0027562
Jodi Korn Radoff 310.717.9700



WESTWOOD | "THE WILSHIRE", UNIT 16NE
2BD/2BA | \$3,499,000 | web: 0027594
Lori Berris 310.880.3061



SHERMAN OAKS | EXQUISITE PANORAMIC VIEWS
4BD/5BA | \$2,999,999 | web: 0344034
Mehry Ziai 310.897.0762



CENTURY CITY | 1913BENICIAAVENUE.COM
3BD/2BA | \$1,480,000 | web: 0027503
Tikva Nemani 310.409.8061

GREATER LOS ANGELES BROKERAGES

Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip

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A True International Real Estate Brand



9501 Gloaming Dr · Beverly Hills
Tina Eavers
8 bed · 8 bath · 6,377 sf · 10 acre lot

\$18,995,000
310.266.0947



801 N Sierra Dr · Beverly Hills
Tina Eavers
7 bed · 8.5 bath · 8,294 sf · 24,967 sf lot

\$11,990,000
310.266.0947



1106 N Hillcrest Rd · Beverly Hills
Y Charlie | K Sanchez | E Peskowitz | F Bernstein - WEA
4 bed · 4 bath · 4,009 sf · 28,544 sf lot

\$9,995,000
323.547.8900



406 S Sycamore Ave · Hancock Park Adjacent
Rosalie Klein
5 bed · 6 bath · 6,502 sf lot

\$3,790,000
323.935.8680



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CHARITY



415 7th St · Santa Monica **\$9,500,000**
 Sandra Miller 310.616.6213
 7 bed · 10 bath · 8,954 sf · 15,000 sf lot



648 Milwood Ave · Venice **\$3,700,000**
 Sandra Miller 310.616.6213
 3 bed · 4.5 bath



9512 Tullis Dr · Beverly Hills **\$2,199,000**
 Y Charlie | K Sanchez | A Aldrete, The Agency 323.547.8900
 3 bed · 3.5 bath · 2,188 sf · 4,950 sf lot



1919 4th St #C · Santa Monica **\$2,100,000**
 Sandra Miller 310.616.6213
 3 bed · 2.5 bath



6652 Lindenhurst Ave · Beverly Grove **\$1,595,000**
 Rosalie Klein 323.935.8680
 2 bed · 2 bath · 7,098 sf lot



915 12th St #5 · Santa Monica **\$1,399,000**
 Sandra Miller 310.616.6213
 2 bed · 3 bath



11924 Whalers Ln · Malibu **\$970,000**
 Guy Reid | Raphael Barragán 310.699.2601
 2 bed · 1 bath · 1,044 sf



531 11th St · Santa Monica **\$29,995/mo**
 Guy Reid | Raphael Barragán 310.699.2601
 6 bed · 8 bath · 6,394 sf · 7,509 sf



ENGEL & VÖLKERS®

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 310.460.2525

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2384 Buckingham Lane Los Angeles, CA 90077 | MLS#16-176162 | \$3,500,000

BEL AIR CREST



www.2384buckinghamlane.com

2384 Buckingham Lane, Bel Air 90077

Annalee Chandler - 001218955
 310-387-5008 | 310-276-6236
annalee2@dslextreme.com

Heidi Prince - 01820426
 818-807-6605 | 310-276-6236
Heidiho@aol.com



Ferraro & Associates Realty
 Ferrarore.com
 433 N. Camden Dr., Ste 400
 Beverly Hills, CA 90210

At prestigious Bel Air Crest you are on vacation and in a world of romance the moment you enter this 3 story Tuscan home, with soaring ceilings, marble floors, spiral staircase & elevator to all 3 levels. Entertainer's living room with fireplace that opens to the dining room. Designer's large eat-in kitchen with marble counters extend to the family room, bar & yet another fireplace. French doors open to an extremely private and luxurious patio with pool, spa, fireplace & built-in BBQ. Upstairs is the master suite with fireplace, wood flooring & marble bath. 2 more bedrooms with jack & jill bath. Spiral staircase leads to amazingly large game room & office area, another bedroom & bath, plus huge laundry room.





EASTERN

FOUR OFFERINGS IN LA'S
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KEVIN DEES | NICK SEGAL

kevin@kevindees.com | 818.414.3404



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Offered at \$1,999,000



OPEN TUESDAY 11-2PM
PENTHOUSE 1
Offered at \$2,649,000



OPEN TUESDAY 11-2PM
PENTHOUSE 2
Offered at \$2,750,000

KEVIN DEES | NICK SEGAL

kevin@kevindees.com | 818.414.3404



849 S. BROADWAY, RESIDENCE 512 | DOWNTOWN LA
Offered at \$1,565,000



OPEN HOUSE
TUESDAY 11-2 PM

KEVIN DEES | NICK SEGAL

kevin@kevindees.com | 818.414.3404



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EXCLUSIVE AFFILIATE OF





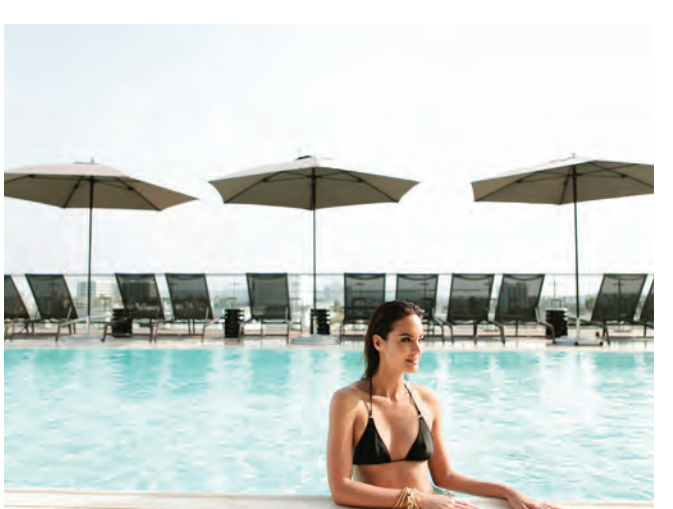
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FEATURES

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WESTSIDE ESTATE AGENCY



ONE OF MALIBU'S FINEST ESTATES MALIBU | \$32,995,000

On a pvt 4.8 acre knoll top w/unobstructed ocean view of Catalina. The finest architecture, construction & amenities, reminiscent of one of the great villas on the Amalfi Coast. Rolling lawns, infinity pool, sports court, basketball court, patios, & terraces. windingwayestate.com

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061
Mark S. Gruskin (310) 924-5769 | CalBRE# 01324387



ARCHITECTURAL CONNOISSEUR'S DREAM DESIGNED BY FRANK GEHRY MALIBU | \$29,995,000

Court ordered partition sale subject to overbid. World-class trophy property on multiple parcels with 160 ft of beachfront in the most prime section of Broad Beach. 11,000+ sf with sunlit courtyard entry, soaring ceilings, great walls for art, old walls of glass, garden, tennis court, lap pool & deep sandy beach. broadbeachcoastfront.com

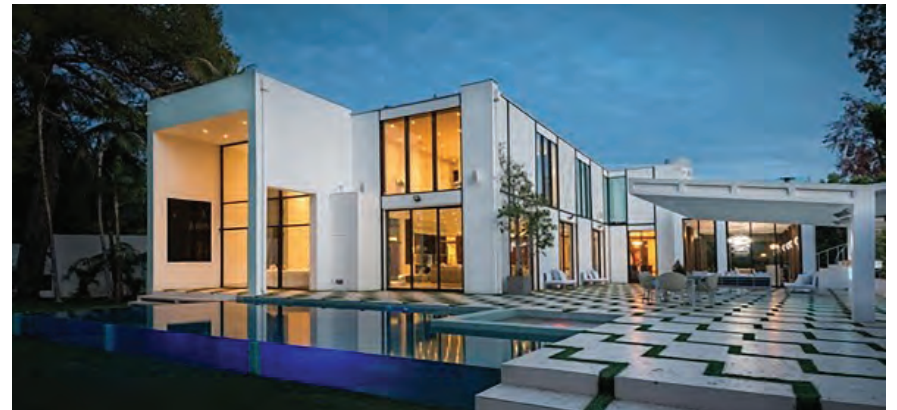
Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



SPECTACULAR NORTH BEVERLY PARK ESTATE BEVERLY HILLS | \$29,950,000

Completely private & secluded from the street, set behind iron gates. Over 20,000 sf of living space on almost 4 acres. Mediterranean villa with a grand 2-story entry, large living room, formal dining room, conservatory, grmt kitchen/family room, theater, wine cellar, incredible entertainment facilities, & more. weahomes.com/listing/beverly-park-circle

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



SPECTACULAR MODERN ESTATE BY ARCHITECT WILLIAM BECKETT BEVERLY HILLS | \$27,950,000

Just completed, featuring an incredible 2-story living rm, gorgeous library/den, state of the art media/screening rm, incredible master suite, spacious grmt kitchen, breakfast rm, wine cellar, & much more. All rooms open to a beautiful outdoor pavilion, gardens, bar, & swimmer's pool. An incredible opportunity. weahomes.com/listing/1024-summit-dr

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



SPECTACULAR ITALIANATE VILLA WITH A LEGENDARY HISTORY PACIFIC PALISADES | \$25,995,000

Behind antique iron gates at the end of a long private driveway. Unobstructed head-on views from downtown to Catalina. New construction w/old-world craftsmanship, modern tech & sophisticated design. The latest offering from ultra-exclusive designer/developer, Jaman Properties. In the most elite section of the Palisades Riviera. 1669sanonofre.com

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



SPRAWLING 2.6 ACRE COMPOUND BRENTWOOD | \$22,500,000

Magical 2.63 acres of park-like land on lower Mandeville is this compound of 3 structures, a swimming pool, & a tennis court + flat & rolling lawns. Main house is approx 8,000 sf (5 BRs/6 BAs + 2 powder rms). 3,500 sf guest house, a pool house, & more. brentwoodcompound.com

Stephen Shapiro (310) 860-8888 | CalBRE# 01257836
Richard Ehrlich (310) 860-8885 | CalBRE# 01267136

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



3351 N Knoll Drive
in Lake Hollywood Knolls



The Herding House of Lake Hollywood Knolls: designed, built and the personal residence of architect Franz Herding in 1927, was home to many celebrities dating back to the 1930's. This expansive Spanish home was planned for an indoor/outdoor lifestyle with breathtaking 180 degree views from almost every room. The spacious living room has hardwood floors, fireplace, coffered ceilings and separate TV alcove. The living room, formal dining room and kitchen all boast many large windows and each room has French doors leading on to a huge outdoor deck with fireplace. The kitchen is a gourmet's delight with large island, great counter space, fireplace and eat-in dining area. The studio/office area is multi-functional, perfect for at-home business or relaxing TV room with fireplace. The enormous master retreat enjoys a fireplace, private deck, and immense closet with room for exercise equipment and additional storage. The master bath has double sinks, separate tub and shower and walk-in sauna.

