VINTAGE & CHARMING 1920s CALIFORNIA BUNGALOW

1549 S BURNSIDE AVENUE • OFFERED AT $499,000

WWW.BURNSIDEBUNGALOW.COM

1 Bedroom • 1 Bathroom • 576 sq. ft. • 4799 sq. ft. lot

This stylish and original California Bungalow awaits your personal touch. Small in size but loaded with storage and efficiently designed by builders of a bygone era. Features include: hardwood floors throughout with period details such as built in cabinetry, claw foot tub and mouldings. Bathed in light this home is a blank canvas for you to create your bohemian paradise or add your artistic touch. A true artist's retreat. The garage is perfect for a home office, guest home or studio space. Zoned R2, the large yard allows for future expansion. The neighborhood hosts an eclectic mix of events from Third Thursday strolls to grassroots gatherings mixed into a very walkable area, with chic cafés & independent boutiques on nearby Pico Blvd.

OPEN TUESDAY, NOVEMBER 17TH 11am-2pm

SKY'S TACOS + MEXICAN COKE TO BE SERVED

CARRABBA + GROUP
HOMES. INVESTMENT PROPERTIES. REAL ESTATE.

kw | KELLER WILLIAMS REALTY

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

Mid-Century Modern w/ Views!

1842 HOLLYVISTA AVE

Brokers: 11/17/15 11-2 & 4:30-6:30 & 11/19/15 4:30-6:30

c.1963 Mid-Century Modern brilliantly situated in the coveted Franklin Hills capturing sweeping west-facing views. Airy & bright 4 bed 3 bath, 2,550 sq. Walls of glass, interesting angles, lofty beamed ceilings & open family space, all in a serene, convenient location. A seamless blend of indoor & outdoor space & a floorplan with effortless functionality. Enjoy the ethos of the era's architecture, progressive design spirit & some of Los Angeles' quintessential views. Franklin Elementary.*

Offered At $1,299,000

Colin Hoffmeister
310-435-4206

1660 Hillhurst Ave.
Los Angeles, CA 90027
www.1842Hollyvista.com

*Buyer to satisfy themselves as to: condition & square footage of property, schools, use/zoning. 4th bedroom is currently being used as a den/guest room.

kw | KELLER WILLIAMS REALTY

AREA 28

CULVER CITY

4215 TULLER AVE

CULVER CITY, CA 90230

OFFERED AT $1,095,000

4211 TULLER AVE

CULVER CITY, CA 90230

OFFERED AT $995,000

OPEN TUESDAY 11-2

JOE BABAJIAN
310.623.8800
JOEBABAJIAN.COM
CA BRE# 00813384

MICHAEL NAVA
323.371.0405
MICHAELNAVALA.COM
CA BRE# 01894575

Expansive Upscale Gated Traditional

Harriet Cameron

818-380-2151

Harriet@HarrietCameron.com

BRE#00675971

Andrew Spitz

818-817-4284

Andrew@AndrewSpitz.com

BRE#00924610

16266 Bertella Drive, Encino

Open Tuesday 11/17/2015 11am-2pm

Warmth and style resonate throughout this gated two story traditional home. Located on a tranquil cul-de-sac in the desirable Lanai Elementary district, this meticulously maintained 5 bedroom 7 bath home radiates timeless design in an inviting setting. The airy interior is enhanced by wood floors, high ceilings, decorative moldings, designer fixtures, and a wonderful indoor/outdoor flow. Large scale common rooms include a living room with fireplace, formal dining room, family room with fireplace and wet bar, and a massive upstairs game/media room with wet bar. Stylish functionality is evident is the large chef's kitchen which features a center island kitchen with prep sink, granite counters, built-in work station, double ovens, Subzero and garden window to the picturesque grounds. The refined elegance continues upstairs where 3 generously sized ensuite bedrooms compliment the spacious master suite with cathedral vaulted ceilings, clear story windows, a fireplace, office, private balcony, bath with jetted tub and a room sized professionally organized walk-in closet. The verdant grounds are ideal for entertaining and are enhanced by a sparkling pool/spa, waterfall, outdoor powder room and multiple covered patios. Additional amenities include maids/guest quarters, central vacuum system, alarm system, surround sound, and a fantastic South of the Boulevard location.

Offered at $2,575,000

BERKSHIRE HATHAWAY | California Properties
HomeServices

Berkshire Hathaway HomeServices does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify all information.

AREA 72

SHERMAN OAKS

A WILLIAM MELENTHIN BIRDHOUSE IN SHERMAN OAKS

$1,249,000 | TUESDAY, NOVEMBER 17 11AM-2PM

4940 WORTSER AVE

Welcome to this beautifully remodeled and elegant birdhouse designed by William Melenthin in the highly sought after Hidden Woods area of Sherman Oaks with five bedrooms, three and one half baths, den, new and refinished hardwood floors throughout, gourmet kitchen with new Ceasarstone counter tops, and an enchanting backyard with pool and play area. See this one and fall in love!

VAHAN SAROIANS

323.497.6655

saroians@aol.com

©2015 Coldwell Banker Real Estate LLC. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Owned And Operated By a Subsidiary of NRT LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.

COLDWELL BANKER

RESIDENTIAL BROKERAGE

779 TERRACE 49

California Bungalow built in 1925. A well thought-out house that includes new Central AC and Heat, Flooring, and Kitchen. Drought tolerant landscaping with drip systems, tank-less water heater, water filters, thermal windows and new roof. The house is bright and airy with yard and views of the San Gabriel mountains providing a backdrop for stunning views. 2 Bedroom/1 bathroom with spa tub, large eat-in kitchen with seating for 12 and bonus room downstairs which could be an office or 3rd bedroom

Offered At $689,000

Leif Martinoff
3108950730

www.Residence-LA.com

RESIDENCE:LA
REAL ESTATE | RELATIONSHIPS

HAPPY THANKSGIVING!

The MLS™ office will be closed on
Thursday, Nov 26th and Friday, Nov 27th

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

HOLIDAY DEADLINES

DECEMBER 1, 2015 ISSUE

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

Sotheby's
INTERNATIONAL REALTY

BECAUSE WE CARE...

THE SOTHEBY'S INTERNATIONAL REALTY SUNSET STRIP BROKERAGE SUPPORTS THE SOUTH LOS ANGELES ANIMAL SHELTER

BY DONATING,

BY ADOPTING,

BY VOLUNTEERING.

SUNSET STRIP BROKERAGE
9255 Sunset Blvd., Mezzanine
Los Angeles, CA 90069
+1 310 205 0305
sothebyshomes.com/LosAngeles

Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc. Real estate agents affiliated with Sotheby's International Realty, Inc. are independent contractor sales associates and are not employees of Sotheby's International Realty, Inc.

Part Time Assistant Wanted
For Top, High-End Luxury Real Estate Broker

Requirements Include:

- Have had a real estate license for 2-5 years
- Be a team player with attention to detail
- Be flexible on hours
- Have a mastery in the English language, both written and verbal
- Be able to propritize and deal with weekly/variable deadlines
- Strong client and vendor interfacing and coordination skills
- Ability to manage databases and websites
- Cheery nature
- Must know Studio City, Toluca Lake, Sherman Oaks and the Hollywood Hills

SALARY COMMENSURATE WITH EXPERIENCE

This is a great opportunity for growth!

Please send resume to fax number 818.760.2268.

JOHN AAROE GROUP

HAPPY THANKSGIVING!

The MLS™ office will be closed on
Thursday, Nov 26th and Friday, Nov 27th

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

HOLIDAY DEADLINES

DECEMBER 1, 2015 ISSUE

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

WHY ARE YOU STILL CLICKING

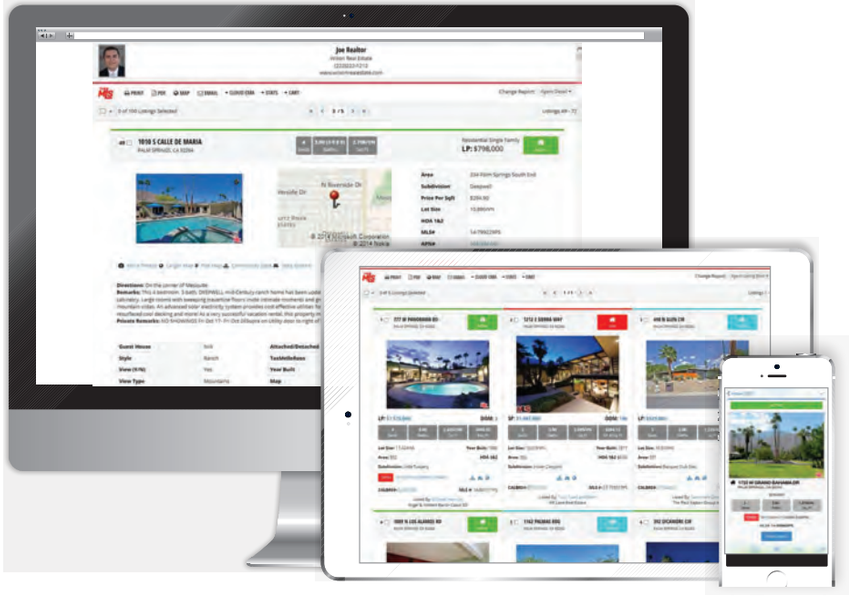
GO

WHEN YOU CAN

BETA GO

SIMPLE, INTUITIVE, EASY TO NAVIGATE & MOBILE-FRIENDLY.

- Easy-To-Read Detail Report
- Client Cart Feature
- Enhanced Stats Reports
- Listing Brief Report
- NEW Client Gallery Report
- NEW Showing Report
- NEW Add to Portal Feature



DON'T JUST GO... BETA GO

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

THE MLS™ .COM

REALTOR®

Members Get MORE

THE MLS™ .COM
The Source Of Real Time Real Estate™

Members

homesnap
FREE
REALTOR® Member Login For Access to Agent Features

Members

CLOUD CMA
Includes Power Pack

Members

RPR® | REALTORS PROPERTY RESOURCE

Members

idxcellent™
Framed Real Estate Search Interface
Special Features for REALTOR® Members

Members

CLARUS MARKETMETRICS
POWERED BY TERRADATUM

Members

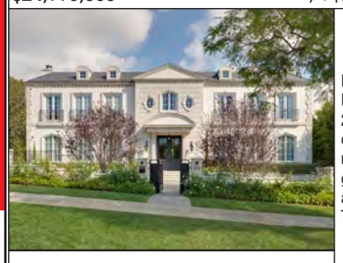
Money Saving Packages
For REALTOR® Members Only!

zipFormMLS-Connect®
Automatically Import Listing Data Directly into Your zipForms Contracts®

TUESDAY

01 Beverly Hills — Single Family

720 N ALTA DR — NEW
Refresh. 11-2
$24,995,000 7+13 3sty-TRADITIONAL



NEW CONSTRUCTION IN BEVERLY HILLS FLATS

Brand new construction on one of the best streets in the Beverly Hills Flats, 7 bedrooms, 13 baths on a lot of almost 27,000 square feet. Boasting 3 levels of meticulously crafted opulence, home features an enormous master suite with retreat, large scale public rooms, huge game room level with gym, theater, and wine tasting room. No expense spared and every amenity thought of in this beautiful Georgian Traditional.

J.Rey/S.Apelian/C.Damon (323)804-3400

Open From 11 to 2 and Twilight from 4-7

608 N SIERRA DR — NEW
Lunch 11-2
$6,650,000 5+6 3sty-MEDITERRANEAN

EXQUISITE MEDITERRANEAN HOME IN BH FLATS!

The main floor feat a formal living room, dining room, & family room all with expansive windows, a chef's kitchen with gorgeous Carrera marble, and an adjoining breakfast area. The upstairs features a large master suite with duel walk-in closets and office. Three additional bedrooms complete the top level of this home. The lower level features a large media room which is perfect for entertaining. Elegant French doors open to a resort-like backyard with new pool and detached guest house.

Rochelle Maize (310) 968-8828
NOURMAND & ASSOCIATE

Sushi Lunch by Jogasaki

258 S BEDFORD DR — NEW
Lunch 11-2
$3,195,000 4+4 2sty-SPANISH

MLS#15-958591

GRACIOUS & SPACIOUS 2STY SPANISH ON PREMIER 200 BLOCK!

SPACIOUS & CHARMING 2STY COURTYARD SPANISH WITH INTENSE CURB APPEAL ON PRIME SOUTHWEST BH ROAD PROXIMATE TO ALL! IMMACULATE PARTLY-UPDATED CONDITION AWAITING YOUR PERSONAL TOUCH! GENEROUS RMS W/WD FLRS & MLDGS. 3BD UP + XLG MDS/GST STE DOWN. DRAMATIC ENTRY W/SWEEPING STAIRCASE. HUGE HI CLNG LIV RM & LOVELY FORMAL DINING RM. QUAINT DEN W/PWDR RM. BIG FRONT & REAR YARDS FOR ENTERTAINING. 3 CAR GARAGE. ONE OF THE PRETTIEST 200 BLOCKS IN THE CITY. TRUST SALE TO BE SOLD IN STRICTLY AS-IS CONDITION.

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

WWW.258BEDFORD.COM

628 N ALTA DR — rev
Open 11-2 592G7
$7,950,000 5+6 CONTEMP MED

MLS#15-952221

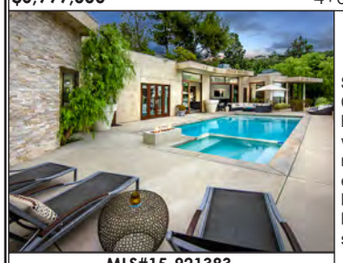
CONTEMPORARY MEDITERRANEAN IN PRIME BEVERLY HILLS FLATS

Set behind privacy gates in prime Beverly Hills flats, old world glamour meets modern sophistication in this rare Contemporary Mediterranean estate. The house has a very modern, bright & open feel w/substantial volume & great flow for entertaining. Complete w/intricate hand-laid tile work, hardwood floors, high ceilings & great attention to detail on a large flat lot.

Zach Goldsmith 310.908.6860
HILTON & HYLAND

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

1435 LOMA VISTA DR — rev
Open 11-2 592G4
$6,999,000 4+6 ARCHITECTURAL



MLS#15-921383

MAJOR REDUCTION! NOW OFFERED AT $6,999,000

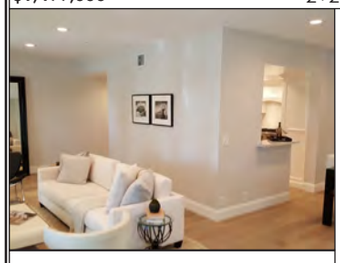
Stunning resort-style contemporary home in prime Trousdale. Completed just a few years ago, this flawless, pvt, & gated home features a dramatic entry leading to a living room w/ views of the gardens, pool/spa, & the city. Kitchen/family room drenched in natural light, formal dining room, 3 family en suite BRs, media room, & a dining loggia. Master ste w/ beautiful cabinetry, his/hers dressing rms/closets, & spa-like bath with an oversized shower. The ideal blend of taste, style, & casual luxury.

Fred J. Bernstein 310-300-0599
WEA

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

01 Beverly Hills — Condo / Co-op

9233 BURTON WAY, UNIT 201 — NEW
Refresh. 11-2
$1,499,000 2+2.5 5sty-TRADITIONAL



CHIC AND STYLISH STUNNING CONDO UNIT IN LA FAUBOURG ST.HONOR

Renowned French Chateau – La Faubourg St. Honore. Chic + stylish, this stunning reimagined unit boasts formal entry, two bedrooms, two baths plus powder room. The space is extensively remodeled with French oak floors, stunning upscale cabinetry, Carrera marble, intricate tiled floors and updated lighting through-out. Living room and master bedroom open to lovely terrace surrounded by greenery. Open and bright unit.

Azy Farahmand/Don Heller 310-710-8841
THE AGENCY, BRENTWOO

Range/stove oven, Dishwasher,

9321 BURTON WAY #B — NEW
Open 11-2
$1,450,000 3+3 CONTEMPORARY

MLS#15-958011

FABULOUS RENOVATED 3BR CONDO IN HEART OF BEVERLY HILLS

Next to the Beverly Hills Courthouse. New dual ac, plumbing, electrical wiring and lighting fixtures. Kitchen features stainless steel appliances, granite counter tops and glass tile back splash. Living area includes wide plank hardwood floors, fireplace, large patio, high ceilings and glass divider between dining and living rooms. 3 bedrooms and 3 new baths, two on top floor and one on lower floor. In-unit laundry. Side by side, gated parking with direct access to the unit.

Hilary Stevens 310-776-0688
COLDWELL BANKER RESI

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

344 N PALM DR #302 — red
Open 11-2
$949,000 ~~995000~~ 2+3 1sty-TRADITIONAL

MLS#15-938689

JUST REDUCED IN BEVERLY HILLS!

Open the double doors to your formal entryway that leads to a very well designed floor plan. High ceilings and recessed lighting throughout, the living room and den combo offer the perfect space for entertaining. The large eat-in kitchen and formal dining room add to the details of this unit. Additional features include a large master suite with abundant closet space, a secondary ensuite bedroom and two subterranean parking spaces to complete this light and bright condominium.

Rochelle M/Gayle W 310-968-8828
NOURMAND & ASSOCIATE

www.344NPalm.com

02 Beverly Hills Post Office — Single Family

2859 COLDWATER CANYON DR — NEW
Lunch 11-2
$12,249,000 5+6.5 2sty-MID-CENTURY

MUST RSVP FOR OPEN HOUSE

Master suite has his & hers baths, dual walk-in closets, a fireplace, an office & 2 story library w/ mountain views. Open living area for entertaining, private office w/ balcony, formal dining w/ Terrazzo floors, marble stone bar, 2 additional family en suites + maids quarters. Outdoor features BBQ, pool, tennis court. Tennis Pavilion features a 2 story observation deck, a 3 story art studio w/ soaring ceilings & elevator, a screening room + an additional bedroom w/ bath & prvt entrance.

Myra Nourmand Howard Stevens
310-888-3333

homesnap PRO
The Power of The MLS™ Right in Your Hands
Now Available! A New Way to Run Your Business Away from Your Desk!
Stay Connected with Your Colleagues and Clients While You're on the Go!

TUESDAY

2620 BENEDICT CYN
Open 11-2 | NEW
$6,995,000 | 5+6 | TRADITIONAL

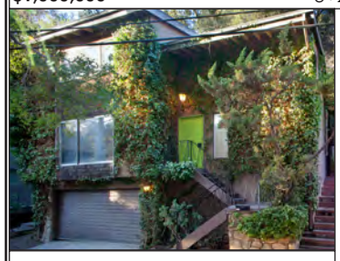
MLS#15-957955
H. Bilyeu & J. Altman 310.924.4664
DOUGLAS ELLIMAN

NEW LISTING! ENCHANTING TRADITIONAL RETREAT

Minutes from the heart of Beverly Hills, this prvt traditional retreat has been beautifully remodeled throughout. Prvt drive leads you to the 1.5 acre estate. Includes large tennis court, patio, pool/spa & lush landscaping. New & fully equipped chef's kitchen opens to family room with wet bar, formal dining room & impressive great room. Gorgeous details throughout including hardwood flrs, vaulted/beamed ceilings. Upstairs features 2 family bedrooms & master suite with his/her baths & closets.

www.TheAltmanBrothers.com

9805 YOAKUM DR
Refresh. 11-2 | NEW
$1,000,000 | 3+2 | MODERN

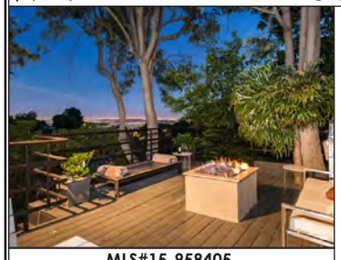


Heather & Learka (424) 202-3208
TELES PROPERTIES

MODERN TREE HOUSE WITH RICH HISTORY

Be the next to own this amazing property with an intriguing provenance. Nestled in the wooded cradle of Yoakum Drive off Benedict Canyon, this three bedroom BHPO home was most recently the residence of Frances Ring, secretary to F. Scott Fitzgerald. The Ring family purchased the home from renowned costume designer Theadora van Runkle. This home has not been on the market for decades and with its prime location and beautiful canyon setting is ready for another exciting chapter.

9314 LLOYDCREST DR
Open 11-2 592F4 | NEW
$3,680,000 | 5+6 | CONTEMPORARY



MLS#15-958405
Zach Goldsmith 310.908.6860
HILTON & HYLAND

STYLISH CONTEMPORARY IN CREST STREETS

Stylish contemporary 3-story tree-house on a street-to-street lot in prime "Crest" streets location. The bright & airy entry level contains all the public rooms & entertaining areas, including voluminous living room w/floor-to-ceiling windows that opens to a deck w/fabulous city views. Showroom kitchen opens to a second larger deck with BBQ, fire pit & more views. The tranquil middle level features the lavish master suite w/picturesque doors & windows showcasing lush landscaping & views.

9836 YOAKUM DR
Open 11-2 | NEW
$880,000 | 2+1 | 1sty-CALIFORNIA BUNGALOW

MLS#15-957851
Roger Perry 310-600-1553
RODEO REALTY - BH

CHARMING BEVERLY HILLS COTTAGE!

Cozy 2 br/1 ba charmer in BHPO. 10 minutes to the Valley and downtown Beverly Hills. Storybook home with an open floor plan & lots of light! Ample bedrooms share a remodeled bathroom with tub/shower combo. Spacious backyard; great for entertaining or pets! This adorable home is perfect for new home buyers, singles, couples, down-sizers or even pied-a-terre clients. Great condo alternative too!

www.RogerPerry.com

9743 ELDERIDGE DR
Lunch 11-2 | NEW
$3,000,000 | 2+3.5 | 2sty-COUNTRY FRENCH

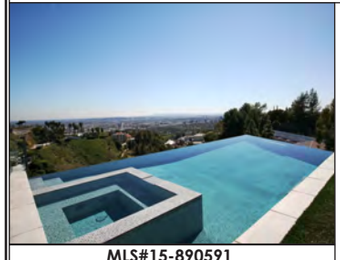
Chen & Trugman 626.922.7836
TELES PROPERTIES

PARISIAN CHIC

Stunning contemporary 2 BR home offers glamorous lifestyle w/minimal maintenance. Architect Rick Leslie designed int. & ext. including Wolf range/oven & under-counter microwave in quartz island. LR patio w/fire table & elevated dining pavilion. Master upgraded w/office, terrace, walk-in closet & his/her BA. Recessed lighting, Swarovski fixtures, porcelain & travertine floors & 2-car garage. Not built as a spec home. Minutes to BH Hotel & Rodeo Dr restaurants/shops. SUSHI LUNCHEON & COFFEE CART

9743Elderidgedrive.com

9374 BEVERLY CREST DR
Open 12-2 592F5 | rev
$12,950,000 | 5+6 | ARCHITECTURAL



MLS#15-890591
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Absolutely stunning Architectural Contemporary with head on city and ocean views. Gated and private from the street, the spacious entry with walls of glass takes in the masterful 180 degree views. The master is on the first level with a terrace, fireplace and walls of 12ft. windows all open to the views. The master bath is huge and open with dual vanities once again bringing in the fabulous views.

