

01 Beverly Hills


Single Family

1410 DAVIES DR

Open11-2

\$12,500,000

5+62sty-HACIENDA



3 ACRE MONTECITO VIEW ESTATE IN HEART OF BEVERLY HILLS

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

Cindy Ambuehl

(424) 321-4947

THE AGENCY

Pool / Spa / Outdoor BBQ and Firepit

NEW

711 N OAKHURST DR

Open11-2

\$10,995,000

5+6VILLA



ELEGANT VILLA IN THE BEVERLY HILLS FLATS

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

MLS#16-167466

Jade Mills

310-285-7508

COLDWELL BANKER RESI

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

NEW

1106 N HILLCREST RD

Open11-2

\$9,995,000

4+4CONTEMPORARY



A TRUE QUINTESSENTIAL TROUSDALE EXPERIENCE

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

MLS#16-146606

Fred Bernstein

310-300-0599

WEA

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


NEW

1112 TOWER RD

Open11-2

\$9,500,000

6+5.5MEDITERRANEAN



AMAZING GATED BEVERLY HILLS RETREAT

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

David / Anna Solomon

424.400.5905

THE AGENCY

www.1112Tower.com

NEW

1095 CAROLYN WAY

Refresh.11-2

\$6,895,000

4+41sty-TRADITIONAL



PRIME BEVERLY HILLS - BEST LOCATION NORTH OF SUNSET

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

Aitan Segal

(310) 278-3754

BERKSHIRE HATHAWAY

Subzero, Wolf, Miele, Gaggenau, inquire


NEW

314 N ELM DR

Lunch11-2

\$3,599,000

4+52sty-CONTEMP MED



SPACIOUS AND SUNLIT CONTEMPORARY MEDITERRANEAN ON DEEP LOT

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

MLS#16-178894

MICHAEL J. LIBOW

310-285-7509

CBBR - BH S

WWW.314ELM.COM


NEW

813 CINTHIA ST

Open11-2

\$6,995,000

75950004+4RANCH



600K REDUCTION 25K LOT

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

MLS#16-165018

Richard Chanin

310-780-3100

GIBSON INTERNATIONAL

813cynthia.com


red

410 DABNEY LN

Open11-2

\$18,500,000

5+7MODERN



MID-CENTURY MODERN OASIS, PINNACLE OF BEVERLY HILLS STYLE

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

MLS#16-150430

Branden & Rayni Williams

310.691.5935

HILTON & HYLAND

Blt-Ins

rev

805 N LINDEN DR

Open11-2

\$14,950,000

5+5SPANISH



IMPECCABLY RESTORED, CLASSIC WALLACE NEFF

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

MLS#16-172132

Myra Nourmand

310-888-3333

NOURMAND&ASSOCIATES

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

rev

626 N ARDEN DR

Open11-2

\$10,995,000

6+10SPANISH



PRIME BEVERLY HILLS - BEST LOCATION NORTH OF SUNSET

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

MLS#16-155444

Billy Rose

424-230-3702

THE AGENCY

rev

01 Beverly Hills Condo / Co-op

339 N PALM DR #401

Open12-2

\$1,899,000

2+3



MLS#16-173986

George Heimler
HEIMLER & ASSOCIATES

310-550-8686

rev

A MUST SEE!!!

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

Stack W/D; DW; Refrigerator

01 Beverly Hills Lease

517 N ELM DR

Open11-2

\$18,500

6+6

TRADITIONAL



MLS#16-170032

Rochelle Atlas Maize
NOURMAND & ASSOCIATE

3100688828

NEW

NEW LEASE IN BEVERLY HILLS

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

9955 DURANT DR #302

Open11-2

632E2

\$5,600

2+2

CONTEMPORARY



MLS#16-119680

Nicole Contreras
NOURMAND&ASSOCIATES

310.888.3332

NEW

LUXURY LIVING IN THE HEART OF BEVERLY HILLS!

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

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

9601 CHARLEVILLE #9

Open11-2

\$4,500

1+1

TRADITIONAL



MLS#16-178122

Farrah Aldjufrie
THE AGENCY

424-230-3712

NEW

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

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

9601 CHARLEVILLE #9

Open11-2

\$4,500

1+1

TRADITIONAL



MLS#16-178122

Farrah Aldjufrie
THE AGENCY

424-230-3712

NEW

MANHATTAN STYLE CONDO FOR LEASE

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

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

131 S MAPLE DR #PH

Open11-2

\$9,950

3+2



MLS#16-163838

Nicole Contreras
NOURMAND&ASSOCIATES

310.888.3332

rev

WELCOME TO BEVERLY HILLS LUXURY LIVING AT ITS BEST!

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

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

02 Beverly Hills Post Office Single Family

9577 LIME ORCHARD RD

Open11-2

\$11,500,000

5+8

2sty-TRADITIONAL



MLS#16-170032

Paul Czako
GUSSMAN CZAKO ESTATE

310-995-1963

NEW

BEST GUARDED CELEBRITY NEIGHBORHOOD ON THE WESTSIDE

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

MUST show Guard at Gate RE ID for Entry

13319 MULHOLLAND DR

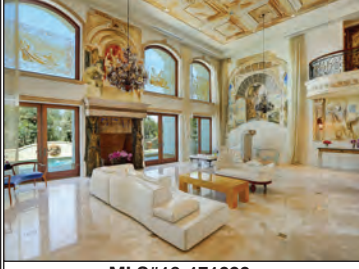
Open11-2

562D7

\$9,150,000

5+6

2sty-MEDITERRANEAN



MLS#16-171090

Christophe Choo
COLDWELL BANKER BHN

310 777 6342

NEW

DELIGHTFUL DECADENCE WITH STUNNING VIEWS ENTERTAINERS DREAM!

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

BeverlyHillsVillaForSale.com

2819 COLDWATER CANYON DR

Refresh.11-2

\$4,750,000

4+5

CONTEMPORARY



MLS#16-179048

Milstein/Silver
KW BEVERLY HILLS

310.867.5598

NEW

GORGEOUS SPANISH VILLA

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

www.2819Coldwater.com

2468 COLDWATER CANYON DR

Lunch11-2

\$4,450,000

4+5

MEDITERRANEAN



MLS#16-171634

Janice Reihani
NELSON SHELTON REAL

310-308-4050


NEW

JOIN US FOR LUNCH !

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

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

9705 BLANTYRE DR	Open	11-2	NEW
\$2,795,000	5+7	2sty-MEDITERRANEAN	



BEAUTIFUL MEDITERRANEAN IN EXCELLENT BHPO LOCATION!

Magnificent Mediterranean home w/two storied foyer entry in great location, updated in 2005 at the end of a quiet cul-de-sac. Hardwood floors & top-of-the line custom finishes throughout. Formal dining room. Huge master suite w/large his & her walk-in closets, steam shower & spacious spa adjoining office/library room plus 3 additional lrg bedrooms & downstairs bedroom all w/their own bath and walk-in closets. French doors in family room lead out to a large grassy yard with pool, spa and views.

MLS#16-177480
Peter Wong 310-880-1881
COLDWELL BANKER BHN

Cbl,Dshwshr,Dryer,Grbg Disp,Intrcm,Other

2163 SAN YSIDRO DR	Open	11-2	NEW
\$2,595,000	4+3	MODERN	



PRICE REDUCTION! UPDATED MID-CENTURY IN BHPO

Reduced! Beautiful Mid-Century architecture is blended with the ultimate California indoor/outdoor lifestyle. This home has it all. Updated living room and dining room with gorgeous architectural fireplace leads to walls of glass that open up to the covered patio, large pool and yard, perfect for entertaining, including built-in barbecue and pizza oven. This lot is ideal with large flat area, lush greenery and great privacy. Remodeled kitchen with Viking appliances. Large master. Must see!

MLS#16-166358
Niki Skouras 818-635-0421
WISH SOTHEBY'S INTL

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

9690 MOORGATE RD	Open	11-2	red
\$2,699,000	6+5	CONTEMPORARY	




REDUCED! GREAT FAMILY HOME WITH FABULOUS CANYON VIEWS!

Fabulous bright contemporary view home perfectly situated at the end of a private cul-de-sac on one of Benedict Hills Estates most quiet streets. Chef's Kitchen with large island and eat-in breakfast area with top-of-the-line appliances opening to spacious family room all with majestic canyon views. Large master suite with wonderful spa-like bath with soaking tub, large walk-in closet and wonderful deck. 4 additional upstairs bedrooms with wonderful spacious study nook and music room.

MLS#16-155908
Ginger Glass 310-927-9307
COLDWELL BANKER BHN

Rng/Ovn,Fridg,Wshr

12038 CREST CT	Lunch	11-2	rev
\$9,450,000	5+6	MODERN	




EXQUISITE MODERN REMODEL WITH SPECTACULAR VIEWS

Spectacular Modern home in the guard gated Summit with unbelievable canyon and city views. Fresh off of an extensive remodel this home has a magnificent open floor plan perfect for modern living and entertaining. This home includes 5 bedrooms and 5 baths and is approx. 7,000 sq ft on approx 15,000 sq ft lot. The backyard is an entertainer's dream! This home is sleek and elegant with many custom features and all state-of-the-art appliances. Impeccable attention to detail. Truly a MUST SEE!!!

MLS#16-164480
Sara Afghani (818)577-8227
NELSON SHELTON

9653 OAK PASS RD	Open	11-2	rev
\$4,795,000	5+6	CONTEMPORARY	



BEVERLY HILLS CONTEMPORARY ON GATED ENCLAVE


Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.

MLS#16-984399
Eric Lavey 310.908.6800
THE AGENCY

BBQ,Dshwshr,Fridg,Wshr

02 Beverly Hills Post Office	Lease	
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9544 OAK PASS RD	Open	11:30-1:30	rev
\$14,500	4+3	ARCHITECTURAL	



MID-CENTURY MODERN IN PRIVATE OAK PASS CELEBRITY ENCLAVE

Very private, gated property set among expensive estates on desired gated street. Exquisite home includes 3BR/3BA plus living & dining rooms, library & musicroom. Every room opens to the outdoors. Outdoor areas include spa, terraced yard & patios with canyon views, fountains & outdoor shower. This home is offered fully furnished, including original pieces, light fixtures & accessories. Warner Ave. Elem.

MLS#16-151842
Jackie Feldmar-Cohenca 310-278-8487
TELES PROPERTIES

www.9544OakPassRoad.com

03 Sunset Strip - Hollywood Hills West	Single Family	
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9305 NIGHTINGALE DR	Open	11-2	592H4	NEW
\$14,995,000	3+5	MODERN		



WORLD CLASS VIEWS ABOVE THE SUNSET STRIP!

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

MLS#16-141146
Danny Preston 310.880.5537
KELTON GROUP

Co-Listed w/Gary Gold | Hilton & Hyland

1854 N CRESCENT HEIGHTS BLVD	Open	11-2	NEW
\$5,200,000	4+3	ARCHITECTURAL	



"DEVELOPERS DREAM"

Prime Sunset Strip Area with 1.3 acres that consists of 3 lots. On top of a knoll overlooking the city with stunning 180 degree Jet Liner Views. This is a perfect site to build an iconic estate. Soils reports available upon request. This will not last! 1.3 acres in prime 90069 zip codes is almost unheard of. This is a tear down, fixer, tlc. Being sold "As Is" for land value

MLS#16-164992
Ambra Bisconti 310.498.2151
HILTON & HYLAND

Hiltonhyland.com

8420 CRESTHILL RD	Refresh.	1-2	NEW
\$3,295,000	4+4.5	SPANISH	



LEGENDARY 1920'S SPANISH WITH CITY VIEWS!

