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# BROKER CARAVAN™

INTERNATIONAL

TUESDAY, NOVEMBER 17, 2015

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



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



1459 VIA CRESTA  
PACIFIC PALISADES | \$6,995,000



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

# 1010 MONTANA AVENUE

GIBSON INTERNATIONAL

SANTA MONICA

310.820.0195 | [www.gibsonintl.com/sm](http://www.gibsonintl.com/sm)



RENDERING



BY APPOINTMENT ONLY

420 TROUSDALE PL, BEVERLY HILLS

\$35,500,000

Branden Williams, Rayni Williams - 310.691.5935



OPEN TUESDAY 11-2

9305 NIGHTINGALE DR, SUNSET STRIP

\$17,995,000

Gary Gold - 310.858.5411



OPEN TUESDAY 11-2

2200 COLDWATER CANYON DR, BEVERLY HILLS

NEW PRICE \$4,490,000

Judy Feder - 310.890.0033



**OPEN TUESDAY 11-2**

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



**BY APPOINTMENT ONLY**

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



**RENDERING**

**OPEN TUESDAY 11-2**

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

**HILTON & HYLAND**  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

[HILTONHYLAND.COM](http://HILTONHYLAND.COM)

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



**ARTHUR & ALFRED HEINEMAN, ARCHITECTS**

**THE LYDIA C. EDMANDS HOUSE, 1917 – Pasadena**

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

[1233Wentworthave.com](http://1233Wentworthave.com) / \$4,980,000 Matthew Berkley



**ROBERT FINKELHOR, ARCHITECT**

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

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

[8440haroldway.com](http://8440haroldway.com) Henry Blackham \$5,950,000



**R. M. SCHINDLER, ARCHITECT**

**BETHLEHEM BAPTIST CHURCH, 1944 – Compton**

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

[schindlerchurch.com](http://schindlerchurch.com) / \$1,490,000 Ilana Gafni



**MARC ATLAN DESIGN W/ OLLER & PEJIC, ARCHITECTS**

**THE BLACK DESERT HOUSE – Yucca Valley, California**

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

[blackdeserthouse.com](http://blackdeserthouse.com) Crosby Doe & Stephen Skuris \$975,000



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

**THE MARY & LEE BLAIR RESIDENCE, 1939 – Los Angeles**

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

[architectureforsale.com](http://architectureforsale.com) / \$1,600,000 Crosby Doe



NEW EXCLUSIVE!  
LLOYD WRIGHT, ARCHITECT

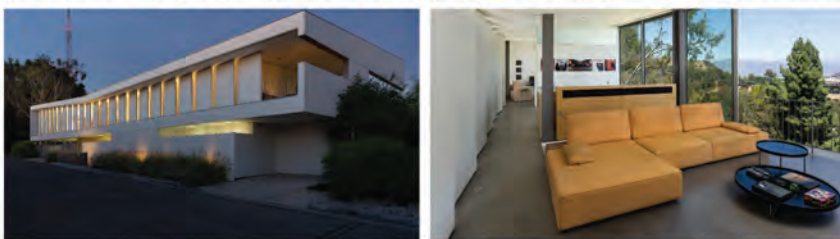
**THE EMANUEL GAINSBURG RESIDENCE, 1946 – La Canada / Flintridge**

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

[arch.forsale/view/1210journes](http://arch.forsale/view/1210journes) / \$2,395,000 Crosby Doe

architectureforsale.com™

CROSBY DOE  
ASSOCIATES  
310.275.2222



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

**THE CAVERHILL RESIDENCE, 2008 – Beverly Hills 90210**

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

[CaverhillResidence.com](http://CaverhillResidence.com) / \$8,500,000 Crosby Doe



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

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

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

[arch.forsale/view/8661nash](http://arch.forsale/view/8661nash) / \$1,400,000 Deborah Glusker & Crosby Doe