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

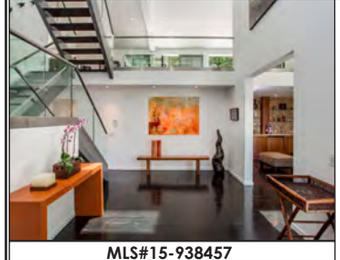
3090 FRANKLIN CANYON DR
Open 11-2 | NEW
$2,895,000 | 4+3 | MODERN

MLS#15-957011
Michelle Saniei 310-927-6072
HILTON & HYLAND

Just Reduced! Enter through a long gated driveway to this modern home with an abundance of light on an oak studded lot. Surrounded by decking there is a seamless indoor\outdoor flow throughout the home. The large entry opens to a spacious great room with vaulted ceilings and Fleetwood Doors. The large kitchen appointed with quartz countertops, Viking appliances and custom cabinetry features a breakfast area and opens out to a large entertaining deck with an outdoor kitchen. Room for pool

BBQ,Dshwshr,Rng/Ovn,Fridg

9653 OAK PASS RD
Open 11-2 | rev
$5,995,000 | 5+6 | CONTEMPORARY



MLS#15-938457
Eric Lavey
THE AGENCY

BEVERLY HILLS CONTEMPORARY ON GATED CELEBRITY 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.

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

2505 BOWMONT DR
Open 11-2 | NEW
$2,695,000 | 4+5 | 3sty-MEDITERRANEAN

MLS#15-945941
Greg Harris 310-860-8860
COLDWELL BANKER-BHN

GATED & PRIVATE CONTEMPORARY MEDITERRANEAN IN BHPO

GATED & PRIVATE CONTEMPORARY MEDITERRANEAN LOCATED ON COVETED BOWMONT DR IN BEVERLY HILLS POST OFFICE. THIS LIGHT FILLED, RECENTLY REMODELED, 4 BEDROOM + 4.5 BATH HOME FEATURES; OPEN FLOOR PLAN FOR ENTERTAINING, WIDE-PLANK HARDWOOD FLOORS, SALTILLO TILE, CHEF'S KITCHEN & A HUGE ROOF TOP DECK WITH CANYON VIEWS TO ACCOMIDATE LARGE PARTIES. LOWER LEVEL FEATURES; LARGE MASTER SUITE W/ SITTING AREA & FIREPLACE, CUSTOM WALK-IN CLOSETS, 2 ADDITIONAL BEDROOMS PLUS A 4TH BEDROOM.

www.2505bowmont.com

2539 BENEDICT CANYON DR
Open 12-2 592B2 | rev
$5,395,000 | 5+7 | ARCHITECTURAL

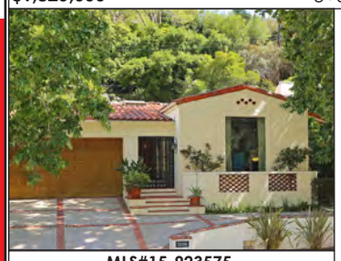
MLS#14-814107
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Located in the estate area of Upper Benedict Canyon and hidden behind gates is this secluded oasis compound. A large motorcourt greets the visitor with guest parking. A dramatic resort like pool and waterfall are enveloped in lush landscaping. This beautiful outdoor entertaining area is flanked by a stunning 1 bedroom guest house with a "great room" and the main house distinguished by bold contemporary architecture.

Blt-Ins,Dshwshr,Elvtr,Grbg Disp

TUESDAY

1584 BENEDICT CANYON DR Open 11-2 — rev
$1,825,000 3+3 SPANISH



MLS#15-923575

Linda May 310-777-6247
COLDWELL BANKER RESI

FABULOUS NEWLY PRICED CLASSIC SPANISH HOME IN BHPO!!

Nestled in lower Benedict Canyon, is a 1930's Spanish 2,643sf home w/ charming details & views.This 3bd/3ba+ maid's, renovated in 1990, features tile, Brazilian walnut peg & groove hardwd flrs, wrought iron, classic tiling & exposed wood beams thruout. The luxurious master suite features: original tile ba, walk-in closet & pvt patio.There are 2 addtl bdrms. Amenities: linear water fountain, garden like grounds, 2 car garage & motor court, maid's rm w/ ba. Mins away from BH restaurants/hot-spots!

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

02 Beverly Hills Post Office *Lease*

1931 N BEVERLY DR Open 11-2 — NEW
$11,500 4+4 1sty-HACIENDA

MLS#15-930035

Roger Perry 310-600-1553
RODEO REALTY - BH

HIDDEN CANYON HACIENDA

Single level, open floor plan on the remodeled - FULLY FURNISHED, 4 br/3.5 ba gem in prime BHPO Warner School District. Private pool/spa and BBQ area make this peaceful hideaway perfect for entertaining. The large master has direct access to the pool. Along with the fully equipped kitchen that opens to (2) two, large entertaining areas with an indoor/outdoor feel.

www.RogerPerry.com

2559 HUTTON DR Open 11-2 — NEW
$7,500 3+2 1sty-CALIFORNIA BUNGALOW

MLS#15-929227

Roger Perry 310-600-1553
RODEO REALTY - BH

FEEL LIKE YOU'RE AT THE BEVERLY HILLS HOTEL!!!

3 br/2 ba comes completely FURNISHED! Enjoy the tranquil, landscaped yard with fountains and lush greenery. Two of the bedrooms have French doors that open to a spacious side yard for an indoor/outdoor feel. Living room boasts a great fireplace and a spacious flow into an ample, formal dining area. The updated kitchen boasts every amenity and a cozy breakfast nook.

www.RogerPerry.com

03 Sunset Strip - Hollywood Hills West *Single Family*

2562 OUTPOST DR Open 11-2 — NEW
$5,695,000 5+4 MEDITERRANEAN

Kurt Rappaport 310-860-8889
WEA

LEGENDARY OLD HOLLYWOOD ESTATE FILLED WITH ROMANCE & CHARM

One of the great classic Outpost Estates on an enormous lot (20,000+ sf) in total seclusion. Pure unspoiled Mediterranean architecture, thick plaster walls, original tiles, hand-carved fireplaces & ironwork. Perfect for entertaining. 2-story entry leads to a magnificent living rm w/beamed ceilings and French doors & windows opening to gardens, pathways & swimmer's pool. Beautiful paneled library & formal dining rm. Upstairs features a master & large BR, plus add'l office, 4th BR & guest house.

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!

8572 HILLSIDE AVE Open 11-2 — NEW
$3,995,000 4+4 CONTEMPORARY

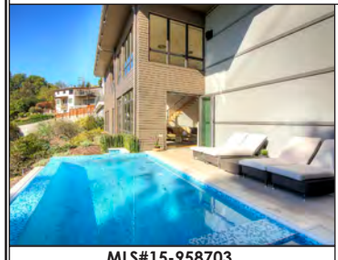
MLS#15-950519

Jason Oppenheim
THE OPPENHEIM GROUP

Nestled in the most exclusive section of the Sunset Strip, this 4,200+ sq. ft., four bed and four bath contemporary showpiece boasts a commanding downtown to ocean view - truly an entertainer's dream home. The dramatic floor plan's glass walls and soaring ceilings open to the view creating a light and airy space ideal for California's famous indoor-outdoor lifestyle.

www.ogroup.com

7262 MULHOLLAND DR Lunch 11-2 593C1 — NEW
$3,995,000 3+4 MODERN



MLS#15-958703

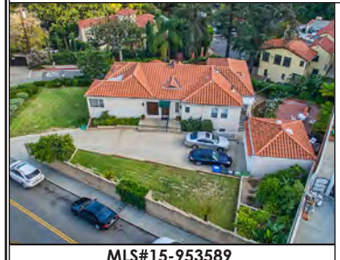
Tom Tostengard 323-872-4710
BERKSHIRE HATHAWAY

HOLLYWOOD HILLS VIEW PROPERTY WITH POOL

Beautiful modern architectural property with spectacular city views. The main living area features a light, bright, open plan layout on the ground level with direct access to the pool/spa. The top floor master includes a luxurious steam shower & soaking tub with stunning views. Two more bedrooms and a bathroom are on the middle level, and a studio with bathroom has a separate entrance off the driveway. Gated access from the street with a two-car garage and additional driveway parking.

Studio with Separate Entrance

8185 HOLLYWOOD Lunch 11-2 — NEW
$2,895,000 4+3 TRADITIONAL



MLS#15-953589

Jason Oppenheim
THE OPPENHEIM GROUP

A spectacular remodel or development opportunity to build a new 6,600+ sq. ft. home nestled behind the Chateau Marmont on a uniquely flat 13,804 sq. ft. lot. First time on market in more than 75 years.

www.ogroup.com

3574 MULTIVIEW DR Open 11-2 VIEWS!! — NEW
$2,495,000 4+3 2sty-MID-CENTURY

Jeff Yarbrough 323.854.4300
KW | L.A. LUXE GROUP

POST AND BEAM TO THE EXTREME! A MID-CENTURY MARVEL DAZZLES!

This 4BR/3BA mid-century modern view property provides today's buyer with privacy, prestige, and provenance. A superstar cast of America's top architects worked on this masterpiece of California Modernism: Richard Neutra, Alexander Ban, and Josef Van Der Kar lent their visions to the structure, while celebrated landscape architect, Garrett Eckbo, labored over outdoor environs. The house's main living space consists of a classic open floor plan that flows to lush grounds and a beach-entry pool.

www.3574Multiview.com

2265 NICHOLS CANYON RD Open 11-2 — NEW
$1,495,000 3+3 CALIFORNIA BUNGALOW

MLS#15-958599

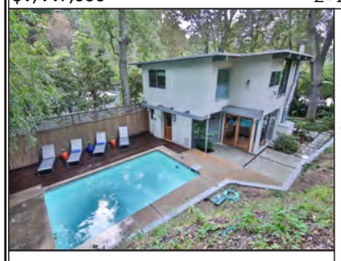
Brett Lawyer 310.858.5402
HILTON & HYLAND

CALIFORNIA BUNGALOW IN PRIVATE FOREST SETTING

Lower Nichols Canyon California Bungalow in an unique private forest setting. Gated drive leads over a stream to a renovated one story contemporary ranch. Open floorpan with hardwood floors, fireplace, new kitchen featuring wrap around french windows and doors that overlook a lush natural setting. Large family/media room with stone fireplace. Expansive brick terrace. Master with beautiful bath and walk in closet. Priced to sell.

www.brettlawyer.com

8011 WILLOW GLEN RD
Open 11-2 — NEW
$1,449,000 — 2+2 — 2sty-MID-CENTURY



MID CENTURY MODERN WITH POOL!

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
THE AGENCY

Completely Remodeled

7559 KIMDALE LN
Open 11-2 — red
$1,550,000 — 3+3 — MID-CENTURY

NICHOLS CANYON MID-CENTURY: SIGNIFICANT PRICE REDUCTION

Terrific opportunity to polish this mid-century gem and have an ultra private pool compound in the sought after Nichols Cyn Colony.

MLS#15-952685
Geoff Clark 323-459-3845
DEASY/PENNER

Pool

8110 TIANNA ROAD
Open 11-2 593A2 — NEW
$1,399,000 — 2+2 — 1sty-ARCHITECTURAL

ICONIC LAUREL CANYON GEM

Gated Mid-Century Modern above Sunset Strip. Dramatic living room w/walls of glass, wood floors,original rock fireplace & high ceilings overlooking greenery. Separate dining and eat in kitchen which opens to great room. Library/Study leads to wonderful master suite w/remodeled bathroom & French doors opening to pool area.Downstairs guest suite or music studio. Expansive grounds both front and back complete w/gorgeous pool, fountain & spa.Views of surrounding hillsides very private. Tri-Level.

MLS#15-958657
Ann Beck & Terri Davis 310-391-6853
RE/MAX ESTATE PROP

Dshwshr,Grbg Disp

2426 GREENVALLEY RD
Open 11-2 592H2 — red
$1,295,000 — 3+4 — CAPE COD

REDUCED $204,000! NOW PRICED TO SELL! BRING ALL OFFERS! Spotless Renovated 1030's Cape Cod: Expanded & modernized for today's living. Stunning open kitchen w/ new cabinetry, stainless steel appliances & quartz counters. Private yard w/mature trees & large patio. 2 beautiful bedroom suites w/designer baths + stylish powder room on main level. Large master suite w/spa bath up via a fabulous sweeping staircase. All new systems & beautiful new floors, doors, windows & lighting. Wonderland School!!!

MLS#15-950631
Nick Small 310.461.0420
RODEO REALTY INC.

MARJOR $204,000 REDUCTION!!!

7288 WOODROW WILSON DR
Open 11-2 593/C1 — NEW
$1,349,000 — 4+4 — MODERN

NEW LISTING! PEACEFUL & SECLUDED HOLLYWOOD HILLS MODERN

Secluded, modern home in Hollywood Hills. Built in 2008 w/ seamless open floor plan, hrdwood flrs, recessed lighting & green views throughout. Features 3 beds & 2.5 baths in main house & bonus 4th room & bath w/separate entrance—perfect for a guesthouse. Living room has fireplace & opens out to brkfst patio. Chef's kitchen w/pro stove, matching SS dishwasher/fridge. Large master suite w/walk-in closet & spa tub. Custom home ent system w/surround sound, 2-car garage & addtnl private back patio.

Josh & Matthew Altman 310.819.3250
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

9305 NIGHTINGALE DR
Open 11-2 — rev
$17,995,000 — 3+4 — MODERN

World Class Views! Perched atop the Sunset Strip's most coveted Bird Street, Nightingale, this magnificent modern has all the elements befitting this grand location. Voluminous rooms. custom woods and fire & water elements create a warmth rarely seen in modern architecture. A massive front door leads to hi-ceiling public rooms that have are perfect for art and entertaining

MLS#15-909489
Gary Gold, Danny Preston 310-880-5537
HILTON & HYLAND

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

8320 HOLLYWOOD
Open 11-2 593A4 — red
$2,995,000 ~~3175000~~ — 3+4 — 2sty-ARCHITECTURAL

MAJOR PRICE REDUCTION - HEAD ON CITY VIEWS

Dramatic architectural design. Exciting city views. Ideal Sunset Strip location. Two stories with flexible floor plan and open gourmet kitchen. All major rooms enjoy city views and open onto large terraces. An expansive and private master suite on the second floor has separate bed and sitting areas, luxurious, marble bath, huge walk-in closet and private balcony. Two additional bedrooms and three additional baths plus an office. Outdoor living & entertaining features include large rooftop decks

MLS#15-899323
Bennett Carr 3109955251
SOTHEBY'S INT'L RLTY

9034 BURROUGHS RD
Open 11-2 — rev
$3,800,000 — 4+4 — TRADITIONAL

MAGNIFICENT EAST-COAST TRADITIONAL WITH POOL

Hamptons in the Hollywood Hills! Newly remodeled home with ultra high-end finishes throughout. Elegant living room with soaring ceilings, hardwood floor and wood-burning fireplace. Large formal dining room. Gourmet eat-in kitchen with center island and new Viking appliances. Family/media room with bar area and French doors that open to yard. Powder room and downstairs office or bedroom. Beautiful living in the canyon!

MLS#15-955483
S Frankel, C Caria 310-281-3981
COLDWELL BANKER

www.stevefrankel.com

8787 APPIAN WAY
Open 11-2 — red
$2,750,000 ~~2850000~~ — 5+7 — 2sty-MEDITERRANEAN

HOLLYWOOD HILLS BEAUTY WITH VIEWS

2 story Mediterranean home Featuring 5 beds, 7 baths, 4,390 sq. ft. of living space, grassy yard, a tropical pool and ample parking. Dramatic entry w/ soaring ceilings. Comfortable living room w/ fireplace, large family room w/ fireplace opening up to the backyard and pool, large kitchen w/ Viking appliances, breakfast area, dry bar wine fridge, formal dining room, main floor bed/office, plus maids washer/dryer inside, 2nd floor master suite w fireplace & patio with views.

MLS#15-944981
Brian Ades 310-503-8080
SOTHEBY'S INTERNATIO

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

1901 EL CERRITO PL
Open 1-2 — rev
$3,195,000 — 4+3.5 — 2sty-MEDITERRANEAN

RE-IMAGINED, RENOVATED

This Charles Toberman classic has been updated for contemporary living while preserving Hollywood charm, such as vaulted wood ceilings, dark-stained window and plaster crown moldings. Living Room and formal Dining Room flow to private yard that features an black-bottom pool, loggia & ample room for entertaining under the stars. Open Chef's kitchen features quartz counters & Thermadour appliances. 4 bedrooms (2 En Suite), 3 custom bathrooms including a spa-like master bath w/soaking claw tub

MLS#15-955651
Skyler Hynes 310-800-5111
COLDWELL BANKER

Dshwshr,Frzr,Grbg Disp,Hood Fan,Intrcm

TUESDAY

2389 HERCULES DR — Open 11-2 — rev

$2,700,000 | 5+4 | 2sty-CONTEMPORARY

MT. OLYMPUS GATED CONTEMP.

Beautiful, 2 story, set back from street for privacy. 2 story entry has jet-black granite floors. Sunken living room with fireplace & French doors opening to walkways meandering thru lush landscaping. Spacious kitchen with white lacquered cabinets. Custom built-in display case in Family Room. Dramatic master suite has downtown city views & a sumptuous black granite bath with spa tub & glass enclosed shower. 3 additional BR's upstairs & maids below. Pool/hot tub and lovely private patio areas.

MLS#15-948193

Peter Whyte 310-777-6327
COLDWELL BANKER

1107 N BEVERLY GLEN BLVD — Refresh. 11-2 — NEW

$695,000 | 2+1 | CONTEMPORARY

SPLENDOR IN THE GLEN

Splendor in lower Bel Air less than 1 mile North of Sunset Blvd. Hidden behind a gated entry lies this turn-key home with custom upgrades including granite countertops in the kitchen, marble hearth and tiled bathroom. Large dining area, step-down living room with custom fireplace, dual paned windows, private rear yard and, of course, the 90077 Zip Code. Minutes to UCLA, Beverly Hills, Brentwood and Century City. Warner Elementary.

MLS#15-957981

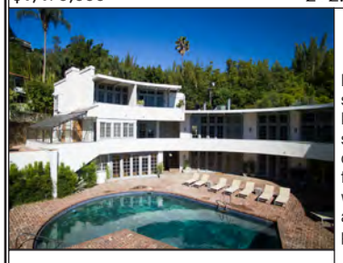
Steven Foonberg 310-474-1013
WESTSIDE REALTY GRP

www.StevenFoonberg.com

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

8341 W SUNSET BLV, UNIT 7 — Open 11-2 — NEW

$1,475,000 | 2+2.5 | 3sty-MID-CENTURY



EDWARD FICKETT ARCHITECTURAL

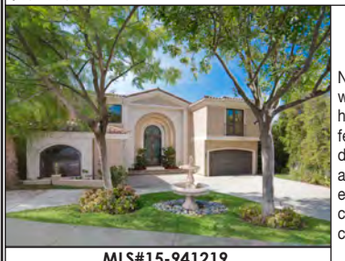
Located on a private, gated street North of Sunset Blvd, stands this amazing ,one of a kind Mid-Century Architectural Building designed by Edward H. Fickett, A.I.A. This spectacular semi-circle building is an amazing combination of space, location, & style. Huge , light & bright 3 story unit features a master suite that encompasses the entire top floor w/private bath, huge closets & private, city view deck. This amazing 2900+ sq ft architectural unit also has a walled, private courtyard patio.

Eric Hellyar 310-430-4082
KELLER WILLIAMS -HH

Refrigerator,Range/Oven,Dishwasher,W/D

2165 QUEENSBOROUGH LN — Open 11-2 — rev

$5,650,000 | 6+9 | 2sty-MEDITERRANEAN



NEWLY PRICED PRESTIGIOUS BEL AIR CREST!!!

Nestled in the beautiful Santa Monica Mountains, resides a wonderful Bel Air Crest Mediterranean estate.This 7,600sf home features 6bd/8.5ba on a 17,975sf lot.The main floor features a 2-story foyer, dual staircase & a voluminous step down LR, library/study, family rm & dining rm that opens to a chef's kitchen.The upstairs features: a lux master suite & 4 en suite bdrms.Amenities: pool/spa, backyard views, motor court, 4car garage & Club House w/ pool & more!An amazing community to be a part of!

MLS#15-941219

Linda May 310-777-6247
COLDWELL BANKER RESI

Blt-Ins,Cent Vac,Dshwshr,Dryer,Grbg Disp

04 Bel Air - Holmby Hills — *Single Family*

1740 BEL AIR RD — Open 11-2 — NEW

$23,350,000 | 7+10

BEL-AIR CONTEMPORARY ESTATE

Please visit www.1740BelAirRoad.com for more information.

Drew Fenton 310.858.5474
HILTON & HYLAND

www.drewfenton.com

10640 TARANTO WAY — Open 11-1 592A5 — rev

$4,995,000 | 5+9 | 2sty-CONTEMPORARY

OPEN 2HRS 11AM-1PM OVER AN ACRE! GATED, MOTOR COURT & POOL

Secure, Private Secret Garden gated estate at end of a quiet cul-de-sac off Stone Canyon. Gated enormous 1 acre plus lot w/ lush pro landscaped garden pathways & total privacy around house, pool & spa. Numerous park like areas both front & back. Large motor ct. + 3 car garage & completely updated & modern house. A wonderful blend of formal floor plan & contemporary styling. Dbl story Foyer w/ sweeping staircase. 3FPs; 700+ sq ft master suite w/ dual walk in closets & pvt south facing terrace.

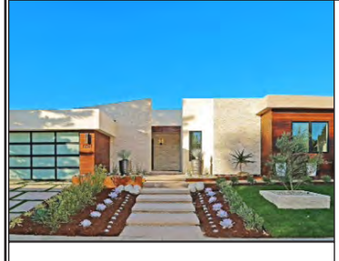
MLS#15-940525

Ron Holliman 310-777-6216
COLDWELL BANKER BH

Stone Canyon North of Sunset Blvd.