True legends are known by one name only.Presenting Cresthill, the infamous epicenter of the burgeoning LA comedy scene in the 1970's and 80's.This iconic home not only holds its place firmly in Comedy History, but also stands as a testament to the era in which it was built.Coved ceilings,dark wood floors,arched doorways and passages, and sweeping views from expansive balconies tell the story of Hollywood in its prime.Huge flex space w/sep.ent is perfect for media, prod.co or recording studio.

Tori Horowitz 323-203-0965
COMPASS


Gourmet Kitch w/ new Viking Appliances.



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

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

7600 WILLOW GLEN RD	Refresh.	11-2	NEW
\$2,875,000	5+3	2sty-ARCHITECTURAL	




STUNNING HOLLYWOOD HILLS ARCHITECTURAL

This stunning Architectural is the home your buyer's have been looking for! Open living room, den/media open to serene & private backyard, outdoor deck and salt water pool/spa. Chef's kitchen, recreation room with 12 foot ceilings, walls of glass & beautiful canyon vistas. Luxurious master suite, with custom walk-in closet by California Closets; spacious bath, with dual showers & dual sink/counter. Control 4 home automation, surround sound throughout, 2 car garage with charging port. Must see!

Verna Helbling 310 849 2485
JOHN AAROE GROUP

2015 ROSILLA PL	Refresh.	11-2	NEW
\$979,000	2+2	2sty-CAPE COD	



LAUREL CANYON CAPE COD COTTAGE

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!

MLS#16-179264
James Pelayo 323-578-8298
KELLER WILLIAMS HH

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

7668 WOODROW WILSON DR	Open	11-2	NEW
\$2,675,000	4+5	ARCHITECTURAL	



NEW CONSTRUCTION IS AREA 3!

This bold example of contemporary architecture was brilliantly designed by Belgrade Architect Danijela Trubint. New construction w/unprecedented quality, it features sun drenched living spaces w/12 foot ceilings & walls of glass to the yard and view. As you enter, there is a dramatic 22 foot high atrium w/a floating staircase fitted w/glass railings. There is a fantastic chef's kitchen w/center island, breakfast bar, Sub Zero Refrigerator, Wolf Range, double Wolf ovens & Cesarstone counter tops.

MLS#16-178862
Kirk Frieden 310-849-8822
COLDWELL BANKER BHN

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

1822 MARCHEETA PL	Open	11-2	red
\$23,995,000	25500000	4+7	



BREAKING THE MOLD

Brand new architectural, designed by Paul McClean. Warm Modernism with 12 foot ceilings, limestone floors coupled with a stunning wood paneled ceiling provide an aura of calm sophistication. This home exudes the highest quality including a 70 foot book-matched marble exterior wall for privacy. Modern Luxury in the Bird Streets for more information visit: 1822Marcheeta.com

MLS#16-169668
J. Huchel D. Fenton 310.617.4824
HILTON & HYLAND

1822Marcheeta.com

6926 WOODROW WILSON DR	Open	11-2	NEW
\$2,450,000	4+3	CONTEMPORARY	




NEW CONSTRUCTION 4 BEDROOM, 3 BATHROOM CONTEMPORARY

Brand new construction - just completed light & bright 4 bedroom 3 bath contemporary home featuring an open floor plan. Chef's kitchen with 6 burner Wolf range, Sub-Zero, quartz counter tops and built-in wine fridge. Sparkling pool with waterfall in the sun-drenched back yard. Attached 2 car garage + storage room. Hillside and Hollywood sign views. Be the first to occupy this wonderful new home.

MLS#16-170708
Jim Noonan 310-801-8182
COLDWELL BANKER BHN

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

1317 LONDONDERRY PL	Lunch	11-2	red
\$15,495,000	+6995000	5+10	



MAJOR PRICE REDUCTION | STUNNING SUNSET STRIP ARCHITECTURAL

An Architectural-Contemporary situated above the Sunset Strip, offering unparalleled design. Fir-to-ceiling glass walls w/ electronic shades, Fleetwood doors, cascading waterfall & infinity edge pool. Dedicated club space w/ theater, elevator, 6-car garage, & nearly 3500 sqft of addtl rooftop deck space & full bar w/ incredible 180-degree city views. State of the art Control 4 system with professional speakers. Truly an incredible feat with instant access to everything Sunset Blvd has to offer.

MLS#16-165944
Josh & Matthew Altman 3108193250
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

3087 PASSMORE DR	Open	11-2	NEW
\$1,948,000	4+3.5	3sty-MODERN	



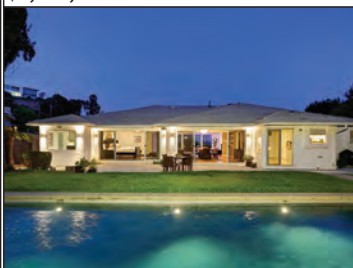
HOLLYWOOD HILLS LUXURY LIVING!

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.

Arthur Baktirian 310-721-8961
COLDWELL BANKER BHN

3087Passmore.com

1383 LONDONDERRY PL	Open	11-2	red
\$3,495,000	4+4	CONTEMPORARY	



JUST REDUCED!

Glamorous Hollywood Regency home with dazzling city views. Located on one of the best & most quiet streets, just steps from the heart of the Sunset Strip. Chic step down living room with fireplace and 13' ft ceilings, large kitchen and formal dining room. 4 bedroom en suites. Modern open floor plan. Gorgeous back yard with 40' ft glass tiled swimming pool and cascading water feature. Fire pit surrounding conversation areas perfect for entertaining. A rare find in the hills!

MLS#16-149050
Steve Frankel 310-281-3981
COLDWELL BANKER RESI

www.stevefrankel.com

8584 WONDERLAND AVE	Open	11-2	NEW
\$1,295,000	2+2	1sty-MID-CENTURY	



A MID-CENTURY RESIDENCE IS MODERNIZED!

Mid-century (1961), 12-sided "Steel Case" house melds industrial components, period style, and all of today's modern conveniences. An intricate web of I-beams span the wood ceilings while luxe gray oak floors line the living spaces. Open floor plan ties living (anchored by a fireplace), dining, and kitchen together in one seamless loft-like space. En-suite master has a spa-like bathroom. **BONUS ALERTS:** Extra office space, roof deck, and WONDERLAND School!

MLS#16-178816
JEFF YARBROUGH 323.854.4300
L.A. LUXE GROUP | KW

www.8584Wonderland.com

1868 N DOHENY DR	Open	11-2	rev
\$8,900,000	4+5	CONTEMPORARY	



SPECTACULAR DOHENY ESTATES OPPORTUNITY

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).

MLS#16-156192
Lisa Arden 818.657.6553
JOHN AAROE GROUP

1868NDohenyDrive.com

7443 WOODROW WILSON DR	Open	5-8	rev
\$8,250,000	6+6		



TWILIGHT PREVIEW EVENT WINE AND HORS D'OEUVRES 5PM - 8PM

Through security gates down a private tree-lined driveway to the residences, on over an acre of rolling greens & gardens in an extraordinary setting. Total square footage encompasses multiple structures including guest suites, offices, pool house etc. & a large aviary (or re-purpose as a greenhouse, grow organic vegetables). Wind down to the pool w/Jacuzzi, BBQ/kitchen, fire pit & seating area w/city & canyon views. A private & serene 5-star retreat just minutes from the heart of the city below

MLS#16-168144
Zach Goldsmith 310.908.6860
HILTON & HYLAND ZachGoldsmith.com

2829 WESTBROOK AVE	Open	11-2	rev
\$2,295,000	3+3	MID-CENTURY	



STUNNING RENOVATED MID CENTURY

Stunning Mid Century home on cul-de-sac off Woodrow Wilson. Open floor plan creates smooth flow through living room, family room & kitchen, while the master and 2 family bedrooms remain separate. White oak flooring, an array of skylights. Spacious living room with marble fireplace, full wall of glass doors open to private patio with fire pit, grill, & pond. Chef's kitchen with stainless steel appliances, built in cappuccino machine. Master with private patio, bath, and large soaking tub.

MLS#16-159488
Tish Rackley 310-729-5185
JOHN AAROE GROUP BBQ,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

7435 PALO VISTA DR	Open	11-2	rev
\$2,150,000	3+3	2sty-MODERN	



POOL, VIEWS AND PRIVACY JUST OFF WOODROW WILSON

Contemporary Hollywood Regency on a hidden drive. Discreet front façade provides a sense of privacy & security. Double front doors open to a dramatic entry with a 2 story wall of glass on the rear....revealing the lush gardens, pool, spa and views. Entry level has an open kitchen, dining and living room that open to large view decks. Upper master & guest room also have city view decks. Downstairs, a second master suite with fireplace and massive screening/media room open to the pool & grounds.

MLS#16-165032
John Galich 310-461-0468
RODEO REALTY INC. www.7435PaloVista.com

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

6683 FRANKLIN AVE #6	Open	11-2	NEW
\$1,048,000	2+3	ARCHITECTURAL	



Penthouse w/ View. Architect-Clive Wilkinson. Light filled flexible plan. Two story unit-Top levels 3 & 4. FL 1 = Dining-Living-Kitchen, balcony, BR, BA, laundry. FL 2 = 2nd living room, balcony-semi-private patio, den/office, powder room, Master, en-suite bath. "Green" cabinetry by Doimo Cucine, Caesar stone cntr tops, S.S. appliances. Elegant wide plank hardwood floors. Interior Design by Doug Wiand. No common walls on top floor, 1 on 1st flr. Zoned Air Conditioning. 2 SxS pk+Guest Parking.

MLS#16-174404
Steven P Kyle 323-963-4732
KELLER WILLIAMS HH Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other

1730 CAMINO PALMERO ST #308	Open	11-2	NEW
\$395,000	1+1	CONTEMPORARY	



GREAT OPPORTUNITY

1 bedroom/1 bathroom condo, mins from the 101 & Hollywood Blvd. Well maintained cherry wood cabinets with stainless steel appliances. Double deep sink with modern Moen faucet & chrome extension hose sprayer for easy washing. Spacious travertine tiled bathroom with bathtub & shower. Spacious dining room is adjacent to kitchen.

MLS#16-178144
Magnus Hellberg 3105001357
PARTNERS TRUST BEVER Blt-Ins,Micro,Rng/Ovn,Fridg

04 Bel Air - Holmby Hills *Single Family*

10550 DOLCEDO WAY	Lunch	11-2	NEW
\$16,995,000	5+10	MODERN	



2.4 ACRES OF LAND WITH PLANS | 1 ACRE FLAT | PRIME BEL-AIR

Premiere lot located in a lower prime Bel-Air, just above Bel-Air Hotel. Accessed at the end of a small cul-de-sac, sequestered up a long graceful wide driveway that offers unparalleled privacy & security. Approx. 2.4 acres of land w/roughly 1 acre flat, plus an oversized N/S tennis court & existing 1 bed/2 bath GH. Tennis court would be ideal for a party & can accommodate hundreds of guests. Plans for an 18,000 sq.ft. residence by renowned Architect Harrison Designs. Permits pulled & included.

