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INTERNATIONAL

TUESDAY, NOVEMBER 17, 2015

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585 S. BURLINGAME AVENUE
BRENTWOOD | \$9,995,000



1459 VIA CRESTA
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816 SAN VICENTE BLVD
SANTA MONICA | \$3,595,000

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RENDERING



BY APPOINTMENT ONLY

420 TROUSDALE PL, BEVERLY HILLS

\$35,500,000

Branden Williams, Rayni Williams - 310.691.5935



OPEN TUESDAY 11-2

9305 NIGHTINGALE DR, SUNSET STRIP

\$17,995,000

Gary Gold - 310.858.5411



OPEN TUESDAY 11-2

2200 COLDWATER CANYON DR, BEVERLY HILLS

NEW PRICE \$4,490,000

Judy Feder - 310.890.0033



OPEN TUESDAY 11-2

1740 BEL-AIR RD, BEL-AIR
\$23,350,000
Drew Fenton - 310.858.5474



BY APPOINTMENT ONLY

9233 SWALLOW DR, SUNSET STRIP
\$18,950,000
David Yocum - 310.560.6164



RENDERING

OPEN TUESDAY 11-2

1000 STRADELLA RD, BEL-AIR
NEW PRICE \$6,500,000
Stephen Resnick & Jonathan Nash - 424.230.6088

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HILTONHYLAND.COM

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



ARTHUR & ALFRED HEINEMAN, ARCHITECTS

THE LYDIA C. EDMANDS HOUSE, 1917 – Pasadena

Placed on the National Register of Historic Places in 1998, the Cotswold Cottage built for wealthy widow Lydia C. Edmands exemplified the Heineman brothers' creative tenure during the interpretive Arts and Crafts architectural movement from 1895-1918. The rolled-roof edges, half-timbers, and large eyebrow gable clearly sets the Edmands House apart from its Spanish Colonial and Mediterranean Revival neighbors. The seemingly whimsical design of the cottage displays the Heineman brothers skill at adapting historic styles while simultaneously displaying a sense of folly in their design. Generous common areas on the first floor, including a solarium, office, formal dining room, and very large living room, add an intangible value for hosting large gatherings and events. 6 Bedrooms, 5 bathrooms, pool, guest house with bedroom, bath, kitchen and living room.

1233Wentworthave.com / \$4,980,000 Matthew Berkley



ROBERT FINKELHOR, ARCHITECT

G.W. PRICE RESIDENCE, 1926 – Above the Sunset Strip / Los Angeles

Panoramic city views from Griffith Observatory to downtown & to the ocean. Built in 1926 and designed by architect Robert Finkelhor, who designed houses for Bob Hope, Harpo Marx and Barbara Stanwyck among other celebrities. It features a 2-story turret entry, period wrought-iron work, dramatic light-fixtures & stained glass. The spacious step down living room features high ceilings, the original tile fireplace, arched windows, & french doors. The master, with a step down sitting room/office, includes a marble master bath with steam shower & spa tub. There are 3 additional BRs & BAs, including a guest suite w/bath, a pool room with bath & kitchen, a gym, an art & music room, & a zen-meditation garden. Original hardwood floors & doors with carved molding accentuate the house. Enjoy entertaining from the upper & lower terraces, from the salt water pool and spa, as well as from the sprawling aromatic terraced gardens.

8440haroldway.com Henry Blackham \$5,950,000



R. M. SCHINDLER, ARCHITECT

BETHLEHEM BAPTIST CHURCH, 1944 – Compton

Los Angeles Historic-Cultural Monument #968. With Schindler's complete control of "space, climate, light & mood," he creates a space well-suited for its purpose. Originally designed for a small African-American congregation, nearly everything about the church was unique (including the original color scheme which ranged from warm blue to eggplant, to purplish red.) "With no attempt to imitate masonry," Schindler's design achieved a sense of massiveness through the distinctive exterior banding. The horizontal bands of stucco siding which appear to be wood, tie the building to the streetscape. Schindler placed the L-shaped church at the corner, with a bar of classrooms to either side of an existing house. A patio for all 3 pieces was created and unified with a loggia. A three-dimensional cross rising above the building's entrance & repeated in the skylight just below, speaks to the possibilities & hope for the future.

schindlerchurch.com / \$1,490,000 Ilana Gafni



MARC ATLAN DESIGN W/ OLLER & PEJIC, ARCHITECTS

THE BLACK DESERT HOUSE – Yucca Valley, California

Beyond shelter, Black Desert House is an artistic counter-point to a landscape born of fire, and sculpted over the last 100 million years. Conceived to read as a shadow cast within great piles of monzogranite boulders, the residence offers the quintessential desert experience: immersion into the timelessness of the vast desert panorama. By day the residence protects like a cave, at night it dissolves in the surrounding array of stars. Informed by the modernist aesthetic, the geometry of the structure minimizes distractions, while curtain glass walls eliminate indoor-outdoor distinctions. The public spaces open to the sheltered entry courtyard, broad view terraces, and the private swimming pool. Sited at a cooler elevation of over 4000 ft. on 2.5 acres, the gated residence includes open-plan living areas, 3 BRs 2 BAs, & a 2-car carport.

blackdeserthouse.com Crosby Doe & Stephen Skuris \$975,000



HARWELL HAMILTON HARRIS, F.A.I.A.

THE MARY & LEE BLAIR RESIDENCE, 1939 – Los Angeles

With clear conscience I claim the Blair Residence to be a genuine Masterpiece of Southern California's built environment. Following a meticulous multi-year restoration the property reflects a timeless brilliance in terms of siting, use of materials, use of space, suitability to purpose, and fully resolved architectural integrity. The magic of the artists' residence and studio is alive and well, ready to enliven and enhance the life of the next special owner(s) whose needs are compatible with this unique offering. Located in the Hollywood Hills just West of the Cahuenga Pass, the residence is sited for privacy and views of the San Fernando Valley on a carefully landscaped hillside slope, and includes open plan living areas, bedroom, bath, artist's studio and original poured concrete 2 car garage.

architectureforsale.com / \$1,600,000 Crosby Doe



NEW EXCLUSIVE!
LLOYD WRIGHT, ARCHITECT

THE EMANUEL GAINSBURG RESIDENCE, 1946 – La Canada / Flintridge

Wright's interpretation of the rambling single story California ranch house for pharmacist Emanuel Gainsburg & his family is carefully set in a mature nature garden at the foot of the picturesque San Gabriel Mountains. It's hidden away yet permits easy access to downtown Los Angeles. Like a sacred retreat, the environment both indoors & outdoors is peaceful, & conducive to mindfulness. Largely hand built over a period of years from conception, the structure imparts solidity as it is constructed of costly redwood stone, concrete & glass. There have been sensitive updates by architect Rick Corsini to the kitchen, cabinetry, & mechanical systems which facilitate comfortable modern living. Sited on nearly seven tenths of an acre, the property invites a nearly extinct classic California indoor/outdoor living experience. The generous residence of well over 3,000 sq. ft. incorporates 4 BRs, 4 BAs, library, living & dining areas, updated kitchen, laundry & 2 car carport.

arch.forsale/view/1210journes / \$2,395,000 Crosby Doe

architectureforsale.com™

CROSBY DOE
ASSOCIATES
310.275.2222



SPF:a ARCHITECTS, ZOLTAN PALI, F.A.I.A.

THE CAVERHILL RESIDENCE, 2008 – Beverly Hills 90210

First Offering: There is no artifice in this striking work of architecture. Form, program, and detail are brilliantly resolved to serve the function of modern good living in a private space where indoor-outdoor distinctions disappear at will. Here, Zoltan Pali, F.A.I.A. carefully sites the residence for both mountain and ocean vistas on a wide, flat, private drive atop the highest ridge above Trousdale Estates. At the street, the residence is commanding in the Western architectural tradition, yet paradoxically affords a lifestyle of peaceful living in accord with nature in the Eastern architectural tradition, interpreted for the 21st Century. Residence includes 4 bedrooms, 5 baths.

CaverhillResidence.com / \$8,500,000 Crosby Doe



NEW EXCLUSIVE!
A. QUINCY JONES & RUTH SCHNEIDER – DESIGNER / BUILDERS

THE JONES HOUSE & STUDIO #1, 1938 – Los Angeles

Shortly after graduating from architecture school at the University of Washington, Jones brought fellow architecture student Ruth Schneider down to LA where they were married a year later. While still apprenticing with architect Burton A. Schutt they designed & built their first house, a duplex set carefully within the native chaparral high on the western slope of Laurel Canyon. Reflecting the philosophy & many of the design ideas Jones would continue to develop throughout his career, the building is iconic. It is flexible as well: after the War Jones converted the buildings to a single family residence using half as his office & design studio. While converted back to 2 residences today, with soaring open plan living spaces above & bedrooms & baths below the building lends itself to creative use. Built across 2 lots, the property is being sold with an extra parcel ideal for future development. Property includes 2 BRs, 2 BAs, double open plan living areas, a 2 car carport, & additional off street parking.

arch.forsale/view/8661nash / \$1,400,000 Deborah Glusker & Crosby Doe

PARTNERS *trust*



5 BD
8 BA
tennis court

3901 VALLEY MEADOW ROAD, ENCINO
offered at **\$5,699,000** / 3901VALLEYMEADOW.COM
JENNY SAVITSKY | LEE ZAMOS / call 310.500.1395



7 BD
4.5 BA
guest house

460 SOUTH LAS PALMAS AVENUE, HANCOCK PARK
offered at **\$3,995,000** / 460LASPALMAS.COM
HELLBERG | BERG / call 310.779.4325



4 BD
3.5 BA
ocean views

1368 GOUCHER STREET, PACIFIC PALISADES
offered at **\$2,499,000** / 1368GOUCHER.COM
DAVID KELMENSEN / call 310.500.1430



3 BD
2 BA

153 5TH ANITA DRIVE, BRENTWOOD
offered at **\$2,445,000**
TIM BYRNE / call 310.801.3442

 THEPARTNERSTRUST.COM *Beverly Hills | Brentwood | La Cañada Flintridge
Malibu | Manhattan Beach | Ocean Park | Pasadena | Santa Monica | Shanghai*

Partners Trust Real Estate Brokerage & Acquisitions does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. CalBRE# 01869103.