Offered at \$2,695,000

BROKER'S OPEN HOUSE
Tuesday, November 15, 11-2

T O M O T E R O

323.570.0036
TomOtero@RodeoRe.com

CA BRE # 01153440





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www.whollywoodresidence.com/penthouse14D



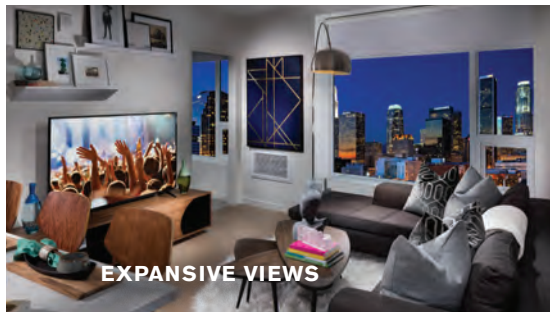
HOLLYWOOD

THE PENTHOUSES

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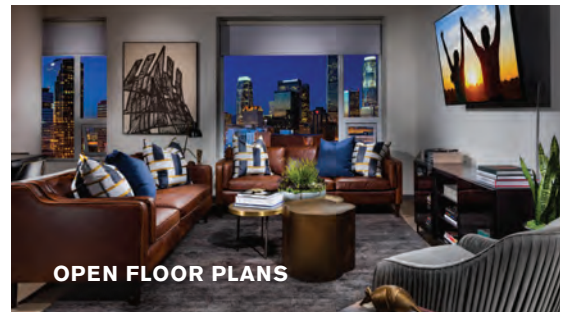
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VIEW



FEATURED *Properties*

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BEL AIR | \$1,399,000
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BEVERLY HILLS | \$849,000
 Light & Bright 2 BD/2BA condo. Completely Remodeled.
 225TowerDrive.com
LIOR MAGENI (818) 648-3702



BRENTWOOD | \$1,099,000
 11920 Dorothy St #204 | Upgraded 3BD/2BA penthouse condo with open kitchen & lots of light
GARY LIMJAP (310) 458-0091



CALABASAS | \$2,099,000
 Beautiful 5+6 Mountain View Estates. Enjoy 1 story living w/bonus rm/5th bd upstairs.
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ENCINO | \$2,175,000
 Gated 5+4.5 with over 4000 sq. ft. Private cul-de-sac street with tree top views
BARRY DANTAGNAN (818) 426-8677



HANCOCK PARK | \$7,950,000
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HANCOCK PARK | \$5,140,000
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LOS ANGELES | \$1,865,000
 Great opportunity for owner to remodel, developer or investor! 2-Story side-by-side Spanish duplex.
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MALIBU | \$12,250,000
 Exquisite Malibu estate designed by Michael Lee with mesmerizing ocean & coastline views.
ELLEN FRANCISCO (310) 589-2464



MALIBU | \$1,175,000
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MANHATTAN BEACH | \$3,875,000
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La Cañada Flintridge (818) 790-3334
 Los Feliz (323) 665-5841
 Malibu Colony (310) 456-3638
 Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700
 Marina del Rey (310) 301-3500
 Montecito (805) 969-4755
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MAR VISTA | \$1,729,000
3200 Stoner Ave | Charming Mar Vista home with rec room/guest quarters above 2-car garage.
JUANITA TIU (310) 586-4574



MONTECITO | \$52,000,000
Grand Italian Villa in Montecito ~ ocean & mountain views on over 9 acres.
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PACIFIC PALISADES | \$2,649,000
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PASADENA | \$1,350,000
633 S Lake Ave #4 | Luxurious, 4-story Chateau style townhouse, 2 master BD suite | 2.5 BA
SCOTT JAMES & CHRIS STILLMARK (626) 319-6927



PLAYA DEL REY | \$1,709,000
Comfort & sophistication in this East Coast-inspired farmhouse w/ocean views on corner lot
ALICE PLATO (310) 704-4188



PLAYA VISTA | \$1,295,000
Modern Soft-Loft: End unit w/Hdwd Flrs, Master Retreat, High Ceilings & Rooftop Deck
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SAN PEDRO | \$250,000
1BD/1BA Move In Ready 2nd Floor End Unit Condo | Open Floor Plan | Lots of Privacy
TONY YEH (310) 938-7578



SOUTH PASADENA | \$1,198,000
523 Hermosa St Terrific single story home in desirable Arroyo Vista Elementary school area
CAROL MAJORS (626) 399-9665



SUNSET STRIP | \$3,195,000
1737 Sunset Plaza Dr. Glass doors looking out to sweeping views. www.DohenyLifestyles.com
STEVEN SPREAFICO (323) 688-2175



TORRANCE | \$449,900
Great 2BD/2BA Townhome with Fireplace | Spacious Living/Dining Areas | 2 Car Garage
JENNIFER DEWALL (310) 602-9500



WESTLAKE VILLAGE | \$880,000
Sought after First Neighborhood 4+3 (1 down) gorgeous updated pool home. Park & greenbelts
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WESTWOOD | \$1,980,000
Rare 20th floor south-facing unit at The Mirabella, unobstructed views downtown to ocean.
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Palos Verdes (310) 378-5201
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A&D

ARCHITECTURE & DESIGN

WHAT'S YOUR PROGRAM?

by Bret Parsons

Whether you desire a cottage or a castle for your dream house, it's imperative to answer an architect's #1 question: "What's the program?" For this country estate north of Santa Barbara, the owners' reply was "an inspiring and secluded getaway, to unplug, and to raise our kids in a peaceful, non-urban setting." Added to that was "the spirit of humorist Will Rogers plus the rustic warmth and simplicity from the 1920s and 30s." Once the program was defined, the architecture and design decisions fell into place. Los Angeles-based architect Brian Tichenor was engaged as he has long-term ties to the area and understood vintage ranch homes along the coast. Then, convivial and hospitable living spaces were requested of interior designer Madeline Stuart to nurture informal gatherings and conversation. Reclaimed timbers were chosen for vaulted ceilings and furniture groupings focused around the fireplaces. Walls of French doors opening to the wrap-around porch brighten spacious rooms, including a gourmet country kitchen and breakfast nook which provide cheerful gathering spots for coffee and to plan the day's adventures. Everyone loves the panoramic ocean and mountain views, and the "old-California" feel of citrus orchards and avocado groves integrated between the main residence and the private guest house. Establishing the "program" first made all the difference.

480GlenAnnie.com
TichenorAndThorp.com

MontecitoLand.com
MadelineStuart.com



Photos by: Tom Ploch, Kristen Renee, and Scott Westlotorn

ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: MICHAEL BARSOCCHINI



MALIBU | \$4,750,000

Custom Malibu beach house w/French elegance 3+4, 60ft of beach frontage. DazzanEstates.com

Irene Dazzan-Palmer & Sandro Dazzan (310) 317-9354

ARCHITECT: GERARD COLCORD



CHEVIOT HILLS | \$4,395,000

2915 Patricia Ave. | Classic Spanish Colonial Revival. 3BD/3BA main house + 1BD/1BA guest.

Ron Wynn (310) 963-9944

ARCHITECT: TICHENOR & THORP



GOLETA | \$4,750,000

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HOLLYWOOD HILLS LUXURY LIVING

OPEN TUESDAY 11-2PM



3087 PASSMORE DRIVE, LOS ANGELES | 4 BR 3.5 BA | \$1,948,000

Embraced by a gorgeous setting in Hollywood Hills, this 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.

3087PASSMORE.COM



ARTHUR BAKHTARIAN

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314 North Elm Drive • Beverly Hills

- Sunlit rooms with marble floors & French doors
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Grand Opening Tuesday, November 15th • 11-2

\$3,599,000

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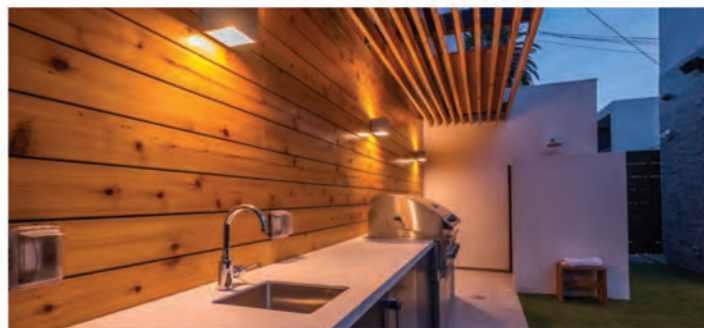
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Incredible Architectural Modern • 4208 Matilija Ave, Sherman Oaks



Open Tuesday 11/15 11am-2pm

www.4208Matilija.com



Located on a flat tree lined street south of Ventura Boulevard, this newly constructed gated 5 bedroom 5.5 bath residence exemplifies living as an art form. The unassuming reclaimed wood façade conceals an Ipe deck and custom pivot door that give way to an open concept floor plan enhanced by clean lines, high ceilings, & a strong architectural aesthetic. Walls of nesting doors, banks of windows, & numerous skylights flood the home with natural light while retractable shades provide the utmost privacy. Grohe fixtures, Ann Sacks tile, Jeld-Wen windows, custom lighting, linear vents, closed circuit security & a Creston system are just a sampling of the superb craftsmanship & great attention to detail. Structured for entertaining, the downstairs is comprised of an airy great room that features a banquette sized dining area, living room with contemporary in wall glass fireplace and an epicurean kitchen with massive Caesar Stone island, Thermador appliances, custom cabinetry with pull out shelving, large walk-in pantry & butler's pantry with beverage cooler & microwave. A stylized floating staircase leads to a spacious upstairs landing with a pebble tech balcony, three ensuite bedrooms and an enviable master suite with in wall fireplace, professionally organized walk-in closet, oversized balcony and spa quality bath with dramatic soaking tub, multi-jet shower & water closet. Ideal for enjoying the temperate Southern California climate, the landscaped grounds feature a salt water pool/spa with waterfall, lanai, grassy yard and built-in perimeter seating. Other amenities include a downstairs bedroom/office, chic powder room & a location close to the trendy shops and restaurants that dot Ventura Boulevard.

OFFERED AT \$2,795,000



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4210 Benedict Canyon Drive | Sherman Oaks

Offered at \$2,995,000

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QUALITYAGENTS



\$3,875,000 | 5364 Scott Robertson Rd, Hidden Hills | 4BD/5BA
Joanie Louis | 818.425.8516



\$17,795,000 | 221 S Cliffwood Avenue, Brentwood Park | 8BD/10BA | www.CliffwoodEstate.com
Gary Glass | 310.820.9343



\$3,395,000 | 335 Amalfi Dr, Santa Monica | 3BD/3BA
Emil Alexander Schneeman | 310.230.3731



\$2,995,000 | 868 S Bundy Dr, Brentwood | 6BD/5BA
Nancy Sanborn | 310.777.2858



\$2,795,000 | 4208 Matilija Ave, Sherman Oaks | 5BD/5½BA
F. Chavez/H. Zuckerman | 818.517.1411/310.710.8415



\$3,900,000 | 70300 San Lorenzo Road, Palm Desert | 9BD/13BA
St. James + Canter (Co-listed) | 310.704.4248



\$1,024,900 | 2924 Van Pelt Pl, Silver Lake | 2BD/2BA
Greg Bender | 323.868.6040

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\$3,650,000 | 3167 Stone Oak Dr, Brentwood | 6BD/7BA
Francine Chalme Meyberg (Co-listed) | 818.987.7653



\$2,495,000 | 661 Las Alturas Rd, Riviera | 4BD/4BA
Team Scarborough | 805.331.1465



\$2,295,000 | 2644 Greenvally Rd, Sunset Strip | 4BD/3BA
Elizabeth Friedman | 310.743.3301



\$1,925,000 | 1401 Warner Ave, Westwood | 3BD/2BA
Mary Young | 310.255.3416



\$749,900 | 13700 Marina Pointe Dr #1120, MDR | 1BD/1½BA
DelPonte/Sokolowski | 310.344.0898



\$1,359,000 | 1253 11th St #3, Santa Monica | 3BD/3BA
Kenneth Bellini | 310.749.9092

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331



THREE ON THIRD

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Open Tuesday 11:00 am - 2:00 pm

2316 3rd Street | 2318 3rd Street | 2320 3rd Street

\$2,599,000 | \$2,499,000 | \$2,699,000

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Looking out to the city lights, this Contemporary Hollywood Regency was home to a Rockstar and sits on a hidden drive surrounded by celebrity properties. The discreet, nearly windowless front façade provides a sense of privacy & security. The double front doors open to a dramatic entry with a two story wall of glass on the rear....revealing the lush gardens, pool, spa and views. The entry level has an open kitchen, dining and living room that open to large view decks. The upper master & guest room also have city view decks. Downstairs, a second master suite with fireplace and the massive screening/media room open to the pool & grounds. This three bedroom, three bath home...plus media is the perfect retreat. Bring your clients seeking privacy and seclusion.

Open Tuesday 11 am - 2pm
www.7435PaloVista.com



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 Director Estates Division
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HOT **VENICE** DEVELOPMENT OPPORTUNITY



OPEN: TUESDAY 11/15
11AM - 2PM

REFRESHMENTS SERVED

RARE opportunity to own one of the desired 'big lots" on coveted Preston Way in hot Silicon Beach. Build your dream home or remodel the existing house with its cool 70's vibe, reminiscent of Venice's heyday. This huge lot measures a quarter of an acre with a 63 ft frontage and is 173ft deep! Developed properties are selling for upwards of \$6.5 million and there are lots of architecturally significant homes all around. Closest property to the beach on over a .25 acre lot for under \$3 million!

1348 PRESTON WAY VENICE, CA 90291
OFFERED AT \$2,900,000

HUGE One-Quarter Acre Lot | 2 Separate Houses

GABRIELA EFFRON | REALTOR®

310.210.9867

gabriela.effron@gmail.com

CalBRE License #01899071

RODEO REALTY

F I N E E S T A T E S

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MONTECITO

LIFESTYLE.