MLS#16-178878
J. Altman & D. Kramer 310.819.3250
DOUGLAS ELLIMAN www.TheAltmanBrothers.com

10505 MARS LN	Open	11-2	NEW
\$1,549,999	2+2	MID-CENTURY	




EXCEPTIONAL MID-CENTURY MODERN

Situated down a long, private, gated driveway, this exceptional Mid-Century modern home features grand scale and natural light, high wood-beamed ceilings, a stunning open plan with indoor-outdoor flow, floor to ceiling windows, wood burning fireplace, and various outdoor entertaining patios and gardens. This picturesque mid-century home with great bones is also a unique development opportunity sited on over 93,967 SF.

MLS#16-179130
Neysia Go 3108828357
JOHN AAROE GROUP Rng/Ovn,Fridg

11531 ORUM RD	Open	11-2	red
\$5,995,000	6+7	MEDITERRANEAN	

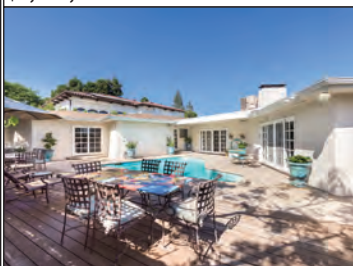


MEDITERRANEAN 4-ACRE BEL AIR ESTATE

In a wonderfully private Bel Air location, a long gated driveway leads to a stately Mediterranean villa, completely hidden from the street. Featuring high ceilings, lots of windows, and crown molding, the grand interiors are bright and airy. With 6 bedrooms plus bonus rooms for offices or gym, the floorplan is flexible. The lush backyard has a pool/spa, a flat grassy lawn and breathtaking views. Enjoy a gracious and tranquil lifestyle now, or redevelop into a world-class estate.

MLS#16-110402
Juliette Hohnen 323.422.7147
DOUGLAS ELLIMAN Co-listed w/ Edward Fitz 310.650.0052

1287 CASIANO RD	Open	11-2	red
\$1,999,000	3+3	MID-CENTURY	



\$200,000 PRICE REDUCTION!

Beautiful Mid-Century located in lower Bel Air. Warmly designed home w/ three-bedrooms, three-bathrooms. The formal entry opens to a dining room & large living rm. Adjacent to the living room is a cozy family room w/fireplace and wet bar. The bright kitchen features Caesarstone counters and breakfast area. The master suite is perfectly laid out with a large walk-in closet and beautiful bathroom. The entire house opens to the backyard, complete with pool, deck and views.

MLS#16-164732
Jon Grauman 424.238.2484
THE AGENCY Dshwshr,Frzr,Grbg Disp,Hd Fan,Micro,Othr

10535 CLEARWOOD CT	Open	11-2	red
\$1,195,000	3+3	CONTEMPORARY	



\$1,000,000 REDUCTION PRESTIGIOUS BEL-AIR RIDGE

Located on a quiet cul de sac with 3 bedrooms and 2 1/2 bathrooms. A 2 story entrance leads to a spacious living room with fireplace with an open dining room leads to a peaceful, private backyard. Large family room with wet bar off open kitchen that leads to interior courtyard. Hardwood flrs & separate laundry room. Master suite with hi ceilings, fireplace & walk-in closet. Amenities include: 24/7 patrol car, parks, 7 tennis court with tennis pro, remodeled club house & Roscomare School.

MLS#16-166696
Barbara Tenenbaum 310.720.7270
HILTON & HYLAND HiltonHyland.com


660 CLUB VIEW DR

Open11-2

\$23,900,000

5+6VILLA

rev



MAJESTIC FRENCH REGENCY ESTATE
IN HOLMBY HILLS

Situated at the end of Holmby Park on 1.2 acres of lush green gardens this estate features picturesque views of the Los Angeles Country Club and the century city skyline. The 9,200 square foot main residence includes five spacious bedrooms and five & a half bathrooms. Amenities include: outdoor oasis with spacious pool deck and patio, expansive pool, cabana, two-story guest house, four car garage & motor court. This is a gorgeous estate in an unrivaled setting and a once in a lifetime offering.

MLS#16-161482

Linda May310.492.0735

HILTON & HYLAND

ClubViewEstate.com

2669 ROSCOMARE RD

Open11-2

\$4,350,000

6+72sty-MODERN

rev



PLATINUM TRIANGLE, DESIGNER
RENOVATED HOME

Beautiful designer renovated home. Gated property w/ motor court + 3-car garage; Formal dining & great room, soaring vaulted ceilings, cooks kitchen, Viking appliances, wood fireplaces, integrated audio/WiFi/security, dedicated office & media room. En-suite bathrooms w/ Ann Sacks tile, custom cabinetry throughout, large master suite, walk-in closet, balcony views of backyard. Masterfully designed backyard w/ outdoor kitchen/BBQ large grass area, spa & pool w/ "baja shelf".

MLS#16-177466

Alexander Metaxas213-233-4375

REMAX

04Bel Air - Holmby Hills

Land

0 SANDALL LANE

Open11-2

\$675,000

Land

NEW



Incredible development opportunity in Prime Bel Air. Build your dream home(s) w/ sweeping canyon views ideally located on a private street right off Bel Air Road. 'By-Right' minimum to build 18% of each lot makes it possible to build a 14,486 SF home, without needing to apply for variances per city code. 0 Sandall Lane can be purchased along w/ 0 Crater Lane & 0 Isadora Lane for \$1.75M totaling 249,552 SF.

MLS#16-179146

Neyshia Go310.882.8357

JOHN AAROE GROUP

0 ISADORA LANE

Open11-2

\$550,000

Land

NEW



UNIQUE DEVELOPMENT OPPORTUNITY

Your once in a lifetime opportunity to build a true trophy home up to 18,419 SF. This rare offering is set amongst multi-million dollar properties, in prime Bel Air with sweeping canyon views. 0 Isadora Lane can be purchased in conjunction with 0 Sandall Lane and/or 0 Crater Lane for \$1,750,000, totaling 249,552 SF.

MLS#16-179158

Neyshia Go3108828357

JOHN AAROE GROUP

0 CRATER LANE

Open11-2

\$525,000

Land

NEW



UNIQUE DEVELOPMENT OPPORTUNITY

Unique opportunity to build up to 12,013 SF on a 66,742 SF lot in Prime Bel Air. This site features breathtaking canyon views and is ideally located on a private street right off Bel Air Road, amongst multi-million dollar properties. 0 Crater Lane can be purchased in conjunction with 0 Sandall Lane and/or 0 Isadora Lane for \$1,750,000, totaling 249,552.50 SF.

MLS#16-179152

Neyshia Go3108828357

JOHN AAROE GROUP

05Westwood - Century City

Single Family

860 GLENMONT AVE

Open11-2

\$3,195,000

4+31sty-TRADITIONAL

NEW



PRISTINE LITTLE HOLMBY
TRADITIONAL CHARMER

Updated & move-in condition. Fabulous floorplan w/ formal dining & living rooms. Updated cooks kitchen w/ center island opens to spacious family room. 4 bedrooms including lovely master suite. The home is great for entertaining & flows to beautifully redone backyard w/ a newer pool/spa, outdoor kitchen, fire-pit & lounging area w/ tv. Add'l features include 2 zone HVAC, alarm & video cameras. Located in coveted Warner School District & well located close to WW Village & UCLA. Very special home.

Steven Moritz310.871.3636

SOTHEYB'S INT'L RLTY

2360 GLENDON AVE

Open11-2

\$2,495,000

4+4.5CONTEMP MED

NEW



INCREDIBLE NEWER CUSTOM BLT
2-STORY

Mediterranean w/ quality finishes throughout. Enter dramatic 2-story foyer w/ winding staircase, beamed ceiling & skylight. Built for today's lifestyle w/ great room opening to gourmet kitchen w/ granite countertops, island, high-end appliances & breakfast area all opening to entertainer's backyard w/ tiled, covered patio, built-in bbq & privately landscaped yard. Additional relaxing courtyard outdoor space off great room. 4th bedroom (currently used as office) with built-ins & en-suite full bath.

MLS#16-177904

Chad Lund424-202-3295

TELES PROPERTIES

www.2360GlendonAve.com

1526 GLENDON AVE

Open11-2

\$3,995,000

5+63sty-TRADITIONAL

rev



3-STORY TRADITIONAL WITH
ELEVATOR & THEATER!

This Traditional 3-story masterpiece features 5 Bedrooms, 5.5 Baths, elevator, theater, 2 car garage, pool, spa, laundry room, custom built woodwork throughout, Crestron, & in a great school district. A grand foyer greets you with a flood of natural light, courtesy of the 12-foot long skylights, & waterjet marble tile. The gourmet kitchen is outfitted with Chef's Collection Thermador appliances, & features butcher block walnut wood, Italian black marble stone, wine bar, & a walk-in pantry.

MLS#16-174362

The Sunset Team310.274.3900

KW HOLLYWOOD HILLS

www.1526Glendon.com

2347 SELBY AVE

Open11-2

\$3,275,000

5+6ARCHITECTURAL

rev



WELCOME TO "SELBY HOUSE";
ANOTHER TOM MARTIN DESIGN.

A spectacular new Architectural w/ 5 bed + 5.5 baths & over 4200 sq. ft plus another 900 sq. ft of outdoor decking. A very special one of a kind home from the art gallery entrance filled w/ light & space to the to the roof top deck with fire pit & tree top views to Century City. A magnificent gourmet kitchen w huge pantry, a dedicated media room, an upstairs loft/lounge and an outdoor covered media deck w built-in BBQ. The last of the larger homes & cannot be built again.

MLS#16-170024

David Elston310-704-3451

TELES PROPERTIES

www.2347SelbyAve.com

2251 PARNELL AVE

Open11-2

\$1,699,000

4+32sty-TRADITIONAL

rev



NEW LISTING! 2 STORY TRADITIONAL,
4+3+DEN! GREAT LOCATION!

NEW LISTING! 4+3+den, 2,625 sq. ft. Original charm & drenched in natural light. Liv rm w/hdwd floors, crown moldings, recessed lites & window seat. Flpc flanked by period style built-ins. Adjacent dining rm. Kitchen w/access to den. Master ste w/huge walk-in closet & French doors that lead to raised deck, flagstone patio & bkyd. Mstr bath w/ double sinks, tub & separate shower. 3 add'l bdrms. Laundry in closet, 2 car garage w/large driveway that annexes the pvt bkyd. Westwood Charter Elementary.