A commitment to you



BY APPOINTMENT

4 BD
5.5 BA

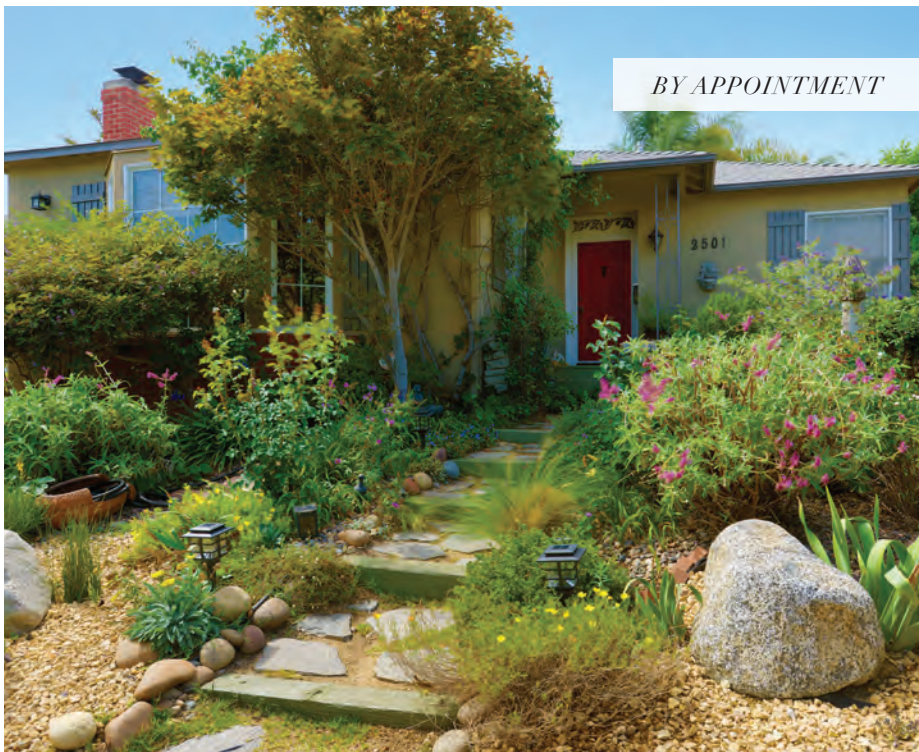
142 CHANNEL POINTE MALL, MARINA DEL REY
offered at **\$3,800,000** / 142CHANNELPOINTE.COM
JANE DORIAN / call 310.922.6464



BY APPOINTMENT

5 BD
4 BA
pool

12126 LA CASA LANE, BRENTWOOD
offered at **\$2,895,000** / 12126LACASA.COM
LISA KIRSHNER / call 310.500.1360



BY APPOINTMENT

3 BD
2 BA
art studio

2501 SOUTH CANFIELD AVENUE, BEVERLYWOOD
offered at **\$1,299,000** / 2501SCANFIELDAVE.COM
MITCHELL WALLIS / call 310.770.6860



BY APPOINTMENT

2 BD
1 BA

1164 FERNWOOD PACIFIC DRIVE, TOPANGA
offered at **\$825,000**
ELAINE HANSON / call 310.924.1032



aaroe dynamic
 aaroe.com

OPEN TUESDAY 11-2

1740 Bel Air Rd
 Bel-Air | \$23,350,000
 1740belairroad.com
 Aaron Kirman
 424.249.7162



SHOWN BY APPOINTMENT

1805 Nichols Canyon Rd, Sunset Strip
 1805nicholscanyon.com \$1,175,000
 Jay Martinez & Gil Dirige 323.377.8332



NEW LISTING

506 N. Martel Ave, Melrose Village
 3bd, 2ba Spanish. \$1,450,000
 Christina Jabarian 818.400.0090



SHOWN BY APPOINTMENT

11037 Anzio Rd
 Bel-Air | \$18,500,000
 11037anzio.com
 Sally Forster Jones & Dan Weiser
 310.691.7888 & 310.721.5899



SHOWN BY APPOINTMENT

616 N. Croft Ave #1-11, West Hollywood
 616croft.com starting at \$1,040,000
 Rachelle Rosten 310.710.5151



SHOWN BY APPOINTMENT

101 California Ave #703, Santa Monica
 101california703.aaroe.site \$1,150,000
 Lucy Kihm 323.315.7434




NEW PRICE

1525 Blue Jay Way
Sunset Strip | \$17,900,000
1525bluejayway.aaroe.site

Ryan Davis & Paul Stukin
310.999.1377 & 310.779.2595

SHOWN BY APPOINTMENT



1591 Clear View Dr
Beverly Hills P.O. | \$3,495,000
1591clearview.com

Adrian Grant & Susan Irving
310.962.7142

SHOWN BY APPOINTMENT



8971 Keith Ave, West Hollywood
8971keith.com \$1,895,000
Brian Mazurkiewicz 310.386.9086

OPEN TUESDAY 11-2



4263 Navajo Ave, Toluca Lake
4263Navajo.com \$2,950,000
Joan Duffy 310.995.0900

OPEN TUESDAY 11-2



18918 La Montana Pl, Tarzana
18918lamontana.com \$5,500,000
Aaron Kirman 424.249.7162

SHOWN BY APPOINTMENT



10451 Sandall Lane, Bel-Air
10451sandall.com \$1,490,000
Aaron Kirman & Neyshia Go 424.249.7162

SHOWN BY APPOINTMENT



7720 Firenze Ave, Sunset Strip
7720firenze.aaroe.site \$1,585,000
Steve Sanders 323.828.6471

OPEN TUES. 11-2 | NEW LISTING



7865 Willow Glen Rd, Hollywood Hills
7865willowglen.aaroe.site \$1,595,000
Elayne Ceder 424.249.7170

500 S. SAN RAFAEL, PASADENA
LISTED AT \$4,888,000

BY APPOINTMENT

A prestigious address situated on one of the most significant estate sites in Prime South San Rafael consisting of a 53,590 sf lot. This magnificent newly remodeled estate features: massive master bedroom, large swimming pool, tennis court, oversized fireplace, gorgeous bar, high end appliances, a 1,088 sf pool house with fireplace, 4 car garage. This property is not to be missed.

MANDY RIWA

310.806.2799
Mandy.Riwa@gmail.com



15501 CASIANO COURT, BEL AIR
LISTED AT \$3,995,000

OPEN TUESDAY 11-2PM

Just completed designer mid-century showcase. Spectacular 5 bd + 5.5 ba with cabana. Master bdrm and all living area open to a gorgeous large backyard w/fplc, deck, saltwater pool/jacuzzi. Disappearing walls of glass from the living area with open floor plan offering seamless indoor-outdoor living. Built for entertaining. Mstr bdrm w/frplc & gorgeous mstr bath, private patio & large custom walk-in closet. Private 3 car garage. Ready for ctrl 4.

LALEH SHEIKH
www.15501CASIANO.com

310.435.7131
lalehsheikh@sbcglobal.net

1322 S. SIERRA BONITA, LOS ANGELES
LISTED AT \$1,150,000

OPEN SATURDAY & SUNDAY 1-4PM

A Superb Country English style home in the popular Wilshire Vista neighborhood. This is a great entertaining house with 3 bedrooms, 2 bathrooms and much more! In addition to the beautifully appointed house that includes wood floors throughout and a large, updated kitchen, this property boasts two outdoor living areas.

JEFF LEMEN
www.THECUNNINGHAMGROUP.net

310.482.2033
jefflemen@kw.com



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350 NORTH HARPER AVENUE

THE GROVE

\$3,695,000



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310.779.5348

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OPEN SUNDAY 1-4pm



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A world class facility built in 2004. This 123-acre (approx.) site rests inside thousands of acres of State parkland. Views of riding fields and rock formations as you enter Simi Valley to the Ronald Reagan Presidential Library. Three Olympic arenas, heliport, 16 guest houses, pool, pond and main house, solar farm. Total of 57 bedrooms, 40 bathrooms and 18 kitchens. Commercial possibilities available – just 30 minutes north of West Los Angeles. web: 0026681

Beverly Hills Brokerage
Drew Mandile, Brooke Knapp 310.749.7124

THE ART OF LIVING



PACIFIC PALISADES | 1232 Corsica Drive 5BD/7BA | web: 0343845 | **\$11,750,000**
Pacific Palisades Brokerage
Barbara Boyle 310.255.5403



BEVERLY HILLS PO | 9308ReadcrestDrive.com 4BD/6BA | web: 0027312 | **\$6,900,000**
Beverly Hills Brokerage
Heidi Lake 310.430.1316



HOLLYWOOD HILLS | Wonder in the Hills 4BD/3BA | web: 0355492 | **\$2,900,000**
Brentwood Brokerage
David Vertlieb 310.896.5884



HOLLYWOOD HILLS | 8787 Appian Way 5BD/7BA | web: 0308492 | **\$2,750,000**
Sunset Strip Brokerage
Brian Ades 310.503.8080



