



Paula R. Green
310-613-1236
paula@prgassociates.com

Distinctive Property

139 S. GLENROY AVE.
Los Angeles, California 90049



\$2,895,000
5 Beds, 6 Baths

MLS # 15-942387

OPEN: SUNDAY 1-4 P.M.

KAREEM ABDUL JABBAR'S
FORMER WESTWOOD HILLS HOME
HAS BEEN EXQUISITELY
RENOVATED & IS FINALLY
AVAILABLE!

NO EXPENSE SPARED WITH
REMARKABLE ATTENTION TO
PERIOD DETAILS, AESTHETICS &
CHARM, WHILE STILL DELIVERING
A MODERN DAY ENERGY & WATER
EFFICIENT "SMART" HOME.

ON MOST DESIRABLE STREET
NEAR UCLA. CENTRALLY
LOCATED & FREEWAY CLOSE.

COVETED WARNER AVE SCHOOL.



See the Virtual Tour! www.tourfactory.com/1450150

Equal Housing Opportunity | All Information Deemed Reliable but not Guaranteed

AREA

1

BEVERLY HILLS

13319 MULHOLLAND DR

proudly offered at \$9,250,000
www.13319Mulholland.com

NEW PRICE IN BEVERLY HILLS

Spectacular Mediterranean estate located behind private gates on the coveted Mulholland Drive. The home is extremely sophisticated with incredible scale, dramatic design and open floor plan. The property consists of 5 bedrooms and 6.5 bathrooms with over 8,000 square feet and features high ceilings, light open spaces and walls of glass throughout. No detail has been spared including the romantic fountains placed throughout the home to create the ultimate peaceful setting while the enormous rooftop deck allows for the 360 degree city views to complete this gorgeous estate.

Rochelle Maize

rochelle@rochellemaize.com

cell: 310.968.8828

bre #: 01365331

Joan Duffy

joan@joanduffy.com

cell: 818.285.5230

bre #: 00525687


ROCHELLE MAIZE
LUXURY ESTATES

proudly offered at \$949,000

www.344NPalm.com

344 N PALM DR #302

Welcome home to this warm and inviting condo on a wonderful tree lined street 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. 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.



REDUCED & OPEN TUES 11/17 11-2

**Rochelle Maize**

rochelle@rochellemaize.com

cell: 310.968.8828

bre #: 01365331

Gayle Weiss

weisshouse4@aol.com

cell: 310.880.7948

bre #: 01050268

AREA
2

BEVERLY HILLS POST OFFICE



**OPEN
TUESDAY**
11AM-2PM



CHARMING BEVERLY HILLS COTTAGE

9836 YOAKUM DRIVE | BEVERLY HILLS | 90210

OFFERED AT
\$880,000

A cozy, single-story, 2 bedroom/1bath charmer in beautiful BHPO hills. Enter this storybook home and enjoy the open floor plan with lots of light! Kitchen boasts high end finishes and appliances. Ample bedrooms share a remodeled bathroom with tub/shower combo. This renovated charmer has a spacious beautiful backyard; great for entertaining or playing with pets! This adorable home is perfect for new home buyers, singles, couples, down-sizers or even pied-a-terre clients. Great condo alternative too!



ROGER PERRY
REALTOR® | BROKER ASSOCIATE



RPERRY@ROGERPERRY.COM

310-600-1553

WWW.ROGERPERRY.COM

AREA
2

BEVERLY HILLS POST OFFICE

Beverly Hills Estate



9982 REEVESBURY DR
BEVERLY HILLS, CA 90210

Large secluded estate at the cul de sac of a quiet neighborhood in the 90210. This gated estate consists of 2 separate houses 9982 & 9987 on 4 adjacent separate parcels. All lots have breathtaking 360 views

of canyons and mountains, surrounded by redwood trees. The main house is move-in ready and the other in need of renovation.