Morrish Estate in Prime Montecito

2084 ALISOS DRIVE



One gated and private acre in the best Montecito location
Stylish and sophisticated design with 5 luxurious bedroom suites
Sun drenched swimmers pool and outdoor chef's kitchen with dining area
Asking price \$6,500,000 with a built-in income of \$320,000/year for an investor buyer

Whether you are a principal buyer or investor it doesn't get any better than this....quintessentially montecito

BRENT WATSON 310.600.9119
CalBRE# 01183125

COLLEEN BEAL 805.895.5881
CalBRE# 01201456

BW | COMPASS
HOMES



Offered at \$2,600,000
Open Tuesday 11-2

AARON OUWELEEN
310.980.2244 | AARON@AARONOUWELEEN.COM



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LOCAL EXPERTISE, GLOBAL PRESENCE.

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479 S Holt Ave

\$3,788,000

**Open Tuesday, November 15th,
from 11am to 2pm**

Cutting-edge architectural new construction home that sets the standard in excellence. Bask 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 luxurious 4 bedrooms and 5 bathrooms. Fleetwood pocket doors disappear into the wall to allow the living space to flow outdoors, where you will be greeted with a jaw-dropping backyard featuring a pool, spa, and outdoor seating area with a fire pit. Luxe materials and a functional layout help set this modern marvel apart. A smart system automates your new home's functions. Hedged for optimal privacy, and 2-car attached garage round out the compound factor of the home.

479Holt.com

The Sunset Team

9000 W. Sunset Blvd. Suite 1100
West Hollywood, CA 90069
310 274 3900
thesunsetteam.com

KW HOLLYWOOD HILLS
KELLER WILLIAMS REALTY



REDEFINING REAL ESTATE

Sales | Consulting | Design



Open Tuesday, November 15th,
from 11am to 2pm and Twilight 6-8pm

VILLA ORLANDO

\$8,500,000

838Orlando.com

Where Luxury and Location Converge

Alex Lombardo | Mina Azami
The Sunset Team

9000 W. Sunset Blvd. Suite 1100
West Hollywood, CA 90069
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thesunsetteam.com
KW HOLLYWOOD HILLS
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REDEFINING REAL ESTATE

Sales | Consulting | Design

805 N. LINDEN DRIVE



OPEN TUESDAY 11-2

Impeccably restored Wallace Neff redesigned for today's luxury living! Dramatic 2-story formal living room features cathedral ceilings & fireplace overlooking beautifully landscaped gardens. White marble and beautiful wood floors offer a classic look to this 5 bed + 5 bath home. Formal dining

room, state of the art gourmet kitchen with top of the line appliances, office with charming fireplace, and huge family room overlooking the large al fresco dining area equipped with BBQ, fire pit, pool & spa.

Offered at \$14,950,000 | 805Linden.com

Myra Nourmand
myranourmand@nourmand.com
direct: 310.888.3333
bre#: 00983509

Seth Perry
sethperry@me.com
direct: 310.888.3380
bre#: 01908863



OPEN TUESDAY
from 11am-2pm



9577 Lime Orchard Road Beverly Hills Post Office

IMMACULATE PETER CHOATE DESIGNED TRADITIONAL. Located in the most secluded and highest part of this Famed A-List Celebrity Filled Guarded Hidden Valley Road Enclave. Immediately adjacent to the Charlton Heston Estate, and to hiking trails that lead to the serene upper Franklin Canyon lake, this 5 Bedroom Family home on over an acre of private land has sweeping tree-top canyon views of this enclave and the hills beyond. Grand scaled rooms, high ceilings, and beautiful hardwood floors are found throughout. Formal two story entry, living room, dining room, family room with wet bar, and a timeless wood paneled study, which has French doors leading out to the superb entertaining pool and spa area. Remodeled center island kitchen has brand new state of the art appliances and adjacent den area. Upstairs you will find the luxurious 1275 sqft Master Suite, including fireplace, his and hers bathrooms with walk-in closets, an attached gym and bath, and two other oversized en suite bedrooms. This Quiet Desirable Community is like no other on the Westside - Secluded and Refined rural living that escapes the busy city below.



\$11,500,000

**Paul Czako
310.995.1963**

2536 5th Street, Santa Monica

BED 3 | BATH 4 | PRICE \$3,795,000 | LIVING AREA 3,607 SQ. FT. | LOT SIZE 4,905 SQ. FT.

OPEN TUESDAY, November 15th | 11AM - 2PM | Tacos | Margaritas | Live DJ | Valet Parking

BIRTHDAY GIFTS OPENED *here.*



haltonpardee.com | nancy@haltonpardee.com | 310.907.6517

2000 Walnut Avenue, Venice
BED 4 | BATH 4 | PRICE \$3,250,000 | LIVING AREA 2,941 SQ. FT. | LOT SIZE 5,110 SQ. FT.
OPEN TUESDAY, November 15th | 11AM - 2PM | | Mimosas | Cheese + Crudites | Valet Parking

AL FRESCO DINNERS HOSTED

here.



haltonpardee.com | kerryann@haltonpardee.com | 310.907.6517

Open 11-2pm | Friday, November 18th



3638 Avenida del Sol

Studio City | 5 BR | 5 BA | Pool | \$1,650,000

ERNIE CARSWELL
&
PARTNERS

Enjoying stunning views from the Studio City hills, including shimmering city lights, canyon & mountain views, this home offers numerous balconies and lovely pool & spa to survey them all – resulting in a California dream arrangement.

Michele Moses

TELES
PROPERTIES

818.400.1016

ERNIE CARSWELL
&
PARTNERS



Brentwood Park
130 South Burlingame Avenue

Turn page for details

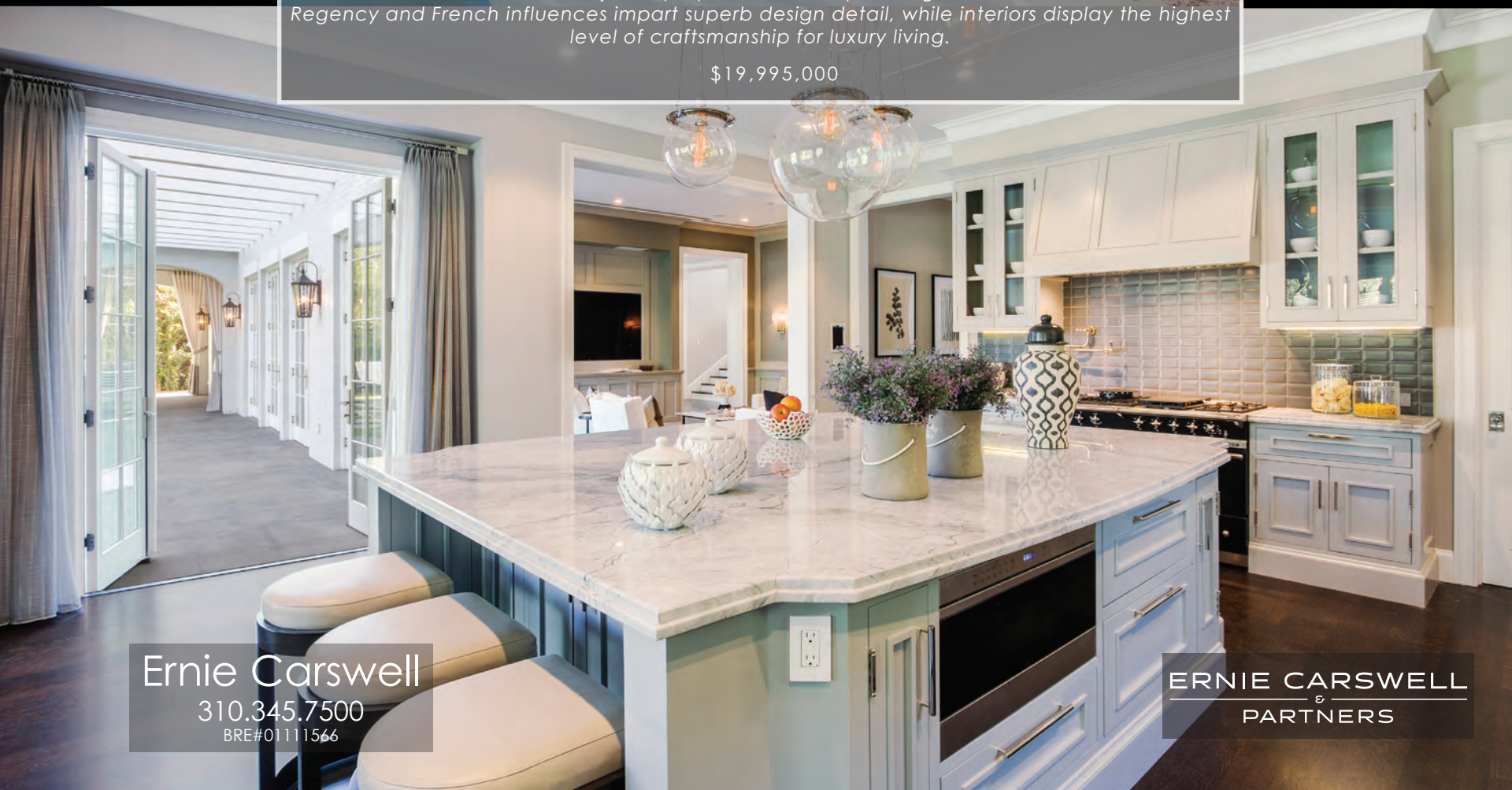




7 BR | 12 BA | Pool | Cabana | Field-Size Yard
Putting Green | Outdoor Living Room Loggia

New Traditional Estate of majestic proportions, set upon large flat lot with Ocean vistas. Regency and French influences impart superb design detail, while interiors display the highest level of craftsmanship for luxury living.

\$19,995,000



Ernie Carswell
310.345.7500
BRE#01111566

ERNIE CARSWELL
&
PARTNERS

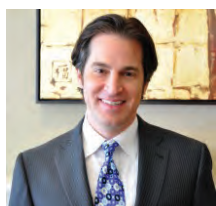
NEW LISTING

STYLE AND SOPHISTICATION



11838 DOROTHY STREET #102 | BRENTWOOD, CA 90049
OFFERED AT \$1,398,000

Beautifully updated unit featuring unique and private 800 square foot terrace! No expense spared in its total renovation. Gourmet kitchen with CaesarStone quartz counters and mosaic back splashes. Bertazzoni stove with overhead retractable pot filler and Kobe exhaust vent. Bosch convection microwave/oven combination, Jenn-Air refrigerator, Asko dishwasher and Vinotemp 42 bottle wine refrigerator. Gleaming hardwood, marble and tile floors, high ceilings with recessed lighting and plantation shutters. Master bedroom with large walk-in closet. Sumptuous marble en suite bath features quartz counters, double sinks, a deep soaking tub, large walk-in shower with tumbled marble floor and high-end fixtures. Outdoor terrace with slate flooring, built-in outdoor kitchen with stacked stone, 32" built-in gas grill with double side burner, large stainless steel sink and outdoor refrigerator. An entertainers dream! The convenience of a condo, with the outdoor space of a single family home!



JOSEPH SCHIRO
310.592.0796
joe@theheritageregroup.com
www.plushhomerealty.com
CalBRE 01162621

www.11838dorothy.com

PLUSHHOME
INTERNATIONAL REALTY
A Division of Heritage Real Estate Group International, Inc.

SPACIOUS 1 BEDROOM PENTHOUSE

OPEN TUESDAY 11-2pm



2320 S Bentley Ave #205, West Los Angeles

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. Also includes: powder room, bamboo floors, smooth ceilings, recessed lighting, crown moulding, plantation shutters, AC, 2 secured parking spaces (tandem), extra storage and open views. Located in an attractive and updated courtyard building, with modern landscaping, beautiful pool, exercise room and low HOA dues (\$380/mth). Larger than many 2 bedroom units (approx 1,044 sf.). An exceptional opportunity, close to shops, restaurants, mall and only 2.5 blocks to the new expo line!

\$569,000 | Bentley205.com

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310-623-8825

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310-623-8819

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1,513 – 1,846 Square Feet
3 – 4 Bedrooms | 2.5 – 4 Baths
2-Car Garages | Porches

PRICED FROM \$462,990

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FREE WASHER, DRYER & REFRIGERATOR**

for your client if purchased this weekend, plus

3% BROKER REFERRAL *for you*

Introducing Citrus Junction, Comstock Homes' newest townhome neighborhood in the heart of Azusa. With a host of contemporary floor plans to choose from, Citrus Junction offers the best solution for a fresh start.