LOS FELIZ | 5152 Los Hermosos Way 4BD/4BA | web: 0286408 | **\$2,565,000**
Los Feliz Brokerage
Konstantine Valissarakos 323.252.9451, Richard Yohon 323.270.1725



HOLLYWOOD HILLS | Vintage Elegance 2BD/2BA | web: 1290278 | **\$1,375,000**
Malibu - Cross Creek Brokerage
Lynette Bishop 310.266.6264

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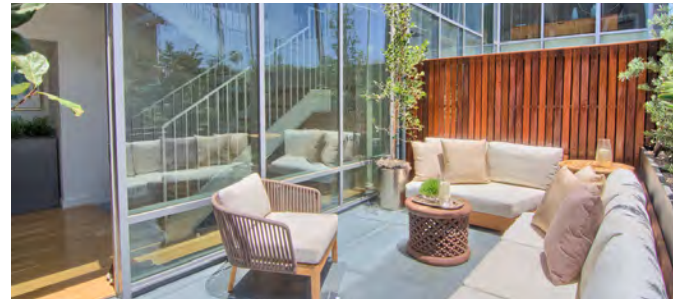


ENGEL & VÖLKERS®
Beverly Hills





415 7th St · Santa Monica **\$11,500,000**
 Sandra Miller 310.616.6213
 7 bed · 10 bath · 15,000 sf lot



1919 4th Street, #B · Santa Monica **\$2,499,000**
 Sandra Miller 310.616.6213
 3 bed · 2.5 bath · 2,300 sf



29365 Castlehill Dr · Agoura Hills **\$2,350,000**
 Alan Bess 310.867.1900
 6 bed · 6 bath · 5,021 sf · 17,155 sf lot



400 N. Monterey · Alhambra **\$880,000**
 Amy Tsui 310.625.2889
 4 bed · 3 bath · 2,090 sf · 7,312 lot · Duplex



4011 Scandia Way · Los Angeles **\$799,000**
 Yawar Charlie, Karen Sanchez 323.547.8900
 3 bed · 2 bath · 6,748 sf lot



408 17th Street · Santa Monica **\$50,000/month**
 Staci Siegel 310.592.6500
 5 bed · 4.5 bath · 3,522 sf · 7,519 sq ft



101 Ocean Ave. #C200 · Santa Monica **\$16,500/mo**
 Sandra Miller 310.616.6213
 2 bed · 2.5 bath · 2,902 sf



921 16th Street · Santa Monica **\$5,600/month**
 Guy Reid 310.699.2601
 3 bed · 2 bath



ENGEL & VÖLKERS®

SANTA MONICA
 SantaMonica.EVUSA.com
 310.460.2525

BEVERLY HILLS
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 310.777.7510

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 323.937.5101

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GREAT LOS ANGELES HOMES



DOHENY ESTATES

9200 Swallow Drive | 7 Bedrooms | 8 Baths | \$21,995,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



BEVERLY HILLS

1288 Angelo Drive | 3 Bedrooms | 6 Baths | \$19,900,000
Jim Crane 310.855.4595 Connie Blankenship 310.994.6451
Michelle Oliver 310.500.6111



SANTA MONICA

2121 La Mesa Drive | 5 Bedrooms | 7 Baths | \$18,495,000
Tracy Tutor Maltas 310.722.2267



MALIBU

78 Malibu Colony Road | 5 Bedrooms | 5 Baths | \$17,995,000
Cory Weiss 310.922.1124



OPEN HOUSE TUESDAY 11-2

BRENTWOOD | NEW PRICE

400 N. Bristol Avenue | 5 Bedrooms | 7 Baths | \$10,995,000
Juliette Hohnen 323.422.7147



PACIFIC PALISADES

888 Toulon Drive | 5 Bedrooms | 7 Baths | \$10,000,000
Gina Dickerson 310.774.5584



BRENTWOOD

526 N Carmelina Avenue | 6 Bedrooms | 5 Baths | \$9,995,000
Cory Weiss 310.922.1124



BEVERLY HILLS | NEW PRICE

9575 Hidden Valley Road | 4 Bedrooms | 6 Baths | \$9,995,000
Juliette Hohnen 323.422.7147



MALIBU

29149 Cliffside Drive | 6 Bedrooms | 8 Baths | \$9,975,000
Josh Goldstein 424.226.8069

WEST COAST HEADQUARTERS | OPENING FALL 2015
150 EL CAMINO DRIVE | BEVERLY HILLS, CA | 310.595.3888

ELLIMAN.COM/CALIFORNIA

DON'T FIND THEMSELVES



PACIFIC PALISADES

26044 Pacific Coast Highway | 3 Bedrooms | 4 Baths | \$7,500,000
Gina Dickerson 310.774.5584



OPEN HOUSE TUESDAY 11-2

BEVERLY HILLS | NEW LISTING

2620 Benedict Canyon Drive | 5 Bedrooms | 6 Baths | \$6,995,000
Heather Bilyeu 310.924.4664
Josh Altman 310.819.3250



OPEN HOUSE FRIDAY 11-2

HIDDEN HILLS | NEW LISTING

5150 Garrett Court | 6 Bedrooms | 7 Baths | \$4,495,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



HOLLYWOOD HILLS | PRICE REDUCTION

2546 Canyon Oak Drive | 4 Bedrooms | 5 Baths | \$3,995,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



OJAI

1148 McNell Road | 4 Bedrooms | 4 Baths | \$3,199,000
Juliette Hohnen 323.422.7147



OPEN HOUSE TUESDAY 11-2

HOLLYWOOD HILLS | NEW LISTING

7288 Woodrow Wilson Drive | 4 Bedrooms | 4 Baths | \$1,349,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



OPEN HOUSE TUESDAY 11-2

HANCOCK PARK

4661 Wilshire Boulevard | Pricing starts at high \$900,000s
Heather Bilyeu 310.935.0906
Josh Altman 310.819.3250



WEST HOLLYWOOD

838 Doheny Drive #904 | 1 Bedrooms | 1 Baths | \$860,000
Eric Purcell 310.980.3742



WEST HOLLYWOOD

1351 Crescent Heights #309 | 1 Bedrooms | 1 Baths | \$490,000
Eric Purcell 310.980.3742

New Exclusive Community



1122 Gayley Avenue

Broker Open Nov 17th, from 11am-8pm and daily for tours

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Located in the Heart of Westwood Village, Gayley & Lindbrook is an Exclusive Lifestyle Community Completed in Fall 2015. Featuring Dramatic and

Luxuriously Appointed Interiors in a Variety of Floorplans: Studios, 1 & 2 bedrooms and Extraordinary Penthouses. Luxury Amenities include: Rooftop Lounge, Spa, Firepit and Social Spaces.

Offered At **\$3,700**



Moss & Co
310-709-6228

1122 Gayley Avenue
Los Angeles, CA, 90024
www.GayleyandLindbrook.com



10106 TOLUCA LAKE AVENUE

BROKER'S OPEN TUESDAY 11.17 - 11-2 | \$3,750,000

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4 BEDROOMS | 5 BATHROOMS | APX 5,426 SF | APX 11,268 SF LOT

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Charles Le 310.276.5478



BEVERLY HILLS | 9332 Hazen Dr.
\$3,499,000 | 5 BD + 4 BA
Joyce Yang 310.378.6232



MAR VISTA HILL | 3272 Grand View
\$2,849,000 | 4 BD + 5 BA
Ann Beck | Terri Davis 310.391-6853



VENICE | 520 Broadway St.
\$2,845,000 | 4 BD + 4 BA
Sharon Rifelli 310-418-5862



WESTSIDE VILLAGE | 3215 Greenfield Ave.
\$2,395,000 | 5 BD + 5.5 BA
Rory Posin | Kristian Bonk 310.839.8500

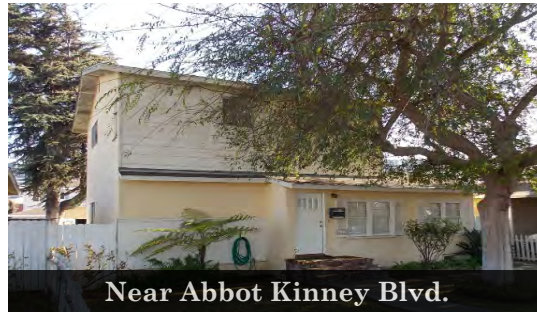


VENICE | 859 Nowita Pl.
\$1,999,000 | 3 BD + 2 BA
Suzy Frank 310.314.8300



Silver Triangle

VENICE | 2318 Clement Ave.
\$1,595,000 | 4 BD + 2 BA + Den
Terry Ballentine 310.351.9743

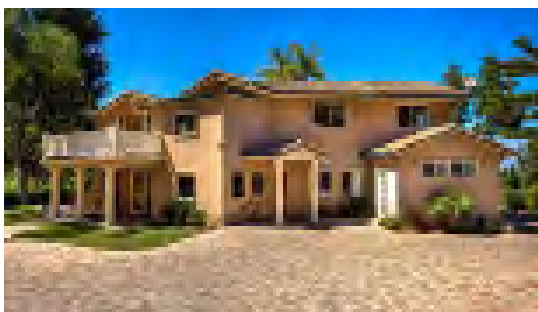


Near Abbot Kinney Blvd.