MLS#16-170594

Mark & Lynn Mirisch Rogo310-777-6213

CCBHN

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

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



CHARMING COURTYARD SPANISH

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

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

www.1931sbentley.com

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

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




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

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

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

www.1828HolmbyAve.com

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




WILSHIRE REGENT-TRUST SALE

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

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

Dishwasher, stove, refrig, central a/c

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



PRIVATE GATED TOWNHOUSE LOCATED AT THE PRESTIGIOUS ENCLAVE

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

MLS#16-152164
 Susan Smith 310.415.5175
 HILTON & HYLAND

www.theenclavecenturycity.com

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



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


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

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

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

05 Westwood - Century City *Lease*

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



PRIVATE GATED TOWNHOUSE LOCATED AT THE PRESTIGIOUS ENCLAVE

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

MLS#16-173270
 Susan Smith 310.415.5175
 HILTON & HYLAND

www.theenclavecenturycity.com

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



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

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

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

06 Brentwood *Single Family*

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



TRULY EXCEPTIONAL IN EVERY WAY

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

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

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

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



BRAND NEW CONSTRUCTION!

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

MLS#16-179202
 Office 310.573.0076
 RODEO REALTY- BW

Belen Palacios/Janelle Clough/Wendy Kirs

NEW! The MLS Stats

Get Statistics for ANY Listing Search.

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

137 N WESTGATE AVE		Open	11-2
\$4,495,000	5+7	CAPE COD	



NEW

CAPE COD HOME IN BRENTWOOD

This spectacular home offers an airy and open floor plan, with high ceilings and an abundance of natural light. The two story layout features a total of 5 bedrooms, 7 bathrooms, charming study, formal living room with fireplace, and a separate wine storage room. A large family room invites you into a well equipped kitchen with gleaming Carrera marble countertops, beautiful cabinetry, and Viking stainless appliances.


MLS#16-179386

Ron Wynn 310-591-9172

COLDWELL BANKER RESI

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

3167 STONE OAK DR		Open	11-2
\$3,650,000	6+7	CONTEMPORARY	



rev

GATED. HILLTOP. VIEWS. BEST BRENTWOOD VALUE BUY

Gated, private, serene living atop a knoll with panoramic city views. This contemporary home is an entertainer's paradise with large volume rooms, light and bright from floor to ceiling glass design and indoor and outdoor design. Close to the Westside's most elite private schools and spiritual centers, and central to all business and major entertainment studio centers. Discover the Westside's best dollar value.

MLS#16-166066

MICHAEL HIATT 3104814342

SOTHEBY'S

BrentwoodBuy.com

11730 CHENAULT ST		Open	11-2
\$3,295,000	4+5	2sty-TRADITIONAL	



NEW

CHARMING TRADITIONAL IN THE HEART OF BRENTWOOD

Sunny home filled w charm and character. Flooded w natural light, this home boasts 3 en-suite bedrms upstairs, incl. spacious master w fireplace. Formal living rm w fireplace overlooks the front garden. Gourmet kitchen w Viking range opens to the family rm w views of the lush backyard. Hardwd floors, beautiful windows and French doors, moldings and built in cabinetry are found throughout. Detached studio/ gym/office/playrm. Fenced & gated, this peaceful haven is minutes from shops & restaurants.


MLS#16-174844

Hugh Evans 310.500.1331

PARTNERS TRUST BW

Blt-Ins,Dshwshr,Grbg Disp,Fridg

3289 MANDEVILLE CANYON RD		Open	11-2
\$3,425,000	5+3.5	2sty-RANCH	



rev

PRISTINE TRADITIONAL - GLORIOUS CANYON SETTING

Polished 2 story ranch home designed by John Payne, features 5 bedrooms, 3.5 baths on a picturesque ±17k sq. ft. lot- the backdrop to a sprawling mini- estate within a park- like setting w/ pool and spa. The true center hall plan features a dramatic entry, gracious living room, elegant formal dining, comfortable family room w/ fpl, remodeled gourmet center island kitchen, & maid's. Upstairs includes master suite, 3 bed, 2 bath, library, & media. Privacy Plus Great Value

MLS#16-152832

Susan Stark/Joan Caplis 3103457450

GIBSON / CB BW

MandevilleCanyonHomes.com

1019 KENFIELD AVE		Open	11-2
\$2,300,000	3+2.5	1sty-MID-CENTURY	



NEW

A PEACEFUL OASIS IN THE HILLS OF BRENTWOOD, ON A CUL-DE-SAC

Available for the first time in 30 years with Private driveway leads you to a timeless classic 1-sty French style/ Contemporary w/3bd & 2.5 baths on an Apx.16,000 sf lot. The formal living room Open gourmet kitchen w/breakfast bar & large pantry is adjacent to the spacious den. Dining area w/a fpm . Beautiful backyard with pool. 2-car garage is converted. 2-car garage is converted into a beautiful art studio that can be easily converted back. This home is filled w/charm & character. A must see.

MLS#16-170134

Mitra Sisatar 310-666-1339

COLDWELL BANKER RESI

www.1019kenfield.com

330 S BARRINGTON AVE, UNIT 106		Open	11-2
\$749,000	2+2	1sty-MODERN	



NEW

GORGEOUS BW CONDO OVERLOOKING THE PARK LIKE VA PROPERTY


This is the one you've been waiting for: the ideal Brentwood condo, in the perfect location. Close to everything. This updated unit is located on the back of the building, and overlooks a wooded area owned by the VA. It is a very idyllic and park-like setting. There is a dog park nearby and the Barrington Rec Center is across the street. There is a pool and gym in the building.

MLS#16-170156

Joseph Montemarano 310-613-7777

PARTNERS TRUST-BW

868 LEONARD RD		Open	11-2
\$5,498,000	5+7	2sty-MODERN	



rev

BEAUTIFUL CALIFORNIA MODERN ON CUL DE SAC STREET

This newly constructed California Modern was beautifully conceived by Marmol Radziner. The central great room is framed by single-pane 11-foot sliding glass doors & includes a state-of-the-art kitchen, dining room, separate caterer's kitchen, wine room, & guest suite with a private side entrance. Ascend to the second floor to find a luminous semi-private transitional lounge space & four bedrooms, each w/floor-to-ceiling windows & White Oak floors.

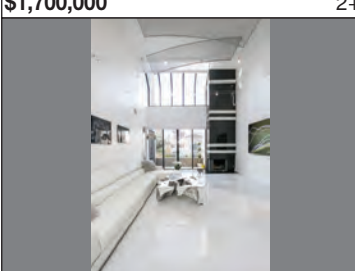
MLS#16-160314

Smith & Berg 310.500.3931

PARTNERS TRUST BH

868leonard.com

11808 DOROTHY ST #308		Open	11-2
\$1,700,000	2+3	CONTEMPORARY	



rev

AMAZING NEWER ARCHITECTURAL TOWNHOUSE IN HEART OF BW!

This freshly upgraded 2BR-Suite Penthouse is the epitome of contemporary elegance w/new gleaming marble & Norwegian White Oak hardwood floors & soaring 21' LR ceilings, Loft, 30' rooftop deck & AC office, floor-to-ceiling windows, 2 fireplaces, new draperies, remote control sun shade, new 2nd BA,"Ring" doorbell, CCTV security, Nest" Thermostat, glass elevator, huge indoor heated pool, spa & sauna, 2 side-by-side parking, and a short walk to restaurants, gyms, shops.

MLS#16-170156

Katheryn Constantine 310-285-7504

SOTHEBY'S INTERNATIO

Cbl,Clng Fan,Dshwshr,Dryer,Elvtr,Other

3167 STONE OAK DR		Open	11-2
\$3,650,000	6+7	CONTEMPORARY	



rev

HILLTOP GATED VIEW HOME. WESTSIDE BEST VALUE BUY!

Gated, private, serene living atop a knoll with panoramic city views. This contemporary home is an entertainer's paradise with large volume rooms, light and bright from floor to ceiling glass design and indoor and outdoor design. Close to the Westside's most elite private schools and spiritual centers, and central to all business and major entertainment studio centers. Discover the Westside's best dollar value.

MLS#16-166066

MICHAEL HIATT 3104814342

SOTHEBY'S

http://bit.ly/2dHzZUh

11628 CHENAULT ST #103		Open	11-2
\$1,435,000	2+2.5	4sty-ARCHITECTURAL	



rev

AMAZING NEWER ARCHITECTURAL TOWNHOUSE IN HEART OF BW!

Redone & perfect for entertaining! Dramatic bright LR/DR w/ 2 story clgs, fp & pvt patio. Eat-in kit w/ granite counters & ss appl. Fab MBR & lux bath w/ dual vanities, tub, shower & lg walk-in clos. Lg guest BR suite features travertine full bath, shower w/ tub & walk-in closet. Lg media rm & top flr loft for home office. Private roof deck w/ views. New eco-friendly floors of natural cork & epoxy finishes. 2 zone heat & air. Private direct access 2 car garage. Close to all San Vicente offers!

MLS#16-176292

Judy Ross-Bunnage 310-285-7504


COLDWELL BANKER RES

www.11628chenault103.com

06 Brentwood

Lease

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



BEAUTIFUL MEDITERRANEAN W/ VIEWS!!!

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

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

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

07 West L.A.

Condo / Co-op

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



JOIN US FOR LUNCH!

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

MLS#16-176176
Ingrid Kern 310.254.4551
NOURMAND & ASSOCIATE

Cbl,Dshwshr,Dryer,Elvtr,Micro,Other

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



SPACIOUS 1 BEDROOM PENTHOUSE

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

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

Bentley205.com

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



LOCATION, LOCATION, LOCATION!

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

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

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

08 Cheviot Hills - Rancho Park

Single Family

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



CLASSIC TRADITIONAL IN "OLD CHEVIOT"

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

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

Dshwshr,Rng/Ovn

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




BEST VALUE IN CHEVIOT

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

David / Anna Solomon 424.400.5905
THE AGENCY

www.10549Butterfield.com

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



RARE FIND IN CHEVIOT HILLS

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

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

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

09 Beverlywood Vicinity

Single Family

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



NEWLY RE-DESIGNED SPANISH OASIS

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

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

Dshwshr,Dryer,Grbg Disp,Fridg,Wshr

THE
MLS
 .COM

**Property Website
& Virtual Tour**

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


2332 CASTLE HEIGHTS AVE

Refresh. 11-2

\$2,095,000

4+3

2sty-TRADITIONAL

rev



NEW LISTING -REMODELED 4BD IN BEVERLYWOOD HOA

Elevated above the street, bright & inviting 2,813sq.ft. home within the prestigious Beverlywood Homes Association. Tastefully remodeled, 4 bedroom home features lg master suite w/ two spacious walk-in-closets, sumptuous master bathroom plus 3 additional bedrooms. Spacious gourmet kitchen w/ professional appliances, open living areas w/ walls of windows & private backyard. Castle Heights Elementary School District! Centrally located close to Beverly Hills, Century City, Pico-Robertson area.

MLS#16-147268

Joel+Dorit Cooper 310-968-2401

COLDWELL BANKER BH

24 Hour Patrol Service - Beverlywood HOA

479 S HOLT AVE

Open 11-2

\$3,788,000

4+5

2sty-MODERN

NEW



MINIMALISTIC ARCHITECTURAL EXCELLENCE!

Minimalistic architectural new construction home that sets the standard in excellence. Adjacent to Beverly Hills, 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 luxe 4 beds & 5 baths. Fleetwood doors allow the living space to flow outdoors, where you will be greeted with a jaw-dropping backyard featuring a pool, spa, & outdoor seating area with a fire pit.