TOUR THE FURNISHED MODEL HOMES TODAY!

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☎ 626.208.0122 | CitrusJunction@Comstock-Homes.com

TheCitrusJunction.com/MLS [f](#) [@](#) [g+](#)

*Broker must accompany client(s) on their first visit to the sales gallery and present a completed registration form at that time. **Home must be purchased 11/19/16 – 11/20/16 to receive washer, dryer and refrigerator. Must be 18 or older to claim. Please see sales agent for details. Prices, plans, maps, materials, features and specifications are subject to change without notice. All square footages are approximate. Because each floor plan may have several exterior design treatments, front entry doors and ceiling heights may vary, and certain windows, alcoves, ledges, seats, interior doors, etc. may be added or deleted or may vary in size, style and/or location, depending upon the exterior elevation. Homes shown are model homes and do not reflect actual homesites for sale. Comstock Homes Broker, Inc. CalBRE license no. 01912034. 🏠



PRETTIEST ONE ON THE BLOCK

CASA VERDE

OPEN TUESDAY FROM 11:00AM-2:00PM



2607 PATRICIA AVE, CHEVIOT HILLS

\$3,499,000

4 ENSUITE BEDROOMS

4,420 SQUARE FOOT HOME

7,056 SQUARE FOOT LOT

NEW CONSTRUCTION

PAUL WYLIE
323.5 | 5.9585
PWYLIE@LAMERICAUSA.COM



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REAL ESTATE



6 NEW ARCHITECTURALLY-DESIGNED SINGLE-FAMILY HOMES IN THE HOLLYWOOD HILLS

- 3-Story, Up to 1,941 Square Feet
- 3 Bedrooms, 3.5 Baths
- Rooftop Terrace with Panoramic Views
- Gated Driveway
- Walkable to shops, cafés, restaurants, entertainment and more
- Close to Downtown LA, West Hollywood and the Westside

Starting at \$1,049,000

\$20,000 HOLIDAY BONUS*

\$5,000 BROKER INCENTIVE**

Furnished Model Home
1926 1/2 Carmen Avenue
panoramahollywood.com

Chris Furstenberg
chrisfurstenberg@gmail.com
323.422.2244 | CalBre#01208924




WCH Communities, LP

Photography of Panorama model home, lot #4. *Holiday Bonus available if Buyer uses Wells Fargo Home Mortgage and closes escrow by December 20, 2016. Prices and terms subject to change without notice. See sales representative for details. **Referring Broker to receive 2.5% commission plus \$5,000 if Buyer closes escrow by December 20, 2016. Prices and terms subject to change without notice.



\$1M PRICE REDUCTION

OFFERED AT \$10,995,000

626 N. ARDEN DRIVE | BEVERLY HILLS

6 BEDROOMS | 6,889 SQ. FT. | 14,190 SQ. FT. LOT

This spectacular 1930 Paul Williams 6-bedroom home in the coveted Beverly Hills flats has been beautifully preserved and updated to offer contemporary elegance and luxurious details. The finest materials and finishes were used in restoring this timeless Monterey Colonial residence. The ground level space 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. A classic wrap-around terrace drenched in roses overlooks the grounds. The generous and lushly landscaped one-third acre lot invites easy indoor-outdoor dining and entertaining around the pool, outdoor fireplace, cabana and dining area with barbecue and pizza oven. A detached guest apartment above the three-car garage boasts a spacious one-bedroom retreat with living room and bath.

BILLY ROSE
424.230.3702

NATASHA BARRETT
310.874.2302



An international associate of Savills

THEAGENCYRE.COM







NEW LISTING

OFFERED AT \$13,950,000

29829 HARVESTER ROAD | MALIBU

8 BEDS | 5 BATH | 5,432 SQ. FT. | 181,041 SQ. FT. LOT

This modern farmhouse with stunning ocean view is nestled behind gates and up a long, private driveway. This beautifully redone home, along with two detached guest houses, sits on an idyllic four-plus-acre lot that encompass magical outdoor areas to entertain, a vegetable garden, fruit trees and tennis court. A magical setting and the perfect property in which to bring up family and accommodate extended family and guests. Surrounded by lush gardens and sitting in complete privacy.



SANTIAGO ARANA

310.926.9808





1410 DAVIES DRIVE

BEVERLY HILLS POST OFFICE

5 BEDROOMS | 6 BATHROOMS | 151,415 SQ. FT. LOT

OPEN TUESDAY 11-2PM

NEW LISTING

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. The grand chef's kitchen is comprised of designer brands such as Miele, Viking and Sub-Zero. Equipped with state-of-the-art technology, a Sonos system, and surround sound speakers throughout, this home is ideal for entertainment. The spectacular grounds also feature a Roman pool, spa and backyard filled with lush vineyard and custom landscaping. The indoor-outdoor flow of this home epitomizes the quintessential Southern California luxury lifestyle. Truly a must-see.

OFFERED AT \$12,500,000

CINDY AMBUEHL
424.321.4947



An international associate of Savills

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\$200K PRICE REDUCTION

OFFERED AT \$1,999,000

1287 CASIANO ROAD | BEL AIR

3 BEDROOMS | 2.5 BATHROOMS | 2,753 SQ. FT. | 21,149 SQ. FT. LOT

OPEN TUESDAY 11-2PM

JON GRAUMAN
424.238.2484



An international associate of Savills

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NEW LISTING

OFFERED AT \$3,999,000

13151 CHELTENHAM DRIVE | SHERMAN OAKS

OPEN TUESDAY 11-2 & SUNDAY 1-4PM

6 BEDROOMS | 5 BATHROOMS | 5,705 SQ. FT. | 38,747 SQ. FT. LOT

A one-of-a-kind opportunity to purchase an incredible view promontory on close to 1 acre in the desirable Longridge Estates area. Completely private from the street with a long drive, the site is completely oriented towards a magnificent 180 degree view of the city. Move right in to the traditional estate with numerous updates, extensively remodel/expand or build new. The site has a large usable pad and is surrounded by mature landscaping creating a unique and very private setting.

DAVID PARNES
DPARNES@THEAGENCYRE.COM
424.400.5916

JAMES HARRIS
JAMES@THEAGENCYRE.COM
424.400.5915



An international associate of Savills

THEAGENCYRE.COM





NEW LISTING

OFFERED AT \$1,999,000

3848 FREDONIA DRIVE | HOLLYWOOD HILLS

OPEN TUESDAY 11-2PM & SUNDAY 1-4PM

4 BEDROOMS | 3 BATHROOMS | 4,021 SQ. FT. | 12,485 SQ. FT. LOT

PRIVATE RESORT-LIKE REMODEL OPPORTUNITY

This gated contemporary, resort-like estate is located in the Hollywood Hills. The private setting is tranquil with mature landscaping offering the perfect backdrop for fabulous outdoor entertaining. A massive family/game room with wet bar opens to the expansive grounds which include a pool, spa, outdoor kitchen with BBQ. Additional features include a music studio, security system and speakers throughout the property. Tremendous opportunity to remodel. Close to Burbank studios and Universal.

DAVID PARNES
DPARNES@THEAGENCYRE.COM
424.400.5916

JAMES HARRIS
JAMES@THEAGENCYRE.COM
424.400.5915

MAURICIO UMANSKY
MUMANSKY@THEAGENCYRE.COM
424.230.3701



An international associate of Savills

THEAGENCYRE.COM





1512 SUNSET PLAZA DRIVE

SUNSET STRIP

OFFERED AT \$4,495,000

4 BEDROOMS | 5 BATHROOMS

4,000 SQ. FT.

10,510 SQ. FT. LOT

JOSH MYLER
424.230.3733

BLAIR CHANG
424.230.3703

OPEN TUESDAY 11-2PM

NEW LISTING



An international associate of Savills

THEAGENCYRE.COM





\$1 MILLION PRICE REDUCTION

OFFERED AT \$3,999,000

8570 COLE CREST DRIVE | SUNSET STRIP

OPEN TUESDAY 11-2PM & SUNDAY 1-4PM

VALET PROVIDED

5 BEDROOMS | 8 BATHROOMS | 7,744 SQ. FT.

Priced to sell at \$516/sf. \$1 Million reduction. Offers due Monday, November 21st by 5:00pm. Perched on a distinctive knoll in the Hollywood Hills with commanding 360 degree views, this is an extraordinary opportunity to acquire one of the safest homes in Los Angeles. Enter the main level and step down into spacious living room with panoramic views of the LA skyline spanning downtown to the ocean. A SAFE home featuring state of the art security including a safe core, biometrics, and helipad.

DAMIAN NELSON
424.238.2475

PAUL LESTER
424.230.3747

MAX NELSON
424.238.2482



An international associate of Savills

THEAGENCYRE.COM





764 ILIFF STREET

PACIFIC PALISADES

6 BEDROOMS | 8 BATHROOMS | 6,000 SQ. FT. | 6,496 SQ. FT. LOT

IM Home Presents a Stunning Contemporary Farmhouse! New construction with 6000 sq ft of luxurious living space. The grand entry invites you into a beautiful 6BR/8BA, three-level home in the highly desirable Alphabet Streets. The entry level has a spacious open floor plan, with striking wide planked oak flrs, an elegant LR w/fireplace leading into formal DR, with extensive high end finishes of detailed wood working, handcrafted wainscoting, and custom tile. The state of the art, gourmet kitchen features a Wolf range, Sub-Zero refig, walk in pantry, breakfast area that graciously flows into the family room and the privately lush outside pool/spa terrace with built-in BBQ. Sophisticated basement equipped with home theater, gym/sixth bedroom, entertaining area with bar/wine cellar. Upstairs has four BR w/en suites BA. Master BR has duel closets, fireplace, sitting area and tranquil balcony. This elegant beach home is just blocks away from ocean, palisades village and new Caruso development.

JACQUELINE CHERNOV

424.832.5230

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$5,395,000
LUNCH SERVED BY BAY CITIES



An international associate of Savills

THEAGENCYRE.COM





10549 BUTTERFIELD RD

CHEVIOT HILLS

3 BEDROOMS | 3 BATHROOMS | 2,062 SQ. FT.
OFFERED AT \$1,549,000

DAVID SOLOMON
424.400.5905

ANNA SOLOMON
424.400.5903

OPEN TUESDAY 11-2PM

NEW LISTING



An international associate of Savills

THEAGENCYRE.COM





1112 TOWER RD | BEVERLY HILLS
OFFERED AT \$9,500,000

6 BEDROOMS | 5.5 BATHROOMS | 6,333 SQ. FT. | 18,749 SQ. FT. LOT

DAVID SOLOMON
424.400.5905

ANNA SOLOMON
424.400.5903



OPEN TUESDAY 11-2 PM

NEW LISTING



An international associate of Savills | THEAGENCYRE.COM



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THE RESIDENCES AT CARBON BEACH

THREE RESIDENCES REMAIN

Only three homes remain available within this exquisitely private enclave located steps from the sand and sea in Malibu's famed Billionaire's Beach. Each offers sweeping ocean views, sleek, open-concept design, soaring 11-foot ceilings and a plush, expansive rooftop terrace with fireplace and jacuzzi — the ultimate setting for seaside lounging, dining and entertaining.

Starting at \$3,695,000 | 2.5% Broker Commission

3 Bed | 3.5 Bath | 4,996 – 5,415 Approx. Total Sq. Ft.

310.698.7889 | Carbon-Beach.com

22065 PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA 90265

SOCAL
HOLDINGS



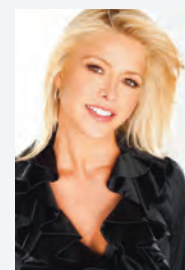
OPEN TUES 11-2, SAT & SUN 1-4



9955 DURANT DR, BH

PENTHOUSE AVAILABLE | \$9,995/MO
2 BEDROOM AVAILABLE | \$5,200/MO & UP
SHORT TERM OR LONG TERM LEASES
IMMEDIATE OCCUPANCY
4% COMMISSION

Luxury 3 bedroom Penthouse available, 2 and 3 Bedrooms also available. Large open floorplans all remodeled with hard wood floors and top of the line finishes, walk in closets, and city views. Near Rodeo Drive and great restaurants!