VENICE | 674 Olive St.
\$1,595,000 | 3 BD + 2 BA, Den, Lrg Lot
Terry Ballentine | Marty Rosen 310.351.9743



NEWPORT BEACH | 69 Cape Andover
\$4,299,000 | 4 BD + 4 BA + Stunning Views
Rob Freedman 310.291.7779



HOLLYWOOD HILLS | 3200 Oakley Dr.
\$2,750,000 | 4 BD + 5 BA
Linda Roth Burrell 323.295.4714



Spectacular Unobstructed Views

PALOS VERDES ESTATES | 1805 Via Arriba
\$2,599,000 | 4 BD + 3 BA + 2724 SF
Vidya Naik 310.704.7873



HOLLYWOOD HILLS | 7582 Willow Glen Rd.
\$2,599,000 | 5 BD + 4 BA
Eden Escamilla 310.283.4166

WESTSIDE ESTATE AGENCY



The Park Bel Air

\$115,000,000

The finest "bespoke" estate collection to be built in LA. Perfect location directly across the street from Hotel Bel Air. There will be 3 homes on almost 11 acres. This is the first estate to be released. Permitted & ready to build. Enter a long gated drive to a private estate with its own gatehouse. The details are too voluminous to include all, but here are some of the details: 3 acres, city + ocean views, main residence: 42,539 sf (6 bdr en suite), guest house: 15,418 sf (5 bdr en suite, 4 staff en suite), IMAX theater, fitness center, 2-lane bowling alley, elevators, art vault, full-service spa & esthetician room, golf & race car simulator, underground auto gallery for 19 cars with underground connector tunnel, two pools (89 ft and 75 ft). All prospects must be fully vetted. Also for sale is lot only at \$45m. www.weahomes.com/listing/788-tortuoso-way

Kurt Rappaport (310) 860-8889 • Stephen Shapiro (310) 860-8888 • Fred J. Bernstein (310) 300-0599

CalBRE #01036061

CalBRE #01257836

CalBRE #01476689



Once in a Generation World-Class Estate, Brentwood

\$55,000,000

A pvt 10-acre compound w/city, ocean, & mtn views. Boasts a main residence w/a dramatic gallery entry hall, 7 BRs, 8 full baths, 4 half baths, chef's kitchen, 2-story light filled library, prof. screening rm, paneled library, formal LR, outdr DR, & a luxe master ste. Swimmers pool, gym, tennis crt, 35 car garage, staff offices/facilities, security offices, 2 sensational gst hses, & rolling lawns. www.1911westridgeroad.com

Fred J. Bernstein (310) 300-0599

CalBRE #01476689



John Byers Architect - Hollywood History in BHPO

\$42,500,000

Also know as the "Barrymore Estate", built by famed architect John Byers for King Vidor in the late 1920's (Vidor sold it to John Barrymore). Main house w/3 BRs + a paneled den, library, DR, & an octagon-shaped LR. Paths & ponds + 2 gst cottages. Tremendous romance. A tree trunk floor in the den, fireplace in the entry, a one-time opium rm & a classic Old Hollywood pool w/waterfall. www.barrymoreestate.com

Stephen Shapiro (310) 860-8888

CalBRE #01257836



1240 Hilldale Avenue, Sunset Strip

\$4,895,000

Rarely available lower flat mountain compound for development 2 blocks north of Sunset Blvd. Secluded 3 lots that comprise approx. half acre flat - views to downtown & ocean. Existing rentals approximately \$15,000 monthly income (tenants are short-term). Build an approximately 8,000 sf luxury home + guest house (verify w/city). Separate entrances on both Clark St. & Hilldale Ave. Do not disturb occupants.

James Nasser (310) 351-9450

CalBRE #01073042



Open Tuesday, Nov. 17th 11-2pm: 9400 Lloydcrest Dr, Beverly Hills

\$2,850,000

A stunning view home with unobstructed ocean, city and canyon views in prime BHPO "Crest" streets. Recently renovated. Spacious open floor plan, wide-plank dark hardwood floors, & walls of glass that open to a deck with panoramic views. Dramatic 24' entry w/vaulted skylights is perfect for any art loving enthusiasts. 2 master suites + a gst room, bar, media room, galley kitchen, pvt front patio, & 2 car garage.

Orah Nassir (310) 860-8881

CalBRE #01506720



BEVERLY HILLS | 210 NORTH CANON DRIVE, BEVERLY HILLS, CA 90210 (310) 247-7770

MALIBU | "IN THE COUNTRY MART" 23410 CIVIC CENTER WAY, MALIBU, CA 90265 (310) 456-1171

MIAMI | 2100 PONCE DE LEON BLVD, 7TH FLOOR, CORAL GABLES, FL 33134 (305) 447-1471

JOIN OUR LEADING BRAND...



10542 WHIPPLE ST TOLUCA LAKE, CA 91602 | \$3,499,000

This custom Mediterranean home built in 2007 is the pride and joy of Toluca Lake. With amenities ranging from Thermador appliances, Italian Marble, This Custom Built Mediterranean retreat beaming with natural light in Toluca Lake is an entertainers dream. Remarkable features include detailed marble entry, stunning hardwood floors, formal living room and family room both with grand wood burning fireplaces, formal dining room with built-in wet bar, fantastic granite kitchen with Thermador appliances, breakfast area, game room with Italian marble bar, screening room, wine cellar, gym, spacious bedrooms, luxurious appointed bathrooms with Walker Zanger tiles, master suite with grand fireplace and private covered patio overlooking backyard with pool & spa. Details include energy efficient dual paned aluminum and wood windows throughout, wired for sound and data, maid's quarters, dumb waiter, security system, surround sound through out the home, multi zoned central air and so much more! WebID 536627 FULLY FURNISHED LEASE FOR \$17,000 per month

SEBASTIAN WOLSKI 310.776.9467 SebastianW@nestseekers.com
JERROD JONES 310.795.6855 JerrodJ@nestseekers.com

the
SerhantTeam
LOS ANGELES
271 North Canon Drive, Beverly Hills, CA 90210

Licensed Real Estate Broker NY, FL, CA. The Nest Seekers Beverly Hills office is owned by a subsidiary of Nest Seekers LLC. California BRE # 01934785. Equal Housing Opportunity.

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NEST SEEKERS BEVERLY HILLS PROUDLY PRESENTS



225 NORTH CANON DRIVE APT 7A | \$11,500,000

Elegant and breathtaking luxury residence at the Montage Beverly Hills. 3 bedroom + 3.5 bathroom luxury corner condo features a magnificent rotund living room with fireplace and 180-degree views. With nearly 3900 SQ FT, it features exquisite luxury finishes including custom crafted designer chandeliers. Parquet wood floors throughout the living room, study, dining room, laundry room and hallways, alongside carpeting in the bedrooms and porcelain flooring in the bathrooms. Full stainless steel WOLF appliances to Miele washer and dryer units to Vantage custom lighting options throughout. Includes a private 584-bottle wine room, formal dining room, breakfast nook, and posh media room. Building amenities include complimentary 24-hour valet, access to the state-of-the-art fitness and spa facility and 4 sequestered parking spaces plus up to an additional 8 valet spaces. WebID# 445992 Available for viewing by appointment only.
BEN CASPI 310.499.2091 BenC@nestseekers.com



7251 BALBOA #C, VAN NUYS, CA

Standard Sale. Very spacious 1,741sqft 3bd 2 1/2bath Townhouse with a beautiful remodeled kitchen and newer flooring throughout. Featuring a bright living room with wood burning fireplace, a wet bar, and access to outdoor patio. A true master bedroom with vaulted ceilings and walk-in closet. Bonus room on second floor that can be used as an office, bedroom, or den. Oversized two car garage.
HAYLEY COHEN 818.297.0828 Hayleyc@nestseekers.com



7364 W 88TH ST WESTCHESTER | \$1,199,999

Newly remodeled 3 bed/2 bath home less than 2 miles from the beach. It features Andersen Frenchwood Doors & Windows, Brazilian Teak Wood floors, a floor-to-ceiling Onyx Marble fireplace in the large living room and another in the master bedroom. Updated kitchen featuring Cherry Wood Cabinets w/ pull-out shelves, Granite counter tops and stainless steel appliances. Master bedroom and dining room lead to a private entertainer's patio. Bathrooms have been updated with decorator finishes and fixtures. Custom 1/2 inch thick shower glass enclosure, Travertine floors and Glass Mosaic Tiles throughout the master bathroom. Touch Screen Controlled Central Air & Heating, ADT Security System Installed. BONUS: Home comes with approved plans for an additional 73 sq ft on main floor+1562 sq ft 2nd addition. All this minutes away from Silicon Beach, Playa Vista, LMU and great local restaurants and shopping. WebID 531600
SEBASTIAN WOLSKI 310.776.9467 SebastianW@nestseekers.com



1222 N KINGS RD # 8 WEST HOLLYWOOD | \$899,000

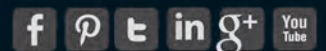
Enjoy this wonderful split level townhouse with marble tile and hardwood floors through out. The private master suite is on it's own level large master bath and walk in closet, the living room has a fireplace and soaring ceiling great for art collectors, there's a dining area, large bright loft as well as a north facing patio with views of the sunset hills. The kitchen is beautiful with granite counters and newer ss appliances. This unit needs a little TLC to make it a show stopper, lowest price townhouse in West Hollywood. Tons of storage, low HOA's. WebID 536835
MAUREN STEINBERG 310.623.0506 Maureen@nestseekers.com

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INTERNATIONAL

NestSeekers.com

Join our 300,000+ fans





351 N KENTER AVE BRENTWOOD

Just Reduced! 2-story remodeled 5 + 5 in lovely North of Sunset Brentwood location. Open floor plan with family room/kitchen combo that opens to grassy backyard. Formal dining room, Gourmet kitchen with center island and breakfast area. Sumptuous master suite with large bath and private patio. Two additional bedroom suites and 2 additional bedrooms down. Three car garage and motor court.