# PARTNERS *trust*



BY APPOINTMENT

5 BD  
8 BA  
tennis court

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



BY APPOINTMENT

7 BD  
4.5 BA  
guest house

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



BY APPOINTMENT

4 BD  
3.5 BA  
ocean views

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



BY APPOINTMENT

3 BD  
2 BA

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

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

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

# A commitment to you



BY APPOINTMENT

4 BD  
5.5 BA

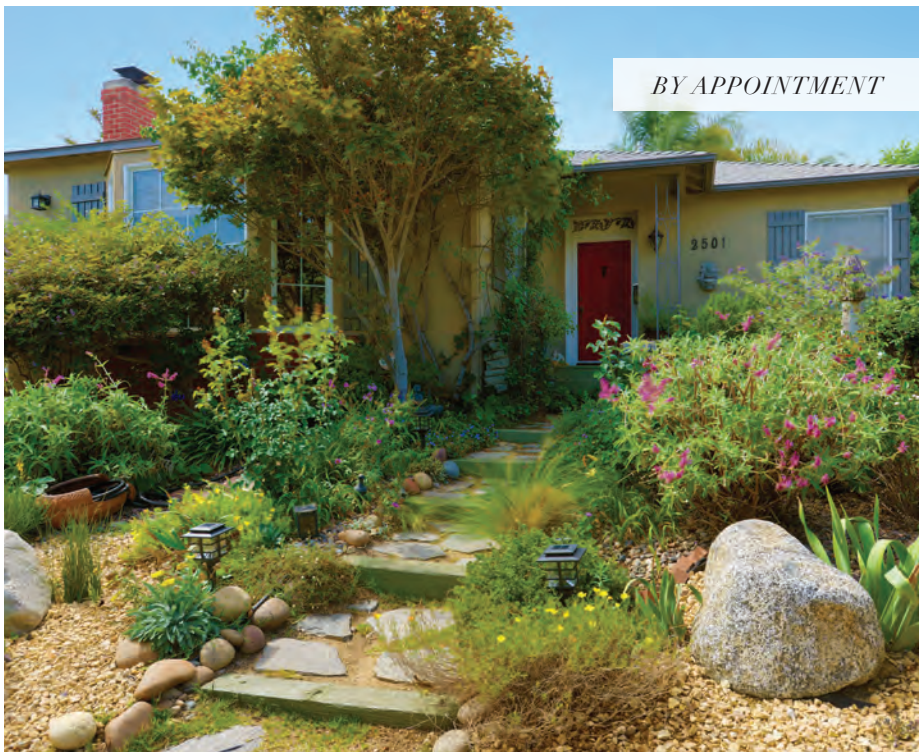
142 CHANNEL POINTE MALL, MARINA DEL REY  
offered at **\$3,800,000** / 142CHANNELPOINTE.COM  
JANE DORIAN / call 310.922.6464



BY APPOINTMENT

5 BD  
4 BA  
pool

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



BY APPOINTMENT

3 BD  
2 BA  
art studio

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



BY APPOINTMENT

2 BD  
1 BA

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



aaroe dynamic  
 aaroe.com

**OPEN TUESDAY 11-2**

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



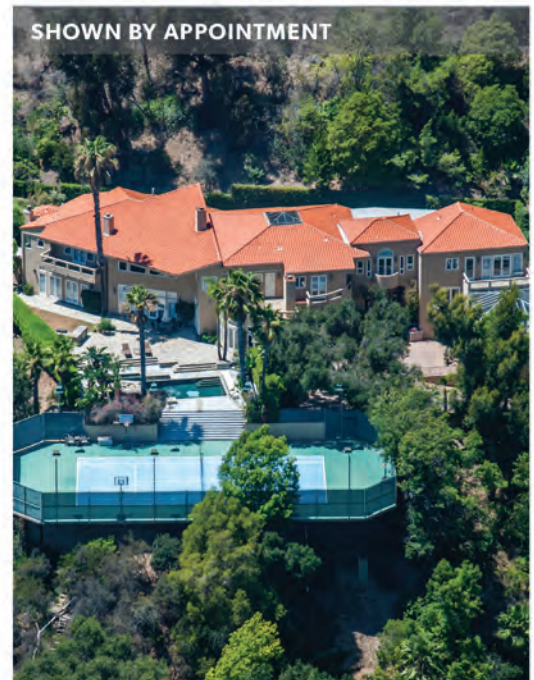
**SHOWN BY APPOINTMENT**

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



**NEW LISTING**

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



**SHOWN BY APPOINTMENT**

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



**SHOWN BY APPOINTMENT**

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



**SHOWN BY APPOINTMENT**

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






**NEW PRICE**

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

Ryan Davis & Paul Stukin  
310.999.1377 & 310.779.2595

**SHOWN BY APPOINTMENT**



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

Adrian Grant & Susan Irving  
310.962.7142

**SHOWN BY APPOINTMENT**



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

**OPEN TUESDAY 11-2**



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

**OPEN TUESDAY 11-2**



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

**SHOWN BY APPOINTMENT**



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

**SHOWN BY APPOINTMENT**



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

**OPEN TUES. 11-2 | NEW LISTING**



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

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

BY APPOINTMENT

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

MANDY RIWA

310.806.2799  
Mandy.Riwa@gmail.com



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

OPEN TUESDAY 11-2PM

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

LALEH SHEIKH  
www.15501CASIANO.com

310.435.7131  
lalehsheikh@sbcglobal.net

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

OPEN SATURDAY & SUNDAY 1-4PM

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

JEFF LEMEN  
www.THECUNNINGHAMGROUP.net

310.482.2033  
jefflemen@kw.com



# CUSTOM BUILT ARCHITECTURAL

350 NORTH HARPER AVENUE

THE GROVE

\$3,695,000



GRAY | MICHAUD | KEINAN

310.779.5348

OPEN TUESDAY 11-2pm / TWILIGHT 5-7pm

OPEN SUNDAY 1-4pm



[www.350HARPER.com](http://www.350HARPER.com)