Nicole Contreras

www.nicolecontreras.com
nicole.contreras777@gmail.com
direct: 310.614.4952
bre #: 01512844



131 S MAPLE DR, BH

PENTHOUSE AVAILABLE | \$9,950/MO
2 BEDROOM AVAILABLE | \$3,950/MO & UP
SHORT TERM OR LONG TERM LEASES
IMMEDIATE OCCUPANCY
3.5% COMMISSION

Exclusive 3 bedroom Penthouse available. Newly remodeled 1,2,3 bedroom floor plans that are spacious, open, & bright. Top of the line finishes, hardwood floors, high ceilings and SS appliances. Roof top deck with bbq area, near the Rodeo shops, restaurants and Beverly Hills schools. We can do flexible lease terms and furnished for additional fee.





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



THE ENRIGHT COMPANY

A REAL ESTATE ORGANIZATION



251 S. WINDSOR BOULEVARD

\$6,950,000 USD

WWW.WINDSORSQUAREPALAZZO.COM



DESIGN
CONSTRUCTION

B R I A N L I T T L E



4 BEDROOMS | 5.5 BATHS
GUEST HOUSE

NEARLY 6,000 SQUARE FEET
4 FIREPLACES

POOL | SPA

A SUBTLE INTERPRETATION OF AN ITALIAN RESIDENCE





THE ENRIGHT COMPANY

A REAL ESTATE ORGANIZATION

TIMOTHY ENRIGHT | 310.652.6600

Tim@TheEnrightCompany.com



PRIVATE BROKER'S OPEN
TUESDAY 11 AM - 3 PM

251 S. WINDSOR BOULEVARD
\$6,950,000. USD

WWW.WINDSORSQUAREPALAZZO.COM



HANCOCK HOMES REALTY

GORGEOUS ITALIAN RENAISSANCE

184 South Hudson Avenue



8 Bedrooms | 6.5 Bathrooms | 8,000 Sq. Ft. | 27,544 Sq. Ft. Lot

BROKER'S OPEN HOUSE

Tuesday, November 15 | 11:00 AM – 4:00 PM

Offered at \$7,995,000

www.184Hudson.com

MLS #16-178474

Information relating to all measurements, calculations of area, condition of property and features of property is obtained from the Seller, Public Records and/or other sources, and has not been and will not be, verified by Broker/Agent. All information should be independently verified for accuracy through personal inspection and with appropriate professionals. *Sales figures obtained from theMLS® list John Duerler as the #1 agent for Residential Cross-Property Sales in the 2015 calendar year for Area 18 (Hancock Park / Wilshire). Information from theMLS® is deemed reliable but not guaranteed.

HANCOCK HOMES REALTY

JOHN DUERLER



www.hancockhomes.com

(323) 462-2748

Principal, BRE #01848596

c. (213) 924-2208

john@hancockhomes.com

#1 Agent Hancock Park/Wilshire*





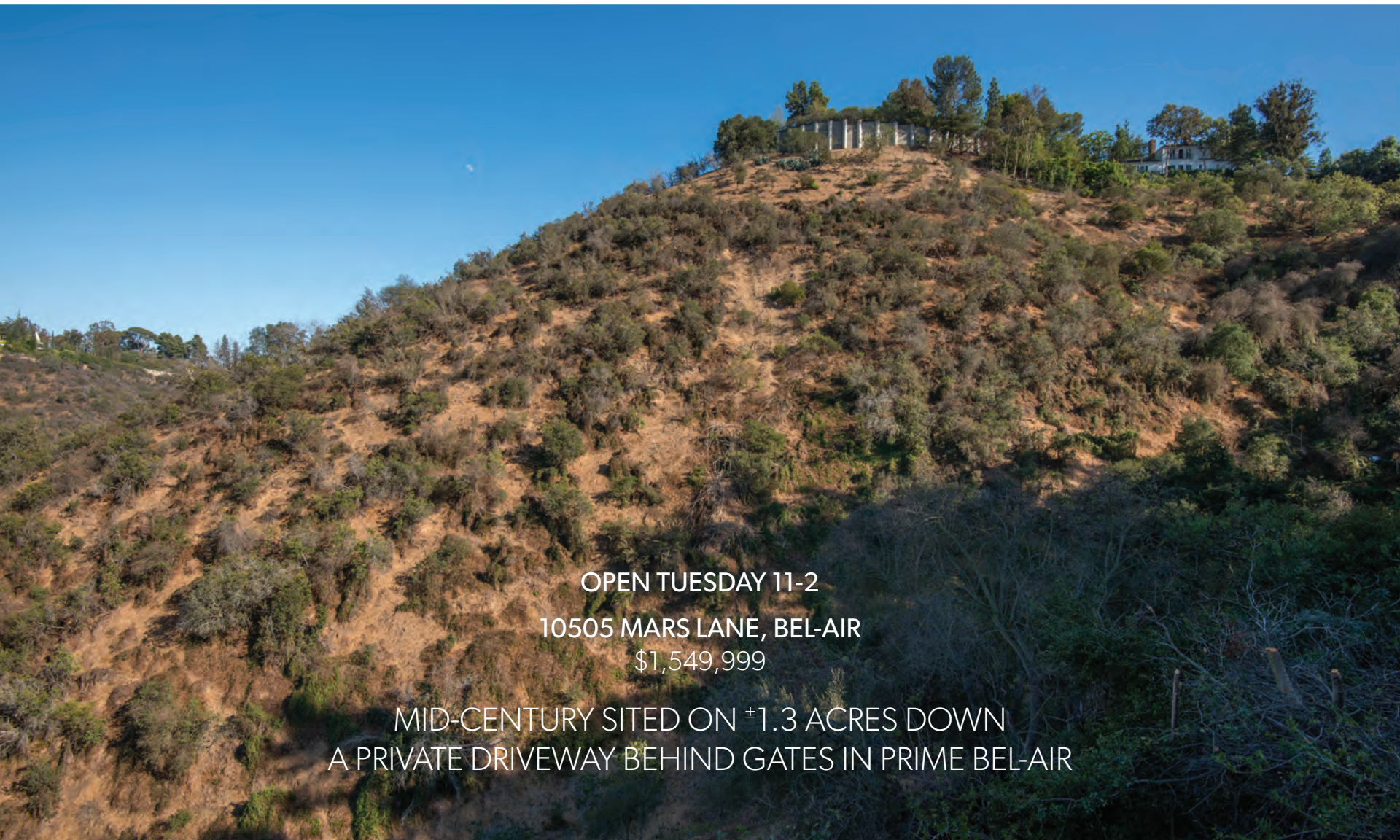
NEYSHIA GO
Director, Aroe Estates

310.882.8357
neyshiago.com

AARON KIRMAN
President, Aroe Estates

424.249.7162
aaronkirman.com

JOHN AROE GROUP



OPEN TUESDAY 11-2

10505 MARS LANE, BEL-AIR
\$1,549,999

MID-CENTURY SITED ON ±1.3 ACRES DOWN
A PRIVATE DRIVEWAY BEHIND GATES IN PRIME BEL-AIR



TYLER GREEN
Estate Agent

310.600.8918
tyler@aaronkirman.com

AARON KIRMAN
President, Aaroe Estates

424.249.7162
aaronkirman.com

OPEN
TUE 11-2



JOHN AAROE GROUP



New price: \$3,700,000
aaronkirman.com/9681highridge

9681 HIGHRIDGE DRIVE
Beverly Hills



ARVIN HADDAD
Estate Agent

310.909.6434
arvin@aaronkirman.com

AARON KIRMAN
President, Aaroe Estates

424.249.7162
aaronkirman.com

OPEN
TUE 11-2



JOHN AAROE GROUP



\$10,850,000
aaronkirman.com/16300shadowmountain

16300 SHADOW MOUNTAIN DR.
Pacific Palisades



NEWLY CONSTRUCTED IN THE SILVER TRIANGLE



JOHN AAROE GROUP



12131 HOLLYGLEN PLACE, STUDIO CITY | OFFERED AT \$2,495,000

Built with amazing quality and craftsmanship this 5 bedroom+5.5 bathroom home offers a formal living room and huge family room with fireplaces, accordion doors, large dining room and state of the art gourmet kitchen with top of the line stainless steel appliances. Master Bedroom has large walk-in closet, free-standing tub and an enormous shower. High end finishes include wainscoting, coffered ceilings, butler's pantry and Hardwood floors throughout. Lush grassy front and backyard area, sparkling pool with waterfall, outdoor bbq and very private block wall surrounding the property. Close to Sunday Farmers' Market, Ventura Blvd shops and restaurants and the amazing Fryman trails.

www.12131Hollyglen.com



DONOVAN HEALEY
Director, Aroe Estates

310.903.1876
donovanhealey@gmail.com
donovanhealey.com



IMMACULATE LONGRIDGE ESTATES TRADITIONAL



OPEN
TUE 11-2

JOHN AAROE GROUP



3449 LONGRIDGE AVENUE, SHERMAN OAKS

Immaculate traditional loaded with class, space and charm. Securely gated for privacy, with beautiful finishes, a flowing floor plan, tasteful decor and impeccable owner maintenance culminate in this 4 bed, 3½ bath residence. Formal living room, chef's kitchen, master suite offers two master closets and gorgeous ensuite, three additional generously sized bedrooms and two elegant full bathrooms. Private back garden with multiple seating areas, a built-in BBQ are, water features, fire pits and outdoor powder room.. 3449Longridge.com

DONOVAN HEALEY
Director, Aaroe Estates

310.903.1876
donovanhealey@gmail.com
donovanhealey.com

JOAN DUFFY
Director, Aaroe Estates

310.995.0900
joan@joanduffy.com
joanduffy.com



JOHN AAROE GROUP

OPEN
TUE 11-2



BRYAN ABRAMS

818.266.4300
bryan@bryanabrams.com
bryanabrams.com

4963 Ambrose Avenue, Los Feliz | \$1,595,000

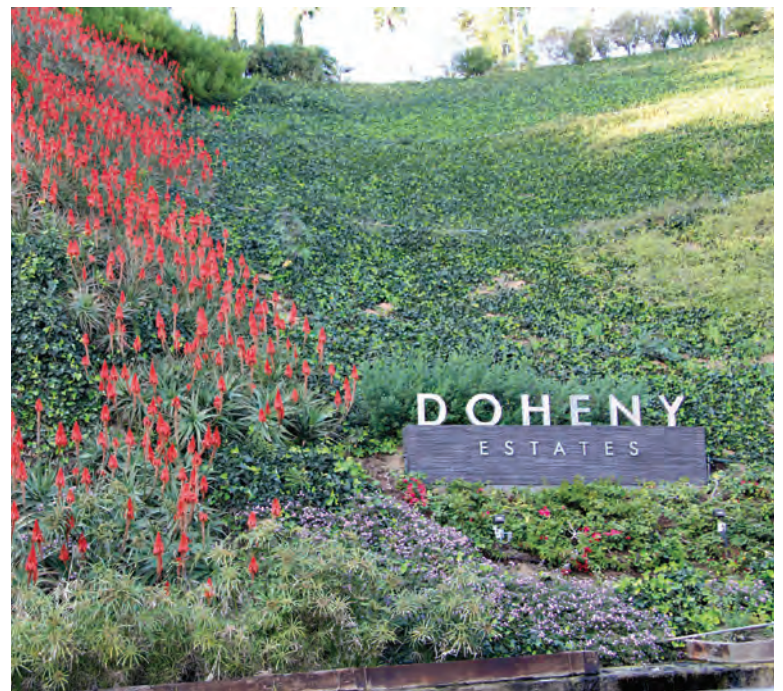
You'll find character and charm galore in this 1920's Storybook English Tudor in Los Feliz. Follow the red brick path and enter through a turret into a beautifully restored formal living room with leaded windows, barreled ceiling and a perfectly intact Batchelder wood-burning fireplace. There's also a step-up music area with a picturesque window overlooking the manicured backyard. A large dining room (currently used as a den) leads to an updated kitchen with 8-burner Viking oven, custom cabinetry and a sunny breakfast area. The upstairs contains 4 good-sized bedrooms and 2 updated baths. Each room has its own character and detail. Very dramatic. Wood floors throughout. The grassy backyard is very private and surrounded by mature hedges. There's also a cute, old-fashioned gazebo. This is a truly special home on a special street in Los Feliz.



spectacular doheny estates opportunity

JOHN AAROE GROUP

Open Tuesday 11-2pm & Open Sunday 1-4pm
1868 N. Doheny Dr, Sunset Strip | \$8,900,000



LISA ARDEN
John Aaroe Group | Estate Agent
310.913.9339 call or text

GOLI VAHDANI
Keller Williams Realty Calabasas
818.929.9284 call or text



For Sale or For Lease. 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).