OPEN TUESDAY 11-2 & SUNDAY 1-4

Proudly offered at: \$3,575,000



MYRA NOURMAND

myranourmand@nourmand.com

www.myranourmand.com

office: 310.888.3333

fax: 310.278.9900

bre#:00983509

NICOLE CONTRERAS

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cell: 310.614.4952

office: 310.888.3332

bre#:01512844



 NourmandLA

 @NourmandLA

 @NourmandRE



Open Tuesday 11am-2pm

1584 Benedict Canyon Drive, Beverly Hills Post Office
Newly Priced \$1,825,000



Open Tuesday 11am-2pm

CLASSIC SPANISH HOME IN BEVERLY HILLS POST OFFICE

Nestled in lower Benedict Canyon, rests a 1930's romantic Spanish 2,600+ sf home with charming details and beautiful canyon views. This 3 bedroom/3 bathroom+ maid's, renovated in 1990, features red Spanish Saltillo tile, Brazilian walnut peg and groove hardwood floors, wrought iron, classic tiling and exposed wood beams throughout that truly echoes from another era. The formal living room with high ceilings, natural light and brass adorned fireplace, opens graciously through a bank of French doors and spills into a center rock filled court yard that feels like being in Provence in the South of France. Adjacent to the living room is a cozy step down library with an ornamental tiled fire place and built-in book shelves. The center hallway leads to an airy light filled dining room, which opens to a renovated bright kitchen and breakfast area with cherry cabinetry and white tiled counters. The luxurious master suite features an original tile bathroom, walk-in closet and private outdoor patio leading to the garden. The home also boasts two full sized guest bedrooms. Amenities include: linear water fountain expanse and waterfall, garden like grounds with 100+ year old Elm trees, two car garage/storage and motor court/turn-around, maid's room with bathroom, laundry room. Just minutes away from Beverly Hills, posh restaurants, entertainment hot-spots and trendy shopping areas, this home provides an escape from city life, but close enough to hit the town.

1584BenedictCanyon.com

Newly Priced \$1,825,000

Linda May
310.777.6247
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OVER THE RIVER AND THROUGH THE WOODS

BRENTWOOD | \$10,250,000

Over one acre of gardens, meadows and orchards. This is the kind of property that dreams are made of. This unique Brentwood location is unparalleled as is the privacy and Old Hollywood grace that greet you when you enter the gates and cross over the bridge of this extraordinary sanctuary. The main house is situated up a private drive & boasts 4 bedrooms, 3 full baths plus 2 powder rooms, a library, wine cellar, formal dining room, junior dining & harvest/family room & a cooks kitchen.



Johnny Lee Schell
(310) 859-6032
johnnylee@mac.com
www.CaliforniaMoves.com/Johnny.Schell

Beth Styne
(310) 285-7516
bstyne@coldwellbanker.com
www.CaliforniaMoves.com/Beth.Styne



view

FEATURED *Properties*

PACIFIC PALISADES | \$5,995,000
Represented by AMY HOLLINGSWORTH & JAMIE LEFF (310) 230-2483

COLDWELL BANKER RESIDENTIAL BROKERAGE

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Browse all digital editions at cbview.com*

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BEVERLY HILLS | \$2,795,000

Traditional Spanish 4bd + 3.5 ba. Additional room over garage w/bath & kitchen

CATHY GREENLY (310) 850-4512



CALABASAS | \$3,449,000

Calabasas Entertainer's Dream Home w/an Amazing Huge Backyard that overlooks Golf Course

JOCELYNE CHAVES (818) 522-3203



ENCINO | \$2,995,000

Stunning gated Cape Cod style 5+6 tennis court estate. Pool.

MARGIE MARKUS & SCOTT FRIEDMAN (818) 807-7414



HANCOCK PARK | \$7,995,000

Exquisite chateau on huge lot w/pool. 6 beds/6.5 baths+guest apt. Gourmet kitchen.

LISA HUTCHINS (323) 460-7626



HANCOCK PARK | \$1,595,000

The most charming and elegant duplex with a pool in Miracle Mile! Remodeled.

JODI TICKNOR, CHRIS KITO (310) 428-7724



LA CRESCENTA | \$739,000

4BD/2BA w/ Open floorplan. California drought tolerant yd, long drwy for ample parking.

MICHAEL HONG (323) 788-5876



LOS ANGELES | \$4,295,000

Spectacular, brand new, renovation of a 1963 Mid-Century.

TODD BAKER (310) 801-1475



LOS ANGELES | \$1,599,000

Magnificent ocean vws from this 9bd/6ba 2-story entertainer's dream home in Ladera Heights

NOEL BOIX & BARON BRUNO (310) 463-4242



LOS FELIZ | \$1,885,000

Mid-century masterpiece w/walls of glass & expansive views 3bd, 4ba + office & media room

LISA BRENDE & CHRIS CORKUM (323) 445-1868



MALIBU | \$5,000,000

Exquisite 1-story ranch home impeccably remodeled. Pool, spa, guest house. 3 acres.

SEAN LANDON (424) 235-9249



MALIBU | \$1,345,000

The Pointe top row corner unit. Lush landscaping, ocean & mountain views. Rare opportunity

JILINA SCOTT (310) 457-6550



MANHATTAN BEACH | \$2,775,000

Manhattan's 3rd Street Promenade | Cul-De-Sac Location On 3rd Street | 6BD/4 BA

LAUREN FORBES (310) 901-8512



RESIDENTIAL BROKERAGE

Arcadia (626) 445-5500
Beverly Hills North (310) 777-6200
Beverly Hills South (310) 273-3113
Brentwood (310) 820-6651

Calabasas (818) 222-0023
Glendale (818) 240-1111
Hancock Park North (323) 464-9272
Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334
Los Feliz (323) 665-5841
Malibu Colony (310) 456-3638
Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700
Marina del Rey (310) 301-3500
Montecito (805) 969-4755
COLDWELLBANKERHOMES.COM



MONTECITO | \$6,950,000

5 Bedroom Suites with 1.3 Lushly Landscaped Acres.

SUSAN CONGER & BARBARA KOUTNIK (805) 565-8838



MOUNT WASHINGTON | \$899,900

3BR, 2BA multi-level Home. Views of city lights & mountains. living room w/fireplace.

JULIAN MARIN (818) 468-9663



OUTPOST | \$3,195,000

Luxuriously renovated & restored. 4bd/3.5 baths 3250 SF, pool, gated www.1901elcerrito.com

SKYLER HYNES (310) 800-5111



PACIFIC PALISADES | \$2,100,000

Sweeping ocean & mountain views, located on the very desirable upper Calle Jermaine.

LAUREN POLAN (310) 573-7776



PALOS VERDES ESTATES | \$1,435,000

3BD/2BA | Light & Bright Kitchen | Hardwood Floors | Pool, Beautifully Landscaped Backyard

JANE ANGEL (310) 292-2290



PASADENA | \$2,160,000

920 Granite Drive #410, Pasadena

SABRINA WU (626) 688-0100



PASADENA | \$1,180,000

Beautiful classic Spanish architecture in Chapman Woods w/4BR/4BA & 2,304SF living area.

SUSAN STONE REY (626) 354-1306



PLAYA VISTA | \$619,000

1BR 1BA w/ office area in highly desirable Esplanade building, loc in heart of Playa Vista

SAM ARAGHI & RUDI BEHDAD (310) 415-1118



SANTA MONICA | \$1,699,000

Huge \$100K price reduction! Stunning remodeled 2 bed/2 bath ocean view condo on Ocean Ave.

LINDA SEMON (310) 351-3995



STUDIO CITY | \$2,495,000

Architectural masterpiece w/open flr plan & in home studio.

RENE SUCCA-RUSTON (818) 522-7311



VENTURA | \$1,195,000

Clearpoint's finest 4+3.5 Mini Estate on .5 acre with gorgeous pool/spa and views.

LAURIE RUTLEDGE (805) 648-5051



WESTLAKE VILLAGE | \$1,899,000

Guard Gated Westlake Island. Waterfront Tuscan beauty w/ pvt dock. Amazing views. 3BD+den.

GREGG HOLLAND (805) 495-1048

Pacific Palisades (310) 454-1111

Palos Verdes (310) 378-5201

Pasadena (626) 584-0050

Playa Vista (310) 862-5777

San Marino (626) 449-5222

Santa Barbara (805) 682-2477

Santa Monica Montana (310) 458-0091

Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424

Studio City (818) 788-5400

Sunset Strip (310) 278-9470

Venice (424) 280-7400

Ventura (805) 648-5051

Westchester (424) 702-3000

Westlake Village (805) 495-1048

COLDWELLBANKERHOMES.COM



RESIDENTIAL BROKERAGE

A&D ARCHITECTURE & DESIGN

MY 'BEAUTY IN THE DETAILS' VIEW

With Architect Darrell S. "Rocky" Rockefeller
by Bret Parsons



What drives architects day in and day out? For me, it's to turn clients' deepest "dream home" desires into reality. That's what it's all about. Each project is unique and a reflection of what clients are longing and searching for. My firm puts their vision first, then makes it real. While discussing design, every single detail is considered, including how one opens and closes a door, or turns a faucet on and off. Our style is often termed "warm modern." Not only is it what you see, it's also what you touch and how that makes you feel. Our designs are less about the shape and more about the experience--the light, the space, and the human scale. The term modern is often thought of as cold, but warm modern is about visual warmth utilizing natural materials and daylight. Also important is sensitivity to sustainability issues by using time-tested methods and renewable resources. The result is then a functional, inviting, and healthy living environment. Rockefeller Partners is an intuitive group of detail oriented home-makers, not castle builders. Along with Brian Pera and Chris Kempel, we are committed to buildings and interiors which embrace the simplicity of modernism to make a home distinctively comfortable and visually exciting.

www.Rockefeller-PA.com



ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: REGINALD JOHNSON



PASADENA | \$6,950,000
Mediterranean designed by architect Reginald Johnson.
Huntington Library district.