Offered At **\$5,300,000**

Joseph Elian
 (310)780-4000

9744 Wilshire Blvd. Suite 203
 Beverly Hills, CA 90212
www.propelian.com

PROPELIAN
 Real Estate • Finance



AREA
2

BEVERLY HILLS POST OFFICE

Fabulous Re-Imagined Colonial Revival Tennis Court Estate SHOWN BY APPOINTMENT



9551 Lime Orchard, BHPO

Newly completed and immaculate Colonial Revival Tennis Court Estate by renowned Richard Manion Architecture. **Approx. 6,332 sq.ft. on a 28,899 sq.ft. lot.** Perched above the street and set behind gates, this beautiful home is located within the highly coveted, guard-gated celebrity enclave of Hidden Valley Estates with unparalleled privacy, security and prestige. **6 Bedrooms, 8 bathrooms.** Perfectly located for easy access to studios, Valley, Westside, and all major freeways. With a grand 2-story entry, gracious sunny pool, rose gardens and new well-lit regulation championship tennis court for play or spectacular events, this sun-filled 90210 estate is an entertainers' dream. Within the home is a gorgeous designer kitchen with spacious breakfast room, formal living and dining rooms, downstairs family room, upstairs library, spacious master suite with fireplace, seating area, office nook and enormous to-die-for closet and dressing room that spans the length of home. 2 additional bedrooms up with an additional bedroom suite on third floor. 2 suites down including a wonderful guest room with separate entry and private garden area and maids quarters. Gym, media room, outdoor BBQ/fireplace, seating areas, camera and sound system and wraparound gardens complete this picture-perfect estate.

Offered at \$10,499,000



Ginger Glass
 Broker • Agent • Attorney
 CalBRE #01478465
310.927.9307
 ginger@gingerglass.com



AREA
3

SUNSET STRIP –
HOLLYWOOD HILLS WEST

OPEN TUESDAY 11-2



DOWNTOWN VIEWS

7262 Mulholland Dr | Sunset Strip

Offered at \$3,995,000

Beautiful modern architectural property on Mulholland Drive 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, a double height living room with motorized shades, and surround sound throughout. The top floor master suite includes a luxurious steam shower and soaking tub with city light views, while a viewing balcony extends the length of the house. 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 for multiple cars.



TOMTOSTENGARD

323.872.4710

tom.tostengard@gmail.com



BERKSHIRE HATHAWAY | California Properties
HomeServices

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AREA
3

SUNSET STRIP -
HOLLYWOOD HILLS WEST

MODERN CAPE COD RENOVATION

2426 Greenvalley Road, Hollywood Hills, California

Spotless Renovation of Classic 1930's Cape Cod Home: Expanded and modernized from the ground up, this fantastic newly remodeled home features a spacious open floor plan for today's living. Beautiful new textiles have been employed to deliver smart modern design to this classic two story traditional home. The open kitchen features all new cabinetry, stainless steel appliances, quartz countertops and custom back splashes. The living areas open through glass to a private yard featuring mature trees, large patio and custom water fountain. The lower interior level of the home also features two beautiful bedroom suites with designer bathrooms plus a stylish powder room off the living room. Up the fabulous sweeping staircase awaits the large private master suite which occupies the entire upper level. All new systems & beautiful new floors, doors, windows and lighting make this an absolutely turnkey home. Ideal location in the Hollywood Hills just blocks from the Mulholland Tennis Club and The Wonderland Elementary School.

Reduced \$204,000!! | NOW PRICED TO SELL!! | OFFERED AT \$1,295,000

BROKER'S OPEN TIME

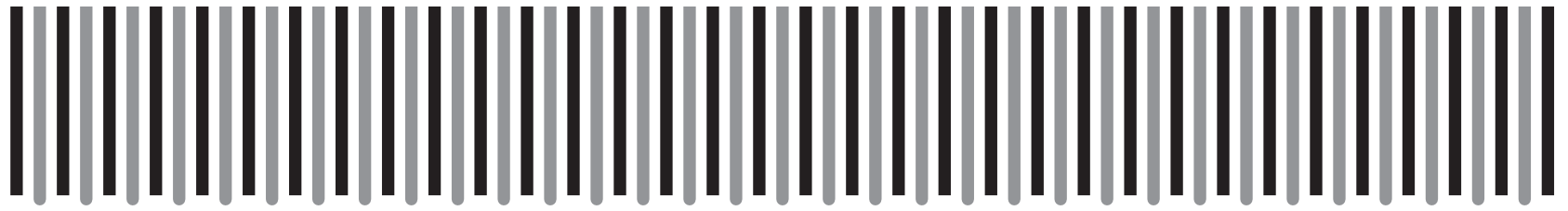
Tuesday, October 17th from 11am-2pm



NICK SMALL
 REALTOR®
 CalBRE License #01305971
310.461.0420
Nick@NickSmall.com



This is not intended as a solicitation if your property is currently listed. Rodeo Realty, Inc. does not guarantee the accuracy of the square footage, lot size or other information concerning the property provided by the seller or obtained from public records or other sources.



HAPPY THANKSGIVING!