HAPPY THANKSGIVING!

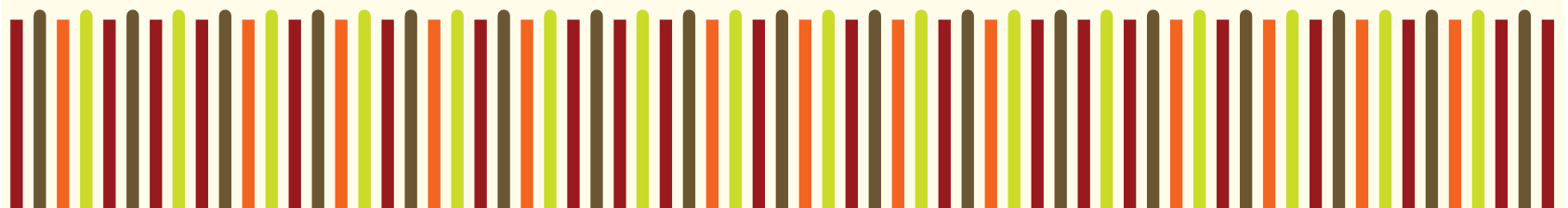
**The MLS™ office will be closed on
Thursday, Nov 24th and Friday, Nov 25th**

**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

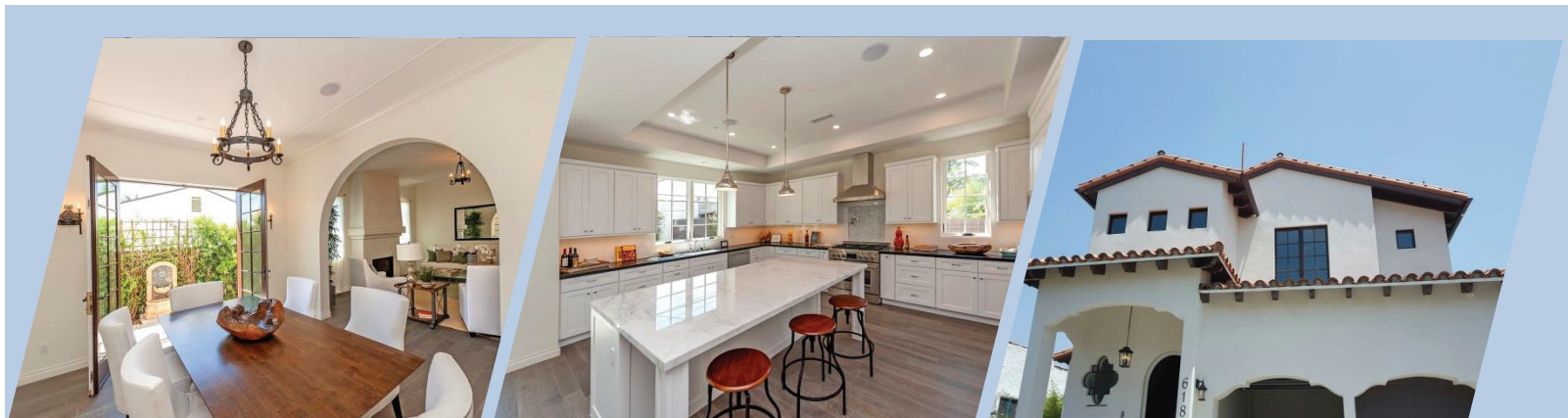
**All Full Page Black and White Ads
and All Color Showcase Ads**
Tuesday, November 22nd, 3pm



TWO AMAZING SPANISH CHOICES

BOTH OPEN TUESDAY FROM 11:00AM-2:00PM

AND NEW CONSTRUCTION



CASA DEL JARDIN

618 N. GARDNER STREET, MELROSE DISTRICT

3,620 SQUARE FOOT HOME
4 ENSUITE BEDROOMS

6,106 SQUARE FOOT LOT
\$2,499,000



CASA DEL VECINO

735 N. STANLEY AVE, WEST HOLLYWOOD VICINITY

3,685 SQUARE FOOT HOME
4 ENSUITE BEDROOMS

6,298 SQUARE FOOT LOT
\$2,795,000

PAUL WYLIE
323.515.9585
PWYLIE@LAMERICAUSA.COM



LAMERICA
REAL ESTATE



BY APPOINTMENT ONLY

530 LESLIE LN, BEVERLY HILLS
\$14,950,000

Branden Williams, Rayni Williams - 310.691.5935



BY APPOINTMENT ONLY

175 ASHDALE PL, BEL-AIR
NEW PRICE \$5,995,000

Frank Jackwerth, Richard Maslan - 310.858.5473



BY APPOINTMENT ONLY

3370 JUDILEE DR, ENCINO
\$6,200,000

Ambra Bisconti, Rebekah Schwartz Sklar, Zach Sklar - 310.498.2151

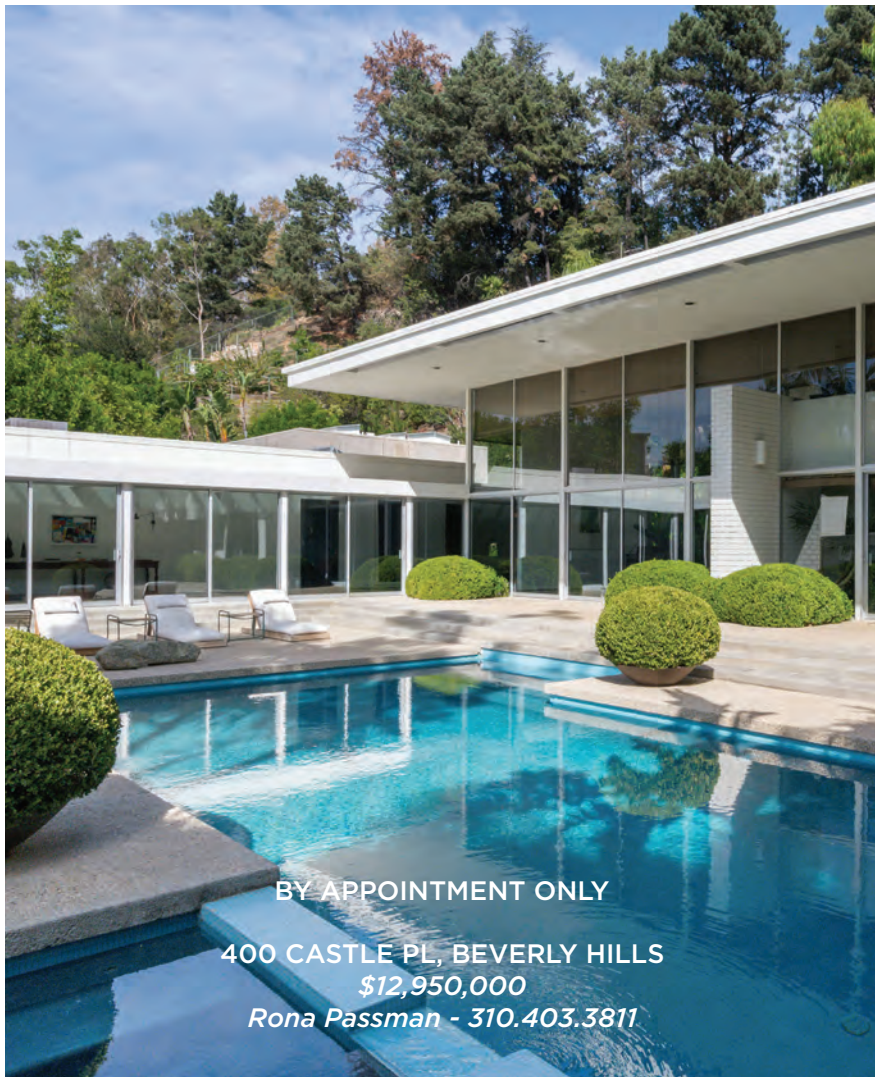


THE ENCLAVE AT CENTURY WOODS

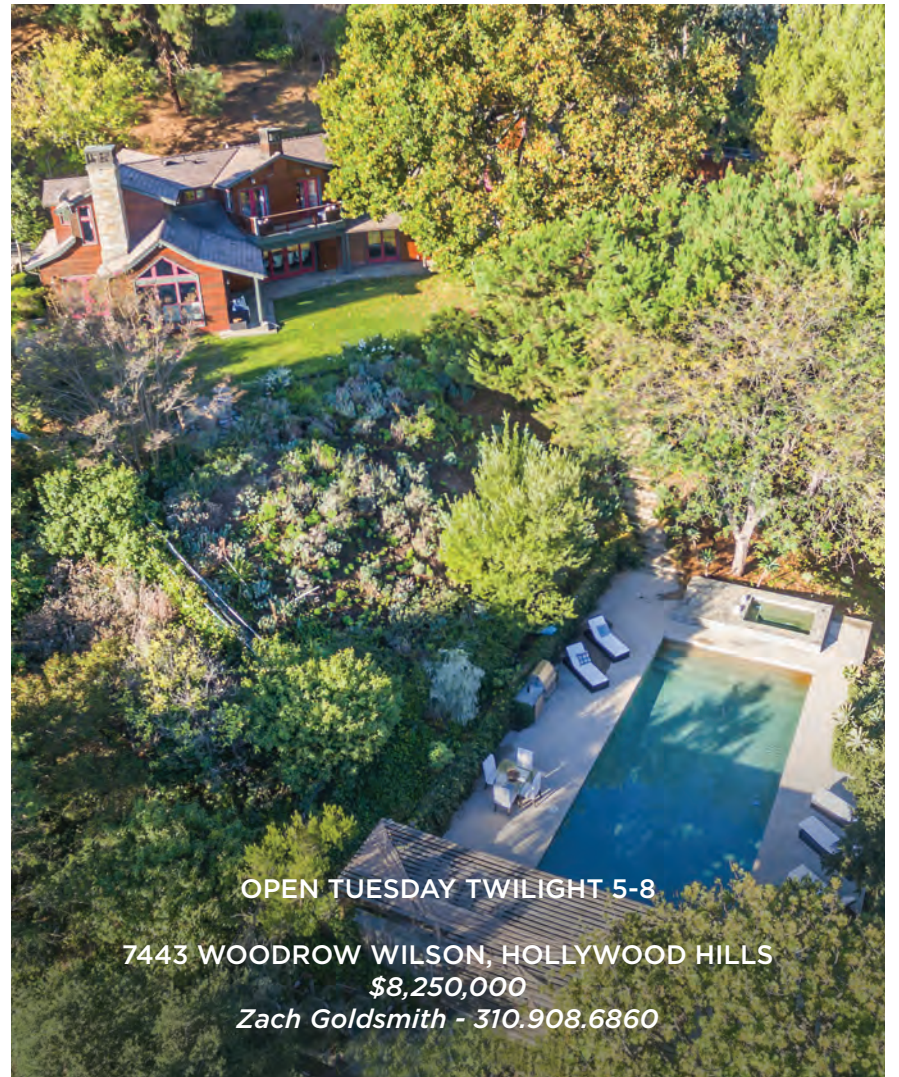
OPEN TUESDAY 10-2

10205 CENTURY WOODS DR, CENTURY CITY
\$5,495,000 | LEASE \$20,000/MO

Susan Smith - 310.492.0733



BY APPOINTMENT ONLY
400 CASTLE PL, BEVERLY HILLS
\$12,950,000
Rona Passman - 310.403.3811



OPEN TUESDAY TWILIGHT 5-8
7443 WOODROW WILSON, HOLLYWOOD HILLS
\$8,250,000
Zach Goldsmith - 310.908.6860



BY APPOINTMENT ONLY
614 N CAMDEN DR, BEVERLY HILLS
\$14,950,000
Jeff Hyland, Branden Williams, Rayni Williams - 310.691.5935