Jackie Darling (626) 356-8133

ARCHITECT: OSCAR ERIKSON



HOLLYWOOD | \$1,499,000
Entertainer's Pool Home & Guesthouse. PRICE SLASHED
\$96,000!

Frank Sullivan (619) 249-2673

ARCHITECT: FRANK P. MONTESINO



SUNSET STRIP | \$65,000/MO
Villa de Sol, completely furnished on one of the most covered
"Bird Streets."

Bryce Lowe (310) 777-6305



RESIDENTIAL BROKERAGE

TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME,
CONTACT BRET@BRETPARSONS.COM OR (310) 281-4346
FOR A SUPERB ARCHITECTURAL SPECIALIST.

BRET PARSONS
DIRECTOR, ARCHITECTURAL DIVISION



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Open Tuesday 11am-2pm

2165 Queensborough Lane | Bel Air
\$5,650,000

Open Tuesday 11am-2pm

PRESTIGIOUS BEL AIR CREST ESTATE

Nestled in the beautiful Santa Monica Mountains and enjoying magnificent vistas of Los Angeles' Westside, resides a wonderful Mediterranean estate behind guarded gates in prestigious Bel Air Crest. This 7,600sf home features 6 bedrooms and 8.5 baths on a 17,975sf lot. A magnificent two-story foyer and dual staircase is intelligently designed and showcases a sensible flow and floor plan. The main floor features a voluminous step down living room and fireplace, library/study, light and bright family room with bar and an elegant dining room that opens to a wonderful chef's kitchen complete with top of the line appliances, center island and breakfast area. Upstairs is a luxurious master suite with separate his/her bathrooms and closets and a terrace with views of the back yard and local mountains. Four en suite bedrooms with walk-in closets complete the upstairs. Other features include: pool/spa, grassy backyard, motor court, four car garage and Club House with swimmers pool/spa, tennis & b-ball courts, banquet facility, gym and children's play park. An amazing community to be a part of!

Linda May
310.777.6247
Linda@LindaMay.com
LindaMay.com
CalBRE #00475038

LINDA MAY
PROPERTIES

BelAirCrestEstate.com

Asking Price: \$5,650,000



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Joyce Rey



9321 BURTON WAY-B, BEVERLY HILLS
OPEN TUESDAY 11 - 2

\$1,450,000

Stylish condo next door to the Beverly Hills Courthouse. Just completed renovation included new dual ac, plumbing, electrical wiring and lighting fixtures. Kitchen features stainless steel appliances, granite counter tops and glass tile back splash. Main living area includes wide plank hardwood floors, fireplace, large patio, high ceilings and glass divider between dining and living rooms. Three bedrooms and three baths, two on top floor and one on lower floor.

JOYCE REY EXECUTIVE DIRECTOR
(310) 285-7529 | Joyce@JoyceRey.com
www.JoyceRey.com | CalBRE #00465013

HILARY STEVENS JOYCE REY & STACY GOTTULA TEAM
(310) 281-3941 | Hilary@greatLAproperties.com
www.greatLAproperties.com | CalBRE #0177593

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Gorgeous Penthouse in the Wilshire Regent
10501 Wilshire Blvd #PH10, Wilshire Corridor
www.10501WilshirePH10.com
\$1,399,000
Open Tuesday 11-2



Jade Mills

(310) 285.7508 | Homes@JadeMills.com
www.JadeMills.com | CaBRE #00526877



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159 Mabery Road, Santa Monica

\$15,000/month

- 4 Bedrooms & 3.5 Bathrooms
- Rare double lot with large grassy lawn
- Minutes to Canyon Elementary School
- Updated kitchen and baths
- Fantastic location close to the beach and restaurants



MARK DOUGLAS

(310) 230-2499

mark.douglas@camoves.com

www.markgdouglas.com



RARE DEVELOPMENT OPPORTUNITY

PRIME HOLMBY HILLS - OVER 2 ACRES - 10281 CHARING CROSS



Buyer to verify actual property lines.
Red line shown is an approximation.



Shown By Appointment

- Over 2 acres of land!
- One of the greatest homesite locations in Los Angeles
 - Unique opportunity to purchase lot and build your dream estate
- Very private, gated compound with long driveway surrounded by tall, mature trees

PRICE UPON REQUEST



CRAIG SHAPIRO

310.739.4887

craig.shapiro@coldwellbanker.com

BEVERLY HILLS NORTH OFFICE
CaIBRE #01904168



CHRISTOPHE COLLET

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BEVERLY HILLS SOUTH OFFICE
CaIBRE #01808398



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Spacious 2 story Spanish on Prime Road



258 South Bedford Drive • Beverly Hills

- Charming courtyard-style home
- 3 bedrooms + oversized maid's quarters
- Quaint den with powder room
- Huge high-ceiling living room
- Gracious formal dining room
- Wood floors and mouldings in many areas
- Updated over the years
- Fabulous front courtyard for entertaining
- Large rear yard with patios and 3 car garage
- Highly desirable 200 block with 60ft wide lot
- Trust Sale – sold in strictly 'as is' condition



Grand Opening Tuesday, November 17th • 11-2

\$3,195,000

Michael J. Libow
COLDWELL BANKER
(310) 285-7509



Classic 1926 One Story Spanish Unfurnished Rental



609 North Bedford Drive • Beverly Hills

- Sunlit charmer with a supreme address
- 3 bedrooms 3 bathrooms
- Huge living and dining rooms with high ceilings
- Large study/family room combination opens to yard
- Beautiful refinished wood floors
- New appliances in the kitchen
- Updated bathrooms
- New HVAC system
- Large private rear yard with 2 car garage
- Bonus/storage room behind the garage
- Ultimate curb appeal on an ultimate 600 block!



By Appointment Only

\$7,950/month

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BEVERLY HILLS | \$15,000,000

1251 Lago Vista

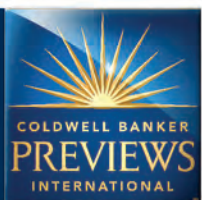
By Appointment Tuesday 10-12 - RSVP to noellegayral@aol.com

Gated exquisite private Beverly Hills estate located on almost an acre lot w/incredible city views. This magnificent 6 bed, 7 bath home features the finest details and amenities for the quintessential indoor-outdoor lifestyle. Enter this one of a kind residence thru a solid wood gate with 8' walls. This luxurious home has beautiful manicured grounds w/views, generous grassy lawn, custom pool, patios, paddle tennis court, built-in BBQ, sec system w room to expand. A grand foyer w soaring ceilings leads you to a gracious living rm w/oversized windows, clean lines, high ceilings and custom finishes thru-out. A gorgeous kit. features custom cabinets, butcher block island, sxs appl, and breakfast area which leads to the patio and backyard. The beautiful master bedroom has grand views, sitting area, walk in closet and beautiful bath. This is the ultimate dream home.

1251LagoVista.com



Noelle Gayral
Coldwell Banker
310.281.3948
noellegayral@aol.com
CalBRE#01291579



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JANA JONES DUFFY + FRED HOLLEY



5226 SHOSHONE AVENUE + ENCINO

TENNIS COURT ESTATE

\$3,199,000 **PRICE REDUCTION**

6 BR/8.5 BATHS 6,762 SF/23,799 LOT

WWW.5226SHOSHONE.COM

OPEN TUESDAY 11/17 FROM 11-2
AND SUNDAY 11/22 FROM 1-4



4351 BECK AVENUE + STUDIO CITY

COLFAX MEADOWS TRADITIONAL

\$1,595,000 **PRICE REDUCTION**

4 BR/3BA 2,923 SF/7,910 LOT

WWW.4351BECK.COM

OPEN TUESDAY 11/17 FROM 11-2
AND SUNDAY 11/22 FROM 1-4



JANA JONES DUFFY

310.612.0831 DIRECT | 310.285.7535 OFFICE

JANAJONES@AOL.COM | JANAJONESDUFFY.COM

FRED HOLLEY

310.780.7653 DIRECT | 310.285.7591 OFFICE

FREDHOLLEY2@AOL.COM | FREDHOLLEY.COM



4948VANALDEN.COM

Gated custom Zen-like 4 bedroom, 4 bath, 1-level architectural retreat with 5,800+ sq ft (per appraiser), sits on a private hilltop with over 3 acres of land (per assessor) and amazing jetliner views. Formal dining, family room with wet bar, office and 4-car garage. Guest suite with kitchenette and wet bar. Pool, spa, waterfall, and koi pond. Separate rec room with bath and wet bar, which looking out to the outdoor BBQ and eating area. This true one of a kind property was designed for entertaining. Don't miss! www.4948Vanalden.com

4948 Vanalden Ave | Tarzana

Offered at \$3,295,000



MAURICEKOZAK

818.612.0204

mauricekozak@gmail.com

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HomeServices





\$5,950,000 | 1919 Las Tunas Rd, Santa Barbara | 4BD/3½BA
Kogevinas/Havlik | 805.450.6233



\$3,999,000 | 25225 Prado de Rosado, Calabasas | 5BD/6BA
Marc & Rory Shevin | 818.251.2456/818.251.2476



OPEN TUES 11-2

\$3,895,000 | 4415 Woodley Ave, Encino | 7BD/6BA
Shanks/Davis | 818.326.2415/818.606.9805



\$3,295,000 | 745 Lachman Ln, Pacific Palisades | 4BD/4¾BA
Jody Fine | 310.230.3770