MLS#16-159758

The Sunset Team 310.274.3900

KW HOLLYWOOD HILLS

www.479holt.com

6068 PICKFORD ST

Open 11-2

\$1,129,000

3+4

MODERN

rev



2 HOMES SOLD - 6 HOMES REMAINING AT PICKFORD COURT!

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

MLS#16-171390

Grant Linscott 323-300-1174

KELLER WILLIAMS REAL

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

8723 ROSEWOOD AVE


Open 11-2

\$3,150,000

3+4

CONTEMPORARY

NEW



NEWER CONSTRUCTION IN WEHO'S DESIGN DISTRICT!

West Hollywood Design District 3 bed, 3.5 bath upgraded contemporary home seconds to world class dining, shopping and entertainment on Robertson and Melrose. This newer construction home has been thoroughly enhanced with no expense spared by the current owner. Upgrades include a lush and private front entry garden, cozy lounge seating on your expansive second floor balcony, a spa-like master bath suite that blends seamlessly into a tranquil zen rock garden and beautifully functional bookcases.

MLS#16-178744

Tom Scrocco/Randy Isaacs 310-890-2220

COLDWELL BANKER BHS

www.8723Rosewood.com

09 Beverlywood Vicinity

Condo / Co-op

1536 HI POINT ST #105

Open 11-2

\$629,000

2+3

CONTEMP MED

NEW



CHARMING TOWNHOUSE IN FAIRCREST HEIGHTS

This inviting townhouse was built in 2006 with timeless high-end finishes. The first floor of this spacious 2BR/3BA has travertine tile floors, recessed lighting, a private patio, a half bathroom close to the living room and a modern kitchen with granite counter tops and stainless steel appliances. The two bedroom suites upstairs each have their own full bathroom. Low HOA fee includes cold and hot water, sewer, trash removal and maintenance of lush tropical landscaping.

MLS#16-178750

Jason Woodruff 310-770-3101

KELLER WILLIAMS HH

Washer/Dryer, Central Heat and Air

9010 ASHCROFT AVE

Open 11-2

\$2,899,000

3+4

2sty-MODERN

NEW



BEST PRICED HOME IN THE NEIGHBORHOOD!

Outstanding modern construction in one of the most exclusive neighborhoods in West Hollywood, just half a block away from Beverly Hills. This gated 2 story home offers 3 bedrooms, 3 bathrooms, powder room & den. Modern open floor plan seamlessly combines kitchen opening out onto private entertainer's backyard with deck, pool, spa, and Cabana with tv.

MLS#16-178436

The Sunset Team 310.274.3900

KW HOLLYWOOD HILLS

www.9010Ashcroft.com

10 West Hollywood Vicinity

Single Family

838 N ORLANDO AVE


Open 11-2

\$8,500,000

6+7

3sty-MODERN

NEW



WHERE LUXURY AND LOCATION CONVERGE

Villa Orlando: A rare & exquisite urban estate is now available on coveted North Orlando Avenue in Los Angeles. Approach the residence through a peaceful garden setting, complete with a mature specimen olive tree & French lavender, & immediately be drawn through the grand main floor rooms to a spectacular back yard setting. The oversized lot features a 675 sqft swimming pool, an equally large expanse of lush green lawn, a deluxe barbecue area, & a 1400 sqft detached guesthouse.

The Sunset Team 310.274.3900

KW HOLLYWOOD HILLS

www.838orlando.com

751 N FAIRFAX AVE #11


Refresh. 11-2

\$950,000

2+3

ARCHITECTURAL

NEW



The Lofts at Cherokee Studios are a live/work loft-style 12 unit condominium complex in a LEED Platinum Certified, AIA award winning mixed-use building. This 2 level top floor 2br/2.5ba unit faces east with stunning views of the downtown skyline, opening to an airy sunlit living space.

MLS#16-178798

Travis Grosland

EXP REALTY

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

1134 ALTA LOMA RD #212

Refresh. 11-2

\$599,000

1+1

CONTEMPORARY

NEW



CHIC DESIGNER DONE CONDO IN PRIME WEST HOLLYWOOD

Stylish condo w/ quality modern fixtures and custom cabinetry. Gorgeous hardwood floors by DuChateau. Kitchen w/ SS Miele appliances, matte lacquer Italian custom cabinets. MB has custom matte ebonized birdseye maple wood closet doors. Bath w/ custom double sinks, Italian Boingo fixtures, and spa-like statutory marble shower. Lutron dimmers, Nest thermostat and smoke detector, seamless Bocci outlets. No expense spared or detail overlooked. Low HOA dues include EQ insurance and basic cable.

MLS#16-178632

Steven Aaron (310)435-6589

KW BEVERLY HILLS

Blt-Ins,Dshwshr,Micro,Fridg

REMINDER

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

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

TUESDAY

1424 N CRESCENT HTS BLVD #27	Open	11-2	rev
\$715,000	2+1	1sty-FRENCH NORMANDY	



**LAVINTAGEHOMES.COM: OPEN 11-2 PM
TUES NOV 15TH 2016**

Don't miss this wonderful opportunity to live in a Celebrity enclave: Former Unit of Producer/Writer from ABC TV's "Fresh of The Boat" The Granville Towers. 1930 French Normandy style by architect Leland Bryant, 40-unit property has been a magnet for Hollywood Luminaries. David Bowie & Marilyn Monroe have called it home. Lovely condo unit with 2 bedrooms and 1 bath. 24-hour doorman, Beautiful gardens in the rear & steps away from fine dining, shops and gyms. MILLS ACT PROPERTY TAXES SO LOW

MLS#16-147352
Laura & Brian V Moore 310-849-4990
SOTHEBY'S REALTY

Kitchen appliances.

1230 HORN AVE #412	Open	11-2	rev
\$475,000	1+1	CONTEMPORARY	



**OPEN 11AM - 2PM PRIME LOCATION
ABOVE THE SUNSET STRIP**

Situated on a cul-de-sac, above the famed Sunset Strip and moments from restaurants, shops and nightclubs. Features include washer/dryer in unit, fireplace, stainless steel appliances, granite countertops in kitchen. Building amenities include heated pool, sauna, spa, rooftop deck. The building is doing a common area one million dollar renovation with no assessment. Guest Parking Entrance to Garage on right side of building. Great Price, Must See!

MLS#16-175104
Lauren and Dara Stewart 310-968-3877
SOTHEBY'S

Washer/Dryer/Range/Oven/Dishwasher

11 Venice Single Family

564 RIALTO AVE	Refresh.	11-2	671/H6	NEW
\$3,988,000	3+3	2sty-CRAFTSMAN		



ROMANCE IN VENICE !

Romantic Venice Craftsman retreat on a rare Double Lot w/ Guest house. Warm, inviting main house offers an open floor plan w/ 2 BR, Den, Sunroom, 3 fireplaces & seamless indoor-outdoor flow. Drop-dead beautiful Master is on 2 levels & opens to a spacious sun deck w/ treetop views & ocean breezes. Across a large lush lawn is a charming Guesthouse w/ full kitchen & BA. Located on one of the most sought after streets in Venice - steps from Abbott Kinney. A magical once-in-a-lifetime opportunity!

MLS#16-165990
Alison Betts/Jerry Jaffe 310.403.4925
TELES PROPERTIES

Guesthouse, A/C

2919 GRAYSON AVE	Open	11-2	NEW
\$3,986,000	3+2	2sty-SPANISH	



VENICE ENTERTAINERS PRIVATE COMPOUND

Venice Entertainers Compound. Rooftop deck with amazing views, Salt Water Pool, Pool Villa, this is an entertainers dream home. Private and secure, amazing indoor/outdoor flow, meticulously maintained and beautifully executed with exceptional design and quality. This is a must see.

MLS#16-176996
MortoniWhelan 310/339-4766
PARTNERS TRUST

Pool, Rooftop Deck, Pool Villa, Private,

2000 WALNUT AVE	Lunch	11-2	NEW
\$3,250,000	4+4	ARCHITECTURAL	




**NATURE-INSPIRED TOM CARSON
VENICE ABODE**

Inspired by nature's color palette and designed by Tom Carson, 2000 Walnut has it all! Enter into the open-concept first floor where oak flooring blends seamlessly with the wooden deck outside - surrounded by lush green landscaping - while four oversized sliding doors open to create an ideal Californian indoor/outdoor living space. The open kitchen features beautiful Walnut cabinetry, the finest appliances from Bertazzoni, Bosch, and Thermador, and a breakfast bar attached to the kitchen island.

MLS#16-176996
Tamra (Tami) Pardee 310-907-6517
HALTON PARDEE

www.HaltonPardee.com

1348 PRESTON WAY	Refresh.	11-2	NEW
\$2,900,000	4+3		



**AMAZING VENICE DEVELOPMENT
OPPORTUNITY ON .25 ACRE!**

RARE opportunity to own one of the desired 'big lots' on coveted Preston Way in prime Venice. Build your dream home or remodel the existing house with it's cool 70s vibe, reminiscent of Venice's heyday. This huge lot measures a quarter of an acre with a 63 ft frontage and is ~173 ft deep! There is also a detached garage with a 1 bedroom back house. Developed properties are selling for upwards of \$6.5 million. This is the closest property to the beach on over a .25 acre lot for under \$3 million!

MLS#16-109867
Gabriela Efron 3102109867
RODEO REALTY SUNSET

1048 PALMS BLV	Open	11-2	NEW
\$1,395,000	2+1	1sty-SPANISH	



DREAM LIVING IN VENICE!

Romantic 1926 Spanish embodies the classic charm of an era gone by. This 2 bed 1 bath -1046 sq. ft. home is the perfect nest to come home to. Tucked behind a cozy front porch the home opens to a spacious living room w/ wood-burning fireplace & large formal dining room. Graceful arches, warm wood floors & modern updates, generous lot w/ finished garage provides a tranquil & private escape. Prime Venice location centrally located to a myriad of shops, eateries & the beach. A true treasure!

MLS#16-109867
Laurie Woolner 310.699.0980
WOOLNER GROUP

2319 GLENCOE AVE	Refresh.	11-2	red
\$2,288,000	2295000	4+5	



**BEST VALUE FOR A NEW MODERN
HOME IN VENICE**

Priced to sell! Built to the highest of standards and quality, this 90%+ new Venice home combines modern style with a bright and airy open floor plan. Step inside and be amazed with a soaring 20-foot high ceiling living room basking in natural light, while the downstairs bedroom suite (with full bath!) is perfect for guests. Cook in the spacious chef's kitchen with a six burner stove, dual dishwashers, and a large 5' x 9' island with a second built-in sink.

MLS#16-165990
Tamra (Tami) Pardee 310-907-6517
HALTON PARDEE

www.HaltonPardee.com

833 OXFORD AVE	Open	11-2	rev
\$2,675,000	3+3	CONTEMPORARY	



A SPECIAL HOME NOT TO BE MISSED!


Silicon Beach brand new construction with "green technology" will blow you away! Southern California indoor/outdoor lifestyle. Gourmet kitchen, oak floors throughout, high ceilings, solar panels and in-floor radiant heating. Nest thermostats throughout and pre-wired for security and sound. Finished garage offers a variety of possibilities and is wired for an electric car charger. A very large redwood deck with gas/electrical is a wonderful outdoor space. Please do not miss this special home.