15501 CASIANO CT — Open 11-2 591/G1 — NEW

$3,995,000 | 5+6 | 1sty-MODERN



NEW 5 BEDROOMS 5.5 BATH WITH CABANA, POOL & JACUZZI.

Just completed designer mid-century showcase. Spectacular 5 bd + 5.5 bath with cabana. Master bd & all living area open to a gorgeous 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 bath, steam shower, private patio & large custom built walk-in closet. Private 3 car garage. Ready for ctrl 4.

Laleh Sheikh 310-4357131
KELLER WILLIAMS BH

All stainless steel Thermador appliances

10297 MARIEL LN — Open 11-2 — rev

$2,095,000 | 4+4.5 | 3sty-CONTEMP MED

QUALITY NEW CONSTRUCTION IN BEL AIR

MARIEL LN is a NEW STREET NOT IN ALL GPS SYSTEMS, enter 1907 Calgary Ln for home across street if necessary Brand new custom home w/ over 3200 sq. ft. & the modern features Buyers are looking for. Custom French oak flooring and quality finishes throughout. Gourmet chef's kitchen, Cortz stone counters & top of the line appliances. Abundance of natural light thru large windows & Fleetwood doors. Prepped for solar & electric car. Large 2 car garage w/ direct access. Warner School District.

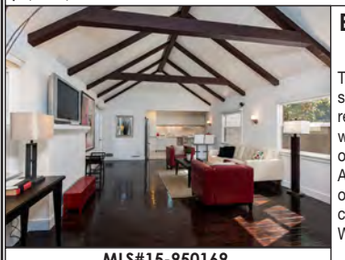
MLS#15-955125

Wood/Moritz 310.874.5639
SOTHEBY'S INT'L RLTY

www.10297mariel.com

920 N BEVERLY GLEN — Open 11-2 — rev

$1,099,000 | 2+2 | TRADITIONAL



BACK ON MARKET! TURN KEY + AMAZING YARD

This special property features a 2bd+2ba home, bonus space & detached office. The lovely home boasts beautifully redone wood flrs, an updated kitchen & an open living area w/vaulted exposed beam ceilings. The most spectacular part of this property is the terraced hillside orchard featuring: Avocado, Peach, Cherry, Lemon, Lime, Orange, & many others. Add. features: Surround sound speakers, 9 security cameras, electric blinds, & a rainwater catchment system. In Warner Elementary school district.

MLS#15-950169

Sally Forster Jones 3106917888
JOHN AAROE GROUP

www.920beverlyglen.com

REMINDER

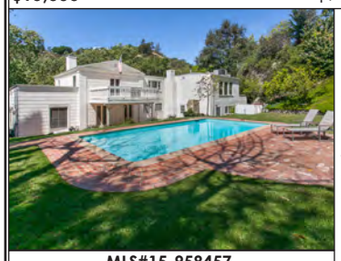
The MLS™ reserves the right to refuse and/or edit any ad it deems unsuitable.

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

TUESDAY

04 Bel Air - Holmby Hills — Lease

880 STONE CANYON RD — Open 11-2 — NEW
$15,000 | 4+4 | 2sty-TRADITIONAL



MLS#15-958457

SHORT-TERM LEASE IN BEL AIR!

Located walking distance to the world famous Hotel Bel-Air, available DEC 1 to MARCH 31. Charming 1930's Georgian Manor style home featuring abundant light, spacious living room, formal dining room, cooks kitchen, master suite plus two guest rooms, private backyard with lush landscaping and a fantastic pool. Spacious downstairs annex could provide additional recreational/work space or accommodations. Everything you could want for your stay in Los Angeles.

Rochelle M/Lucinda B 3109688828
NOURMAND & ASSOCIATE

Also available furnished at $20k/mo

05 Westwood - Century City — Single Family

2021 MIDVALE AVE — Open 11-2 — 632C5 — NEW
$1,399,000 | 3+1.75 | TRADITIONAL

MLS#15-957879

PRIME MID-BLOCK LOCATION ON BEAUTIFUL TREE-LINED STREET.

Updated 3 bed/1.75 bath + office sun-filled Traditional w/ white picket fence & additional detached bonus room. Prime mid-block location on beautiful tree-lined street. Tiled formal entry opens to LR w/ fireplace. FDR opens to bonus rm/ office with french door to side yard w/ auto-gated driveway. Totally remodeled KIT w/ updated maple wood cabinetry w/ pull out drawers, granite countertops, s/s appliances, 24x24 inch ceramic tiled flooring & bkfast area.

Chad Lund 424-202-3295
TELES PROPERTIES

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

10540 TENNESSEE AVE — Open 11-2 — rev
$2,499,000 | 5+4

MLS#15-954681

EXTENSIVELY REMODELED 5 BEDROOM HOUSE

Remodeled home in 2010. Expanded to 5 bedroom 3.5 bathroom 2 story Tuscan Style home sits on a beautiful and tranquil tree lined block in Westwood Charter. Features formal living/ dining room/ custom kitchen/ large family room. Family room opens to a flat and private backyard perfect for entertaining. A two car garage tops off this well designed and centrally located house.

Meir Kroll 310-341-4393
THE AGENCY

Blt-Ins, Dshwshr,Fridge

10311 EASTBORNE AVE — Open 11-2 — 632D3 — rev
$1,649,000 | 3+2 | TRADITIONAL

MLS#15-917283

RARE OPPORTUNITY! PRIME LOCATION WITH CENTURY CITY VIEWS

RARE OPPORTUNITY! PRIME LOCATION NORTH OF SANTA MONICA WITH CENTURY CITY VIEWS IN HIGHLY SOUGHT AFTER COMSTOCK HILLS! GREAT TRADITIONAL WITH BEAUTIFUL HARDWOOD FLOORS AND FINE FEATURES. SINGLE STORY WITH ORIGINAL CHARACTER, PERCHED UPON A KNOLL WITH COOL OUTDOOR PATIO AND GRASSY YARD. LARGE KITCHEN WITH BREAKFAST AREA, BRIGHT AND SPACIOUS LIVING ROOM, UPDATED BATHROOM WITH DOUBLE SINKS AND LARGE WINDOW, DEN/GUEST BEDROOM WITH FIREPLACE, PLENTY OF STORAGE AND MUCH MORE!

Kris Mooney/Debra Ziven 424-202-3200
TELES PROPERTIES

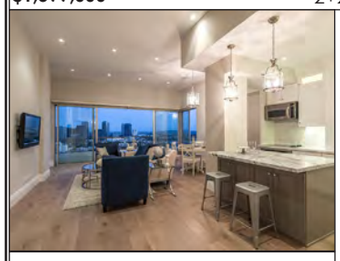
Dshwshr

Questions? Need Assistance?
Contact our Help Desk Department!

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

05 Westwood - Century City — Condo / Co-op

10501 WILSHIRE BLV, UNIT 2310 — Open 11-2 — NEW
$1,399,000 | 2+2 | CONTEMPORARY



GORGEOUS PENTHOUSE IN THE WILSHIRE REGENT

One-of-a-kind petite Penthouse unit in the Wilshire Regent with panoramic city & ocean views. This 2 bdrm & 2 bath corner unit was completely renovated by acclaimed designer Emily Klaparda & offers beautiful finishes, fine quality, & chic style. White oak floors throughout, custom cabinetry, hand-selected Statuary Carrara marble in kitchen & baths, & Fleetwood double-paned sliding glass doors. Open living room, dining area, & well-appointed kitchen. Gorgeous master suite. Full service building.

Jade Mills 310-285-7508
COLDWELL BANKER

Refrigerator, Stove/Oven, Dishwasher

10560 WILSHIRE #403 — Open 11-2 — 632C3 — NEW
$1,189,900 | 2+3 | MODERN

MLS#15-956103

LUXURY LIVING AT THE TENFIVESIXTY NEW X!

See today's full page ad. The home of famed composer Van Alexander. Bright & open w/an expansive flow featuring 2BR's, Private Den, 2.50BA's, w/nearly 2,000sqft. Wrap around windows overlook beautiful vista's of the Corridor. Spacious Living Room & Dining. Wonderful Master w/sitting area.2nd BR w/bath. Large eat-in Kitchen, big laundry rm, guest powder rm. Enjoy hi-rise luxury w/24HR Valet,Pool, Gym, new Social Rm & the prettiest Lobby on the Blvd! Trust Sale. Easy to show anytime.

Tania Ferris 310-713-8234
COLDWELL BANKER

www.10560Wilshire403.com

1925 S BEVERLY GLEN BLV, UNIT 43 — Open 11-2 — NEW
$725,000 | 2+2.5 | 3sty-CONTEMPORARY

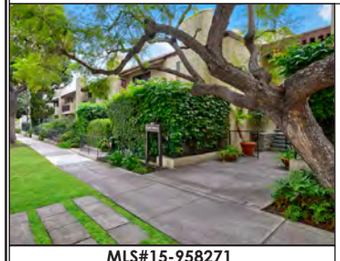
AMAZING TOWNHOME IN WESTWOOD!

Extremely spacious updated townhome in gated complex. Desirable end unit w/ abundant light & soaring 20-ft ceilings. Hardwood floors, numerous windows, custom shutters, recessed lighting, FP, private patio, direct access, side-by-side parking & tons of storage. Large loft overlooks living rm - can easily be used as 3rd bed, office or gym. Kitchen w/granite countertops, newer appl & laundry area. Beautiful grounds , community spa, EQ Ins. Walking distance to Century City. Westwood Charter School!

Michael Carter 310-508-4528
KELLER WILLIAMS BH

www.1925BeverlyGlen43.com

1655 GREENFIELD AVE #13 — Open 11-2 — NEW
$659,000 | 3+3 | CONTEMPORARY



MLS#15-958271

WONDERFUL SPACIOUS TOWNHOME IN A GREAT LOCATION OF WESTWOOD!

Townhome is drenched with natural light and has great indoor/outdoor flow. Features include a remodeled kitchen with tons of cabinet space, open living room with fireplace that leads to a large private patio/yard. The second floor includes a spacious master suite with vaulted ceilings and walk-in closet and two additional bedrooms. Additional features include, two parking spaces and extra storage.

Steve Sawai 310-899-3584
COLDWELL BANKER RESI

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

10776 WILSHIRE #1502 — Open 11-2 — rev
$4,395,000 | 3+4.5 | CONTEMPORARY

MLS#15-952303

SPECTACULAR 15TH FLOOR 3BED+4.5BA UNIT AT THE CARLYLE

Exclusive Carlyle Residences, the epitome of luxury on the Wilshire Corridor. Spectacular 15th floor south facing corner 3 bed, 4.5 ba, 3,535 SF showplace w/ dramatic city to ocean views. 11' ceilings, massive walls of glass, & oversized rooms. Fully outfitted Miele kitchen. Massive master suite w/ his & hers bathrooms & closets. 2nd & 3rd bedrooms w/ ensuite bathrooms. 24-hr concierge, doorman, & valet, & direct access elevator. Pool & fitness center.

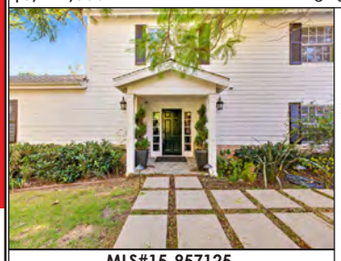
ST.JAMES + CANTER 310.291.1029
BERKSHIRE HATHAWAY

WWW.10776WILSHIRE1502.COM

TUESDAY

06 Brentwood — Single Family

1783 MANDEVILLE CANYON RD — Lunch 11-2 — NEW
$3,999,000 — 5+5 — CAPE COD



MLS#15-957125

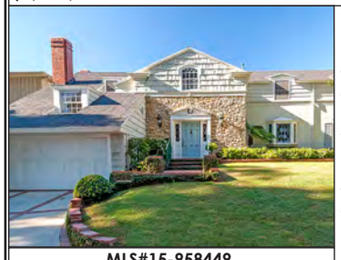
Mathew B./Kathy D. 310-447-7777
NELSON SHELTON/BHHS

COME HOME FOR THE HOLIDAYS!!!

POSSIBLY THE MOST CHARMING NEST IN THE SOUGHT AFTER LOWER MANDEVILLE. DARK HARDWOOD & TRAVERTINE FLOORS. EXQUISITE GREAT ROOM W/ HI BEAMED CEILINGS. GOURMET COOK'S KITCHEN. SPACIOUS FAMILY ROOM NEXT TO AN INVITING YARD W/ SALT WATER POOL, SPA & BUILT-IN BBQ. GEORGEOUS MASTER SUITE W/ITS OWN PRIVATE DEN, MASTER BATH & CUSTOM WALK-IN CLOSET. 3 ADDITIONAL BEDROOMS W/EN-SUITE BATHROOMS PLUS AN AIRY GUESTHOUSE & MUCH MUCH MORE. PRICED TO SELL!!! COME TO PREVIEW & ENJOY NEW YORK PIZZA WITH US!!!

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

227 S WOODBURN DR — Open 11-2 — NEW
$3,495,000 — 4+4 — 2sty-TRADITIONAL



MLS#15-958449

Steven Durbin 310-622-7436
GIBSON INTERNATIONAL

CHARMING EAST COAST TRADITIONAL

Two story, well maintained East Coast Traditional owned by the same family for over 60 years located at the end of a cul-de-sac. Built in 1938 the home exudes charm & comfort throughout. It boasts a gracious living room w/fireplace, large formal dining room, separate den w/fireplace, maid's room w/full bath, separate breakfast room & powder room. The lot is a beautiful flat landscaped private 12,145 square feet. A wonderful and rare opportunity to make a dream location and home become a reality.

www.227southwoodburn.com

167 S ROCKINGHAM AVE — Lunch 11-2 — rev
$11,250,000 — 5+6 — CRAFTSMAN

MLS#15-956987

Tamra (Tami) Pardee 310.907.6517
PARDEE PROPERTIES, I

THE LEGENDARY ANAWALT ESTATE

Incredible opportunity to acquire one of the finest properties in all of Los Angeles. Poised on the west rim of the exclusive Brentwood Park, the legendary Anawalt estate offers a magical and enchanting setting unlike anything else in town. Enjoy 30,000sqft of land on coveted S. Rockingham Ave with sensational views of the canyon reaching the Pacific blue, a rare find for homes south of Sunset.

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

585 S BURLINGAME AVE — Refresh. 11-2 631F5 — rev
$9,995,000 — 6+8 — CONTEMP MED

MLS#15-951671

Frieda Hassid 310.600.0145
GIBSON INTERNATIONAL

GRAND PALATIAL HOME OVER 10,000 SQUARE FEET

This stunning, custom built home is in the heart of Brentwood. It is designed w/a European flair, exquisite taste & the highest quality. The dramatic 2 story entry is surrounded by elegant public rooms, perfect for entertaining. It features high ceilings, hrdwd flrs, library, wine cellar, media rm & a gourmet chef's kitchen w/top of the line appliances & cabinetry. 5 bedroom suites on the 2nd flr w/luxurious baths. Master balcony overlooks a manicured backyard w/built-in bbq, pool & firepit.

OPEN TWILIGHT 5-7 PM

11905 SALTAIR TER — Open 11-2 — rev
$4,180,000 — 4+4 — CONTEMP MED

MLS#15-949043

Michael Rodgers 310-280-8983
BERKSHIRE HATHAWAY H

STUNNING ALL NEW RENOVATION

HUGE PRICE REDUCTION - BRING OFFERS! - Stunning ALL NEW Renovation Just Completed. No expense spared! This Beautiful Family Home in the Heart of Brentwood on a Cul-De-Sac location will welcome you with a light and open floor plan. With 80 Ft trees and a creek-side location you cannot find a more peaceful setting. 4,610 SF of Luxury Living. Huge Caesar Stone Kitchen,Thermador Appliances,Two Dishwashers. Formal Dining, Living Room, Family Room w/ Fireplace.

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

351 N KENTER AVE — Open 11-2 631F2 — rev
$3,575,000 — 5+5 — MEDITERRANEAN

MLS#15-945793

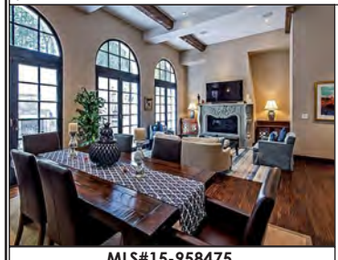
Myra Nourmand 310-888-3333
NOURMAND & ASSOCIATE

Enter this private 5+5 Mediterranean with an open floor plan through large gated motor court located in desirable Brentwood, North of Sunset. Gourmet kitchen with center island opens to living room and breakfast area. Stairs lead to gorgeous master suite with personal balcony and 2 family suites. 2 additional bedrooms down, 3car garage, grassy backyard with Jacuzzi.

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

06 Brentwood — Condo / Co-op

11937 W SUNSET #8 — Open 11-2 631G3 — NEW
$1,899,000 — 3+4 — SPANISH



MLS#15-958475

Diane Forbes Halliburton 310-339-6486
GIBSON INTERNATIONAL

BEST UNIT IN COMPLEX

Welcome to Las Ventanas, ideal living in today's modern world. The Santa Barbara Spanish Revival architecture is timeless and provides the grandeur of both privacy and luxury. The best of the 14 units, this home is similar to a NY Brownstone with its grace and multiple levels. Complete with a total of 4 beds, 3.5 baths, or 3 beds and a media room. Ideally located in the far rear of the gated complex away from hustle and bustle. The location of this unit truly separates it from the competition.

07 West L.A. — Single Family

2743 GRANVILLE AVE — Open 11-2 — NEW
$819,000 — 2+1 — 1sty-TRADITIONAL

MLS#15-957601

Marny Maslon 424-202-3298
TELES PROPERTIES

A STORYBOOK CHARMER NESTLED IN A FLORAL GARDEN

Warmth radiates throughout this 1930's home w/ many original details & a thoughtfully designed upgraded kitchen and bath. The kitchen opens to a formal dining rm & a den (formally the 2nd bedrm). A wood-burning fireplace is central to the gracious living rm. French drs lead to a large patio & yard from both the Den & Mstr bdrm creating a seamless transition between indoors & out. Oversized garage w/ barn like doors & high-pitched ceilings. This home offers easy-going living for the lucky buyer.

2469 S BUNDY DR — Open 11-2 — NEW
$720,000 — 2+1 — MID-CENTURY

MLS#15-958365

Paul Keating 310.422.9538
BERKSHIRE HATHAWAY

BEAUTIFUL HOME IS LOCATED IN A BUSTLING WLA NEIGHBORHOOD!

A warm & cozy home for any buyer. Remodeled kitchen includes newer floor tile & counter tops, ample cabinets & quick access to the back patio. This spacious lot includes drought resistant front and backyard with a patio area, perfect for entertaining family and friends. Bonus room can be used as an office, studio, or gym - endless possibilities! Conveniently located on the Westside, easy stroll to the anticipated Expo Rail, convenient freeway access, and great local restaurants.

TUESDAY

07 West L.A. — Condo / Co-op

2486 S CENTINELA AVE #301 Refresh. 11-2 — NEW
$749,000 Prjct 4sty-CONTEMP MED

MLS#15-954913
Christopher Stanley 212-975-9057
RODEO REALTY INC.

MAR VISTA CONDO 2BD/2BA

Live close to the beach in this beautiful Mediterranean Contemporary Condo on the edge of Santa Monica (literally). This elegant 2 bedroom / 2 bath home has over 1400 sq. ft. of space plus a West facing terrace. Grand Living/Dining area is great for entertaining, with dramatic arched French doors leading to your private outdoor space. Gourmet Kitchen for serious cooks. Spacious Master Suite includes a spa-sized bathroom. Bright and quiet, roof deck, gated garage, great opportunity for new buyers

Clng Fan,DW,W/D,Grbg Disp,Hood Fan

08 Cheviot Hills - Rancho Park — Single Family

3245 PROVON LN Open 11-2 — NEW
$4,250,000 6+7 CAPE COD

MLS#15-956953
Mehrbanoo Ziai 310-897-0762
KELLER WILLIAMS RLTY

One of a kind dream home! Perfect for an Entertainer looking for privacy. Unique estate is a combination of 2 lots & 2 entries that combines both privacy & luxury w/ a light filled open floor plan. Kitchen boasts stainless steel appliances, 2 sub-zero fridges, & exquisite marble counter-tops. Luxurious living room consists of high ceilings & a grand fireplace. Gorgeous Master retreat & a sauna. 2nd floor also has a gym, an office, & family room. Breathtaking views of the city & Hollywood sign.

Blt-Ins

9833 VICAR ST Refresh. 1-4 632G6 — NEW
$1,850,000 4+3 1sty-MID-CENTURY

MLS#15-958655
Paula Ross Jones 310-255-5449
SOTHEBY'S INT'L RLTY

WONDERFUL MID-CENTURY MODERN FAMILY HOME.

4 bedrooms, 3 bths plus den and large dining area adjacent to living room and kitchen. Glass wall with sliding doors lead to living room with high ceilings and plenty of light. Very large park-like backyard off the living room. Garden with fruit trees and 2 separate patio areas; one of which is off the master suite. Lots of closets! Wolf cooktop, upgraded appliances, updated electrical and plumbing - Solar Powered!

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

08 Cheviot Hills - Rancho Park — Lease

3051 MCCONNELL DR Open 11-2 — NEW
$7,900 3+3 1sty-TRADITIONAL

MLS#15-958617
Mark & Lynn Mirisch Rogo 310-777-6213
COLDWELL BANKER BHN

PERFECT ONE STORY HOME YOU'VE BEEN HOPING FOR!

Traditional 3+ 3, 2,660 sf home in prime Cheviot Hills. Bright & open w/wide plank wood flrs, recessed lights, crown moldings & new carpet throughout. Generous living & family rms w/fireplaces & access to private bkyd. Eat-in kitchen w/ walk-in pantry, Viking 6 burner stove & farm sink. Separate dining area. Master ste w/floor to ceiling windows, vanity area & built-ins. Good size laundry rm w/sink & storage. Large grassy yard w/spa. 2 car direct access garage & circular driveway.