HILTON & HYLAND

CHRISTIE'S
INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

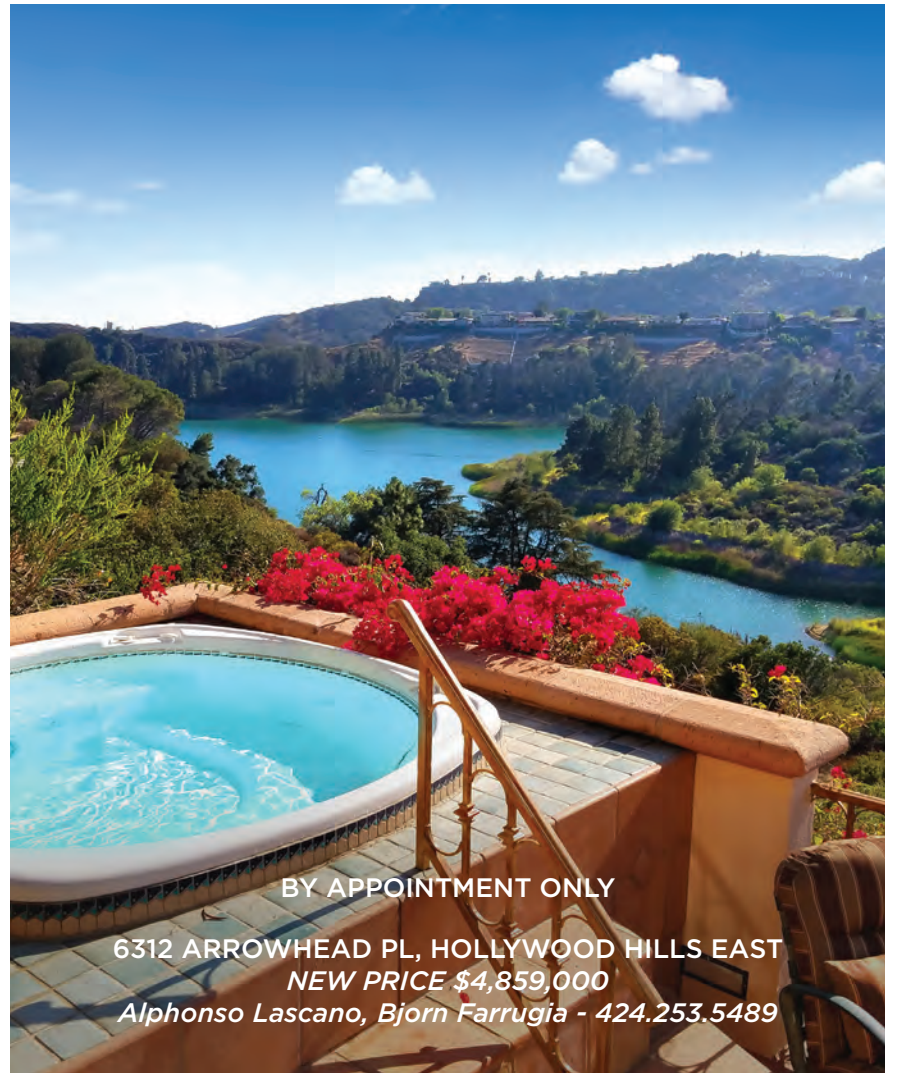
250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311

DEVELOPMENT OPPORTUNITY



OPEN TUESDAY 11-2

1854 N CRESCENT HEIGHTS BLVD, SUNSET STRIP
\$5,200,000
Ambra Bisconti - 310.498.2151



BY APPOINTMENT ONLY

6312 ARROWHEAD PL, HOLLYWOOD HILLS EAST
NEW PRICE \$4,859,000
Alfonso Lascano, Bjorn Farrugia - 424.253.5489



BY APPOINTMENT ONLY

520 N HILLCREST RD, BEVERLY HILLS
\$9,500,000
Drew Fenton, Justin P Huchel - 310.858.5474



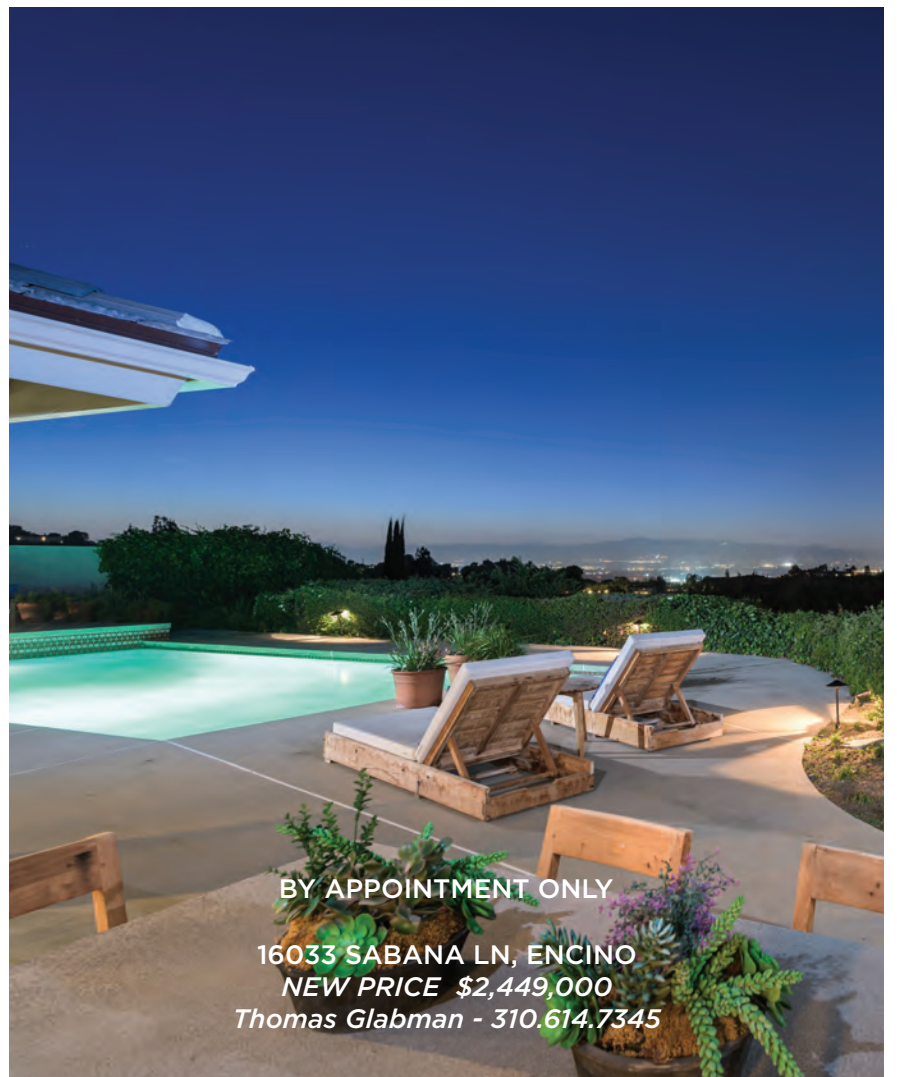
OPEN TUESDAY 11-2

10535 CLEARWOOD CT, BEL-AIR
NEW PRICE \$1,195,000
Barbara Tenenbaum - 310.858.5468



BY APPOINTMENT ONLY

9757 APRICOT LN, BEVERLY HILLS
NEW PRICE \$3,295,000
Susân Perryman - 310.691.5924



BY APPOINTMENT ONLY

16033 SABANA LN, ENCINO
NEW PRICE \$2,449,000
Thomas Glabman - 310.614.7345



BY APPOINTMENT ONLY

301 N BOWLING GREEN WAY, BRENTWOOD
\$3,995,000
Marcie Hartley - 310.691.5950



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250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311

BY APPOINTMENT ONLY

TROUSDALE

530 LESLIE LN. | \$14,950,000



WILLIAMS  WILLIAMS
ESTATES

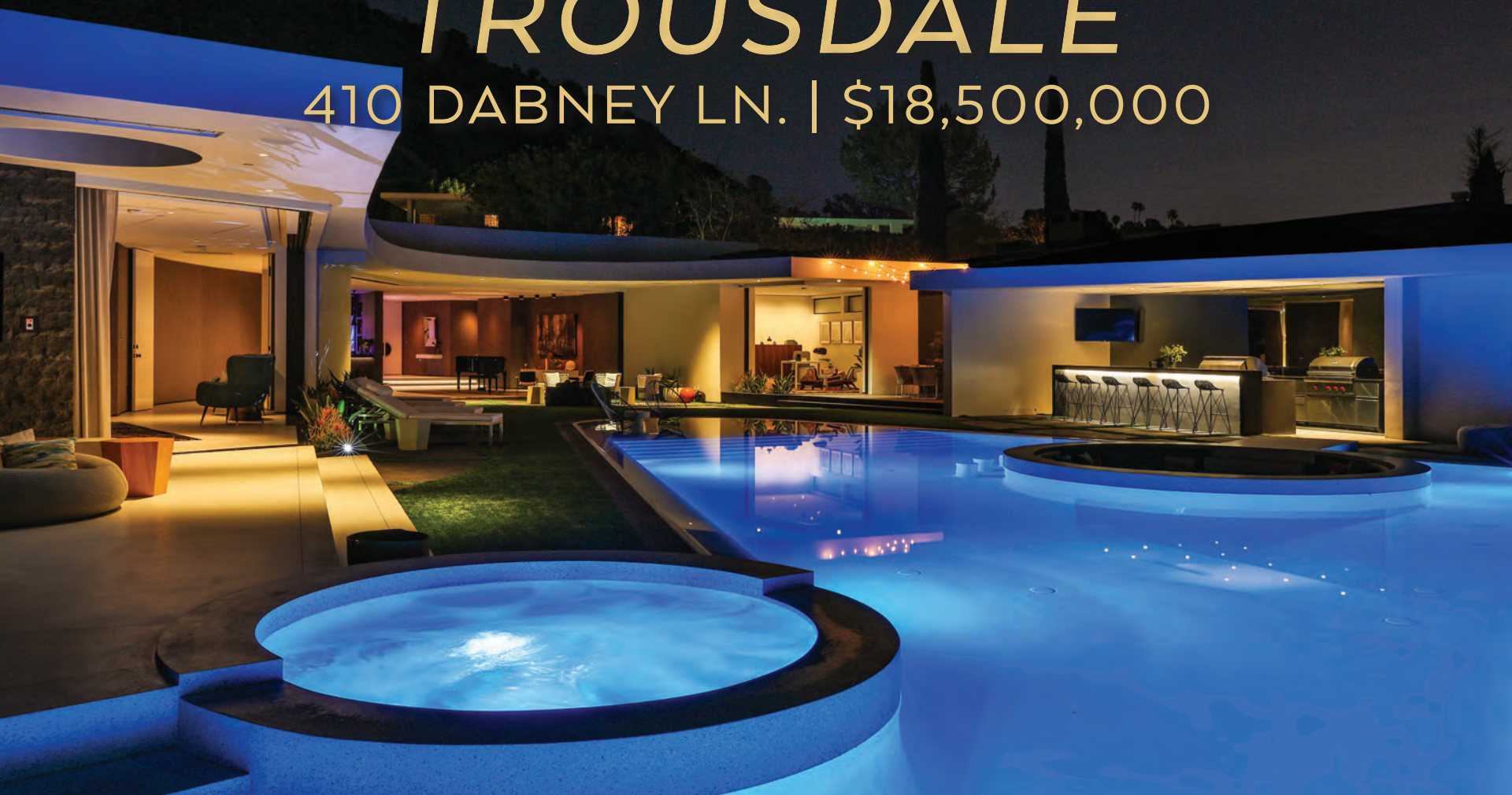
BRANDEN WILLIAMS & RAYNI WILLIAMS
WWW.530LESLIELANE.COM | 310.691.5935

HILTON & HYLAND 

OPEN TUESDAY 11-2

TROUSDALE

410 DABNEY LN. | \$18,500,000



WILLIAMS  WILLIAMS
ESTATES

BRANDEN WILLIAMS & RAYNI WILLIAMS
WWW.410DABNEY.COM | 310.691.5935

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1471

FOREST KNOLL DRIVE

SUNSET STRIP
\$17,950,000



RENDERING

NEW PRICE

DEVELOPMENT OPPORTUNITY, READ TO BUILD

Breaking the Mold for LA Architecture, Sunset Plaza's Modern Barn | 1 Acre | Over 12,000SF (apx)

BY APPOINTMENT ONLY

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DIRECTOR, HILTON & HYLAND
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HH HILTON & HYLAND

ADAM ROSENFELD
KYLE GIESE
310.595.5915

MERCER VINE

9230

ROBIN DRIVE

SUNSET STRIP

\$12,995,000




RENDERING

JUST LISTED

DEVELOPMENT OPPORTUNITY

Private Architectural Triumph with Jetliner Views | 1 Acre | Over 14,000SF (apx)

OPEN SUNDAY 1-4

TYRONE MCKILLEN
DIRECTOR, HILTON & HYLAND
949.212.8721

 HILTON & HYLAND

ADAM ROSENFELD
KYLE GIESE
310.595.5915

MERCER  VINE



THE ENCLAVE

AT CENTURY WOODS

OPEN TUESDAY 10-2

GUARD GATED LUXURY TOWNHOMES

THEENCLAVECENTURYWOODS.COM



10205 CENTURY WOODS DR,
CENTURY CITY
\$5,495,000 | LEASE \$20,000/MO

SUSAN SMITH
888.213.9644

10202 CENTURY WOODS DR,
CENTURY CITY
\$5,225,000

HH HILTON & HYLAND

HOLMBY HILLS MAJESTIC FRENCH REGENCY ESTATE

OPEN TUESDAY 11-2



660 CLUB VIEW DR, HOLMBY HILLS
NEWLY PRICED \$23,900,000

CLUBVIEWESTATE.COM

5 BED | 5.5 BATH | 9,200SF WITH 2 STORY GUEST HOUSE ON 1.2 ACRES

Situated at the end of Holmby Park behind wrought iron gates on 1.2 acres of lush green gardens, this Caspar Ehmcke designed estate features picturesque views of the Los Angeles Country Club and the Century City skyline.