# Sotheby's

INTERNATIONAL REALTY



SIMI VALLEY | [HummingbirdNestEstate.com](http://HummingbirdNestEstate.com) | **\$49,500,000**

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

Beverly Hills Brokerage  
**Drew Mandile, Brooke Knapp 310.749.7124**

# THE ART OF LIVING



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



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



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



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



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



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

SOTHEBY'S INTERNATIONAL REALTY, GREATER LOS ANGELES BROKERAGES  
Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip  
FRANK SYMONS | Executive Vice President/Chief Operating Officer, Western Region | 310.724.7000  
sothebshomes.com/losangeles

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# Purveyors of the World's Finest Homes



**354 N. San Vicente Blvd • West Hollywood**  
**Offered at \$2,465,000**

			
3	3.5	2	4,853 SF Lot

**RosalieTheRealtor®**

Rosalie Klein  
 323.935.8680  
 rflaster@pacbell.net  
 CalBRE# 01115025

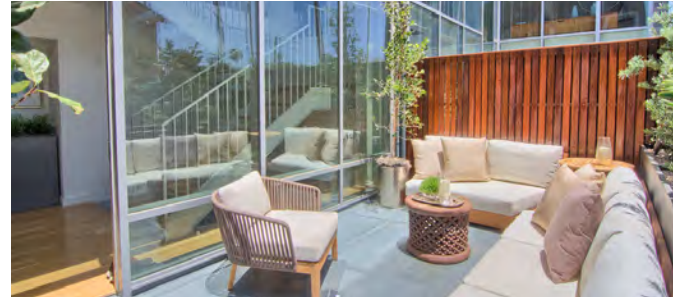


**ENGEL & VÖLKERS®**  
**Beverly Hills**





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



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



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



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



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



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



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



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



**ENGEL & VÖLKERS®**

**SANTA MONICA**  
 SantaMonica.EVUSA.com  
 310.460.2525

**BEVERLY HILLS**  
 BeverlyHills.EVUSA.com  
 310.777.7510

**LOS ANGELES**  
 LosAngeles.EVUSA.com  
 323.937.5101

Argentina · Australia · Austria · Bahrain · Belgium · Canada · Chile · China · Colombia · Croatia · Czech Republic · Dominican Republic · France · Germany · Greece · Hungary · Ireland · Italy · Liechtenstein · Luxembourg · Malta · Mexico · Montenegro · Netherlands · Oman · Peru · Portugal · Qatar · Russia · South Africa · Spain · Sweden · Switzerland · Thailand · Turkey · UAE · United Kingdom · Uruguay · USA

Engel & Völkers does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of that information. CalBRE# 01906886 | 01948399 | 01911544

# GREAT LOS ANGELES HOMES



## DOHENY ESTATES

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



## BEVERLY HILLS

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



## SANTA MONICA

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



## MALIBU

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



**OPEN HOUSE TUESDAY 11-2**

## BRENTWOOD | NEW PRICE

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



## PACIFIC PALISADES

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



## BRENTWOOD

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



## BEVERLY HILLS | NEW PRICE

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



## MALIBU

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

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

**ELLIMAN.COM/CALIFORNIA**



# DON'T FIND THEMSELVES



## PACIFIC PALISADES

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



**OPEN HOUSE TUESDAY 11-2**

## BEVERLY HILLS | NEW LISTING

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



**OPEN HOUSE FRIDAY 11-2**

## HIDDEN HILLS | NEW LISTING

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



## HOLLYWOOD HILLS | PRICE REDUCTION

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



## OJAI

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



**OPEN HOUSE TUESDAY 11-2**

## HOLLYWOOD HILLS | NEW LISTING

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



**OPEN HOUSE TUESDAY 11-2**

## HANCOCK PARK

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



## WEST HOLLYWOOD

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



## WEST HOLLYWOOD

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

# New Exclusive Community



1122 Gayley Avenue

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

See Westwood from a Different View! Broker's Open All Day with Gourmet Lunch & Champagne served. RSVP appreciated. Open Daily for Tours.