Blt-Ins,Dshwshr,Dryer,Frzr, Micro,Washer

09 Beverlywood Vicinity — Single Family

1647 HI POINT ST Open 11-2 — NEW
$2,095,000 5+6 2sty-ARCHITECTURAL

MLS#15-957843
Morgan Pasco 310.606.3887
MORGAN REAL ESTATE

STUNNING ARCHITECTURAL IN FAIRCREST HEIGHTS

Contemporary 2 story architectural w/open floor plan & an abundance of natural light. Great Room with 21 ft ceilings. Chef's Kit w/marble waterfall island & step-in pantry. Lge backyard w/designer pool, side patio with BBQ island & privacy landscaping. Upstairs master w/ensuite, lge walk-in w/natural lgt, and lge balcony. 3 additional beds upstairs and 1 guest suite/office down. Gorgeous contemporary lighting & finishes complete this stunning property.

BBQ,Dshwshr,Dryer,Grbg Disp,Hood Fan

1443 HI POINT ST #5 Open 11-2 — rev
$939,000 2+3 MODERN

MLS#15-958523
Grant Linscott 323-333-6222
KELLER WILLIAMS RLTY

2 HOMES LEFT - NEW MODERN SINGLE FAMILY HOMES NEAR THE GROVE

2 Homes Left! Introducing Crest Five, a luxury development of 5 NEW Modern homes each w/2BD + 3BA. Walls of glass, hardwood floors, 2-car garages, vaulted ceilings & abundant natural light. Designer kitchen w/Silestone counters & SS appliances, dining area, private terrace & open living room w/flex space - perfect for an office/additional bedroom. Designer baths including Master suite w/dual closets. Private roof decks w/sink, gas line & city views. Welcome to style & sophistication.

Clng Fan,Dshwshr,Grbg Disp,Micro,Rng/Ovn

09 Beverlywood Vicinity — Condo / Co-op

1167 ROXBURY DR, UNIT 108 Refresh. 11-2 — NEW
$829,900 2+2.5 TRADITIONAL

Pat Cornog 310-463-3733
POWER BROKERS INTL.

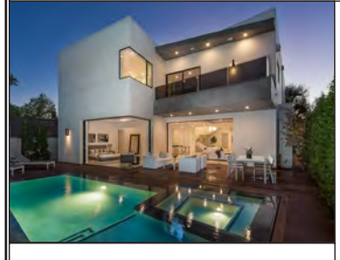
SPACIOUS UPDATED CONDO! CLOSE TO BEVERLY HILLS!

Nicely updated front facing single level condo in the desirable Beverly HIlls adj/Roxbury Park neighborhood. Wood floors, crown moldings, smooth ceilings, recessed lights, gas fireplace. Remodeled kitchen with new granite counters, new SS appl, tile floors, breakfast area. Inside Laundry. 2 spacious bedrooms, each with attached bath. Powder Room. Large Living Room w/ entertainer's bar. Balcony. 2 car SxS pkg in gated community garage. Extra Storage. Bldg. has pool, EQ ins. Central heat + A/C.

Remodeled Kitchen, Stainless Appliances

10 West Hollywood Vicinity — Single Family

350 N HARPER AVE Open 11-2 593 — NEW
$3,695,000 4+4.5 2sty-ARCHITECTURAL



Omega Group-Ron Keinan 310.779.5348
KELLER WILLIAMS

L'OLIVIER HOUSE WWW.350HARPER.COM

Custom design built architectural home by Noesis Group, this luxury lifestyle property uniquely integrates elements of nature, embracing a nearly 100 year old olive tree as a key center focal point of beauty. Exquisite designer finishes include: high gloss porcelain tile & seven inch French white oak custom flooring, decorative suspended ceilings, irregular floating wall sections, floor-ceiling pocketed Fleetwood door systems, a Control 4 home automation system, zero edge pool-spa & much more!

www.OmegaGroup.LA

THANKSGIVING DEADLINES

DECEMBER 1, 2015 ISSUE

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

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

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

TUESDAY

721 N VISTA ST — Open 11-2 — NEW

$2,800,000 | 4+5.5 | 2sty-MODERN

BRAND NEW MODERN

Cutting-edge architectural new construction in Melrose Village. Bask in the contemporary glow that emanates from 721 N Vista St. Designer fixtures outfit the home's luxurious 4 bedrooms & 4.5 bathrooms. The gourmet kitchen features Miele & Thermador appliances, and the living room, Master bedroom, & Master bathroom include Herringbone floors. Fleetwood pocket doors open up to a backyard featuring a pool & spa. Smart system rounds out this modern masterpiece.

The Sunset Team 310.274.3900
KW HOLLYWOOD HILLS

www.721Vista.com

1219 SUNSET PLAZA DR #5 — Open 11-2 — red

$879,900 | 2+2 | TRADITIONAL

MLS#15-950979

RARE, REMODELED 2BD+2BA CONDO WITH CITY VIEWS!!!

Rare Chic Remodeled 2BD+2BA Condo W/ Stunning City Light Views At The Elegant & Classic Sunset Plaza Terrace Building Above Sunset Blvd. This Light-Filled Sophisticated Unit Features Large Living Areas W/ Hardwood Floors, Crown Moldings, Chef's Kitchen, Formal Dining Area, Master Suite & Marble Bathrooms. This European-Style Building Boasts A Pool, Spa & Cabanas, Plus Brick Terraces W/ Beautiful Landscaped Grounds. 2 Secured Parking Spaces. Amazing Location Just Steps Away From Sunset Plaza.

Cristie St. James 310.291.1029
BERKSHIRE HATHAWAY

WWW.1219SUNSETPLAZA5.COM

6118 MARYLAND DR — Open 11-2 — red

$2,499,000 | 4+5 | SPANISH

MLS#15-946715

ANDALUSIAN DREAM HOME

Spanish Revival Residence reimagined in the Heart of the Beverly Grove. Stunning Entrance Foyer leads to Grand Living Spaces that open to a Verdant Garden and Sun Dappled Pool and Spa. Culinary Delights await you in the fully appointed Chef's Kitchen. Generous Bedrooms with Private En Suite Designer Baths. Master Suite is Appointed with Marble Bath, Large Wardrobe and Private Lanai. Modern Amenities abound with Smart Home Technology enveloped in Old World Charm. This is the Definition of Home.

Scottman Wall 310-780-8001
KELLER WILLIAMS HOLL

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

9019 CYNTHIA ST #B — Open 11-2 — red

$649,000 ~~699000~~ | 1+1 | 3sty-FRENCH

MLS#15-942147

GREAT TOWNHOUSE REDUCED $50,000!!!

Beautifully located townhouse in prime West Hollywood, just at the top of the Norma Triangle. Flexible floor plan with Living/Dining/Kitchen on the first floor, large Bedroom and bath on the second floor and studio on the third floor. In good condition, but could be great with your personal touches. Well priced for the area.

Edward Fitz 424-230-3757
THE AGENCY

1001 N CRESCENT HEIGHTS BL — Refresh. 11-2 — rev

$1,595,000 | 3+3.5 | ARCHITECTURAL

MLS#15-913239

THE LAST REMAINING HOUSE AT BENTO BOX 5

At the corner of the Bento Box 5 site, free-standing and oriented east, south and west with vistas and daylight from sunrise to sunset. Entered from Romaine via front porch or secure 2-car garage. Penthouse suite has open air lounge with barbecue hookup, fireplace and views from downtown to the coast. Flexible bedrooms, work spaces, family activities. Open plan living/dining/kitchen level. Walkscore 92 where LA meets WEHO.

Erik Lerner (310) 734-8120
KELLER WILLIAMS

BentoBox5.com

8474 ROMAINE ST #104 — Open 11-2 — rev

$597,500 | 2+2 | MEDITERRANEAN

MLS#15-956983

CHIC WEHO CORNER UNIT

Come home to this stylish boutique building near chic Melrose Place & La Cienega Blvd restaurants & stores. A gated entry leads to your private 2 bed, 2 ba corner unit set above ground level with 2 balconies for outdoor living and views of lush front landscaping. The living room/dining area has a decorative gas fp, wood floors & recessed lighting. Master suite plus guest bedroom & bath. In unit laundry, low HOA fees, 2 car parking in secure garage + guest parking and more make this a must see!

Heather Klein 310-415-8553
TELES PROPERTIES, IN

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

10 West Hollywood Vicinity — *Condo / Co-op*

960 N DOHENY DR #304 — Open 11-2 — NEW

$959,000 | 2+3 | CONTEMP MED

MLS#15-957999

BEAUTIFUL TWO-LEVEL CONDO WITH VIEW OF BEVERLY HILLS

This spacious two-level condo is a luxurious 2BR/3BA home for a sophisticated buyer. This west-facing unit has city views from its privates balconies and panoramic views from the building's roof deck. The main level has a spacious living room with gas fireplace, dining area, a half bathroom with designer fixtures and updated kitchen with granite counter tops, mosaic tile backsplash and stainless steel appliances.

Jason Woodruff 310.770.3101
KELLER WILLIAMS HH

Blt-Ins,Cbl,Dshwshr,Wshr/Dryer,Elvtr

1255 N HARPER AVE #1 — Open 11-2 — NEW

$379,000 | 0+1 | MID-CENTURY

MLS#15-958203

Designer Studio in the Heart of West Hollywood. Updated bright and airy. East facing unit, one common wall. Polished concrete floors, dressing area with built in storage closet and beautiful walk in shower & bath. Remodeled Kitchen with all stainless appliances and new cabinets and shelves. Sought after WeHo building with grand pool, large laundry facility, and gated parking. Prime location very close to All West Hollywood has to offer - trendy restaurants and shopping. Income producing dream.

Andrew Yalcin 310-871-3833
COLDWELL BANKER RESI

Atc Fan,Dshwshr,Hood Fan,Rng/Ovn,Fridg

10 West Hollywood Vicinity — *Income*

9037 ELEVADO ST — Open 11-2 — 594C6 — red

$1,335,000 ~~1385000~~ | SPANISH

MLS#15-951807

CHARMING CHARACTER DUPLEX *PRICE REDUCTION*

Charming character duplex in the heart of the Norma Triangle on a beautiful tree-lined St. 1/2 block from Beverly Hills and in close proximity to everything West Hollywood has to offer. Both units have hardwood floors, inside laundry, air & heat, many upgrades and are being delivered VACANT. The larger unit has a dining room, good sized kitchen and lovely den opening to bedroom and private back yard. A great owner user or investment property. A very nice property in an A plus plus location.

William Barker 310-666-8301
COLDWELL BANKER RESI

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

ATTENTION

The following changes to The MLS Broker Caravan™ Terms & Conditions are effective January 2012:

1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.
2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.
3) No refunds will be given for any ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at TheMLS.com™).

TUESDAY

11 Venice — Single Family

911 NOWITA PL — Lunch 11-2 — NEW
$3,987,000 — 4+3.5

LUXURY VENICE MODERN MEETS TRADITIONAL

On the best walk street is a home built for living & loving in Venice unlike any other. Tremendous attention to detail while maintaining simplicity & charm. Clever blend of using light & flow. Over 3,000sf of living. 4bds, 1 w/own entrance & spa ba - perfect as an office or exercise rm. Open floor plan starring a nautilus inspired staircase up 3 floors to roof deck. Gourmet bar style kitch w/brass & bronze accents set against Bluestone & rich woods, Subzero & Wolf appliances.

Tamra (Tami) Pardee 310.907.6517
PARDEE PROPERTIES, I

2421 BRYAN AVE — Lunch 11-2 671-J6 — NEW
$3,649,000 — 4+3.5 — 3sty-ARCHITECTURAL

BREATHTAKING ARCHITECTURAL!

Also open for twilight viewing tonight from 5-7pm! New Architecture nestled in the Silver Triangle. Private & Tranquil with soothing water feature. Large kitchen with stainless steel Thermador appliances including a wine fridge and steam oven. Pecan finish cabinets and elegant Caesarstone counters complement an island that opens to the great room with accordion door. Upstairs are 4 bedrooms. Master suite has walk in custom closet. Roof top deck has built in BBQ, hot tub & amazing views.

Tamra Pardee 310-907-6517
PARDEE PROPERTIES
Refrigerator, Range/Oven, Dishwasher

2519 GRAND CANAL — Open 11-2 — NEW
$3,275,000 — 3+4 — MEDITERRANEAN

NEW TO MARKET. PRICED TO SELL

Bring your clients. This one is Priced to Sell

MLS#15-958705
Robbie Schultz 3108696605
ROB SCHULTZ
Dshwshr,Grbg Disp,Hood Fan,Wshr

832 MILWOOD AVE — Open 11-2 — NEW
$1,775,000 — 2+1 — CALIFORNIA BUNGALOW

Adorable California bungalow, perfect for a new family looking to settle in to the close knit community of Venice. Just 3 blocks from Abbot Kinney's restaurants, boutiques, art galleries and more. Huge back yard, you make your own sanctuary- won't last long!

MLS#15-958701
Suzanne Frank 310 497 4446
RE/MAX ESTATE PROPER
Dryer,Grbg Disp,Hood Fan,Rng/Ovn,Wshr

222 5TH AVE — Open 11-2 — red
$1,995,000 ~~2195000~~ — 3+4 — TRADITIONAL

SPACIOUS REMODELED HOME NORTH OF ROSE

Look no further - you've found it all here in the coveted NoRo (North of Rose) neighborhood of Venice. This spacious remodeled home with a versatile floor plan boasts three large bedrooms, including dual master suites on the 2nd floor, a remodeled gourmet eat-in kitchen opening to private side and back gardens, expansive tiled patio, twin balconies, and a hot tub cabana perfect for soaking those cares away. You CAN have it all in this home that was designed for Southern California living.

MLS#15-946631
Tamra (Tami) Pardee 310-907-6517
PARDEE PROPERTIES, I
Dshwshr,Grbg Disp

611 SANTA CLARA AVE — Refresh. 11-2 — rev
$3,295,000 — 4+4 — ARCHITECTURAL

VENICE MODERN + GUESTHOUSE --- JUST STEPS TO ABBOT KINNEY

Timeless contemporary private compound offers open, expansive living & dining spaces graced w/ abundant light. From the street, the home is reminiscent of a country farmhouse in southern France or Italy. Venture beyond the gates & discover a home that's refreshingly modern and colorful. Designed for a chef/owner who loves to entertain, as well as showcase his art collection. Large roof deck w/ sea breezes & city views. Full Guesthouse w/kitchen, BR, office & gardens. Serene & beautiful.

MLS#15-953521
Jerry Jaffe 310-403-4925
TELES PROPERTIES
Guesthouse, Roof Deck, Gardens

11 Venice — Condo / Co-op

1046 PRINCETON DR #118 — Open 11-2 672A6 — rev
$840,000 — 0+1 — ARCHITECTURAL

3 of 30 Lofts left,SELLER or BANK FINANCING Available w/ as little as 10% down payment,Why rent when you can own,loan Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice near shopping and entertainment.Work/Live spaces, select units offering SS Appliances,Italian Cabinets,Marble Counter Tops,9'-30' Bow Truss Ceilings,Large Windows & Commercial roll up Doors,Skylights,Steel Beams,Large Balcony/Patio.Final CofO issued 2010.Pictures are of Model units,Marina Del Rey post office

MLS#15-913117
Lee Johnson 310-892-2244
SOTHEBYS INTERNATION
Rng/Oven,Cbl,Dshwshr,GrbgDisp,Fridge,M/W

11 Venice — Income

14 BROOKS AVE — Open 11-5 — NEW
$6,139,000 — Units — 2sty-MID-CENTURY

14 UNITS VENICE BEACH

Venice Beach 2 story apartment building in prime location steps to sand. Rare corner double lot approx 6100 sq ft with alley access. 5 garage parking spaces, 8 uncovered parking spaces, 1 off site space. Property is master metered. Zoned RD1.5. Some/all units may be negotiable to vacating units after COE. Buy, relocate, rehab, rent at market rents. Or check possibility of developing luxury units in a prime location in Silicon Beach. EVERY UNIT WILL BE OPEN FOR CARAVAN, DON'T MISS, OPEN TIL 5PM.

MLS#15-956907
Derrick Ruiz 310-308-3174
EXP REALTY

13 Palms - Mar Vista — Single Family

3256 CABRILLO BLV — Lunch 11-2 — NEW
$2,495,000 — 4+4.5

DESIGNER MODERN W/ SENSATIONAL VIEWS

Tranquilly poised behind a sweet Elm, this builder's custom modern exudes warmth & sophistication. Lined w/authentic 100year old reclaimed wood, this 4bd 5ba affords beautiful hdwd flrs, an open floorplan w/sky hi ceilings, gourmet chef's kit w/Caeserstone counters & custom built in dining stools & all bedrooms en-suite w/designer finishes including a spa like master bath. Abundant outdoor space, as well as a massive rooftop deck with fire pit & breathtaking 360 degree views.

Tamra (Tami) Pardee 310.907.6517
PARDEE PROPERTIES, I

OPEN HOUSE STATUS LEGEND

NEW - new *(Automatic Status)*
NEW* - new not yet listed
red - reduced
rev - review *(Automatic Status)*
bom - back on market

(Automatic Status - The MLS®/CLAW will automatically assign the *New* or the *Review* status.)

TUESDAY

3428 GREENWOOD AVE — Lunch 11-2 — 671

$1,479,000 — 3+1 — 1sty-ARCHITECTURAL

NEW

ARCHITECTURAL RETREAT ON LARGE LOT - JOIN US FOR LUNCH

Chic architectural redo on fantastic oversized corner lot in desirable north end of Mar Vista's "The Woods" just minutes to Whole Foods, Abbot Kinney & Venice Beach. Spectacular open floor plan, French oak floors, skylites, elegant built-in shelving & Fleetwood sliding doors opening to huge deck & lush backyard for entertaining. Hot tub, custom tree house, a living plant wall & lots of room for future expansion. HGTV kitchen makeover w/quartz counters, SS appliances, built-in banquette. Wow!

Alice Plato 310-704-4188
COLDWELL BANKER

Hardwood floors, SS appliances, lrge lot

13324 ZANJA ST — Lunch 11-2

$945,000 — 3+1.5 — TRADITIONAL

NEW

CHARMING FAMILY HOME

This remodeled three bedroom with additional office/den sits on the border of Venice & Mar Vista. Enjoy Washington Blvd's restaurants & shops, the Mar Vista farmer's market and the beach. Good size lot with room to grow. Shiny hardwood floors, fresh paint & remodeled kitchen & baths. Large edible garden in front & backyards. Finished 2 car garage. Culver City services with Mar Vista address.

Tiffany Rochelle 310-210-2213
PARDEE PROPERTIES

Stove, Refrigerator, Dishwasher

4121 SUNNYSIDE AVE — Open 11-2 — 672B6

$2,349,000 — 5+3 — TRADITIONAL

red

EAST COAST TRADITIONAL IN DEL REY

Are you looking for a home that's been well designed & built? This custom, cedar shingled, Hampton's style home is close to the Marina Marketplace & the ocean. From the minute you pull up you'll be impressed by the presence this home has on one of Del Rey's prettiest streets. The owner built this home w/love & was deliberate in choosing the finishes. The layout has been kid tested & family approved.

MLS#15-952589
Sherri Noel 310-994-8721
KELLER WILLIAMS-SM

Dshwshr,Micro,Rng/Ovn,Fridg

3651 INGLEWOOD BLVD — Open 11-2

$3,930,000 — 5+5 — 2sty-ARCHITECTURAL

rev

INSPIRING NEW CONSTRUCTION ON THE HILL

Walk into your personal urban oasis through a covered walkway into a calm courtyard of silver quartzite stone & a sparkling pool. The 1st level of this impeccably detailed home reveals an ideal floor plan designed with living in mind. The 2nd level wreathes an outdoor walkway around the courtyard, 3 bedrooms in one wing and master suite with private living room opposite. Rooftop offers sweeping city views. Close to cafes, restaurants, farmers market.

MLS#15-953077
Ramey Ward
TELES PROPERTIES, IN

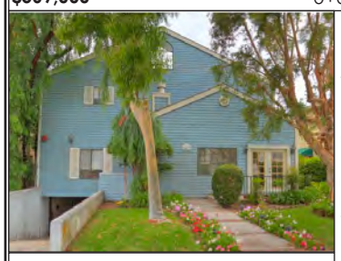
BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other

13 Palms - Mar Vista — Condo / Co-op

3677 MENTONE AVE, UNIT 4 — Open 11-2

$569,000 — 0+0

NEW



INCREDIBLE TOWNHOUSE, INCREDIBLE LOCATION

The unit is a fully upgraded TH in a secured 6 unit complex in this highly sought after area. Spacious, open LR & dining area w/high ceilings, gas log fireplace w/granite mantle & bamboo hardwood floors throughout. Open kitchen w/ granite counter-tops & new stainless steel appliances. Large master bedroom w/vaulted ceiling, exposed beams & large master bathroom w/dual vanities. Washer/dryer room on 2nd floor. Two car tandem gated garage. Centrally-located to downtown Culver City & freeways.

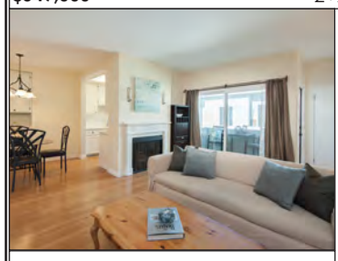
J Knoll/J Kleinert 323-251-1720
CB BHS

washer, dryer, refrigertor, dishwasher

3261 SAWTELLE BLV, UNIT 207 — Open 11-2

$549,000 — 2+2 — 1sty-SPANISH

NEW



TURN KEY TOP FLOOR UNIT IN SPANISH COURTYARD BUILDING!

Top floor unit in Spanish building in coveted Mar Vista! Bright, open floorplan features a spacious dining area, living room w/ bamboo floors, cozy FP & sliding glass doors to balcony. The updated kitchen features new Quartz countertops, stainless steel appliances & plenty of storage. Large master suite w/ updated bath w/ quartz counters & shower/tub combo. Spacious 2nd bed plus updated bath. Other features include: 2 car side-by-side parking, low HOAs, gated building entrance & more!

Sally Forster Jones 3106917888
JOHN AAROE GROUP

14 Santa Monica — Single Family

433 9TH ST — Open 11-2

$2,895,000 — 3+2 — TUDOR

NEW

PRIME SANTA MONICA LOCATION, NORTH OF MONTANA

3 bed/2 bath Tudor style home in prime Santa Monica location, North of Montana. Opportunity to remodel or rebuild on this 7,515 foot lot. Conveniently located to all the west side has to offer.In the award winning Santa Monica school district.

MLS#15-957609
Richard Stearns 310-500-1301
PARTNERS TRUST BW

Grbg Disp,Rng/Ovn

14 Santa Monica — Condo / Co-op

130 OCEAN PARK BLVD #416 — Refresh. 11-2 — 671F4

$999,000 — 1+1.5 — 4sty-CONTEMPORARY

NEW

SEA COLONY - 4TH FLOOR - HEAD-ON BEACH AND OCEAN VIEWS!