OPEN TUES 11-2

\$3,199,000 | 4000 Stansbury Dr, Sherman Oaks | 4BD/6BA
Casey Markovic | 310.596.1815



\$2,799,000 | 1112 Wellesley Ave, Brentwood | 5BD/5½BA
Sandi Jacoby | 310.820.9312



\$2,695,000 | 5215 Bothwell Rd, Tarzana | 5BD/7BA
Don Linden | 818.515.8936



OPEN TUES 11-2

\$2,595,000 | 2304 Donella Cir, Bel Air | 3BD/3BA
Nadia & Jeffrey Saad | 310.897.0951/310.770.7395



OPEN TUES 11-2

\$1,329,000 | 1154-56 S Point View St, Carthay Circle | Duplex
Greenberg/Weinstock | 310.968.0605



\$789,000 | 1508 Berkeley St #C, Santa Monica | 2BD/2½BA
Charlee Nessel | 310.755.8180



OPEN TUES 12-2

\$739,000 | 5633 Fountain Ave, Hollywood | 3BD/2BA
Henry Plascencia | 323.671.1275



\$634,000 | 5207 Sale Ave, Woodland Hills | 3BD/2BA
Andy Achen | 818.749.5538



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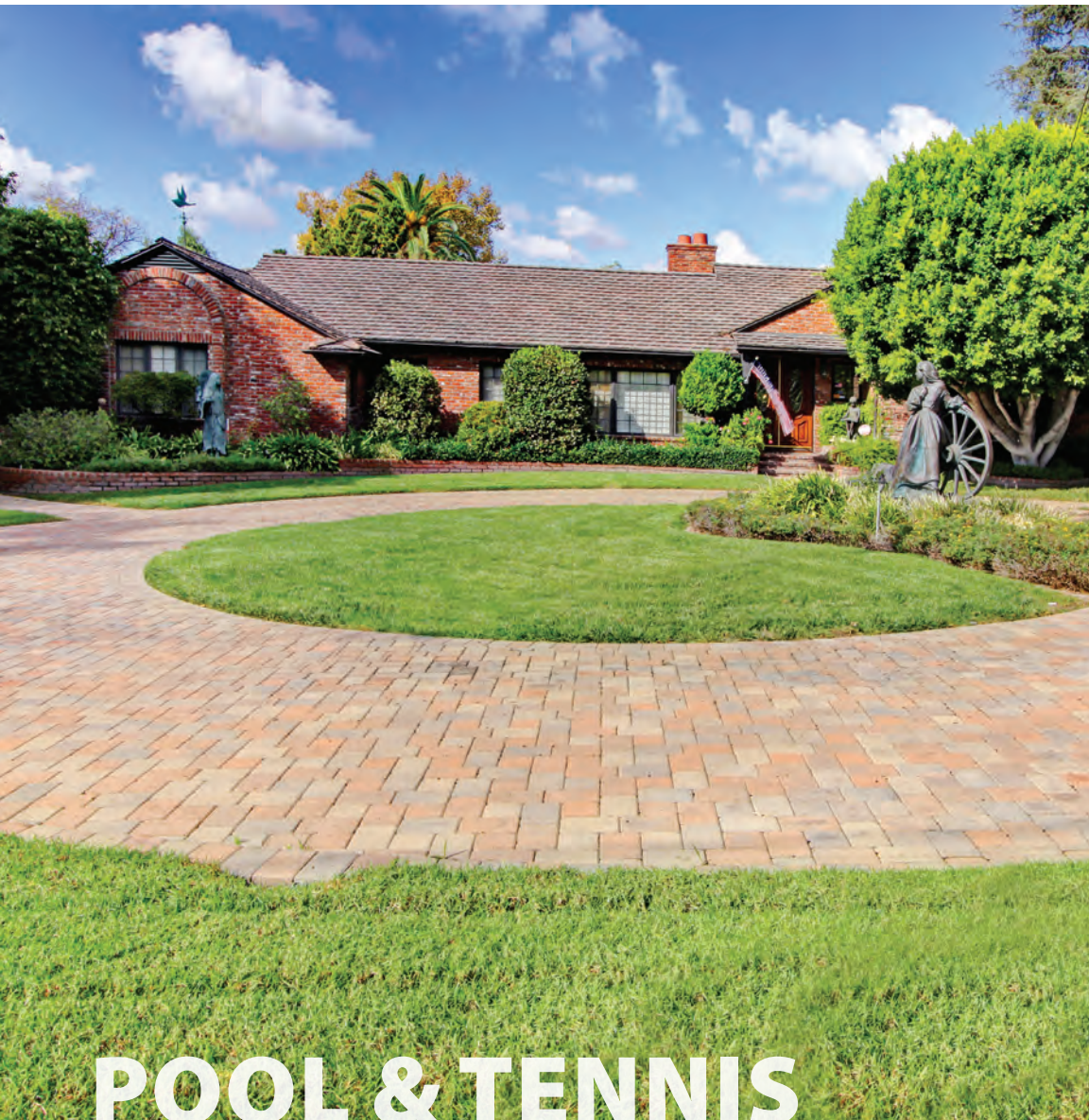


MIKEMANDEKIC

213.703.7300

mmandekic@aol.com

OPEN TUESDAY 11-2



POOL & TENNIS

1655 Grandview Ave | Glendale

Offered at \$2,950,000

This grand residence with spectacular curb appeal showcasing a red brick circular driveway and grassy areas, features a tennis court and guest house, all sited on nearly an acre of land. The main home has 4 bedrooms and 4 baths all on one-level while the beautiful guest house offers 2 more bedrooms and 1 bath. The large, mostly flat yard, has a pool, outdoor bar and various fruit-bearing trees. Located conveniently in Glendale, close to Downtown LA and local studios.

BERKSHIRE HATHAWAY | California Properties
HomeServices





CELEBRITY ESTATE

3052 Lake Hollywood Dr | Hollywood Hills East

Offered at \$ 5,299,995

Opportunity to own Lake Hollywood's most incredible, one-of-a kind, private & gated "Vista del Lago" estate with explosive views. Famed architects Ashton & Denney designed this Spanish Revival style in 1928. Preserving original style & character, this sexy 5BD/6BA celebrity villa offers ±5,757 SF of living space on a huge lot with ± 27,208 SF (assr). Living room with floor-to-ceiling glass windows, formal dining room, master suite with fireplace, 2 baths, steam shower & romantic balcony off bedroom. Viewing deck for indoor/outdoor entertaining, 2 large courtyards with fountain & pool. The property also features a gym, 10-car garage with lift & a circular driveway with dual gated entry. Close to city, valley & studios.



TODDMARKS

310.383.5354

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OPEN TUES 11-2/SUN 1-4



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HomeServices



4415 WOODLEY AVENUE, ENCINO
OPEN TUESDAY NOVEMBER 17TH 11:00 TO 2:00

\$3,895,000

Enter through the copper clad gates to this beautiful Tuscan Estate that features 7 Bedrooms 6 Bathrooms on almost an acre of scenic and private grounds surrounded by grand oak trees. The majestic front door reveals a 21 foot high entry, glass balustrade stairway and opens to the Living Room and Formal Dining Area with wood burning fireplace. The Kitchen with the maple birds-eye cabinetry is an epicurean pleasure with a 6 burner Wolf range, Dacor double ovens, two Dacor warming drawers, two Bosch dishwashers and Sub Zero refrigerator. The Kitchen, Breakfast Area and Family Room all overlook and open to the entertainers yard with infinity pool and beautiful views. One can use the grand stairway or the elevator to ascend to the second floor. The Master Bedroom Suite features views of the valley and a sensation of nesting amongst the oak trees as well as a spa like Master Bathroom. It is a delight to cherish. The 2 Bedroom Guest Suite could also be the perfect in home office with its own entrance. This truly stunning estate is located South of the Boulevard and is close to the many shops and restaurants of the area and Westside.

Gary Davis

818.606.9805

gary.davis@bhhsca.com

CalBRE # 00891275

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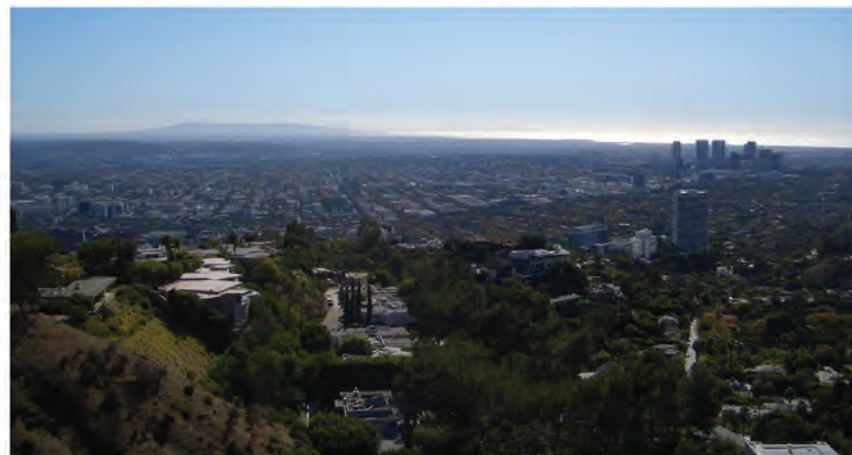
whollywoodresidences.com



HOLLYWOOD

THE PENTHOUSES

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1633 BLUE JAY WAY

SUNSET STRIP

BY APPOINTMENT ONLY

5 BEDROOMS | 8 BATHROOMS | 12,114 SQ. FT. | 24,316 SQ. FT. LOT

One of the last great view lots available in the Bird Street area of the Sunset Strip. This shovel ready site comes with plans, by noted architect Zoltan Pali, and permits. Perfect for an owner user or a developer.