MLS#16-167022
Tony Myers 310-985-1872
BERKSHIRE HATHAWAY H

Clng Fan,Dshwshr,Dryer,Frzr,Rng/Ovn,

12 Marina Del Rey Single Family

942 VENEZIA AVE	Open	11-2	NEW
\$1,795,000	2+2	1sty-SPANISH	



**EXTENSIVELY RENOVATED SPANISH
MODERN**


Impeccably updated Spanish Modern in the heart of Venice Beach. A tall privacy hedge welcomes you to the grassy front yard & porch. A wide-open floor plan, live edge center island & large grassy back yard w/ lounge area, invites a casual entertaining lifestyle. Thoughtfully remodeled throughout, this turn-key home is ideal for Venice Beach living. West of Lincoln Blvd & central to all the incredible boutique shops & restaurants, like Superba Food & Bread, Late Sunday Afternoon & Cristy Dawn.

MLS#16-20221
Mark Kitching 3109020221
PARTNERS TRUST

12 Marina Del ReyCondo / Co-op

1 EASTWIND ST, UNIT 303Open11-2

\$3,695,0003+2.52sty-MODERN



LORCAN O'HERLIHY MASTERPEICE ON THE SAND

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

Mark KitchingPARTNERS TRUST3109020221

1046 PRINCETON DR #105Lunch11-2

\$825,0000+11sty-ARCHITECTURAL



SPACIOUS MARINA DEL REY ARCHITECTURAL

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

MLS#16-177330

Tami Pardee310-907-6517

HALTON PARDEE

Blt-Ins,Rng/Ovn,Fridg

4730 LA VILLA MARINA #AOpen11:30-2

\$799,0002+3TRADITIONAL

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

MLS#16-176332www.JesseWeinberg.com

Jesse Weinberg800-804-9132KELLER WILLIAMS

4310 GLENCOE AVE, UNIT 2Open11:30-2

\$775,0003+2.5CONTEMPORARY

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


www.JesseWeinberg.com

Jesse Weinberg800-804-9132KELLER WILLIAMS

13 Palms - Mar VistaSingle Family

3200 STONER AVEOpen11-2

\$1,729,0004+41sty-TRADITIONAL



MAR VISTA CHARMER WITH GUEST QUARTERS

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

MLS#16-177704

Juanita Tiu310-930-5919

COLDWELL BANKER RESI

3215 VETERAN AVEOpen11-2

\$1,349,0004+3SPANISH



CHARMING WESTSIDE VILLAGE HOME

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

MLS#16-178478


Ron Wynn310-488-4410

COLDWELL BANKER RESI

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

3625 TILDEN AVEOpen11-2

\$1,149,0003+2TRADITIONAL



WESTSIDE VILLAGE GEM!

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

MLS#16-179194

Randy Frey310-488-3595

THE BIZZY BLONDES

bizzyblondes.com

4137 CHASE AVEOpen11-2

\$1,395,00014450003+21sty-COTTAGE



REDUCED & REMODELED - MAR VISTA GEM

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

MLS#16-175304

Tamra (Tami) Pardee310-266-9946

HALTON PARDEE AND PA

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

13 Palms - Mar VistaCondo / Co-op

10761 LAWLER ST, UNIT 4Open11-2

\$579,0002+2.52sty-CONTEMPORARY



STUNNING TOWNHOUSE IN GREAT MAR VISTA/PALMS AREA!

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

Walker Spanier Group310.430.1513

KELLER WILLIAMS - SM

Scott Walker/Neil Spanier

14 Santa MonicaSingle Family

130 FOXTAIL DRLunch11-2

\$4,695,0004+32sty-RANCH



PREMIER NORTH OF SAN VICENTE LOCATION

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


MLS#16-179190


Portia Corlin310.230.3793

BHHS


Why Advertise? Large Distribution Area

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

2536 5TH ST	Lunch 11-2	NEW
\$3,795,000	3+4 ARCHITECTURAL	
		
NEW CONSTRUCTION ARCHITECTURAL MASTERPIECE Be the first for this stunning New Construction home designed by award winning architectural firm DUB, featuring over 3,600 square feet of luxury located 5 blks to one the most sought after beach areas of So. California Ocean Park/ Main Street. Come home to 3 bedrooms + a den that doubles as a 4th bedroom, 4 spa like bathrooms & an open floor plan featuring soaring Fleetwood windows and pocket sliding doors encourages indoor/outdoor living with grassy areas.		
MLS#16-178726 Tamra (Tami) Pardee 3109076517 HALTON PARDEE Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan		

1120 OZONE AVE	Lunch 1-2	NEW
\$1,595,000	2+1 1sty-CALIFORNIA BUNGALOW	
		
BRING A VENICE URBAN HOME TO LIFE IN SUNSET PARK Build your Venice dream home w/ Santa Monica schools and services! Fully specified plans by famed architect Tony Coscia. Project is "shovel-ready" w/ all architectural plans and SM City permits ready to issue and paid for by seller. Build the custom 2900 sq' 3 bed/ 4bath modern home with a dramatic, double-height living/dining area right away, or live in the existing light-filled 2 bed, 1 bath house in Sunset Park w/back patio deck & lush backyard. Privacy and seclusion on a picturesque street.		
Tiffany Rochelle 310-988-9766 HALTON PARDEE + PART Refrigerator, Stove		

923 22ND ST	Open 11-2	NEW
\$2,848,000	4+3 1sty-CAPE COD	
		
CAPE COD 2500 SQ. FT ON AN 8000 SQ.FT LOT. FRANKLIN ELEMENTY Situated on quiet 22nd St near Franklin elementary is a single story wood shingled home with 2500 sq. ft. plus with 4 bedrooms & 3 bathrooms. Open concept kitchen with large family room opening directly out to large grassy yard. Large Master suite with two walk in closets & calming master bath. Two children's bedrooms with shared bathroom and 4th bedroom en-suite. Hardwood floors and large attic space for additional storage. 50 x 160 lot (8000) Property strictly sold in "as is" condition.		
Deborah Silverstein 310 395 0113 MONTANA AVE REALTY www.923-22ndst.com		

3044 LINDA LN	Open 11-2	NEW
\$1,365,000	3+2 1sty-RANCH	
		
GREAT SANTA MONICA OPPORTUNITY Situated in prime Sunset Park on beautiful tree-lined street, adjacent to Marine Park in Santa Monica, this 3 Bd/ 2Ba home offers the perfect opportunity to make your own! Surrounded by private hedges -13ft tall, w/a legal variance from the city of Santa Monica, offers the utmost privacy. This home features a galley kitchen, original grey & pink tile dual-sink bath, large living room facing the spacious backyard, & fireplace embedded in original brick, which lends to its mid-century feel.		
MLS#16-179118 Tamra (Tami) Pardee 310-266-9946 HALTON PARDEE AND PA Blt-Ins,Dryer,Rng,Ovn,Fridg,Wshr		

1038 25TH ST	Open 11-2	NEW
\$2,395,000	3+2 1sty-TRADITIONAL	
		
CHARMING TRADITIONAL IN A PRIME SANTA MONICA NEIGHBORHOOD This 3 bedroom 2 bath home features an inviting entry & living room w/fireplace and country kitchen w/Viking & Miele appliances and granite counters opens onto a family dining area. Master suite w/vaulted ceilings offers two walk-in closets and bathroom with jetted tub & stone tile floors. Additional features include wood floors, patio, and grassy yard ideal for entertaining. Conveniently located near Douglas Park, Franklin Elementary, and local shops and restaurants. Hurry this won't last!		
Emil Schneeman 310-230-3731 BERKSHIRE HATHAWAY stove, dishwasher, fridge		

323 ADELAIDE DR	Open 11-2	red
\$6,895,000	4+6 4sty-MODERN	
		
VALET PARKING - 4 LEVEL MODERN EUROPEAN W/STUNNING VIEWS! Magnificent ocean & canyon views in almost every room. High wood beamed ceiling, Venetian plastered walls, recessed lighting, centralized sound sys. FDR, living room w/ tantalizing views of the ocean & mountain open to spacious open balcony. Sophisticated kitchen w/granite countertops, center island, breakfast area. Luxurious master w/sweeping views, large his & hers walk-in closet & lavish master bath w/ spa tub. Oversized 2-car garage.		
MLS#16-168744 Charles Pence 310-458-4024 PARTNERS TRUST SM Built-ins		

1113 PACIFIC ST	Open 11-2 671G3	NEW
\$1,769,000	3+2 2sty-TRADITIONAL	
		
ENJOY STUNNING SUNSETS FROM THE PRIVATE ROOFTOP DECK! This property is full of unexpected delights! The liv rm has hardwood fls, built-in custom bookshelves, a fp w/ glass block inserts & built-in seating area. Kitchen has an abundance of counter space & a second built-in eating area tucked into a bay window. Two downstairs brs with French doors lead out to the yard. The music room would be an ideal office. A magical upstairs master bedroom, surrounded by windows, looks out over the treetops, & city. Perfectly located only blocks to the beach.		
Winnie/Armstrong 310 344-4740 GIBSON/CB www.1113Pacific.com		

920 ALTA AVENUE	Open 11-2	rev
\$6,595,000	6+7 2sty-ARCHITECTURAL	
		
ARCHITECTURAL OASIS ON A LARGE CORNER LOT! Architectural oasis located on a quiet corner lot North of Montana- just moments from restaurants & the beach. Steel, wood & glass set the stage for serene living tucked behind privacy walls & hedges. Built & designed by Mario Romano. Bleached oak hardwd, skylights, elevator, Fleetwood pocket-doors, great art walls & hand-selected designer finishes perfect over 5,700sqft. "Front" & "back" yards, hidden from the street allow for outdoor living. Topped off with a roof deck with lovely views.		
MLS#16-169172 Charles Pence 310-458-4024 PARTNERS TRUST SM Built-ins		

1760 WELLESLEY DR	Open 11-2	NEW
\$1,749,000	4+3 TRADITIONAL	
		
DON'T MISS THIS IMPRESSIVE 2,510SQFT TRADITIONAL HOME Perched up on top of the hill in Ocean Park, this home has great views from the second level master suite. There are three additional bedrooms downstairs with two bathrooms. The remodeled kitchen has tons of counter space and cabinets and it opens up to the adjacent living room. This home has lots of windows that were recently replaced, making it extremely light and bright. Front yard was professionally landscaped with drought tolerant plants. Grant Elementary School!		
MLS#16-179108 Wheeler Coberly 310.351.6234 PARTNERS TRUST BW Dshwshr,Rng/Ovn,Fridg		

463 18TH ST	Open 11-2	rev
\$5,900,000	5+4.5 MEDITERRANEAN	
		
HELLO NORTH OF MONTANA 18TH STREET Elegant 2 story Mediterranean home built in 1999 under the "old code." Formal entry with high ceilings and stone floors leads to the step-down living room with a fireplace. Center island kitchen with adjoining butlers' pantry. Lush private yard with Viking grill. Office and en-suite bedroom are on the main level. Second level has 4 large bedrooms with high ceilings. Master suite has a large walk-in closet and an extra room. Perfect for entertaining, this house is spacious and brilliantly lit.		
MLS#16-174936 Ellen Conrad 424 202-3288 TELES PROPERTIES 463eighteenthstreet.com		