Stunning sunsets, beach and ocean views from this upper level west-facing 1 bed, 1.5 bath condo. Remodeled kitchen with granite counters. Remodeled bathrooms - master with steam shower and spa tub. Spacious dining and living room. Fireplace in living room. Balcony from living room and bedroom. Plantation shutters. Laundry in unit. Fabulous resort style living. 2 car side-by-side parking.

MLS#15-955183
Wendy Kaye 310-210-6855
KELLER WILLIAMS RLTY

Dishwasher,Dryer, Washer, Refrigerator

1823 11TH ST #2 — Open 11-2

$849,000 — 2+3 — CONTEMPORARY

NEW

GREAT LOCATION, WALKING/BIKING DISTANCE TO SM BEACH

This lovely 2bedroom 2.5 bath Town Home is in great location, walking/biking distance to Santa Monica Beach, Main Street, & The Promenade! Near new Light Rail! Features include open dining and living room with wood burning fireplace. Private patio perfect for gardeners! Light & airy kitchen with granite counter tops & white cabinets! Bamboo floors & Bathrooms with new white Marble counters! Spacious upstairs bedrooms with high ceilings! washer & dryer hookups. Two side by side parking spaces!

MLS#15-957527
Bobbie Carrasco 310-396-7829
RON MICHAEL PROPERTI

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

THE MLS.COM Property Website & Virtual Tour

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

TUESDAY

14 Santa Monica — Lease

843 21ST ST #1 — Open 11-2 — 631F6
$5,500 — 3+3 — TRADITIONAL — rev

HUGE, BRIGHT & BEAUTIFUL!

Front west facing townhouse.Unit features 3 large bedrooms,large living room,separate dining room & patios plus bonus room.Gourmet kitchen w/granite countertops w/ stainless steel appliances.Hardwood floors downstairs.Great outdoor space w/large patio off living room & kitchen,patio off dinning room, large patio off master & 2nd bdrm,additional balcony between master & 3rd bdrm.Oversized 2 car garage with direct access to unit.Close to Montana Ave. shops and restaurants.

MLS#14-743449
Linda Semon 310-351-3995
COLDWELL BANKER SM

15 Pacific Palisades — Single Family

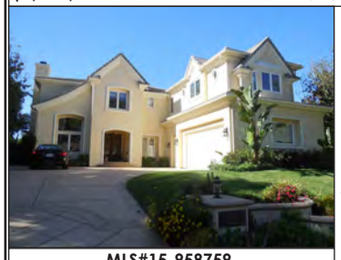
848 GREENTREE RD — Open 11-2 — NEW
$4,250,000 — 4+3.5 — ARCHITECTURAL

RUSTIC CANYON PERFECTION

Mid-century style home set on 12,600+ sq ft lushly-landscaped lot in prime Rustic Cyn. The liv rm flows seamlessly to the kit/fam rm w/stone counters, Heath tile backsplash, Viking/Miele appliances, etc. Fleetwood doors connect the fam rm/kit to a lrg deck w/wisteria-covered arbor & bbq. Original Ray Kappe master suite that was carefully restored. The magical yrd has an Ipe wood deck, several entertaining spaces, custom built-in furniture & firepit – all surrounding the gorgeous pool & spa.

Michael Edlen 310-230-7373
CB - PAC PAL
Wine fridge, range/oven, bbq, fridge

16686 VIA LA COSTA — Open 11-2 — NEW
$3,749,000 — 6+5.5 — 2sty-MEDITERRANEAN



WWW.16686VIALACOSTA.COM

Sensational ocean & mountain vistas on a large flat lot w/ hotel style waterslide splashing into the gorgeous pool and an underground Tuscan style wine and dining cellar for approx. 5,000 bottles. Nestled on a quiet cul-de-sac in the guard gated Enclave, this gorgeous, rare property with 6 bd, 5 1/2 ba plus a beautiful office is made for entertaining and the casual & elegant lifestyle of today.

MLS#15-958759
Beverly & Kimberly Gold 310-496-5995
GIBSON INTERNATIONAL
www.PropertiesByGold.com

1220 LAS LOMAS PL — Lunch 11-2 — 630J4 — NEW
$3,650,000 — 5+6 — OTHER

Location, location, location! This beautiful 5 bed, 5 1/2 bath home is 4,200 sqft on an almost flat 12,160 lot w pool & located next to some great hiking trails.

MLS#15-956897 — BBQ,Dshwshr,Dryer,Grbg Di,Hood Fan,Other
Darlene Hutton 310-428-4861 PARTNERS TRUST BRENT

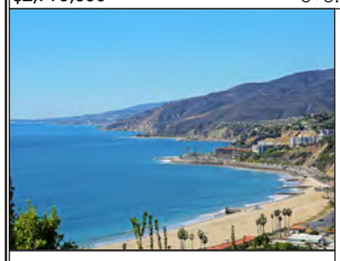
757 HARTZELL ST — Refresh. 11-2 — NEW
$3,195,000 — 5+5 — TRADITIONAL

LUXURIOUS NEW CONSTRUCTION IN THE ALPHABET STREETS

Boasting high ceilings and high quality finishes. Spacious living room with fireplace adjacent to formal dining room with coffered ceiling. Gourmet kitchen with professional-grade appliances, Carrera marble counters, breakfast area, and large eat-in island. Bright and airy family room with fireplace opens to patio and grassy backyard. Cozy master suite with alluring fireplace, inviting bathroom, private balcony, and roomy his and hers walk-in closets. Rooftop deck offers picturesque views.

MLS#15-958223
Marek Swiderski 424.256.9480
RODEO REALTY - PP
www.757HartzellStreet.com

313 MOUNT HOLYOKE AVE — Open 11-2 — NEW
$2,795,000 — 3+3.75 — 2sty-TRADITIONAL



VIEWS, BREEZES & STEPS TO THE BLUFFS

Rare opportunity to own a very special property just steps from the Via Bluffs. Breathtaking ocean, coastline & hillside/ mtn views from most of the house + patio. Charming picket-fence Trad on two levels with hardwood flrs & french drs. Living rm opens to romantic brick patio with open views. Formal dining off eat-in kit. Cozy den + 2 baths complete the lower level. Upstairs includes 3 bedrooms and 2 baths -- all enjoying amazing views! Endless potential for remodeling, expanding or rebuilding.

Michael Edlen 310-230-7373
CB - PAC PAL
Stove/oven, dishwasher, garbage disposal

14940 SUNSET BLVD — Open 11-2 — NEW
$2,125,000 — 4+3 — 1sty-TRADITIONAL

CHARMING TRADITIONAL NEAR THE VILLAGE

Charming 1940's Traditional home on 9500 sq ft lot in the Huntington area. This lovely home has all of the character and original design of its era. Large living room w/ fireplace and French doors opening to a patio and large backyard w/ room for pool. Formal dining room with built in cabinetry, breakfast rm off the sunlit kitchen. Hardwood floors in most rooms. One of the 4 bedrooms has a fireplace and closet. Could be used as a den or office. Inside laundry, two car garage.

MLS#15-933325
Violetta Hargitay 310-367-2190
RODEO REALTY - PP
Rng/Ovn,Fridg

17856 PORTO MARINA WAY — Lunch 11-2 — NEW
$1,950,000 — 2+2

MUST SEE REAL ESTATE! Fabulous Castellammare unobstructed ocean view Charming Home. Two bedroom/ baths living room with fireplace and built-ins,dining area .kitchen with breakfast area, wrap around terrace large outside entertainment area. bonus room 2 car garageClose to Getty Villa, Palisades shopping and restaurants ,Santa Monica and Malibu beach.

MLS#15-958369
Adrian Grant 3109627142
JOHN AAROE GROUP
refrigerator,stove

607 RADCLIFFE AVE — Open 11-2 — NEW
$1,795,000 — 3+1 — SPANISH

UNOBSTRUCTED OCEAN VIEWS!!

Amazing opportunity for developers or owner/users, completely unobstructed views of the canyons and ocean. One of the most desirable areas in the Palisades. Walking distance to the village. Existing plans. Presently with Coastal Commission to build an incredible contemporary home. Buyer to verify all square footage and feasibility of building. Property sold in "as-is" condition.

MLS#15-958289
Roger Perry/Lenny Lerman 310-600-1553
RODEO REALTY/KW BH
www.RogerPerry.com

1460 AMALFI DR — Open 11-2 — 631D4 — rev
$6,995,000 — 5+4.5 — 2sty-TRADITIONAL

CLASSIC 1941 RIVIERA TRADITIONAL!

Rare opportunity- one of a kind restored 1941 Riviera classic. Designed by Louis T. Laskin, home has been lovingly maintained & updated by current owners for 28 years. Formal entrance leads to large living room w/fireplace, FDR, den, 50's style kitchen, separate breakfast room & enclosed sun room. Distant ocean views. Custom designed English garden w/hundreds of rose bushes & fruit trees. Flowers & herbs abound the garden w/open & covered patios areas for enjoyment, relaxation & entertaining.

MLS#15-945265
Paul Pekar 310-496-5955
GIBSON INTERNATIONAL
WWW.1460AMALFI.COM

TUESDAY

16799 CHARMEL LN
Open 11-2 630G3
$6,295,000 4+6 1sty-CONTEMPORARY
rev

NEW CONTEMPORARY WITH PANORAMIC OCEAN & CITY VIEWS!

Gated residence offers a zen and art-filled indoor/outdoor experience. Huge Great Room with high ceilings and resin floors is bordered with floor to ceiling Fleetwood sliders that lead to a sparkling pool and two spas with spillways that enjoy Queen's Necklace views. Four private grand bedroom suites with walk-in closets and bathrooms brightened with skylights. The den may be converted to a fifth bedroom. Detached office/guest house. Kitchen with Wolf & Bosch appliances. Must see.

MLS#15-935235
Ali Rassekhi 310-359-5695
COLDWELL BANKER RESI
BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

928 LAS LOMAS AVE
Open 11-2 630J4
$3,725,000 4+5 CONTEMPORARY
rev

ABUNDANCE OF NATURAL LIGHT

4 BD, 4.5 BA modern masterpiece features warm earth tone materials, inviting architectural style that is designed to flow beautifully with the surrounding environment. This unique property is situated on a quiet street that has over-the-treetops views of the Ocean. Open feel welcomes you as you walk through the light-filled entry, into the LIV RM & DR with entertaining space, which features soaring ceilings, distressed oak FLR and beautiful mountain views overlooking the front yard and patio.

MLS#15-933069
Marco Rufo 310-488-6914
BERKSHIRE HATHAWAY
Striking New Contemporary...

716 ALMAR AVE
Open 11-2
$3,295,000 4+4 2sty-MEDITERRANEAN
rev

ELEGANT SPANISH IN THE POPULAR EL MEDIO BLUFFS

Rare elegant Spanish style house situated on an oversized lot in the popular El Medio Bluffs of the Pacific Palisades. When entering the front door you step onto the dark, plum hardwood floors and are mesmerized by a graceful two story foyer with a sculptured staircase, adorned by the classic iron work. Successfully merging the old world with the new, the house is a master piece by offering an inviting, traditional living room and a gracious formal dining room.

MLS#15-956935
Diana Braun 3108665039
COMPASS CALIFORNIA
www.compass.com

629 LAS CASAS AVE
Refresh. 11-2 630H5
$2,440,000 3+2 TRADITIONAL
rev

GATED AND PRIVATE, SINGLE STORY WITH POOL

Gated, private 3 bedroom 2 bath recently remodeled single stry Trad. Frml entry w/ fplce, large open kit/fam/grt rm w/ fplce and French doors to back yard. Fully landscaped entertainer's back yard with a lagoon-style salt water pool completed in 2014, and front exterior has just been completed. Master suite includes an office, 2 walk-in closets and a sumptuous bathroom with separate tub and shower. 2 additional family bdrms make this a fabulous oasis just a short distance to the village.

MLS#15-954477
Lisa Morrin 310.230.2450
COLDWELL BANKER-PAC.
www.629LasCasas.com

730 LACHMAN LN
Open 11-2
$2,399,000 4+4 CONTEMPORARY
rev

OPEN TUESDAY 11-2

4 bed, 4 bath, 2,376 sq ft. on 7,459 sq ft lot w/ pool, grassy yard, patio, & dramatic views from Downtown to the Pacific Ocean. The light & bright great room has panoramic windows & wood-burning fireplace. Master suite feats. high ceilings, double-sided fireplace, & looks out to private yard. 2 more beds & baths complete the main home. Guest rm w/ kitchenette & private entrance. Updates include master, kitchen, family room fireplace, garage door, & hardwood floors.

MLS#15-956327
Anthony Marguleas 310.293.9280
AMALFI ESTATES
Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp,

16007 ANOKA DR
Open 11-2
$2,185,000 3+2 TRADITIONAL
rev

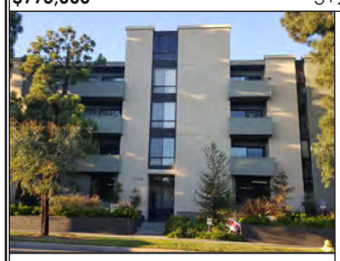
ONE STORY HOME WITH PANORAMIC VIEW

One story home on a large lot. Expansive canyon and hillside view. Remodel and updating potential. Large living/family dining room areas. Two fireplaces. Sliding doors to massive deck. Great curb appeal. Over 100 feet frontage on street. Third bedroom currently used as office. Two car attached garage.

MLS#15-954091
Dori Ollestad 310.230.2425
COLDWELL BANKER-PAC.
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

15 Pacific Palisades
Condo / Co-op

16169 W SUNSET BLV, UNIT 302
Open 11-2
$995,000 3+2 3sty-CONTEMPORARY
NEW



SPACIOUS 1,900 SQFT+ PENTHOUSE

Great opportunity to purchase a large penthouse unit that feels like a home close to the Palisades village. 3 bedroom & 2 bath unit offers a renovated kitchen with breakfast nook, large living room & dining area and a spacious master suite with remodeled bathroom with double sinks and soaking tub and shower. Private second suite on opposite side of unit and a 3rd bedroom or office. 2 car parking. Great value.

Ali Rassekhi (310) 359-5695
COLDWELL BANKER
Stove, Oven, Dishwasher

1325 PALISADES DR
Open 11-2
$875,000 2+2.5 CONTEMPORARY
NEW

PRISTINE RIM-VIEW UNIT

Wonderful rim location in "The Woodies" with cyn/mtn views. Bright & airy w/open flrpln. Spacious liv rm opens to rim-facing patio. Din rm off kit/fam rm with built-ins, stainless appliances & lrg granite brkfst bar. Master suite w/vaulted ceils + ofc w/custom built-in desk/shelves. Pvt 2-car attached garage w/direct access. Other features incl plantation shutters, hrdwd flrs, newer windows & slider, LED lights, tankless water heater. Rec center w/pool, spa, tennis, gym, playground & clubhouse.

Michael Edlen 310-230-7373
CB - PAC PAL
Refrigerator, dishwasher, TV, range/oven

1401 PALISADES DR
Open 11-2 630F1
$819,000 2+2 TRADITIONAL
NEW

LUXURIOUS & CHIC SANCTUARY IN THE HIGHLANDS

The Highlands: where nature surrounds you and the atmosphere is truly "resort-style" living, this stylish & hip town home has been remodeled with an emphasis on glamor & comfort. Split-level "A" model features an open floor plan where the kitchen, living & dining rooms flow out to the extra-large slate-tiled patio. Beautiful hardwood "tile" floors throughout, gourmet kitchen with island, granite counters & stainless steel appliances.

MLS#15-957765
Nicolas Beauvy 310.570.5734
COLDWELL BANKER-PAC.
www.1401palisades.com

homesnap PRO
The Power of The MLS™ Right in Your Hands
Now Available! A New Way to Run Your Business Away from Your Desk!
Stay Connected with Your Colleagues and Clients While You're on the Go!

TUESDAY

16 Mid Los Angeles — Single Family

3262 FAY AVE — Refresh. 11-2 — NEW
$1,135,000 — 3+4 — 3sty-ARCHITECTURAL

MLS#15-952951
Tamra (Tami) Pardee 310.907.6517
PARDEE PROPERTIES, I

NEW MODERN CONSTRUCTION - CULVER CITY ARTS DISTRICT ADJACENT

Minaret Development Partners and Helms Home bring you a refreshing way to live, work and play in newly constructed units. The loft-style homes have open floor plans with high ceilings to boost sunlight and views of Century City, Helms District, and the hills. Green-rated, the units use Bosch appliances and bleached hardwood flooring throughout. Units have 2-car garages and additional outdoor space. A Walk Score of 84, minutes from an upcoming Metro Station-modern living can't get any better!

Rng/Ovn,Fridg

1549 S BURNSIDE AVE — Refresh. 11-2 — NEW
$499,000 — 1+1 — 1sty-CALIFORNIA BUNGALOW

The Carrabba Group 323-899-2900
KELLER WILLIAMS RLTY

VINTAGE & CHARMING 1920S CALIFORNIA BUNGALOW

This stylish and original California Bungalow awaits your personal touch. Small in size but loaded with storage & efficiently designed by builders of a bygone era. Features include: hardwood floors throughout w/period details such as built in cabinetry, claw foot tub & mouldings. Bathed in light this home is a blank canvas for you to create your bohemian paradise or add your artistic touch. A true artist's retreat. The garage is perfect for a home office, guest home or studio space. Zoned R2.

www.BurnsideBungalow.com

3264 FAY AVE — Open 11-2 — rev
$1,278,000 — 3+4 — 3sty-ARCHITECTURAL

MLS#15-946659
Tamra (Tami) Pardee 310-907-6517
PARDEE PROPERTIES, I

NEW CONSTRUCTION - CULVER CITY ARTS DISTRICT ADJACENT

Minaret Development Partners and Helms Home bring you a refreshing way to live, work and play in newly constructed units. The loft-style homes have open floor plans with high ceilings to boost sunlight and views of Century City, Helms District, and the hills. Green-rated, the units use Bosch appliances and bleached hardwood flooring throughout. Units have 2-car garages and additional outdoor space. A Walk Score of 84, minutes from Culver Metro Station-modern living can't get any better!

Blt-Ins,Dshwshr,Grbg Disp,Fridg

17 Mid-Wilshire — Condo / Co-op

3223 W 6TH ST #605 — Open 11-2 — NEW
$770,000 — 2+3 — ARCHITECTURAL

MLS#15-950733
Litta Lee 213-595-2455
COLDWELL BANKER RESI

ULTRA CHIC & MODERN FULL SERVICE BUILDING W/ 24HR SECURITY!

24HR SECURITY & FULL TIME CONCIERGE, The Summit on 6th exudes Luxury, Sophistication, & Ultra Modern Amenities. This elegant architectural compound features floor to ceiling windows, bamboo flooring, Up to 13ft ceilings, beautiful contemporary kitchen. With over 1,700sqft of living space, this 2 Bed, 2.5 Bath OPEN FLOOR PLAN condo is the perfect place to call home. The building amenities include: Surveillance Cameras, a Fitness Center, Lounge, Golf Simulator, & Luxury Spa Steam Rooms. MUST SEE!

Dshwshr

Questions? Need Assistance?
Contact our Help Desk Department!

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

---

920 1/2 S SERRANO AVE — Open 11-2 — NEW
$674,000 — 2+2 — FRENCH NORMANDY

MLS#15-957013
Ruth Shari 310-442-1646
COLDWELL BANKER RESI

NEW LOOK, NEW PRICE ON 2+2+OFFICE IN HISTORIC CRTYD SETTING

MAJOR REDUCTION, the LOWEST COST/sq.ft. residence in the area, this special condo home now w/ new paint and carpeting will appeal to all city sophisticates, artists, actors & home office lovers. Comfortable, elegant, 2 sty hm in Chateau Alpine, LA Hist. Cultural Monument #928, French Norman style. Bdlg is Mills Act eligible (property tax savings). Enjoy period features, two great patios. Master w/ dressing area,tons of storage thruout, smll cmplx, crtyd views, walk score=97. Downtwn alternative

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

18 Hancock Park-Wilshire — Single Family

355 S RIMPAU BLVD — Open 11-2 — NEW
$7,995,000 — 6+7 — 2sty-FRENCH

MLS#15-958001
Lisa Hutchins (323) 216-6938
COLDWELL BANKER HPN

TROPHY TENNIS COURT ESTATE!

Breathtaking light filled Château with N/S tennis court. Dramatic 2-story foyer with sweeping staircase. Paneled library w/fpl overlooks rear yard. Amazing dining room & solarium w/French drs to patio. Sought after kitchen/family room combo! Gourmet kitchen w/butler's pantry, work desk & brkfst area w/French drs to patio. Huge family rm and fireplace. Master suite up w/sitting rm, fpl, walk-in closet & lux bath. 4 additional bedrooms, 3 baths, Studio apt over garage. 2 basements. Pool, and BBQ.

#1 Agent in Hancock Park Since 1994

---

502 S BRONSON AVE — Open 11-1:30 — NEW
$1,475,000 — 3+3 — COUNTRY ENGLISH

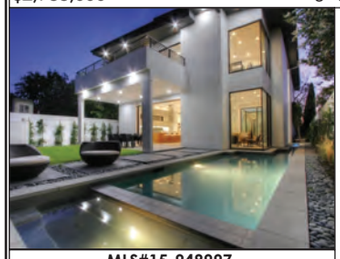
MLS#15-954413
Tom Otero 323-570-0036
RODEO REALTY

Elegant and charming English Country Cottage Located on Little Bronson, a sought after block in Windsor Square, historical district. Classic and stunning from the curb, step into a beautiful and spacious living room with fireplace, original windows, moldings and wood treatments and hardwood floors. The living room and the large formal dining room have gorgeous French doors that lead to a breathtaking garden that feels magical.Walking distance to shopping, restaurants at the Village.

Grbg Disp,Fridg

---

458 S MANSFIELD AVE — Open 11-2 — rev
$2,788,000 — 5+6 — CONTEMPORARY



MLS#15-948997
D. Parnes/J. Harris 424-400-5915
THE AGENCY

DRAMATIC NEWLY CONSTRUCTED CONTEMPORARY

This stunning newly constructed home is located in a highly desirable neighborhood. The contemp design features walls of glass, concrete style & wood flrs and top of the line systems/appliances, complimented by a "Smart Home" system which runs everything from the touch of a button. The floor plan is open, light/bright w/ hi ceilings, a floating staircase & a dramatic glass enclosed wine tasting room. Spacious outdoor covered living/dining area overlooking the grassy yard and sleek pool and spa.