LINDA MAY
PROPERTIES

LINDA MAY
linda@lindamay.com | lindamay.com
310.492.0735

HH HILTON & HYLAND

OPEN TWILIGHT 5-8PM



WINE AND HORS D'OEUVRES
PRIVATE CELEBRITY COMPOUND

WITH MULTIPLE STRUCTURES ON OVER AN ACRE OF ROLLING GREENS & GARDENS IN AN EXTRAORDINARY SETTING

7443 WOODROW WILSON DR, HOLLYWOOD HILLS

OFFERED AT \$8,250,000



ZACH GOLDSMITH
310.908.6860
zach@hiltonhyland.com
CALBRE# 01454329





12161 VALLEYHEART DR | STUDIO CITY
OPEN TUESDAY 11-2, OPEN FRIDAY 11-2
\$995,000



JUSTIN P. HUCHEL
310.617.4824

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 HILTON & HYLAND

JUSTIN P. HUCHEL
310.617.4824

DREW FENTON
310.858.5474

1822

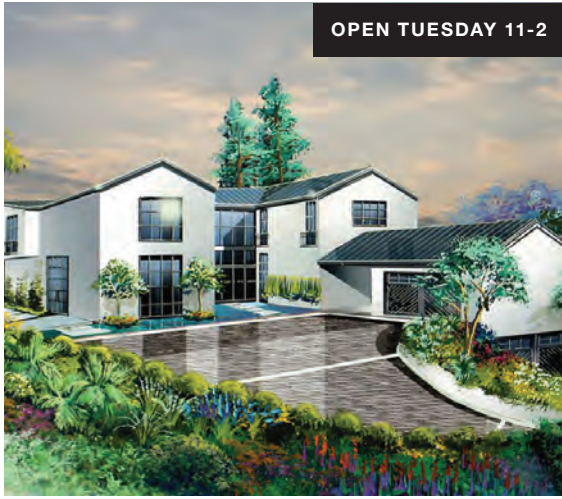
MARCHEETA

Brand new architectural gem designed by Paul McClean

NEW PRICE \$23,995,000

OPEN TUESDAY 11-2

GLOBAL VISION. LOCAL EXPERTISE.



OPEN TUESDAY 11-2

BEL AIR | NEW LISTING

10550 Dolcedo Way | 5 Bedrooms | 10 Baths | \$16,995,000
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



OPEN TUESDAY 11-2

BEL AIR

11531 Orum Road | 6 Bedrooms | 7 Baths | \$5,995,000
Juliette Hohnen 323.422.7147



BEVERLY HILLS | PRICE REDUCTION

1218 Benedict Canyon Dr | 6 Bedrooms | 8 Baths | \$14,750,000
Juliette Hohnen 323.422.7147 | Annie Stewart 310.926.0434



BEVERLY HILLS

627 Hillcrest Road | 6 Bedrooms | 7 Baths | \$10,999,000
Josh & Matthew Altman 310.819.3250 | Gina Dickerson 310.744.5584



BEVERLY HILLS

1027 Cove Way | 4 Bedrooms | 5 Baths | \$6,995,000
Marshall Peck 310.497.3279



BEVERLY HILLS POST OFFICE

9270 Moorgate Road | 5 Bedrooms | 5 Baths | \$2,495,000
Marshall Peck 310.497.3279



BEVERLY HILLS POST OFFICE

9585 Hidden Valley Road | 4 Bedrooms | 7 Baths | \$55,000/mo
Juliette Hohnen 323.422.7147



CENTURY CITY

1 W Century Drive #28A | 3 Bedrooms | 5 Baths | \$12,750,000
Michelle Oliver 310.500.6111



ENCINO | PRICE REDUCTION

3833 Hayvenhurst Drive | 4 Bedrooms | 6 Baths | \$4,195,000
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398

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FOR A COMPLETE LIST OF PROPERTIES, VISIT ELLIMAN.COM/CALIFORNIA



OPEN TUESDAY 11-2

HOLLYWOOD HILLS | PRICE REDUCTION

1317 Londonderry Place | 5 Bedrooms | 10 Baths | \$15,495,000
 Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



LOS FELIZ

2255 Verde Oak Drive | 3 Bedrooms | 3 Baths | \$4,295,000
 Juliette Hohnen 323.422.7147



LOS FELIZ | PRICE REDUCTION

4415 Dundee Dr | 5 Bedrooms | 4 Baths | \$2,795,000
 Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



MARINA DEL REY

13700 Marina Pointe Dr #926 | 1 Bedrooms | 1 Baths | \$739,000
 Gina Dickerson 310.744.5584



PACIFIC PALISADES

14927 Altata Drive | 5 Bedrooms | 7 Baths | \$10,249,000
 Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



SUNSET STRIP

9200 Swallow Drive | 7 Bedrooms | 8 Baths | \$16,995,000
 Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



SUNSET STRIP | PRICE REDUCTION

9368 Flicker Way | 3 Bedrooms | 5 Baths | \$6,950,000
 Tracy Tutor Maltas 310.722.2267



SUNSET STRIP

2783 La Castana Drive | 4 Bedrooms | 4 Baths | \$2,795,000
 Tracy Tutor Maltas 310.722.2267



VENICE | PRICE REDUCTION

2004 Louella Avenue | 4 Bedrooms | 5 Baths | \$2,579,000
 Eric Hass 310.597.2131

THE ALTMAN BROTHERS



OPEN TUESDAY 11-2PM | NEW LISTING

10550 Dolcedo Way | Bel Air | 5 Bedrooms | 10 Baths | \$16,995,000 | Premiere lot located in a lower prime Bel-Air location just above the Bel-Air Hotel. Accessed at the end of a small cul de sac, sequestered up a long graceful wide driveway the property offers unparalleled privacy and security. With approximately 2.4 acres of land with roughly 1 acre flat, plus an oversized N/S tennis court and existing 1 bedroom, 2 bath guest house, this is the ultimate offering in estate lots in Los Angeles. The tennis court would be the ideal spot for a party and can accommodate hundreds of party goers. Plans for an 18,000 sq.ft. residence by renowned Architect Harrison Designs. Permits have been pulled and included so close escrow and start building your dream home right away.

JOSH & MATTHEW ALTMAN

O: 310.819.3250

JOSH@THEALTMANBROTHERS.COM

THEALTMANBROTHERS.COM

DAVID KRAMER

C: 310.691.2400

DAVID@DAVIDKRAMER.COM

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AB THE ALTMAN BROTHERS

HH HILTON & HYLAND

Douglas Elliman EST. 1911
REAL ESTATE

THE ALTMAN BROTHERS



MAJOR PRICE REDUCTION

1317 LONDONDERRY PLACE | SUNSET STRIP | 5 BEDROOMS | 10 BATHS | \$15,495,000

OPEN TUESDAY 11-2 | CATERING BY CORNER BAKERY

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MATTHEW@THEALTMANBROTHERS.COM

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 THE ALTMAN BROTHERS

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REAL ESTATE

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Century

VERTICAL ESTATE LIVING

For current listings and more information on what makes The Century the most exclusive building in LA, visit **BachirOueida.Elliman.com**



1645 N. Vine Street, Hollywood at the corner of Hollywood & Vine



**Open House:
Tuesday
11 am - 2 pm**

**A Progressive
Broadway Hollywood
Broker's Tour**

Convenient
public parking
located
two buildings south
of The Broadway at:
1627 N. Vine Street.

Laura Pardini

Broker Associate
laura.pardini@compass.com
(888) 931-3337
CalBRE#: 1066709



Loft 810

Loft | 1 Bath | \$830,000



Loft 402

Loft | 2 Bath | \$1,175,000



Loft 602

Loft | 2 Bath | \$1,295,000



Loft 411

Loft | 2 Bath | \$4,995/month



Loft 602

Loft | 2 Bath | \$5,495/month



Loft 308

Loft | 1 Bath | \$3,995/month



compass.com 310.230.5478 compass compassinc compass

The future of real estate has arrived in Los Angeles.

Open House
Tuesday
11am-2pm



Additional price reduction! | 757Hartzell.com

757 Hartzell Street | Pacific Palisades

\$3,245,000 5 Bed | 4.5 Bath

Laura Pardini
888.931.3337

Lily Harfouche
310.230.5564



Private and secluded on a quiet cul-de-sac.

1565 N Bundy Drive | Brentwood

\$2,995,000 5 Bed | 6 Bath

Scott Tamkin
310.493.4141

compass.com 310.230.5478  compass  compassinc  compass

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Pristine townhouse in the desirable Sea Ridge community

638 Palisades Drive | Pacific Palisades

\$1,699,000 3 Bed | 3 Bath

Scott Segall
310.480.4823

Jeeb O'Reilly
310.980.5304

Stefani Stolper
310.733.6551



Street to street lot, nestled in the hills of Bel Air

2267 Roscomare Road | Bel Air

\$1,699,000 4 Bed | 3.5 Bath

Jeffrey & Nadia Saad
310.770.7395

Open House
Tuesday 11-2pm
Lunch Served



23808 Long Valley Road **Hidden Hills**

\$6,725,000 6 Bed | 8 Bath | 9,406 Sq Ft

11547 Sunshine Terrace **Studio City**

\$1,749,000 3 Bed | 3.5 Bath | 2,597 Sq Ft



13173 Pacific Promenade **Playa Vista**

\$1,150,000 2 Bed | 2.5 Bath | 2,216 Sq Ft

Kofi Nartey, MBA
Director, Compass Sports & Entertainment Division
Celebrity and Luxury Real Estate
310.849.5634 | Kofi@Compass.com | [Kofi.LA](https://www.kofi.la)

Open House
 Tuesday
 11am-2pm



2-story Townhouse, Constructed in 2009 with a clean yet warm styling and architecture

1411 N Detroit Street #102 | Hollywood

\$895,000 3 Bed | 2.5 Bath | 1,870 Sq Ft



Well cared for triplex located in the desirable Los Feliz Village

1821 Rodney Drive | Los Feliz

\$1,499,000 3 Units | Income Producing | A+ Location | Info Package Available Upon Request



Andrew Rhoda CalBRE# 01879250
 310.295.7596 | andrew.rhoda@compass.com

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8420 Cresthill Road

1920'S SPANISH

4 BED | 4.5 BATH | 4,700 SQ FT | \$3,295,000
GOURMET COOKS KITCHEN | MULTIPLE TERRACES | CITY VIEWS
LARGE LOWER LEVEL FLEX SPACE | GRASSY YARD



Open Tuesday, Nov 15
11 am - 2 pm & 6 pm - 7:30 pm

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. If these walls could talk, they would tell stories of good times, hard times and complete debauchery. Sam Kinison, Jim Carrey, Andrew Dice Clay, Robin Williams and countless other comedians were known to party and make their home here in the heyday of the Comedy Store on the Sunset Strip.

This iconic home 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.

Make your own history in this Fabled Hollywood Landmark.

For more information and photos:
www.8420CrestHill.com

Tori Horowitz

Estate Director | 323.203.0965
canyonhaus.com
CalBRE#: 01703353



COMPASS