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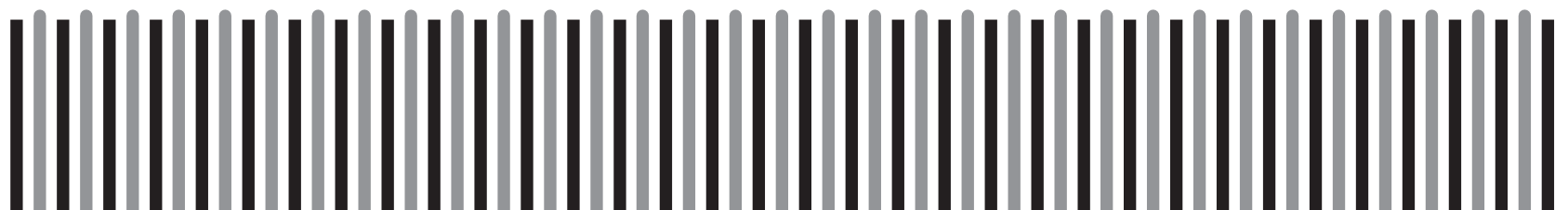
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Tuesday, November 24th, 3pm



AMAZING TOWNHOME IN WESTWOOD



1925 S BEVERLY GLEN BLVD. #43 | 2 BED + 2 BATH + LOFT | 1,689 SF



Extremely spacious updated 2 bedroom, 2 bath + Loft townhome in wonderful gated Century City complex. Desirable end unit with abundant light and soaring 20-ft wood-beamed ceilings. Gorgeous peg & groove hardwood floors, numerous windows, custom shutters, recessed lighting, wood-burning fireplace, wet-bar, private patio, direct access, side-by-side parking and tons of storage. Large loft overlooks living room and can easily be used as a 3rd bedroom, office or gym. Kitchen boasts granite countertops, newer appliances and laundry area. Complex is well-maintained with beautiful grounds, community spa, EQ insurance and is walking distance to everything Century City has to offer. Located in the acclaimed Westwood Charter School District. A unique and very special offering!

OPEN TUESDAY 11-2
1925BeverlyGlen43.com



MICHAEL CARTER
 310.508.4528

MC@MichaelCarterRE.com | MichaelCarterRE.com

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AREA
6

BRENTWOOD

PREVIEW & ENJOY NY PIZZA!!!

\$3,999,000



1783 MANDEVILLE CANYON RD
TUESDAY 11/17 11AM-2PM



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!!!



Mathew Bahri-NS
310-447-7777



Kathy Douglas-BHHS
310-820-9320



355 N. CANON DRIVE BEVERLY HILLS, CA. 90210
www.mathewbahri.com



AREA
6

BRENTWOOD



585 S. Burlingame Avenue, Brentwood

OPEN TUESDAY 11-2PM & TWILIGHT 5-7PM | FOOD WILL BE SERVED

GRAND PALATIAL HOME OVER 10,000 SQUARE FEET

This stunning, custom built home is located in the heart of Brentwood. It is designed with a European flair, exquisite taste and the highest quality. The dramatic two story entry is surrounded by elegant public rooms, perfect for entertaining. The home features high ceilings, hardwood floors, a library, wine cellar, media room and a gourmet chef's kitchen with top of the line appliances and cabinetry. There are 5 bedroom suites on the second floor with gorgeous, luxurious bathrooms. The master balcony overlooks a beautifully manicured backyard with built-in bbq, pool and firepit. This property is a European masterpiece with quality and style

Offered at \$9,995,000 | www.585burlingame.com



FRIEDA HASSID

310.600.0145 mobile

friedahassid@yahoo.com

AREA
10

BENTO BOX 5

Crescent Heights + Romaine

WEST HOLLYWOOD VICINITY



WEHO | LA 90046

OPEN TUESDAY 11AM-2PM

1001

N Crescent Heights



THE LAST REMAINING HOUSE AT BENTO BOX 5

Open floor plan living areas • Flexible layout options for bedrooms, work areas and family activity spaces • Penthouse suite with indoor-outdoor living areas, outdoor fireplace, gas barbecue connection and panoramic views • Pre-wiring for smart home systems and audio/visual • Multiple climate-control zones • Fleetwood dual-glazed roller bearing sliding doors • Milgard dual-glazed windows • Bosch kitchen appliances • Toto dual-flush toilets • Hans Grohe plumbing fixtures • Kohler sinks • Hardwood floors • Indoor laundry areas • Independent structures on fee-simple lots • Architecture by Modative • Driveway access from Romaine Street • Fire sprinklers throughout • Walkscore.com®-rated 92

More at www.BENTOBX5.com

3 Bedrooms

3.5 Baths

2,080 SF

\$1,595,000



ERIK LERNER AIA LEED AP REAL ESTATE BROKER #01225073

310 734 8120 VOICE | TEXT

ERIKLERNER@REALESTATEARCHITECT.COM

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Venice Beach - 14 Units

AREA
11

VENICE



14 BROOKS AVE
11/17/2015 11-5PM

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.