Dshwshr,Dryer,Micro,Rng/Ovn,Wshr

---

239 N GRAMERCY PL — Open 11-2 — 633-H1 — rev
$935,000 — 3+2 — 1sty-CALIFORNIA BUNGALOW

MLS#15-935921
Barbara Allen 323-860-4218
COLDWELL BANKER HPN

LARCHMONT ADJACENT UNDER A MILLION!

Great California bungalow on a beautiful tree lined street - just a stone's throw from Larchmont Village shops & restaurants and trendy Melrose Avenue. Updated kitchen & baths, recessed lighting, hardwood floors & crown molding give this classic home a modern flare. Updated AC & heat, plumbing & electrical. All dual pane windows make this an energy efficient home. Need more space? Garage has upgraded electrical, new cement floors & finished walls - could be used as an office or playroom!

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

TUESDAY

18 Hancock Park-Wilshire — Condo / Co-op

4661 WILSHIRE BLVD #PH302 Open 11-2
$2,483,375 3+4 NEW PROJECT

NEW

MLS#15-957369
H. Bilyeu & J. Altman 310.935.0906
DOUGLAS ELLIMAN

12 BRAND NEW CONSTRUCTION LUXURY CONDOMINIUMS

A collection of 12 Luxury Condos in Hancock Park. This Spanish Contemporary building compliments the elegance of Hancock Park while providing conveniences & design of today's modern living. Each residence offers an expansive open flr plan connecting to designer kitchen all leading to French doors to private patio. Chef's kitchen w/white oyster stone cntrs, dark custom cabinets, SS Wolf range & oven, Sub Zero fridge, wine fridge & microwave & bfast bar w/ seating for 4. Oversized master suite.

www.4661wilshire.com

837 S WINDSOR #2 Open 11-2
$515,000 2+2 CONTEMPORARY

rev

MLS#15-958649
Demain / Buonocore 323-683-5172
KW - LARCHMONT

THIS BRIGHT, GROUND FLOOR CONDO HAS TWO BEDROOMS, TWO BATH, PLUS A LARGE, OPEN LIVING AREA WITH FIREPLACE. THE KITCHEN FEATURES A LOVELY BREAKFAST NOOK. THE DINING AREA AND THE LIVING ROOM OPEN TO AN OUTSIDE PATIO. THIS OPEN FLOOR PLAN OFFERS SPACE AND VERSATILITY. PLENTY OF STORAGE AND WALK-IN CLOSETS.

www.COREGROUPLA.COM

18 Hancock Park-Wilshire — Income

5170 W OLYMPIC Open 11-2
$1,695,000

NEW

MLS#15-957501
Jodi Ticknor, Chris Kito 310-428-7724
COLDWELL BANKER-BHN

CHARMING DUPLEX IN MIRACLE MILE AREA

The most charming and elegant duplex with a pool in Miracle Mile! Remodeled, with so many authentic details to cherish. Each 2 bedroom, 2 bath unit boasts over 2100 sq. feet of living space.

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

407 N NORTON AVE Open 11-2
$2,600,000

rev

MLS#15-948969
Tom Scrocco/Randy Isaacs 3108870255
COLDWELL BANKER - SS

NEW CONSTRUCTION LUXURY DUPLEX!

Built Oct 2015. Rare opportunity to purchase a brand new beautifully constructed duplex in Hancock Park by architect Jack Moses. Each 2,616 Sq Ft townhouse has 3 bedrooms & 3.5 bathrooms plus a den w/access to a private backyard. Both townhomes feature 3 floors of living space + a fourth floor spacious rooftop deck spanning the entire length of the building w/unobstructed 360 degree views including the Hollywood Sign, Griffith Observatory & Downtown LA. Located in a very desirable neighborhood.

www.TomAndRandyProperties.com

1355 KENISTON AVE Open 11-2 633E4
$775,000 1sty-SPANISH

rev

MLS#15-934883
Omega Group-Randy Wright 310.927.6818
KELLER WILLIAMS

SINGLE FAMILY WITH LEGAL GUEST UNIT WWW.1355KENISTON.COM

Attention Builders & Flippers! Solid investment in this prime Hancock Park-Mid City DUPLEX close to shopping, restaurants, transportation and city services. Bright sunny front main house is approx 1485 sq ft has 4 bedrooms, 2.5 baths. Rear detached legal guest unit of approx 590 sq ft. Both units will be delivered vacant at close of escrow. Two car garage, abundant parking, large 7400 sq ft large. Needs TLC. Priced for immediate sale. Don't miss this one!

www.OmegaGroup.LA

18 Hancock Park-Wilshire — Lease

525 WILCOX AVE Open 11-2
$10,500 4+3.5 ARCHITECTURAL

NEW

323.460.7606
COLDWELL BANKER

BREATH-TAKING PANORAMIC GOLF COURSE VIEW!

This Arts & Crafts home located on Wilshire Country Club. Remodeled and freshly painted with hardwood floors throughout. Updated kitchen with adjoining breakfast area look out to backyard. Light-filled living room and dining rooms offer a variety of options in how to use space. Office/ library located off of foyer in addition to a bedroom, full bath and powder room downstairs. 3 bedrooms and 2 remodeled bathrms upstairs including a spacious deck off master suite w/ stunning west facing views.

www.525NorthWilcox.com

19 Beverly Center-Miracle Mile — Single Family

922 S SIERRA BONITA AVE Open 11-2 633 C3
$1,549,000 4+3 TRADITIONAL

NEW

MLS#15-958713
The Woodwards 323-762-2571
KELLER WILLIAMS LARC

Mint Condition home in Miracle Mile south.3 bedrooms and 2 baths in main house. 1 bed room and 1 bath in permitted 2 story guesthouse. Step down living room. high ceilings. hardwood floors. Crown moldings. Large kit with S.S. appliances and eat in area. Tons of storage. Gst hs has huge living room. Elegant bath. Bedroom is upstairs.Lots of light. A/C . Huge master with his and her sinks. Walk in closet. French doors paved patio with Jacuzzi. Perfect for entertaining. Fantastic Home

2 Story permitted guest house

6657 MARYLAND DR Open 11-2
$1,495,000 3+2 TUDOR

NEW

MLS#15-957839
Allison Schwarz 310-887-0290
COLDWELL BANKER

ORIGINAL TUDOR HOME IN PRIME BEVERLY GROVE!

This original Tudor in Beverly Grove features character details, and offers enormous potential for a buyer seeking a remodel opportunity. The home features a great floor plan, formal dining room, living room with barrel ceiling & fireplace, galley kitchen with stainless steel appliances, laundry area & breakfast room, 3 bedrooms, 2 bathrooms, and a private yard with a detached garage. Additional features: French windows, original built-ins & archways, hardwood floors, updated plumbing & HVAC.

www.ALSESTATES.com

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!

THE MLS STATISTICS

TUESDAY

1322 S SIERRA BONITA AVE Open 11-2 633B4 — **NEW**
$1,150,000 3+2 1sty-COUNTRY ENGLISH

MLS#15-958267
Richard Cunningham 3104822033
KELLER WILLIAMS-SANT

SUBURB WILSHIRE VISTA 3/2 COUNTRY ENGLISH REDUCED $1,150,000

SUPERB COUNTRY ENGLISH IN THE POPULAR WILSHIRE VISTA NEIGHBORHOOD. 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. FIRST, THE FRONT COURTYARD WITH BUILT-IN BENCHES AND OUTDOOR FIREPLACE IS PERFECT FOR EVENING DINNERS OR A RELAXING CHAT AROUND THE FIRE. IN BACK, THE HUGE COVERED DECK WITH SOUND SYSTEM AND HOOK-UPS FOR

Atc Fan,BBQ,Dshwshr,Grbg Disp,Rng/Ovn,

1720 S FAIRFAX AVE Refresh. 11-2 — **NEW**
$730,000 2+2 TRADITIONAL

MLS#15-954115
Laura Anderson 323.646.6569
KELLER WILLIAMS LARC

WELCOME HOME!

DON'T MISS THIS DIAMOND IN THE ROUGH, IT IS A RARE OFFERING INDEED! FEATURES OF THIS TRADITIONAL HOME INCLUDE: 2 BED/ 2 BATH, ENCLOSED SUN PORCH AND A DEN THAT COULD BE 3rd BEDROOM, ALL THIS SITS ON A 7941 SQFT LOT! WHETHER YOU RESTORE OR REBUILD, THIS EXCEPTIONAL PROPERTY OFFERS OUTSTANDING OPPORTUNITIES THAT ARE NOT TO BE MISSED! THIS LOCATION IS AMAZINGLY CENTRAL TO PIC FAIR VILLAGE CAFES & BOUTIQUES, THE GROVE, FREEWAYS, CULVER CITY, AND DOWNTOWN!

Fridg

927 S OGDEN DR Open 11-2 — **rev**
$1,369,000 4+3 SPANISH

MLS#15-952755
Jodi Rubin 310-254-7123
SOTHEBY'S

MIRACLE MILE SPANISH GEM, BRING ALL OFFERS!

Quiet, tree-lined street in Miracle Mile, this updated and welcoming Spanish home is classy and well conceived. Inviting front porch, large living room with tall, coved ceilings, hardwood floors, and decorative Batchelder Tile fireplace. Living room flows into the formal dining room and open-aire chef's kitchen, w/ Thermador range, Viking refrigerator, a large island with bar seating plus a breakfast area. Original details throughout, including arched French windows, & gleaming hardwood floors.

Sheltrgroup.com

1154-56 S POINT VIEW ST Open 11-2 633A3 — **rev**
$1,329,000 4+3 TRADITIONAL

MLS#15-935389
Greenberg / Weinstock 310-502-0402
BERKSHIRE HATHAWAY

CARTHAY SQUARE 4 BED, 3 BA DUPLEX

Ultra charming Carthay Square trad. 4bd/3ba duplex. The warm, inviting kitchen has a breakfast nook that attaches to dining room & overlooks garden. The living room has wood beamed ceilings & beautiful fireplace. With its arched hallways, wood floors, skylights & abundance of character, it is a welcomed retreat centrally located. The home has a versatile floor plan with 3bd /2ba in the main house. Separate 1bd/1ba unit w/private entrance, kitchen, living room & laundry. Detached 2-car garage.

www.1154-1156SPointView.com

20 Hollywood — *Single Family*

5757 VIRGINIA AVE Lunch 11-2 — **NEW**
$899,000 3+2 1sty-CRAFTSMAN

Brian Courville (310) 622-0312
JOHN AAROE GROUP

JOIN US FOR LUNCH!

On a private corner lot, this compound is a vintage gem hidden behind custom gates surrounded by a 15' hedge. Bright and spacious interior with dual pane windows, central air and heat, custom built-ins and rich hardwood floors throughout living area.

20 Hollywood — *Income*

1954 N. ARGYLE AVE, 90068 Lunch 11-2 — **NEW**
$1,850,000 Units 2sty-SPANISH

MLS#15-958451
Ryan Smith 310-910-7865
JOHN AAROE GROUP

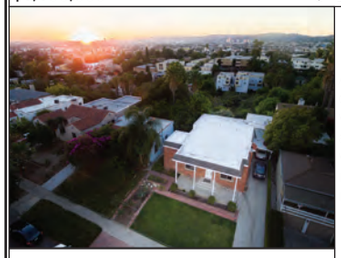
INVESTOR/DEVELOPER

5-units in upcoming section of Hollywood. Currently producing $108,000 in annual income. Units equipped with a fireplace, air-conditioning and washer/dryer in-unit. There is alley access with 5 fully enclosed garage spaces and street parking in front. The adjacent property at 1960 Argyle is available for purchase as well. Both lots zoned R3 with a density bonus, 3:1 FAR, approx 16,700 SQFT lot. Possible future development of 24 units.

BBQ,Clng Fan,Dshwshr,Dryer,Fridg,Other

21 Silver Lake - Echo Park — *Single Family*

937 MICHELTORENA ST Refresh. 11-2 — **NEW**
$1,150,000 3+2 1sty-TRADITIONAL



Holly Purcell 310-890-4023
BERKSHIRE HATHAWAY

PRIME SILVER LAKE VIEW HOME

Amazing Opportunity to own 18k sq ft lot view home on coveted Micheltorena! This 3+2 1 level home is 1 level with wood floors, full basement, Bachelder fireplace, and stand alone garage. Large back yard has mature fruit trees and was once part of an old-time orchard that spread across many of the back yards of the neighbor homes. Come see more for yourself.

3112 SWAN PL Refresh. 11-2 — **red**
$1,399,000 3+4 CONTEMPORARY

MLS#15-947411
Allen Roth 310.387.7087
JOHN AAROE GROUP

PRICE REDUCTION! PRIVATE HOME WITH 180° UNOBSTRUCTED VIEWS

A rare offering in highly sought after Silver Lake hills; this ultra-private, south-facing 3 BR, 2 ½ BA home captures incredible natural light & huge, 180-degree unobstructed views (protected by owned air rights) of entire Downtown skyline & sprawling L.A. landscape below. Upon entering the main living space, you are greeted by an airy, voluminous floor plan with open concept kitchen, dining & living areas. A free-standing, wood-burning fireplace accents the space and warms the home with ease.

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

21 Silver Lake - Echo Park — *Income*

1915 ECHO PARK AVE Lunch 11-2 — **NEW**
$1,100,000 1sty-CRAFTSMAN

MLS#15-957635
Amber Martinez 310-402-4727
RODEO REALTY- BRNTWD

FANTASTIC DUPLEX IN HOT ECHO PARK!

Rents here are skyrocketing, making this a great opportunity! Super Markets, great restaurants & coffee shops are nearby, plus great hiking spots and the Echo Park Lake. The property is gated & has been well taken care of with beautiful hardwood floors throughout. The property is currently owner occupied with a fantastic current tenant in a long term lease. This will be a really wonderful property to add to your portfolio or ready for you to move into your new home with a current income stream.

BBQ

OPEN HOUSE STATUS LEGEND

NEW - new *(Automatic Status)*
NEW* - new not yet listed
red - reduced
rev - review *(Automatic Status)*
bom - back on market

(Automatic Status - The MLS®/CLAW will automatically assign the *New* or the *Review* status.)

TUESDAY

22 Los Feliz — Single Family

1900 N SERRANO AVE — Refresh. 11-2 — rev
$1,989,000 — 4+4 — 1sty-SPANISH

MLS#15-942743

James E. Wilson 3235786147
DEASYPENNER+PARTNERS

GRAND SCALE GATED SPANISH

Private, walled & gated sanctuary in the heart of the city. Captivating single level Spanish, circa 1923. Grand scale. Beautifully and sensitively updated. Pool, guest house

www.1900serrano.com

28 Culver City — Single Family

4211 TULLER AVE — Open 11-2 — NEW
$1,095,000 — 3+4 — MODERN

MLS#15-944799

J.Babajian/M.Nava 310-623-8800
RODEO REALTY - BH

BRAND NEW CONSTRUCTION

New construction - 2,200sqft, 9' ceilings, solar system, 4 bd/3.5 bth. EVERYTHING IS BRAND NEW: Copper sewer line, Air & heating system, Roof, European modern-style kitchen, Quartz Countertops, Stainless Steel Appliances, Tile/wood flooring throughout, Fireplace w/ backsplash, Lutron Automation System, Takagi Tankless water heater, 4 Skylights, Washer/Dryer, Landscaping, Fire & sprinkler systems, Underground utilities, 2-car garage w/ aluminum door equipped w/ 240v electric car charger, & more!

www.4211tullerave.com

4215 TULLER AVE — Open 11-2 — NEW
$995,000 — 4+4 — MODERN

MLS#15-944809

J.Babajian/M.Nava 310-623-8800
RODEO REALTY - BH

BRAND NEW CONSTRUCTION

New construction - 2000sqft, 9' ceilings, solar system, 4bd/3.5bth. EVERYTHING IS BRAND NEW: Copper sewer line, Air & heating system, Roof, European modern-style kitchen, Quartz Countertops, Stainless Steel Appliances, Tile/wood flooring throughout, Fireplace w/ backsplash, Lutron Automation System, Takagi Tankless water heater, 4 Skylights, Washer/Dryer, Landscaping, Fire & sprinkler systems, Underground utilities, 2-car garage w/ aluminum door equipped w 240v electric car charger, & more!

www.4215tullerave.com

29 Westchester — Single Family

8042 ALTAVAN AVE — Refresh. 5-7 — rev
$1,129,000 — 3+2.5 — 1sty-MODERN

MLS#15-951215

Janet Jung 310-720-4165
RE/MAX ESTATE PROPER

COME FOR TWILIGHT WINE N CHEESE BY THE FIREPIT TONIGHT 5-7

Brand new remodel, with an open floor plan and 11' vaulted ceiling. An open, Modern kitchen w/ an extended quartz counter top for add'l seating +brand new stainless appliances.
Master bedroom w/ cool concrete tub and separate shower + double vanity. 2nd bedroom faces the rear deck and fire pit , with sliding glass doors.Also offering an additional 330 foot permitted rec. room w/ kitchenette and half bathroom, for extra living area or your out of town guests.
Walk to Bristol Farms and more!

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

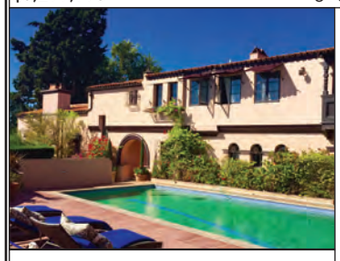
OPEN HOUSE STATUS LEGEND

NEW - new *(Automatic Status)*
NEW* - new not yet listed
red - reduced
rev - review *(Automatic Status)*
bom - back on market

(Automatic Status - The MLS®/CLAW will automatically assign the *New* or the *Review* status.)

30 Hollywood Hills East — Single Family

3052 LAKE HOLLYWOOD DR — Open 11-2 — NEW
$5,299,995 — 5+6 — 2sty-SPANISH



Todd Marks 310.383.5354
BERKSHIRE HATHAWAY

LAKE HOLLYWOOD'S MOST INCREDIBLE CELEBRITY ESTATE

Opp'y to own Lake Hollywood's most incredible "one-of-a kind" prvt & gtd "Vista del Lago" estate w/ explosive views. Famed architects Ashton & Denney designed this Spnsh Revival style in 1928. Preserving orig'l style/character, this sexy 5BD/6BA villa offers ±5,757 SF of living space. Lvng rm w/ floor-to-clng glass wndws, frml din rm, mstr ste w/ frplc, 2 baths, steam shwr & romantic balcony off bdrm. Viewing dck for indr/outdr entertaining, 2 lg crtyds w/ fountain for Al Fresco dining + pool.

www.toddmarksluxuryestatehomes.com

3430 PRIMERA AVE — Open 11-2 — 563D3 — NEW
$1,295,000 — 3+2 — 2sty-SPANISH

MLS#15-943759

Karen Misraje 310-500-3909
PARTNERS TRUST BEVER

BEAUTIFUL CHARACTER SPANISH HOLLYWOOD HILLS

Beautiful Lake Hollywood Spanish on quiet cul-de-sac street in the Hollywood Hills. Original 1920's details throughout. Llv. Rm boasts beautiful high cove beamed ceilings w/ Deco lines, a wall of built in book shelves, original hardwood floors and a beautiful Batchelder Artistic tile fireplace (reproduced high quality). Formal Dining Area,Cool Retro Stainless Steel Kitchen with eating area. 3rd Bed/Conv. Den, Fam. Rm. A/C; Sec Sys;Mature trees and beautiful flagstone terraces, walkways & Patios

BBQ,Cbl,Dshwshr,Grbg Disp, + more

3222 BENDA PL — Refresh. 11-2 — 563D7 — rev
$2,995,000 — 6+5 — TRADITIONAL

MLS#15-917575

Joseph Babajian 310-623-8800
RODEO REALTY - BH

METICULOUSLY MAINTAINED PAUL WILLIAM'S ESTATE

Meticulously maintained Paul William's estate. Marlon Brando's primary residence when he moved to LA. Became Yoga Center, LA Yoga IYI - members - Stacy Keach, Tina Louise, Carole King. Home to other celebrities including David Carradine, Barbara Hershey, Frank Zappa. Gated/ private on 2/3 of an acre. Main level has master & 3 add bd, dining, living, sunroom, deck, kitchen. Lower level has 2 guest suites & family room. Outdoor area has pool, 2 grassy areas, BBQ area, bamboo forest & sports court.

www.3222BendaPlace.com

2103 ALCYONA DR — Open 11-2 — 593F3 — rev
$2,149,000 — 5+6 — MEDITERRANEAN

MLS#15-931977

Ladd Jackson 310.346.1744
HILTON & HYLAND

GORGEOUS COURTYARD MEDITERRANEAN VILLA

Gorgeous Courtyard Mediterranean Villa, Custom Cabinetry, Stone Work, Wrought Iron, Refinished Beam Ceilings, Large Kitchen, Grand Living Room with Fireplace, Courtyard Entry and two Balconies, West Facing Over the Hollywood Hills, Large Master with Office or Second Bedroom,Downstairs has Family Room and Two Additional Bedrooms with Ensuite Baths. Above the Garage has Guest House/Studio with Full Bath and Kitchenette.

www.laddjackson.com

3254 LEDGEWOOD DR — Open 11-2 — rev
$1,195,000 — 4+2.5 — CONTEMPORARY

MLS#15-949707

Albert Mclaughlin 310-766-4583
NELSON SHELTON

HUGE REDUCTION OVER $100K

Great opportunity. 4 + 2.5 in 2700 sq. ft. Wood, glass, stone and wide open spaces appeal to the senses in this custom builders own home. Great area of upper Beachwood Canyon. Dramatic living room with artistic flair, soaring ceilings and stone fireplace. Spacious kitchen. Huge master suite with fireplace and large bath. Attached two-car garage. City lights and canyon views to the Hollywood Sign.

TUESDAY

72 Sherman Oaks — Single Family

4940 WORTSER AVE — Lunch 11-2 — NEW
$1,249,000 — 5+3.5 — TRADITIONAL

MLS#15-958725

Welcome to this beautifully remodeled and elegant birdhouse designed by William Melenthin in the highly sought after Hidden Woods area of Sherman Oaks with five bedrooms, three and one half baths, den, new and refinished hardwood floors throughout, gourmet kitchen with new Ceasarstone counter tops, and an enchanting backyard with pool and play area. See this one and fall in love!