OFFERED AT \$14,995,000

BLAIR CHANG

424.230.3703



An international associate of Savills

THEAGENCYRE.COM





671 & 673 SIENA WAY

BEL AIR

APPROX 3.2 ACRES

Siena Way is an unprecedented opportunity to own land in Bel Air's most exclusive enclave. With prime positioning behind the main East Gates, just above the Bel Air Country Club, the property offers unrivaled privacy and unobstructed views of the city, ocean and golf course. This ready to build development site has been graded & primed, consisting of 3.2 Acres with retaining walls, a large underground structure & 15-car garage. Incredible opportunity to create the greatest estate in the world.

NEW LISTING

OFFERED AT \$52,000,000

WWW.SIENAWAY.COM

SAMIRA GORES

310.405.9244

SGORES@THEAGENCYRE.COM

CHRISTINE MARTIN

310.614.5779

CMARTIN@THEAGENCYRE.COM

TIFFANY MARTIN

310.696.9612

TMARTIN@THEAGENCYRE.COM



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8011 WILLOW GLEN ROAD

LAUREL CANYON

2 BEDROOMS | 2 BATHROOMS | 1,300 SQ. FT. | 9,872 SQ. FT. LOT

Amazing Mid Century modern retreat located just off Laurel Canyon in the famously historic Hollywood Hills. Full remodel just completed. Enter the gated & secure property to a lush and tranquil setting with complete privacy. Open floor-plan with walls of glass creating a wonderful indoor/outdoor setting. French doors open to large pool area with daybed and speakers throughout. Deck with intimate seating around a majestic fire-pit. Two beds up stairs with large bathroom complete with steam shower

JUSTIN MANDILE

424.230.7807

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$1,449,000



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1023 CHEVY CHASE DRIVE

BEVERLY HILLS

6 BEDROOMS | 5 BATHROOMS | 4,494 SQ. FT. | 13,120 SQ. FT. LOT

Located in prime Beverly Hills on a flat, street-to-street lot, this original Spanish style home presents an exceptional opportunity to rebuild or restore. Set back from the street, the property offers a serene setting with a large yard, plus privacy provided by mature trees. Per the Under Built report, one could add 2,248 SF to create a total of 6,742 SF on this beautiful Beverly Hills enclave. This is the first time this property has been on the market in over 40 years.

BARON STEINBRECHER

424.320.5247

OPEN TUESDAY 11-2 PM

OFFERED AT \$5,995,000



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THE CARLYLE RESIDENCES

FINAL THREE HOMES REMAINING

ACCESSORY STUDIOS AVAILABLE, STARTING AT \$235,000



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This is neither an offer to sell, nor a solicitation of offers to buy any condominium units where such offers or solicitations cannot be made. Plans, materials, specifications, amenities, pricing and inventory are subject to change without notice. The Agency CA RE #01904054

ELADGROUP


THE AGENCY



THE COSMOPOLITAN BW



2 BDR, 2 BDR + DEN, AND 3 BDR RESIDENCES RANGING FROM \$865,000 - \$2,200,000



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Welcome to The Cosmopolitan BW, a limited collection of 45 modern, luxury residences steps away from the very best of Brentwood. Enjoy the quintessential, relaxed Brentwood lifestyle and unrivaled walkability to acclaimed schools, dining, shopping, and nightlife. Exquisitely designed for the modern lifestyle, the residences at The Cosmopolitan BW feature flexible 2 to 3-bedroom floor plans with open-concept living and an elegantly clean simplicity.

OPEN TUESDAY - SUNDAY 12PM - 5PM | BROKERS OPEN TUESDAY 11AM-2PM

OVER 70% UNDER CONTRACT

SOPHISTICATED, MODERN LIVING *in the heart of BRENTWOOD*

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THE RESIDENCES AT CARBON BEACH



FEATURED HOME

Residence Three available for \$3,695,000



3 Bed | 3.5 Bath | 3,207 Interior Sq. Ft. | 4,996 Approx. Total Sq. Ft.

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Carbon-Beach.com

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SOCAL
HOLDINGS



LEGENDARY OLD HOLLYWOOD ESTATE



2562 OUTPOST DRIVE

OFFERED AT \$5,695,000

OPEN TUESDAY, NOVEMBER 17TH 11AM-2PM

LEGENDARY OLD HOLLYWOOD ESTATE FILLED WITH ROMANCE AND CHARM. ONE OF THE GREAT CLASSIC OUTPOST ESTATES SITUATED ON AN ENORMOUS LOT (OVER 20,000 SF) SURROUNDED IN TOTAL SECLUSION AND PRIVACY. PURE, UNSPOILED MEDITERRANEAN ARCHITECTURE, THICK PLASTER WALLS,

ORIGINAL TILES, HAND-CARVED FIREPLACES AND BEAUTIFUL IRONWORK CREATE AN INCREDIBLE ENVIRONMENT PERFECT FOR LARGE SCALE OR INTIMATE ENTERTAINING. SPECTACULAR 2-STORY ENTRY LEADS TO A MAGNIFICENT LIVING ROOM WITH BEAMED CEILINGS AND FRENCH DOORS AND WINDOWS OPENING TO BEAUTIFUL GARDENS, PATHWAYS, AND A HUGE SWIMMER'S POOL. INCLUDES A BEAUTIFUL PANELED LIBRARY AND FORMAL DINING ROOM. UPSTAIRS FEATURES A MASTER AND LARGE BEDROOM, PLUS AN ADDITIONAL OFFICE, FOURTH BEDROOM, AND A SEPARATE GUEST HOUSE. RARELY DO HOMES WITH THIS ARCHITECTURE, LAND, LOCATION, AND HISTORY EVER BECOME AVAILABLE...

TRULY AN INCREDIBLE OFFERING.

EXCLUSIVE REPRESENTATION BY

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THE ALTMAN BROTHERS



OPEN HOUSE TUESDAY 11-2

2620 BENEDICT CANYON | BEVERLY HILLS | 5 BEDROOMS | 6 BATHS | \$6,995,000

ENCHANTING TRADITIONAL RETREAT

Just minutes from the heart of Beverly Hills & tucked above Benedict Canyon, this enchanting & extremely private traditional retreat has been beautifully remodeled throughout. A long private drive leads you to the 1.5 acre estate, which includes a large tennis court, patio, pool, spa & lush landscaping. All new & fully equipped chef's kitchen opens up to a family room with wet bar, formal dining room & impressive great room. Gorgeous details throughout including hardwood floors, vaulted & beamed ceilings. Upstairs features two family bedrooms & master suite with his/her baths & closets. Pro tennis player, Pete Sampras, previously owned this beautiful estate as it features his custom designed tennis court. Various celebrities, such as Kenny G, have resided here.

AB THE ALTMAN BROTHERS

HEATHER BILYEU

310.924.4664 | Heather@HeatherBilyeu.com

JOSH & MATTHEW ALTMAN

310.819.3250 | Josh@TheAltmanBrothers.com

THEALTMANBROTHERS.COM

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REAL ESTATE

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THE ALTMAN BROTHERS



OPEN HOUSE FRIDAY 11-2

5150 GARRETT COURT | HIDDEN HILLS | 5 BEDROOMS | 6 BATHS | \$4,495,000

EXTREMELY
RARE & PRIVATE
HIDDEN HILLS
COMPOUND

Extremely rare & private compound in the illustrious Mureau Estates gated community of Calabasas. Sprawling over 3 acres, this exceptional custom home provides every amenity expected of a luxury estate. Main house has 5 bedrooms, 6 bathrooms, 5 fireplaces, stone tile floors, kitchen w/Sub Zero fridge/freezer, Wolf Range/Oven, dual dishwashers, chef's island, breakfast nook area, full bar, & large pantry. Master retreat w/sitting area, spa like bath, steam shower, & enormous closet. Property features a magnificent back yard w/pool/spa, cabana, Viking outdoor kitchen, & brick pizza oven. Other entertaining areas include a formal dining room w/floor to ceiling windows, & a beautiful outdoor courtyard. Home also features a large gym, theatre, 4-car garage & parking for 10+ cars, guest house w/full size kitchen, full bath, walk-in closet, terrace w/fireplace. Home systems include built-in surround sound, Sonos, Control 4, security cameras, 4-zone heating/cooling, & solar panels.

AB THE ALTMAN BROTHERS

JOSH ALTMAN

310.819.3250 | Josh@TheAltmanBrothers.com

MATTHEW ALTMAN

323.791.9398 | Matthew@TheAltmanBrothers.com

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OPEN HOUSE TUESDAY 11-2

7288 WOODROW WILSON | HOLLYWOOD HILLS | 4 BEDROOMS | 4 BATHS | \$1,349,000

PEACEFUL & SECLUDED
HOLLYWOOD HILLS
MODERN

Peaceful, secluded, modern home in the Hollywood Hills. Built in 2008 & immaculately maintained with hardwood floors, recessed lighting, & pleasant green views throughout. Features 3 bedrooms & 2.5 bathrooms in the main house, & a bonus 4th room & bath with separate entrance-perfect for a guesthouse, studio, or office space. Seamless, open floor plan is perfect for entertaining. Living room has a fireplace & opens out onto a charming breakfast patio. Chef's kitchen includes professional stove, matching stainless steel dishwasher & fridge, & separate wine fridge. Large master suite has walk-in closet & spa tub. Also includes: custom home entertainment system, including a fully equipped surround sound system, dual zone A/C, tankless water heater, 2-car garage & additional private back patio. No neighbors on either side for plenty of privacy!

AB THE ALTMAN BROTHERS

JOSH & MATTHEW ALTMAN

310.819.3250 | Josh@TheAltmanBrothers.com

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