524 11TH ST

Refresh. 11-2

\$4,900,000

4+5

ARCHITECTURAL



MLS#16-176118

Diana Braun
COMPASS

310-866-5039

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

rev

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

14 Santa Monica

Condo / Co-op


831 14TH ST #4

Open 11-2

\$1,700,000

3+4

ARCHITECTURAL



MLS#16-167334

Sara Clephane
DEASY PENNER & PARTN

310-909-4648

Dshwshr,Dryer,Rng/Ovn,Wshr

NEW

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


1118 3RD ST #306

Open 11-2

\$1,500,000

2+2

CONTEMP MED



MLS#16-178186

Sandy Berens
COLDWELL BANKER MDR

310.448.5961

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

NEW

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


1333 19TH ST, UNIT 6

Open 11-2

\$925,000

2+2.5

CONTEMP MED



WWW.133319TH6.COM

Regina Vannicola
KELLER WILLIAMS-SM

310-625-2061

Central HVAC, 2-car garage

NEW

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

2940 NEILSON WAY, UNIT 205

Open 11-2 671F4

\$900,000

1+1.5

CONTEMPORARY



SEA COLONY AT THE BEACH

Randi Pollock
COLDWELL BANKER SM

310 993-9709

washer/dryer/refrigerator

NEW

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

14 Santa Monica

Lease

2910 NEILSON WAY #408

Open 11-2

\$6,000

2+2

CONTEMPORARY



MLS#16-173010

Randi Pollock
COLDWELL BANKER SM

310-699-1050

washer/dryer/refrigerator

NEW

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

607 26TH ST

Open 12-2

\$14,950

6+7

CONTEMP MED



MLS#16-164834

Valerie Fitzgerald
COLDWELL BANKER RESI

310-285-7515

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

rev

607 26TH ST
Newer custom built Mediterranean on the border of Brentwood/Santa Monica with 2 story entry, high ceilings, library office and a very open floor plan. Approximately 5,862 sf with 6 bedrooms and 7 bathrooms hardwood and stone floors, open kitchen, family room with French doors to the pool. Beautifully appointed master with luxurious bath and balcony overlooking yard. Additional game room, media room, great volume and lots of natural light perfect for families.

15 Pacific Palisades

Single Family

13916 W SUNSET

Open 11-2

\$9,997,000

6+8

CAPE COD



MLS#16-170010

Marc Noah
SOTHEBY'S

310.968.9212

NEW

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


X 764 ILIFF ST

Lunch 11-2

\$5,395,000

6+8

3sty-CONTEMPORARY



MLS#16-178532

Jacqueline Chernov
THE AGENCY

(310)403-7557

Bay Cities served at open on Tues Nov 15

NEW

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

OPEN HOUSE STATUS

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

NEW

New, automatic status

NEW*

New, not yet listed

RED

Reduced

REV

Review, automatic status

BOM

Back on Market

TUESDAY

TUESDAY

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



ALPHABET STREETS TURN-KEY ONE LEVEL TRADITIONAL!

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

Laurie Hudson

310-890-2160

BERKSHIRE HATHAWAY

14927 ALTATA DR		Lunch	11-2	red
\$9,495,000		10294000	5+7	



MAJOR PRICE REDUCTION | SCENIC PACIFIC PALISADES TRADITIONAL

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

MLS#16-159420

Josh & Matthew Altman

3108193250

DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

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



ANOTHER PRICE REDUCTION! CHECK OUT: 757HARTZELL.COM

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

MLS#16-162472

Laura Pardini

888-931-3337

COMPASS

Check out: 757Hartzell.com

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



NEW CONSTRUCTION - LUXURIOUS EAST COAST TRADITIONAL.

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

MLS#16-164652

James Respondek

310-255-5411

SOTHEYB'S INTERNATIO

BBQ,Blt-Ins,Cent Vac,Dshwshr,Dryer,Other

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



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

MLS#16-170042


Aaron Kirman

424-249-7162

JOHN AAROE GROUP

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

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



RIVIERA RIM LEASE. AVAILABLE NOW!

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

MLS#16-176346


MICHAEL HIATT

3106134455

SOTHEYB'S

AC/Fireplace/Refrigerator/Washer/Dryer

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



2 BEAUTIFUL ESTATES ON HUDSON AVENUE IN HANCOCK PARK


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

John Duerler

2139242208

HANCOCK HOMES REALTY

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



WINDSOR SQUARE PALAZZO

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

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

THE PROPERTY IS UNLIKE ANY OTHER.

Timothy Enright

310.652.6600

THE ENRIGHT COMPANY

www.WindsorSquarePalazzo.com

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



NEW CONSTRUCTION

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


Sharon Alperin

310-888-3708

Questions? Need Assistance?
Contact our Help Desk Department!

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

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



LAST HOME IN THE AWARD WINNING JUNE ST. COLLECTION!

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

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

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

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



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

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

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

Refrigerator, Stove, Dishwasher, W/D

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



DRAMATIC REDUCTION/ PRICED TO SELL

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

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

www.121NJUNE.com

19 Beverly Center-Miracle Mile Single Family

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



CUSTOM BUILT DESIGNER SHOWPLACE WWW.6546COLGATE.COM

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

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

www.OmegaGroup.LA

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



2 BEAUTIFUL ESTATES ON HUDSON AVENUE IN HANCOCK PARK

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

MLS#16-152552
John Duerler 2139242208
HANCOCK HOMES REALTY

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

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




REDONE SPANISH STUNNER NEAR THE GROVE!

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

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

Cing Fan,Dshwshr,Grbg Disp,Rng/Ovn

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



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

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

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

Dshwshr,Intrcm,Rng/Ovn

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




CLASSIC COLONIAL IN WILSHIRE VISTA!

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

Jeff Lemen 310-482-2006
KELLER WILLIAMS-SM

Oven/Range, Fridge, Washer/Dryer

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



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

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

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

www.250plymouth.com

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



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

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

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

TUESDAY

1213 S DUNSMUIR AVE

Open 11-2

\$924,000

2+3

MODERN

NEW



MLS#16-175322

Grant Linscott 323-300-1174

KELLER WILLIAMS REAL

NEW ARCHITECTURAL HOMES AT THE WILSHIRE VISTA - 1 SOLD!

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

Dshwshr,Hood Fan,Rng/Ovn,Fridg

1745 S SPAULDING AVE

Refresh. 11-2

\$899,000

2+1

1sty-SPANISH

NEW



MLS#16-175322

The Carrabba Group 323-899-2900

KW BEVERLY HILLS

STYLISH + CHARMING PICFAIR VILLAGE SPANISH

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

www.Picfair-Village.com

20 Hollywood

Single Family

824 N JUNE ST

Open 11-2

\$1,549,000

3+3

SPANISH

rev



MLS#16-154766

Grant Linscott 323-300-1174

KELLER WILLIAMS REAL

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

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

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

1173 N VAN NESS AVE

Refresh. 11-2

\$699,000

2+2

CALIFORNIA BUNGALOW

rev



MLS#16-174512

Joe Custer 323-252-2264

KW HOLLYWOOD HILLS

CALIFORNIA BUNGALOW IN CENTRAL HOLLYWOOD

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

www.joecuster.com

20 Hollywood

Condo / Co-op

1645 VINE ST #602


Open 11-2

\$1,295,000

0+2

ARCHITECTURAL

NEW



MLS#16-176852

Laura Pardini 888-931-3337

COMPASS

JOIN US FOR A BROADWAY HOLLYWOOD PROGRESSIVE TOUR

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

Convenient parking: 1627 N. Vine

1645 VINE ST #808


Open 11-2

\$1,175,000

1+1

ARCHITECTURAL

NEW



MLS#16-167290

Barbara Allen (323) 610-1781

COLDWELL BANKER HP

SEXY & ECLECTIC NYC LOFT

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

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

1645 VINE ST #402

Open 11-2

\$1,175,000

0+2

ARCHITECTURAL

NEW



MLS#16-176338

Laura Pardini 888-931-3337

COMPASS

JOIN US FOR A BROADWAY HOLLYWOOD PROGRESSIVE TOUR!

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

Convenient parking:1627 N. Vine

1645 VINE ST #810

Open 11-2

\$830,000

0+1

ARCHITECTURAL

NEW



MLS#16-176564

Laura Pardini 888-931-3337

COMPASS

JOIN US FOR A BROADWAY HOLLYWOOD PROGRESSIVE TOUR!

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

Convenient parking:1627 N. Vine

THANKSGIVING DEADLINES

DECEMBER 1, 2015 ISSUE

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The Help Desk will be open
Friday, Nov 27th 9am-1pm


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

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

20 Hollywood

Income

1232 N GOWER ST	Open 11-2	NEW
\$1,199,000	CRAFTSMAN	



INVESTMENT/DEVELOPMENT OPPORTUNITY IN THE HEART OF HOLLYWOOD

Hollywood Triplex on a large 6500sqft lot with original, charming and spacious units that are located within close distance to shops, restaurants, & grocery stores. Front: Single story side by side with two large 1-bedroom, 1-bath units with front and rear yard space. Rear: Studio, 1 bath light-filled view tucked above the detached converted garage. Property has some deferred maintenance. Lot Zoned R3 with possibility to build up to 8 units. Buyer to verify. Delivered vacant.

MLS#16-179330
Bryant | Reichling 323-395-9084
SOTHEBY'S

www.bryantreichling.com

20 Hollywood

Lease

1645 VINE ST #411	Open 11-2	NEW
\$4,995	1+2 ARCHITECTURAL	



JOIN US FOR A BROADWAY HOLLYWOOD PROGRESSIVE TOUR!

Rare furnished find at The Broadway; complete with a large walk out private patio. Enjoy an open loft concept with designer style fixtures and clean line finishes. Movable bedroom glass partition with an iconic Hollywood panorama. Custom closets. Washer/dryer within unit. Stunning rooftop pool, gym, spa, sun deck with cabanas and iconic views. Two car valet spots. This live/work loft is walking distance to clubs, restaurants, Soul Cycle, the ArcLight, Pantages, the Red Line and close to 101.

MLS#16-154028
Laura Pardini 888-931-3337
COMPASS

Convenient parking:1627 N. Vine

1645 VINE ST #308	Open 11-2	NEW
\$3,995	0+1 ARCHITECTURAL	



JOIN US FOR A BROADWAY HOLLYWOOD PROGRESSIVE TOUR!

This work/live loft is offered furnished or unfurnished. Separate bedroom with retro door slider. This residence has the vintage features that make for a true "loft" experience - high ceilings, open space and urban Hollywood views. Amenities include a luxurious roof top pool with cabanas and gym, front door service, and one indoor valet spot. Experience The Broadway Hollywood lifestyle at the most iconic corner of the world: Hollywood & Vine.

MLS#16-171322
Laura Pardini 888-931-3337
COMPASS

Convenient parking:1627 N. Vine

21 Silver Lake - Echo Park

Single Family

2215 GLENDALE BLVD	Open 11-2	NEW
\$1,019,000	3+3 MODERN	



10 MODERN NEW CONSTRUCTION HOMES IN SILVER LAKE

Introducing Ridge, a collection of 10 modern homes in Silver Lake. Each home has been crafted with care and attention to detail that enhance livability and a sense of place. Discriminating buyers will appreciate the thoughtful design, quality of construction, and level of finish in this unique community of homes. Located in the heart of Silver Lake with close proximity to Whole Foods 365, Ginger Grass, Red Lion, the Silver Lake Meadow.