Vahan Saroians (323) 497-6655
COLDWELL BANKER RESI

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

5927 VESPER AVENUE — Open 11-2 — NEW
$839,000 — 4+3 — 1sty-TRADITIONAL

MLS#SR15241215CN

4+3+2100SF. COVETED KESTER AVENUE SCHOOL DISTRICT

NOT your typical Valley house! Spacious, remodeled w/ dark stained oak floors, smooth ceilings, firepl, entertainer's FR, open kit & bkfast bar. Master suite on each side of the FR. Vinyl windows throughout, ceiling fans in all bdrms + newer recessed lighting. Amazing back yard! French doors lead to a covered free form stone patio, large grassy play yard, shade & citrus trees & covered pergola. Located on one of the largest lots in this great neighborhood. Coveted Kester Ave School district.

Mario Acosta 818-925-4470
BERKSHIRE HATHAWAY

www.5927Vesper.com

3879 SHERVIEW DR — Lunch 12-2 — 561H6 — rev
$1,249,500 — 4+3 — TRADITIONAL

MLS#15-907017

MIDCENTURY WITH SWEEPING CANYON VIEWS

Desirable open floor plan flows to inviting, private, tranquil outdoor space perfect for entertaining. Entry with hardwood floors leads to living room with fireplace, family room with fireplace, and master bedroom. All of these rooms flow to a huge backyard deck with builtin raised spa. Granite counter tops in kitchen. Double garage with workbench and direct access. This bright single level home offers real privacy. Convenient location close to the Westside and the Valley. Solar panels owned.

James Muske 310-281-3901
COLDWELL BANKER RESI

Blt-Ins,Cent Vac,Dshwshr,Grbg Disp,Micro

73 Studio City — Single Family

12019 LAUREL LN — Open 11-2 — NEW
$2,675,000 — 6+4 — 2sty-TUDOR

MAGICAL HIDDEN OASIS SOUTH OF THE BLVD IN STUDIO CITY!

This extraordinary 2 level, 6 BED majestic home with pool, guest house & bridge to a forest of trees and garden walk-way, all on a street-to-street lot, is steeped in Hollywood history. On the market for first time in over 30 years, this grand (4,200+ sq. ft. main house) manor is embraced with ambiance and is tucked away behind secluding gates at the end of a cul-de-sac. Most rooms are large, many with high ceilings & just the right touch of character with captivating scenery out every window.

Robert E. Howell 310-734-2250
KELLER WILLIAMS B.H.

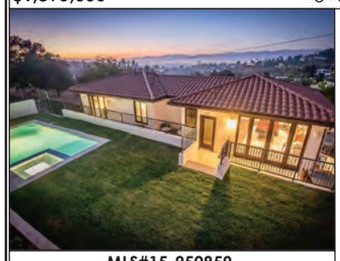
Pool, Guest House & Street to Street lot

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.

2971 LAUREL CANYON — Open 11-2 — NEW
$1,895,000 — 5+6 — TRADITIONAL



MLS#15-950859

BEST PRICED IN STUDIO CITY! A MUST SEE!

BEST PRICE PER SQUARE FOOT IN STUDIO CITY!!! 3-Story Brand New Construction home offers 5 bedrooms, 5.5 baths & approximately 4,800sf. Gorgeous formal living area with coffered ceilings, beautiful wood floors, custom details throughout, LED lighting, open chef's kitchen, over-sized bedrooms, an extra office nook/den area, amazing master suite with spa-like bath and a huge flex space/game room with views. Pre-wired Control 4 Entertainment system, pool/spa & off street parking for 6.

Milstein/Silver
KW BEVERLY HILLS

www.2971LaurelCanyon.com

4411 RADFORD AVE — Open 11-2 — NEW
$799,999 — 3+2 — CONTEMPORARY

MLS#15-958627

CHARMING STUDIO CITY HOME W/ OPPORTUNITY TO ADD VALUE.

Do not miss the opportunity to add value to this charming Studio City home in the sought after neighborhood of Landale Square. Close to great schools, Moorpark Playground, trendy Tujunga Village, Ventura Boulevard shops and restaurants. This 3BR/2BA, 1,400sf home sits on a 5,000sf lot. Buyers can remodel to their own style, builders / developers can create their next masterpiece. Property features grassy front yard, very private backyard with patio, great natural light / breeze throughout.

Brian Maser / Mike Pines 310-801-6502
MASER CONDO SALES

www.MaserProperties.com

3841 RIDGEMOOR DR — Open 11-2 — NEW
$600,000 — 1+1 — 1sty-CALIFORNIA BUNGALOW

MLS#15-957305

CHARMING BUNGALOW FIXER

Charming 1937 Bungalow - Studio City Hills - fixer. Same Owner 44 yrs. Living room w/ Fireplace + sky-lit Den. Sunny and shaded wood deck and paved patios. Flat pad w/ up-hill land at rear. Mostly carpet flooring, tile kit and bath. Separate 1-car garage. Wall AC in Bedroom, Wall heaters. Welcome developers/contractors. Street to Street Lot. Sold as is.

Steven P Kyle 323-963-4732
KELLER WILLIAMS HH

Rng/Ovn

3301 LAUREL CANYON — Open 11-1 — red
$1,100,000 ~~1200000~~ — 3+2 — 1sty-TRADITIONAL

MLS#15-949969

Ideally situated South of the Blvd, this mostly flat 21,347 Sq. Ft. lot has unlimited potential to Renovate or Build the Home of your Dreams.Situated above the street and protected from some street noise, and the driveway has stoplight access at Canton onto Laurel Canyon. Thehome has 3 bedrooms and 2 baths with pool. There is a very large backyard area with mature trees. Moments from Ventura Blvd.

Marcia Taylor 310-467-3443
COLDWELL BANKER RESI

Dshwshr,Dryer,Rng/Ovn,Fridg

4295 BAKMAN AVE — Open 11-2 — rev
$1,849,000 — 4+3 — TRADITIONAL

MLS#15-953595

BEAUTIFUL STUDIO CITY FAMILY HOME

Beautifully redone Toluca Lake family home with 4 bedrooms and 3 bathrooms. Elegant formal living room with hardwood floors and recessed lighting. Incredible chef's kitchen with gorgeous counter tops, center island, prep sink, breakfast bar, and stainless steel appliances. Striking master suite with hardwood floors and modern bath with dual vanity. Spacious guest bedrooms with plush carpeting and picture windows. Relaxing backyard with large grassy area and outdoor living space with fireplace.

Craig Strong 310-439-3225
JOHN AAROE GROUP

New Construction

TUESDAY

3881 BERRY DR Open 11-2 — rev
$1,329,000 3+3 CAPE COD

MLS#15-944599

BEST VALUE IN STUDIO CITY

This gated and private 15k lot is the second largest property for sale and is twice the average size of all currently listed properties under $1,480,000. The new pricing is firm, as seller will not entertain offers below the list price. This includes no credits or discounts through escrow. Buyer to perform any inspections prior to placing their deposit in escrow. The first qualified buyer will be provided this exclusive opportunity without losing their first position in escrow.

Diane Forbes Halliburton 3103396486
GIBSON INTERNATIONAL

BBQ,Dshwshr,Frzr,Grbg Disp,Hood Fan

74 Toluca Lake — Single Family

10106 TOLUCA LAKE AVE Refresh. 11-2 563-C5 — NEW
$3,750,000 4+5 3sty-SPANISH

BARISTA CRAFTING LATE-MORNING BEVERAGES

Nestled on a gentle curve of ultra-exclusive Toluca Lake Avenue lies the exquisite 1929 Spanish Colonial Revival residence, "Casa de Park French". Walled and gated for privacy and security it is one of only 5 homes with access to a private park and is among 35 homes with lake privileges. A glorious combination of space and style this home provides an exceptional setting for entertaining on any scale as well as the perfect design for just enjoying life.

Tina Stern 310.987.0004
WISH SOTHEBYS REALTY

www.LaCasa10106Toluca.com

81 Glendale — Single Family

1655 GRANDVIEW AVE Open 11-2 — NEW
$2,950,000 4+4 1sty-TRADITIONAL

GRAND RESIDENCE WITH CIRCULAR DRIVEWAY & TENNIS COURT

This grand residence with spectacular curb appeal showcasing a red brick circular driveway and grassy areas, features a tennis court & 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. .

Michael Mandekic 213-703-7300
BERKSHIRE HATHAWAY

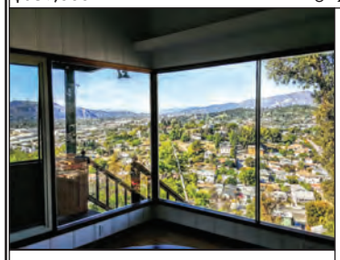
OPEN HOUSE STATUS LEGEND

NEW - new *(Automatic Status)*
NEW* - new not yet listed
red - reduced
rev - review *(Automatic Status)*
bom - back on market

(Automatic Status - The MLS®/CLAW will automatically assign the *New* or the *Review* status.)

95 Mount Washington — Single Family

1853 BURNELL DR Open 11-2 594-H4 — NEW
$689,000 3+2 2sty-TRADITIONAL



SUNSET VISTAS, PERFECT PATIOS..COME WATCH THE SKY TURN PINK!

Sunset vistas, party patios for every occasion & the most flexible floor plan around all come together on this very private hillside. Visit at sunset and you might just get lost watching the sky turn colors but pull yourself away & imagine your favorite things arranged on the fabulous wood floors, a cozy dinner on the outdoor dining room just off the kitchen or snuggling around the latest download in the downstairs family room...so many options and opportunities!?

Liz Johnson 323-397-6041
TELES PROPERTIES

MOUNTAIN VIEWS!!

1025 Atwater — Single Family

3211 HOLLYDALE DR Open 11-2 — NEW
$799,000 2+1.5 1sty-SPANISH

MLS#15-958719

1928 ATWATER VILLAGE SPANISH WITH RECORDING STUDIO

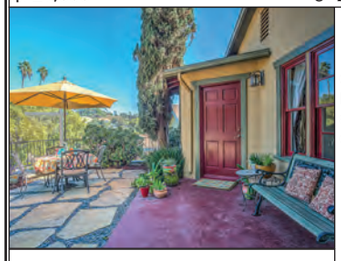
This 1928 Spanish bungalow combines original architectural details with an urban mix of reclaimed wood, warm brass, & concrete touches. The original coved ceiling & fireplace nook are met with exposed beams, subway tile, & stainless steel appliances in an open concept kitchen & dining area. Outside you'll find an above ground hot tub, flat hardscaping, & a 600 sq ft recording studio. A gated entry and lush landscaping offer privacy to this live/work hideaway in sought after Atwater Village.

Stephen Clark 818-519-9363
DEASY PENNER & PARTN

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

1284 Highland Park — Single Family

5912 GREAT OAK CIR Refresh. 11-2 — NEW
$729,000 3+2 1sty-CALIFORNIA BUNGALOW



GREAT STREET. GREAT VIEWS. GREAT HOME ON...

Great Oak Circle. At the end of a cul-de-sac, on one of Highland Park's most charming streets. A home to nestle in and stay for awhile. A home where the curtains are always open to take in the grand Angeles Crest views.

DEIRDRE SALOMONE 323.788.1674
KELLER WILLIAMS LF

Dishwasher; Wash&Dry;Refrigerator; Range

THURSDAY OPEN HOUSES

14 Santa Monica — Lease

159 MABERY RD — Open 11-2 — 631B7 — NEW
$15,000 — 4+3.5 — TRADITIONAL

CHARMING TRADITIONAL ON A LARGE DOUBLE LOT

Great location just 1 block to the beach, and restaurants. Newly refinished hardwood floors, original crown moldings & built-ins. Large living room with fireplace, den/office, formal dining room opening to covered patio. Family room and breakfast room open to back patio with BBQ. Kitchen features new counter tops and new appliances. Newly remodeled bathrooms. 3bd upstairs and 1 down. Master features sunset and a peek-a-boo ocean view.

MLS#15-946245

Mark Douglas 310.230.2499
COLDWELL BANKER-PAC.

BBQ,Dshwshr,Frzr,Rng/Ovn,Fridg

95 Mount Washington — Single Family

1853 BURNELL DR — Open 1-2 — 594-H4 — NEW
$689,000 — 3+2 — 2sty-TRADITIONAL

SUNSET VISTAS, PERFECT PATIOS..COME WATCH THE SKY TURN PINK!

Sunset vistas, party patios for every occasion & the most flexible floor plan around all come together on this very private hillside. Visit at sunset and you might just get lost watching the sky turn colors but pull yourself away & imagine your favorite things arranged on the fabulous wood floors, a cozy dinner on the outdoor dining room just off the kitchen or snuggling around the latest download in the downstairs family room...so many options and opportunities!?

Liz Johnson 323-397-6041
TELES PROPERTIES

MOUNTAIN VIEWS!!

1025 Atwater — Single Family

3211 HOLLYDALE DR — Open 12-3 — NEW
$799,000 — 2+1.5 — 1sty-SPANISH

1928 ATWATER VILLAGE SPANISH W/ RECORDING STUDIO

This 1928 Spanish bungalow combines original architectural details with an urban mix of reclaimed wood, warm brass, & concrete touches. The original coved ceiling & fireplace nook are met with exposed beams, subway tile, & stainless steel appliances in an open concept kitchen & dining area. Outside you'll find an above ground hot tub, flat hardscaping, & a 600 sq ft recording studio. A gated entry and lush landscaping offer privacy to this live/work hideaway in sought after Atwater Village.

MLS#15-958719

Stephen Clark 626-788-3013
DEASY PENNER & PARTN

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

FRIDAY OPEN HOUSES

56 Chatsworth — Single Family

22740 DALE CT — Refresh. 11-1 — NEW
$1,239,000 — 3+3 — MODERN

MODERN ZEN RETREAT

Live in a piece of Hollywood's history-originally part of Roy Roger's Ranch (where many of his movies were filmed) sits a custom designed Modern Zen Retreat! This unique home boasts of soaring wood planked ceilings over an open floor plan & architecturally designed skylights & windows that bathe you in natural light. An entertainer's & designer's dream as you walk out to a one of a kind retro pool- equipped with a swim up bar, jacuzzi & foot soaking pool- Perfect for entertaining!!

MLS#15-956967

Megan Gallivan 818.694.0365
HILTON & HYLAND

www.hiltonhyland.com

69 Panorama City — Single Family

8831 COSTELLO AVE — Open 11-1 — NEW
$365,000 — 3+1 — UNKNOWN

Panorama City 3 + 1 with pool. Original condition.

MLS#15-957997

Rhonda Kohn | 310-482-2233 | KELLER WILLIAMS-SANT

89 Calabasas — Single Family

5150 GARRETT CT — Open 11-2 — NEW
$4,495,000 — 6+6 — 2sty-MEDITERRANEAN

NEW LISTING! EXTREMELY RARE & PRIVATE HIDDEN HILLS COMPOUND

Rare 3-acre compound in Mureau Estates gated community. Main house has 5 beds, 6 baths, 5 fireplaces, stone tile flrs, kitchen w/Sub Zero fridge, Wolf Range/Oven, dual dishwashers, & chef's island. Master retreat w/spa bath, steam shower & huge closet. Features backyrd w/pool/spa, cabana, Viking outdoor kitchen. Formal dining room w/flr-to-ceiling windows, & outdoor crtyrd. Gym, theatre, 4-car garage & parking for 10+ cars. Guesthouse w/full kitchen & bath, walk-in closet, & terrace w/fireplace.

Josh & Matthew Altman 310.819.3250
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

OPEN HOUSE STATUS LEGEND

NEW - new *(Automatic Status)*
NEW* - new not yet listed
red - reduced
rev - review *(Automatic Status)*
bom - back on market

(Automatic Status - The MLS®/CLAW will automatically assign the *New* or the *Review* status.)

THURSDAY AND FRIDAY

THANKSGIVING DEADLINES

DECEMBER 1, 2015 ISSUE

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

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

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

BY APPOINTMENT

SUNDAY

BY APPOINTMENT

05 Westwood - Century City — Lease

10490 WILSHIRE #606 NEW
$7,900 3+3 CONTEMPORARY

BRIGHT & SPACIOUS 3BED./3BTH IN BLAIR HOUSE !

Bright & spacious rare 3bed. in the fabulous Blair House with full service amenities. Unit has marble entry, great Living & dining rooms, spacious master suite with great walk-in closets, gourmet kitchen with new appliances and breakfast area. Large laundry room & storage area. 3rd. bedroom can be a den as well.

MLS#15-944423
Mazda Hoghoughi 310-271-4040
ELITE PROPERTIES REA
Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp,Oth

33 Malibu — Single Family

28930 HAMPTON PL 667E2 NEW
$3,150,000 4+3 CAPE COD

POINT DUME- MALIBU

The Hamptons beach house- located within the heart of Point Dume,this pristine Cape Cod residence is immaculately crafted in turn key condition with the finest of finishes throughout.Light,open & tastefully appointed,features include beautiful pecan hardwood floors, expansive greatroom/gourmet kitchen w/ massive black granite center island, restaurant range, farmhouse sink & handsome beams adorning high ceilings.Includes deeded beach rights to Little Dume- Malibu's most coveted beach!

MLS#15-943745
Matt Rapf 310-457-4435
PRITCHETT-RAPF & ASS
Dshwshr,Grbg Disp,Rng/Ovn,Fridg

SUNDAY OPEN HOUSES

28 Culver City — Condo / Co-op

4930 MAYTIME LN Open 1-4 NEW
$549,000 2+2 CONTEMPORARY

Hold on to your hats...here it is. Absolutely the best location in the complex. Not the 2nd best, THE best. Open your front door directly to the lake w/ lakeside grassy area, bench & ducks just outside your front steps. Bonus is that this unit is totally remodeled w/ the most tasteful & attractive upgrades you might expect. Fully upgraded kitchen w/ French doors to private patio facing lake. Beautiful stone flooring, custom cabinets, quartz counters & glass tile backsplash.

MLS#15-955931
Martin Feinberg
KELLER WILLIAMS-SANT
Dshwshr,Rng/Ovn

999 Out of Area — Condo / Co-op

334 E FIESTA GRN Open 1-4 552E2 NEW
$489,000 3+3 1sty-CALIFORNIA BUNGALOW

SEASIDE RETIREMENT VILLAGE JUST AN HOUR NORTH OF THE CITY

Elegance 2.5 miles from the beach in Hueneme Bay! This beautiful villa has been renovated with high-end luxury details rarely seen in this serene seaside Senior community. This lovely 3 bedrm 3 bath cul-de-sac home has Central Air Conditioning, attached two-car garage, beautiful tile & stone bathrooms, a state-of-the-art walk-in spa tub, & a gorgeous fireplace in the spacious great room which opens onto a secure, private backyard. Just a short drive up PCH from LA about 20 minutes past Malibu.

MLS#15-953217
Cecily Daniel (424)645-9208
CECILY MIGNON DANIEL
Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg

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!

THE MLS.COM™
The Source Of Real Time Real Estate™

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

Mary Bension
Co-Owner & Escrow Manager

Mireya Roudenko
Sr. Escrow Officer

Kilita Smith
Sr. Escrow Officer

Michael Farfel
Escrow Officer

Luz Lopez
Escrow Officer

Beth L. Peerce
Co-Owner

MB ESCROW INC

The Independent Escrow Company with the Best Service in Town

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

There are pieces that furnish a home

and those that define it..

HOME STAGING & LUXURY FURNITURE LEASING

310.556.0418 INQUIRIES@DRESSEDDESIGN.COM WWW.DRESSEDDESIGN.COM

DRESSED INC.

FIVE-STAR CLIENT SERVICES | QUALITY FINISHES & FRESH DESIGNS
CUSTOM FURNISHINGS & ARTWORK | PERSONAL ASSISTANCE
COMPETITIVE PRICING

HOME STAGING & LUXURY FURNITURE LEASING

310.556.0418 INQUIRIES@DRESSEDDESIGN.COM WWW.DRESSEDDESIGN.COM

DRESSED INC.

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

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

COHEN
financial group

Mark Cohen
#1 ORIGINATOR NATIONWIDE*
2014

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

Custom-Fit Solutions

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

Quick Closures

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

Relationship-Based Client Experience

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

Transparency & Communication Throughout The Entire Process

Consistent execution on all loans with no surprises.

$10 Billion
LOANS FUNDED

18,000
LOANS CLOSED

30+
YEARS EXPERIENCE

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

cohenfinancialgroup.com
P 310.777.5401 | F 310.777.5410

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

©2015 Cohen Financial Group, a division of CS Financial, Inc. All rights reserved. Not all applicants will qualify. CS Financial, Inc. is a real estate broker licensed by the CA Bureau of Real Estate, lic# 01257559, NMLS# 31132. Equal housing lender.

BANC Home Loans

30 DAYS OR LESS
AVERAGE CLOSE TIME

WE HAVE MORE WAYS TO SAY YES!

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

FLEXIBLE PORTFOLIO LENDING

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

*on exception only

CONVENTIONAL LENDING

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

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

91% give us the Service Rating of ***Excellent****

96% indicated they ***"would refer or recommend us to friends or family"****

800.874.5952 | banchomeloans.com/branch/beverly-hills

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

©2015 Banc of California, National Association, dba Banc Home Loans. All rights reserved. Not all applicants will qualify. Some products offered by Banc Home Loans include modified documentation requirements and may have a higher interest rate, more points or more fees than other products requiring documentation. Minimum FICO, reserve, and other requirements apply. Contact your Loan Officer for additional program guidelines, restrictions, and eligibility requirements. Rates, points, APR's and programs are subject to change at any time until locked-in. NMLS #530611 EQUAL OPPORTUNITY LENDER | MEMBER FDIC

newamerican FUNDING

LA WEST

AMERICA'S FASTEST-GROWING Inc. 5000 PRIVATE COMPANIES

TOP 100 MORTGAGE COMPANIES IN AMERICA

TOP WORK PLACES 2014 ORANGE COUNTY REGISTER

*

ERIN HICKEY
Branch Manager, nmls# 1000261
310.849.6845
erin.hickey@nafinc.com

ELI WEINBERGER
Sales Manager, nmls# 486143
310.927.2467
eli.weinberger@nafinc.com

SCOTT ENGEL
Sales Manager, nmls# 260965
310.739.6243
scott.engel@nafinc.com

RICK KLEINFINGER
Sr. Loan Consultant, nmls# 260526
310.429.7683
rick.kleinfinger@nafinc.com

JAY GOLDBERG
Sr. Loan Consultant, nmls# 261023
310.600.1988
jay.goldberg@nafinc.com

DANIEL GAT
Sr. Loan Consultant, nmls# 261049
310.363.5800
daniel.gat@nafinc.com

STEPHANIE KATES
Sr. Loan Consultant, nmls# 481277
818.231.8960
stephanie.kates@nafinc.com

RON SEQUEIRA
Loan Consultant, nmls# 40105
626.388.4007
ron.sequeira@nafinc.com

RAMIN LAVI
Loan Consultant, nmls# 1053717
714.390.8249
ramin.lavi@nafinc.com

JAMES GUZIK
Loan Consultant, nmls# 486122
213.373.3032
james.guzik@nafinc.com

CHRISTIAN CRANDALL
Loan Consultant, nmls# 78846
323.707.3532
christian.crandall@nafinc.com

WILFREDO PERDOMO
Loan Consultant, nmls# 1032590
310.409.2158
wilfredo.perdomo@nafinc.com

JOIN OUR TEAM

TODD SEABOLD
Regional Manager, VP – LA West
nmls# 486120

310.367.7696
todd.seabold@nafinc.com

VISIT US AT OUR LOCAL BRANCH
OR GO ONLINE TODAY!