Offered At **\$6,139,000**



Derrick Ruiz
310-308-3174

Bruce Conklin
310-925-1780

eXp REALTY - Venice Beach

AREA
15BERKSHIRE HATHAWAY | California Properties
HomeServices

PACIFIC PALISADES



- Pool & Spa
- Soaring Ceilings
- Magnificent Master Suite
- Entertainment great room
- Abundance Natural Light

Striking New Contemporary in the Palisades...

928 LAS LOMAS AVE Pacific Palisades, CA 90272

Offered at **\$3,725,000**

4 BD, 4.5 BA modern masterpiece features warm earth tone materials & inviting architectural style that is designed to flow beautifully with the surrounding natural environment. This 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.



Marco Rufo
310-488-6914
info@marcorufo.com
CalBRE 01362095



Unobstructed Ocean Views

607 Radcliffe | Pacific Palisades

OFFERED AT
\$1,795,000

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.



LENNY LERMAN

ROGER PERRY
REALTOR® | BROKER ASSOCIATE



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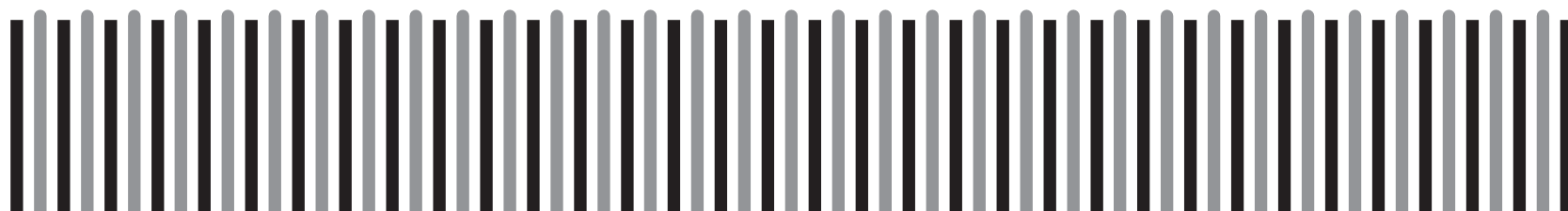
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Tuesday, November 24th, 3pm





16686 Via La Costa, Pacific Palisades

OPEN TUESDAY 11-2

Boasting sensational ocean and mountain vistas and an incredible large flat lot with hotel style waterside splashing into the gorgeous pool, this house has it all, including 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 rare property with 6 bedrooms & 5 1/2 baths plus a beautiful office is made for entertaining and the casual & elegant lifestyle of today. The master suite with fireplace and large veranda is perfect for watching the sunset over the blue Pacific. A truly extraordinary home with great pride of ownership.

Offered at \$3,749,000 | www.16686ViaLaCosta.com



PROPERTIES BY GOLD

Beverly Gold
beverly@propertiesbygold.com

Kimberly Gold
kimberly@propertiesbygold.com

www.propertiesbygold.com
 310.496.5995

AREA
16**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!

AREA
22

LOS FELIZ



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

kw | KELLER WILLIAMS
REALTY

*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.

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



16266 Bertella Drive, Encino
Open Tuesday 11/17/2015 11am-2pm

Harriet Cameron

818-380-2151

Harriet@HarrietCameron.com

BRE#00675971

Andrew Spitz

818-817-4284

Andrew@AndrewSpitz.com

BRE#00924610

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 in 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

AREA
72A 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 SAROIAN

323.497.6655

saroians@aol.com

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**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



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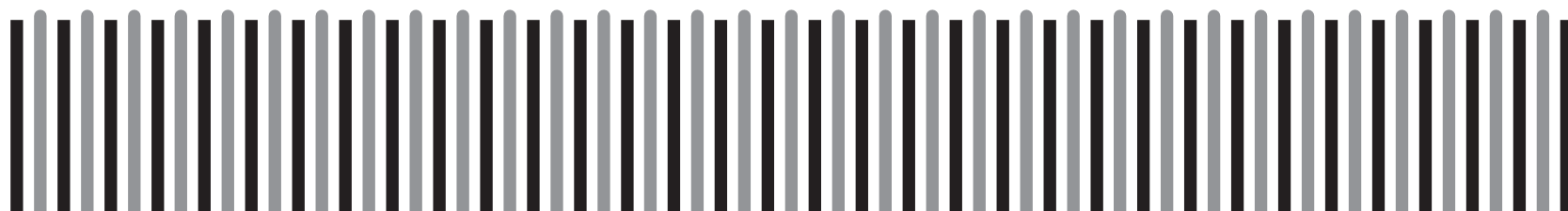
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Sotheby's

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

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 prioritize 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