MLS#16-178850
Bryant | Reichling 323-395-9084
SOTHEBY'S

www.ridgesilverlake.com

22 Los Feliz

Single Family

2330 INVERNESS AVE	Open 11-2	NEW
\$2,550,000	4+4 MODERN	



SPACIOUS MID-CENTURY W/ POOL IN PRIME LOCATION

Down a private gated driveway this spacious mid-century modern offers a clean-lined, contemporary living space. Open floorplan flooded with light and warmed by the rich tones of the wood, tile & stone finishes. Huge swimmer's pool and outdoor entertaining areas. Large pivoting front door opens to a generous entry hall. Wonderful cooks kitchen with Viking appliances & stunning finishes. 4 large bedrooms and baths with the master opening directly to the yard and pool. Sonos sound system in & out.

MLS#16-179026
John Galich 310-461-0468
RODEO REALTY INC.

www.2330inverness.com

4963 AMBROSE AVE	Lunch 11-2	NEW
\$1,595,000	4+3 2sty-COUNTRY ENGLISH	




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. A large dining room (currently used as a den) leads to an updated kitchen with 8-burner Viking oven. The upstairs contains 4 good-sized bedrooms and 2 updated baths. The grassy backyard is very private and surrounded by mature hedges. GREAT STREET IN LOS FELIZ!

MLS#16-179026
Bryan Abrams 818-266-4300
JOHN AAROE GROUP

2,445 SQFT

4206 PARVA AVE	Refresh. 11-2	rev
\$2,495,000	3+4 CONTEMP MED	



CONTEMPORARY MEDITERRANEAN WITH VIEWS, VIEWS, VIEWS

Contemporary Mediterranean home is 2 blocks north of the Boulevard. Enter to Stunning public rooms with step down living and dining rooms. Wood floors throughout. Kitchen has an eat-in center island, Zebra wood cabinets, and stainless appliances; granite counters. 180 degree Views of downtown to the Pacific Ocean. Outdoor spaces include 1,500 square foot deck with fire trough. All bedrooms are ensuite. Completely Remodeled in recent years.

MLS#16-172972
Bryce Hayes 323-300-1050
KELLER WILLIAMS REAL

BBQ,Cent Vac,Dshwshr,Dryer,Frzr,Other

28 Culver City

Single Family

4212 MCLAUGHLIN AVE	Open 11-2	NEW
\$1,249,000	3+2 CONTEMPORARY	



WWW.4212MCLAUGHLIN.COM

Completely Remodeled Culver City Home! Bright open design!Upgrades include new windows, new electrical, updated plumbing, new roof and new central air & heat. The gated front yard provides extra outdoor space with newly planted hedges for privacy. Great location near all the shops and restaurants along Washington Place & Washington Blvd and not far to the Marina, Venice & Playa Vista. Only 3 miles to the beach! Access to Culver City's award winning schools, parks & services!

MLS#16-178654
Todd Miller 3105602999
KELLER WILLIAMS-SANT

Open House Tues. 11-2pm & Sun 1-4pm




The Source Of Real Time Real Estate™

TUESDAY

29 Westchester

Single Family

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



KENTWOOD CLASSIC

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


Ari Wintraub
SOTHEY'S 310.428.5045

Double-Sized 10,000 Sq Ft Lot

30 Hollywood Hills East

Single Family

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



ONE-OF-A-KIND CONTEMPORARY

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

Rose Ware
BHHS-BH 213-369-9171

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

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




MAGNIFICENTLY RENOVATED 1926 SPANISH HOLLYWOOD HILLS HOME

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

Pete Buonocore
KW - LARCHMONT 323-762-2561

www.COREGROUPLA.COM

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



FAMOUS ARCHITECT GILBERT STANLEY UNDERWOOD'S OWN HOME!

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

MLS#16-178868
Crosby Doe (310) 428-6755

CROSBY DOE ASSOCIATE

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

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



BRONSON CANYON CHARMER

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

MLS#16-174402
Holly Purcell 310-890-4023
BERKSHIRE HATHAWAY

Yard + Deck

31 Playa Del Rey

Condo / Co-op

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



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

MLS#16-178272
Ronald Goldhammer 310-276-6601
BERKSHIRE HATHAWAY

wshr, dryr, fridge, micro, stove

39 Playa Vista

Condo / Co-op

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



SILICON BEACH CONDO WITH FLARE

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

MLS#16-179288
Tamra (Tami) Pardee 310-907-6517
HALTON PARDEE AND PA

Dshwshr, Micro

62 Encino

Single Family

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



JUST LISTED! BRAND NEW ENCINO ESTATE

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

MLS#16-177980
Michael Shlomof (310) 728-9969
ONWARD CAPITAL, INC.

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

THANKSGIVING DEADLINES

DECEMBER 1, 2015 ISSUE

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

16207 DICKENS ST

Open11-2

\$1,559,000

5+4.52sty-TRADITIONAL

NEW



UPSCALE REMODELED TRADITIONAL

Located South of Ventura in Lanai Elementary, this recently remodeled 5 + 4.5 offers refined elegance in a stylized setting. Well-appointed interior w/French doors, wood floors, high ceilings, skylights, decorative moldings & designer finishes. Common rooms include an airy great room w/ fireplace, banquet sized formal dining area & a spacious gourmet center island kitchen w/custom cabinetry, granite counters, stainless appliances & breakfast bar. Zen-like grounds w/pool & spa. Shows beautifully!

H Cameron/A Spitz
BHHS CAL

818-817-4284

Pool/Spa, Bns Rm, Media Rm, Huge Storage

17067 COUNTESS PL

Open11-2

\$2,675,000

27500005+41sty-MID-CENTURY

red



HOLLYWOOD HILLS-STYLE HOME W/ POOL, VIEWS & LANAI EL.

Cul-de-sac Mid-Century Arch'l w/ jetliner views. A dual stone fpl anchors the open public areas that are flanked by bedroom wings, providing perfect separation for sleeping vs work spaces, or family vs guest spaces. Great indoor/ outdoor flow. Pvt. resort-like backyard (pool, Trex deck & flat play area). Open center island cooks kitchen w/ T-O-T-L appliances & brkfst bar. Spacious Master features a fpl, vltd ceiling, sitting area & large walk-in. Many other amenities. Lanai EL & Portola MS. WOW!

MLS#16-173182

Michael Tunick
BHHS CA PROPERTIES

323-646-3893

3X D/W. 3X Water Heaters. 3X FPL.


3730 WESTFALL DR

Refresh.11-2

\$2,149,000

3+3CONTEMPORARY

red



ENCINO VIEW PROPERTY REDUCED

This incredible view property with an elevator has been reduced nearly \$150,000. Large open entertaining areas and turn-key elegance are among the highlights of this lovely estate property.

MLS#16-154746

Andrea Korchek
WISH SOTHEBY'S INTL

818.371.0933

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

72 Sherman Oaks

Single Family


14101 CHANDLER BLVD

Lunch12-2

\$1,595,000

5+6TRADITIONAL

rev



\$15,000 BONUS TO SUCCESSFUL SELLING AGENT!

Entry is bright and opens to spacious living room with dramatic vaulted ceiling, walls of glass, fireplace and beautiful Brazilian mahogany floors. Cook's kitchen with center island, granite counter tops, six burner Thermador range, two separate ovens & sinks, and eat-in area. Formal dining room with adjacent granite counter top serving area with wine refrigerator. Private master suite with fireplace. Grassy backyard with covered patio. Gated front and side entry driveway. Four zone HVAC.

MLS#16-108364

James Muske
COLDWELL BANKER RESI

310.281.3901

Dshwshr,Hood Fan,Rng/Ovn,Fridg

3722 WOODCLIFF RD

Open11-2

\$1,399,000

3+3CONTEMPORARY

rev



CONTEMPORARY REMODEL W/POOL. LUSH CANYON VIEW. MOVE RIGHT IN

Recently updated 3 bedroom + 2 ½ bath contemporary home. Stunning Master has 15' high ceilings and dual closets. Kitchen has quartz countertops, stainless appliances & center island with second sink. Kitchen opens to Great Room w/FPLC. Recent updates include brand new French Oak floors. Swimmer's pool + turf yard. The two car attached garage also offers driveway space for two extra cars. Conveniently located with easy access to both city and valley destinations.

MLS#16-177304

Pam Dougherty/P.Kellogg
COLDWELL BANKER BHN

310-777-6307

www.3722Woodcliff.com

94 Glassell Park

Single Family


3247 SHASTA CIR

Lunch11-2

\$979,000

3+3

NEW



One of the most unique homes in LA. Nestled between the best Eastside neighborhoods, this meticulously maintained and modernized, 1930's Swiss Chalet is minutes from Silver Lake, Eagle Rock, Downtown, Glendale & Los Feliz. The main floor hosts the living and dining rooms, as well as master bedroom and bathroom (including steam shower).

MLS#16-178352

John Johnston
COMPASS

3234289655

1284 Highland Park

Single Family

951 N AVENUE 63

Open11-2595-E1

\$769,000

2+1.51sty-SPANISH

NEW



FABULOUS 1931 SPANISH, LUSHLY LANDSCAPED OASIS

Paradise Found! Come home to a lushly landscaped oasis anchored by a 1931 Spanish and made irresistible by a fabulous bonus studio, spa and outdoor dining room complete with built in BBQ. Ave 63 is a great dog walkers or stroller pushing joy, convenient to all of NELAs temptations and you're close to, but not on top of, the handy freeways to the world beyond this lovely island of tranquility...

Liz Johnson
COMPASS PASADENA

323-397-6041

Bonus Office Suite

318 STOWE TER

Lunch11-2

\$725,000

2+1.751sty-CALIFORNIA BUNGALOW

NEW



CRAFTSMAN HEAVEN WITH VIEWS

Ready for your Highland Park buyers! Turn of the century Craftsman Bungalow on street to street lot in Mt. Angelus lovingly restored from the ground up. Hand-built kitchen/ baths, double hung windows, private master patio, some views of downtown. Includes office, detached garage/studio, off-street parking, central AC. Serving lunch. Not sure what yet but I'll make sure it's tasty. Don't sleep on this.

Imraan Ali
COMPASS PASADENA

323-547-0330

Range, Dishwasher

WEDNESDAY OPEN HOUSES

15 Pacific Palisades

Lease


17960 TRAMONTO DR

Open11-2

\$8,950

3+41sty-CONTEMPORARY

NEW



Completely Remodeled Castellammare home overlooking ocean and mountain views.Open floor plan with French doors,new 65"Sharp TV,Fireplace. Three bedroom suites All new gourmet kitchen with Viking appliances including Refrigerator freezer,8 burner range,microwave,dishwasher, Whirlpool Wine Refrigerator.New custom floors,windows and doors.exterior.Exterior cameras and ADT security system installed.Tremendous front redwood deck with white water views,gas barbecue line,Pass thru window to front deck

MLS#16-177664

Adrian Grant
JOHN AAROE GROUP

3109627142

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

TUESDAY

WEDNESDAY