9465 WILSHIRE BLVD. SUITE 400, BEVERLY HILLS, CA 90212
branch.newamericanfunding.com/beverlyhills

*14 business day guarantee only applies to purchase transactions. This guarantee does not apply to Reverse Mortgages, FHA 203k, loans that require prior approval from an investor, brokered loans, or loans with a 2nd td. The guarantee does not apply if events occur beyond the control of New American Funding, including but not limited to; appraised value, escrow or title delays, 2nd lien holder approval, short sale approval, or lender conditions that cannot be met by any party. The 14 day trigger begins when your initial application package is complete and you have authorized credit card payment for your appraisal. If New American Funding fails to perform otherwise, a credit of $250 will be applied toward closing costs. Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act - NMLS ID #6606. © New American Funding. New American and New American Funding are registered trademarks of Broker Solutions, DBA New American Funding. All Rights Reserved. Corporate Office (800) 450-2010. 5/2015

WINTRUST MORTGAGE

YOUR LENDING TEAM ON THE WESTSIDE!

We have more options to give your clients control over their finances. Call us today to see how we can work for you!

Anet Moradkhanian
Senior Mortgage Consultant
NMLS# 379942
Direct: 310.941.8250
Fax: 855.780.0352
AMoradkhanian@WintrustMortgage.com
www.WintrustMortgage.com

Dana Dukelow
Senior Loan Officer
NMLS# 252986
Direct: 323.394.1909
eFax: 866.261.6655
DDukelow@WintrustMortgage.com
www.DanaDukelow.com

Doug Burton
Branch Manager
NMLS# 251062
Direct: 323.828.3684
Fax: 310.943.2498
DBurton@WintrustMortgage.com
www.BurtonLoans.com

V. Amayakyan
Loan Originator
NMLS# 675017
Direct: 310.989.5522
Fax: 310.602.6355
VAmayakyan@WintrustMortgage.com
www.VAmayakyan.com

Nancy Everett
Senior Loan Officr
NMLS# 374442
Direct: 818.424.5626 (LOAN)
Fax: 310.861.1415
NEverett@WintrustMortgage.com
www.NancyEverett.com

Joel Newton
Senior Mortgage Consultant
NMLS# 278586
Cell: 310.663.8200
eFax: 855.900.2410
JNewton@WintrustMortgage.com
www.WintrustMortgage.com

Bonnie Rejaei
Senior Mortgage Consultant
NMLS# 972094
Direct: 310.676.6666
Fax: 844.832.8123
BRejaei@WintrustMortgage.com
www.HomeLoanLA.com

We're here for all of your needs, in Los Angeles, and across the nation. Don't forget that we can lend in all 50 states!

High-touch customer service
Quick turn times and funding
A dedicated support team
Jumbo pricing
Variety of ARM loan pricing

WWW.WINTRUSTMORTGAGE.COM

EQUAL HOUSING LENDER

All approvals are subject to underwriting guidelines. Programs, rates, terms, and conditions are subject to change at any time. Wintrust Mortgage is a division of Barrington Bank & Trust Company, N.A., a Wintrust Community Bank NMLS# 449042 © 2015 Wintrust Mortgage. 150904287KO

AS SEEN IN THE WALL STREET JOURNAL

No Tax Return Loans*

310-859-0488

Foreign National Loans
From $500K to $25 million.

2.500%

2.643% APR

3/1 Adjustable Rate Mortgage
$500,000 - $4,500,000 • 60% LTV
1st Lien Loans

Self Employed & Real Estate Investor

1031 Exchange OK

3.750%

3.907% APR

5/1 Adjustable Rate Mortgage
$500,000 - $4,500,000 • 60% LTV
1st Lien Loans

Sampling of rates as of November 11, 2015

Irrevocable Trust, Blind Trust, & LLC Vesting OK. Purchase or Refinance. Business Funds Allowed.

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

#6 NATIONALLY RANKED MORTGAGE BROKER PER SCOTSMAN GUIDE

insignia MORTGAGE

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

#32 NATIONALLY RANKED MORTGAGE BROKER PER SCOTSMAN GUIDE

9595 Wilshire Blvd., #205, Beverly Hills, CA 90212 | www.insigniamortgage.com

©2015 Insignia Mortgage, Inc. *(1) These products require other forms of income documentation and asset verification in lieu of tax returns. Not all applicants will qualify. Some products we offer may have a higher interest rate, more points or more fees than other products requiring documentation. Minimum FICO, reserve, and other requirements apply. Contact your loan officer for additional program guidelines, restrictions, and eligibility requirements. Rates, points, APRs and programs are subject to change without notice. Loan to values (LTV) are based on appraised value. Actual closing times will vary based on borrower qualifications and loan terms. Insignia Mortgage, Inc., is a real estate broker licensed by the CA Bureau of Real Estate, BRE #01969620, NMLS #1277691. (2) With an interest-only mortgage payment, you will not pay down the loan's principal balance during the interest-only period. Once the interest-only period ends, your payments will increase to pay back the principal and interest. Rates are subject to increase over the life of the loan. Contact your Insignia Mortgage, Inc. loan officer to determine what your payments might be once the interest-only period ends. (3) Loan to Cost (LTC) is defined as the acquisition price of the property plus the cost to build as determined by a bank appraisal. Loan to values (LTV) are values based on a bank appraisal.

guaranteed Rate®

How to achieve exponential growth

BRIAN DECKER
Temecula, California
YTD volume: $116.8M
2014 volume: $91.4M
Scotsman rank: 79

"Guaranteed Rate is one of the most successful companies of its kind, if not the most successful, because of its systems.

If you work hard and follow the GR model, you'll completely thrive in this environment."

Close more loans. Period. Contact me today to learn more.

James Elliott

Senior Vice President, Divisional Manager
12121 Wilshire Blvd, Ste 350 • Los Angeles, CA 90025

(310) 806-4604

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

guaranteed Rate® | The Home Purchase Experts®

*2015 YTD Volume as of November 9

EQUAL HOUSING LENDER James Elliott NMLS ID:120474 CA - CA-DOC120474 - 413 0699 • NMLS ID #2611 (Nationwide Mortgage Licensing System www.nmlsconsumeraccess.org) • CA - Licensed by the Department of Business Oversight, Division of Corporations under the California Residential Mortgage Lending Act Lic #4130699

*This ad is not a solicitation of business and is not intended for consumers. • Guaranteed Rate is an Equal Opportunity Employer

GUARANTEED RATE IS ONE OF THE TOP 10 LENDERS IN THE NATION

We asked some of their top producers to explain how GR's systems have turned them into rainmakers.

MARK MAYFIELD

Chesterfield, Missouri

YTD volume: $46.1M
2014 volume: $31.8M

LEAD GENERATION

"Our 5-star lead calling service is amazing. Closing 20 to 30 deals a month doesn't leave a lot of free time to pursue all of the leads that come my way, so the 5-star team calls them for me. These are high-quality deals with good loan amounts. Often, the borrowers need an agent as well, which makes me look like a rock star when I refer my agent a $600k purchase that is already pre-approved!"

SHANT BANOSIAN

Waltham, Massachusetts

YTD volume: $286.8M
2014 volume: $178.9M
Scotsman rank: 10

PROCESSING MODEL

"With our proprietary processing system, the POD model, my team is able to focus on processing loans and I can focus on selling 24/7. As my volume has grown, the company has kept plugging people in to support me. I haven't slowed down at all this year. I can take as many loans as I want, and I know GR can handle it."

SAM BATAYNEH

Los Angeles, California

YTD volume: $71.5M
2014 volume: $31.9M

DAILY TOUCH POINTS

"The daily touch points help this big company feel like a little company. They keep me in the know without a huge amount of effort from me. I'm constantly getting emails that keep me up-to-date about the market and what's going on in the industry so I can focus on giving my clients the best customer service possible."

STEVE RUPRECHT

Maple Grove, Minnesota

YTD volume: $30.4M
2014 volume: $25.4M

MARKETING

"Guaranteed Rate provides me with marketing that is second to none. I have increased my business over the years based on our automated campaigns, which include monthly postcard mailings along with email blasts. It has been a great way to stay in front of not only my past clients, but also referral partners."

RYAN MECUM

Chicago, Illinois

YTD volume: $90.5M
2014 volume: $70M

PARTNER XCHANGE

"Partner Xchange has changed my business by providing my real estate partners with resources and coaching—the value added has enhanced existing relationships, and gained us new partners."

DANIELLE YOUNG

Midvale, Utah

YTD volume: $48.7M
2014 volume: $51M
Scotsman rank: 298

PRODUCTS & PRICING

"With products direct to Fannie Mae and Freddie Mac, our pricing and in-house underwriting allow me to offer the most competitive rates and programs as well as provide a streamlined process to consumers."

ALLYSON KREYCIK

Wakefield, Massachusetts

YTD volume: $116.6M
2014 volume: $91.4M
Scotsman rank: 80

RELATIONSHIP MANAGEMENT

"Tools like our relationship management system, LoanMine, create more volume without me having to do a lot of work. I always use it when we see a quick drop in rates to see where clients are and how I can help them save money. It's a tool that provides results for clients and referral partners without having to use a lot of your time as a loan officer."

RON ERDMANN

Cincinnati, Ohio

YTD volume: $60.6M
2014 volume: $43.5M

COACHING PROGRAM

"The coaching program is huge. To be able to hear tips and strategies from guys doing $200M+ in business and have them be open about their success is a huge benefit."

RE/MAX® ESTATE PROPERTIES

FINE HOMES
LUXURY PROPERTIES
LOS ANGELES. LIFE EXTRAORDINARY

RE/MAX Estate Properties Top Producers for October 2015

ABBOT KINNEY

Suzy Frank

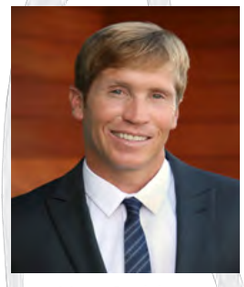
Sparks Landen

SANTA MONICA

Lisa Reveen

David Jones

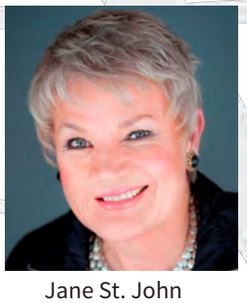
EL SEGUNDO



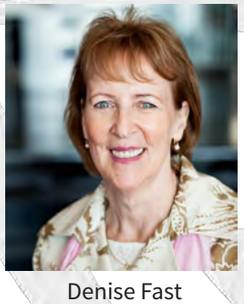
Matt Crabbs

Bill Ruane

MARINA DEL REY/ VENICE



Jane St. John



Denise Fast

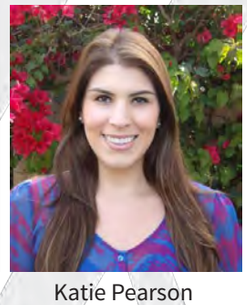
BEVERLY HILLS

Charles Le

Victoria Berenbau

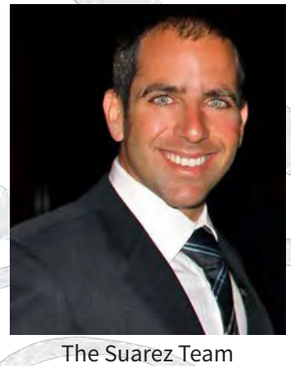
WEST LA/ WESTWOOD

Michael Haddad



Katie Pearson

MARINA DEL REY TEAM



The Suarez Team

WEST LA/ WESTWOOD TEAM

Jeff White/ Lori Donahoo

WWW.REALESTATELOSANGELES.COM

Santa Monica | Venice | West LA / Westwood | Marina del Rey | Abbot Kinney | Beverly Hills | El Segundo | Manhattan Beach
Downtown Manhattan Beach | Hermosa Beach | Malaga Cove | Redondo Beach | South Bay | Silver Spur | Miraleste | San Pedro

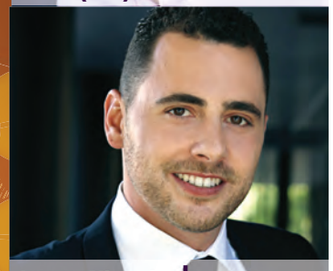
HAPPY THANKS *Giving*

THIS HOLIDAY SEASON WE ARE ESPECIALLY THANKFUL FOR YOU,

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

Michael Loulias | NMLS# 670803
(805) 312-1418

Brandon Richman | NMLS# 281348
(310) 721 - 7180



Jeremy Altervain | NMLS# 261164
(310) 656 - 8223

Rochelle Ibarra | NMLS# 260504
(310) 370 - 4955

Bob Foote | NMLS# 260961
(818) 325-8214

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

Allen McLain | NMLS# 260520
(310) 656 - 8259

Amy Lustig | NMLS# 498752
(818) 632-3508

YOUR PHOTO COULD BE HERE!

CONTACT US FOR INFORMATION ON OUR OPENINGS FOR LOAN ORIGINATORS
800.957.0010

LOCAL LENDING • LOCAL DECISIONS • LOCAL PEOPLE

FC | First Capital
A Mortgage Company

800.957.0010
FirstCapitalmtg.com

RMR Financial, LLC d/b/a First Capital, 16780 Lark Avenue, Los Gatos, CA 95032. NMLS ID #49456 (www.nmlsconsumeraccess.org). Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act. This is not a commitment to lend. Loan programs, rates and terms subject to change without notice and are subject to property and credit approval. For informational purposes only. Restrictions may apply. Your real estate professional is not a mortgage lender. Please contact your Loan Officer for information about mortgage products and your eligibility for home financing.

EQUAL HOUSING LENDER

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

MERIDITH BAER HOME

Sotheby's
INTERNATIONAL REALTY

ASSOCIATION

They say you are known by the company you keep. We are fortunate to be known for the exceptional agents that distinguish us in communities all over the world. Today in our Brentwood office, we are pleased and proud to announce a new exceptional association.

Joseph Cilic, Senior Vice President and Brokerage Manager is delighted to welcome a new memeber to our team.

Welcome.

Jack Bitton
jack.bitton@sothebyshomes.com
310.780.8880

Jack Bitton has been an accomplished Realtor for over 18 years. His achievements are rare, among them, selling more than 100 properties in a single year. As a consistent top producing agent, we know that he will be at home with us. OnlyWithUS.com

Presented by Sotheby's International Realty's
Brentwood Brokerage
11911 San Vicente Boulevard, Suite 200, Los Angeles, CA 90049 | 310.481.6262
sothebyshomes.com

Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc.

Sotheby's
INTERNATIONAL REALTY

ASSOCIATION

They say you are known by the company you keep. We are fortunate to be known for the exceptional agents that distinguish us in communities all over the world. Today in our Brentwood office, we are pleased and proud to announce a new exceptional association.

Joseph Cilic, Senior Vice President and Brokerage Manager is delighted to welcome a new memeber to our team.

Welcome.

Kristin Rapiejko
kristin.rapiejko@sothebyshomes.com
310.926.4644

Kristin is a rising star in the industry who has quickly achieved success and a loyal clientele. She is known for her attentiveness, great eye for detail and ability to deliver results to her clients. We know that she will be at home with us. OnlyWithUs.com

Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc.

www.bhglaar.com
BEVERLY HILLS/GREATER LOS ANGELES ASSOCIATION OF REALTORS®

Educational Seminars

6330 SAN VICENTE BOULEVARD | SUITE 100 | LOS ANGELES | CALIFORNIA | 90048

USA COLLEGE OF REAL ESTATE AGENT BOOT CAMP TRAINING

" Take Control of the Market "

BOOT CAMP

Parking Validation NOT Included

Wednesday, November 18, 2015
9:30am - 12:30pm (9:00am Check-In)

$15 Members | $20 Non-Members

3 Hours of Boot Camp Training Includes:

Capture, Convert and Close FSBOS – Everyday !
P.L.A.N. 2015!
P=rospecting
L=isting
A=ppointment Setting
N=egotiating Contracts
Generating a Great FLASH CMA. - Price Property to Appraise and Close
Learn to Sell Your **TIME**, the key to your sucess!

Get into "The Business of the Business of Selling Real Estate"

Register online at
www.bhglaar.com

www.bhglaar.com
BEVERLY HILLS/GREATER LOS ANGELES ASSOCIATION OF REALTORS®

6330 San Vicente Blvd., Suite 100
Los Angeles, CA 90048

USA College of Real Estate

USA COLLEGE OF REAL ESTATE
WWW.USACOLLEGEOFREALESTATE.COM

KW DTLA

SEEKING QUALITY

NOT QUANTITY

Call for a confidential appointment.

ANDREA LESLIE

CEO | TEAM LEADER

213.797.7001

andrealeslie@kw.com

kw DOWNTOWN LA
KELLERWILLIAMS. REALTY

KW COMMERCIAL℠

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.

Specializing in Commercial and Residential Sales.

700 S. FLOWER STREET, SUITE 2900, LOS ANGELES, CA 90017

www.bhglaar.com
BEVERLY HILLS/GREATER LOS ANGELES ASSOCIATION OF REALTORS®

Educational Seminars

6330 SAN VICENTE BOULEVARD | SUITE 100 | LOS ANGELES | CALIFORNIA | 90048

Income Property Specialist Presents A Hands On Workshop Seminar

How to Finance & Sell Apartments

November 19, 2015
12:30pm - 5:00pm

Beverly Hills/Greater LA Association of REALTORS®

6330 S. San Vicente Blvd, Suite 100, Beverly Hills, CA 90048

Teaching Real Estate Agents & Investors the nuts & bolts of Multifamily in the competitive commercial market.

Mr. Passerino is the Managing Director/ Broker of IPS. Mr. Passerino was the former EVP, Chief Credit Officer and National Production Director of a national bank with over 850 employees. He was directly responsible for increasing annual loan production from $75 M to over $2.8 B in less than 5 years. He assisted with taking the bank public in 1996. He opened 5 regional offices nationwide from the west coast to the east coast. He worked as a Financial Advisor for the FDIC and was involved in closing numerous national and state banks. He was in charge of the special asset group, fraud and claims investigations, as well as the institutions commercial portfolio. Obtain compliance with the regulators.

Over the past 10 years, his offices have closed over $1 B in income property loans, funded $500M with FNMA DUS and he has personally represented clients in over $600M in multifamily and commercial transactions.

IPS

CLOSE MORE DEAL$

BY LEARNING HOW TO:

- **SELL YOUR LISTINGS BEFORE THEY EXPIRE!**
- **HOW TO PROPERLY INTERVIEW A SELLER!**
- **HOW TO INTERVIEW A POTENTIAL BUYER!**
- **STOP WASTING YOUR TIME WITH BUYERS THAT USE YOU TO FIND THEM A PROPERTY AND THEN GO TO THEIR RELATIVE TO MAKE THE OFFER!**
- **SET YOUR LISTINGS UP SO THEY CLOSE**
- **UNDERWRITE COMMERCIAL LOANS TO ENSURE YOUR LISTINGS SELL RATHER THAN HAVE THEM LEAD TO A CANCELLED ECROW!!**
- **CREATE AN ADDITIONAL INCOME STREAM IN COMMERCIAL REAL ESTATE WITHOUT HAVING TO OBTAIN ANY NEW LICENSES!**

George Pruden: 844-287-2255
Email: gpruden@ipscc1.com
Or register online at www.bhglaar.com

Registration Fee: ***$99***

PARKING VALIDATION *NOT INCLUDED*

MORE

MORTGAGE OPTIONS.

WAYS TO QUALIFY.

CLOSED LOANS.

Interest Only ARM's
at high LTV's and
for investment properties

Qualify with only
one year of tax returns

New "stated income"
program for self-
employed borrowers

Asset depletion qualifying
for high-net-worth
borrowers

FHA loans available:
3.5% down payment
96.5% loan

Commercial, apartments,
land/construction, and
in-house private money

Gloria Shulman

A Legend in the Industry for More Than 30 Years

CENTEK
CAPITAL GROUP
Mortgage Bankers & Brokers

9100 Wilshire Blvd
Suite 275 E
Beverly Hills, CA 90212

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

NMLS 275995
BRE 00659928
www.centek.com

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

BEVERLY HILLS
Gated exquisite private Beverly Hills estate located on almost an acre lot w/ incredible city views. Featuring the finest details and amenities.
6 bedrooms, 5+ baths, $15,000,000

Represented by: Noelle Renee Gayral
T. 310.281.3948 | ngayral@coldwellbanker.com

MALIBU
Private Ocean View Tuscan Villa located in most desirable section of Carbon Mesa Road. Features pool, cook's kitchen, wine cellar & outdoor dining area.
5 bedrooms, 6 baths, $7,485,000

Represented by: Paul Grisanti
T. 310.317.9328 | paul@malibure.com

HOLLYWOOD HILLS
Hamptons in the Hollywood Hills! Newly remodeled home w/ultra high-end finishes throughout. Elegant living room w/soaring ceilings & hardwood floor.
4 bedrooms, 4 baths, $3,800,000

Represented by: Steve Frankel
T. 310.281.3981 | homes@stevefrankel.com

CALABASAS
Magnificent Country French Manor in 24 hr. Guard Gated Calabasas Park. Interesting Celebrity Ownership history. 4,600+sf. Nearly 3/4 ac. 5+5+bonus rm.
5 bedrooms, 5 baths, $2,399,000

Represented by: Dan & Kim
T. 818.624.9442

Africa North America Central America South America Asia Australia Caribbean Europe Middle East

COLDWELLBANKERPREVIEWS.COM

COLDWELL BANKER PREVIEWS INTERNATIONAL®

©2015 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker® and the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.

COLDWELL BANKER RESIDENTIAL BROKERAGE