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

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

Offered At **\$3,700**



**Moss & Co**  
310-709-6228

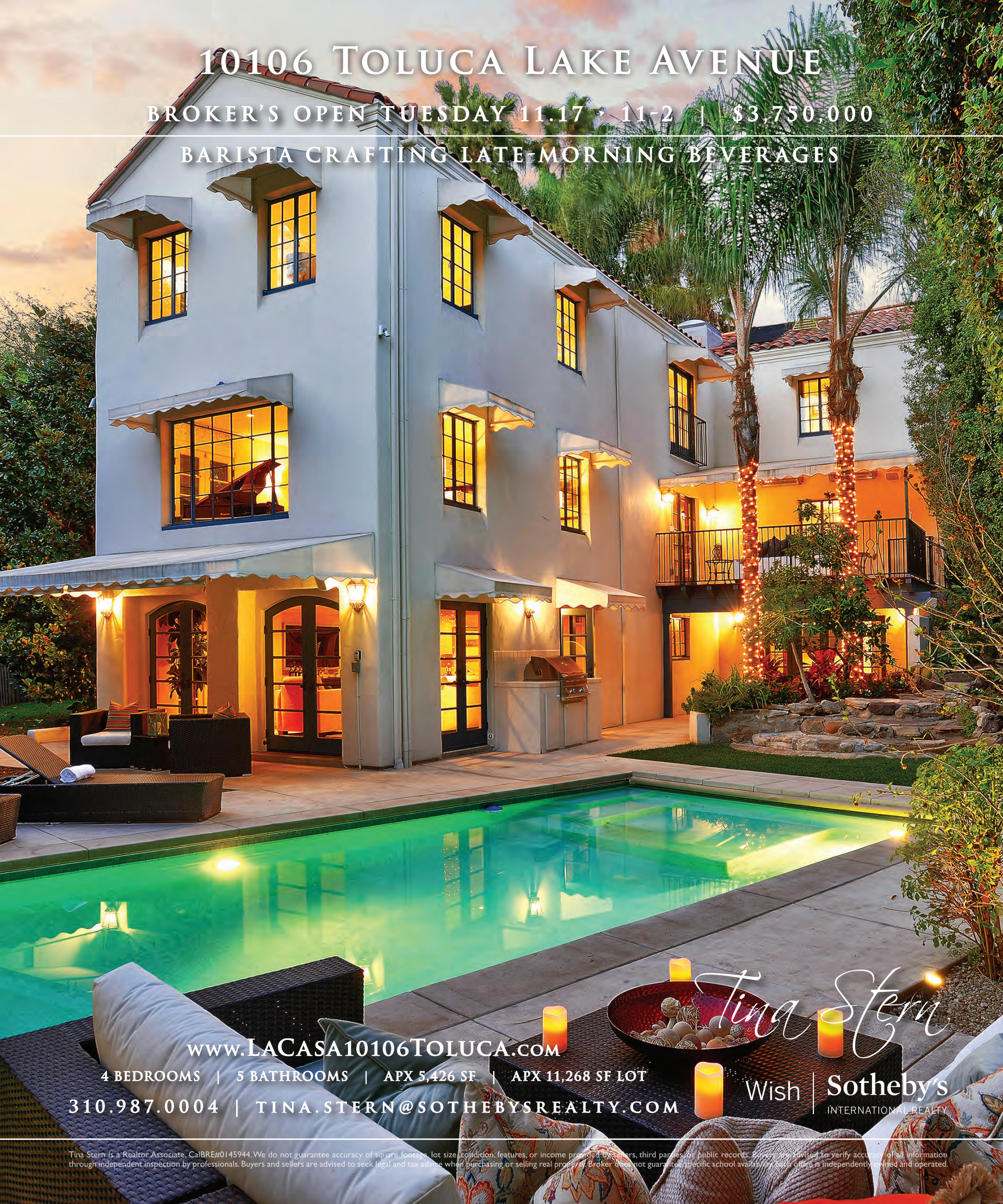
1122 Gayley Avenue  
Los Angeles, CA, 90024  
[www.GayleyandLindbrook.com](http://www.GayleyandLindbrook.com)



# 10106 TOLUCA LAKE AVENUE

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

BARISTA CRAFTING LATE-MORNING BEVERAGES



[www.LACASA10106TOLUCA.COM](http://www.LACASA10106TOLUCA.COM)

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

310.987.0004 | [TINA.STERN@SOTHEBYSREALTY.COM](mailto:TINA.STERN@SOTHEBYSREALTY.COM)

*Tina Stern*

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**Very Rare in Upscale Bel Air**

**BEL AIR SUMMIT** | 9332 Hazen Dr.  
**\$18,888,000** | 14 Luxury Townhomes-styled Apts.  
Charles Le 310.276.5478



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



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



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



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



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



**Silver Triangle**

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

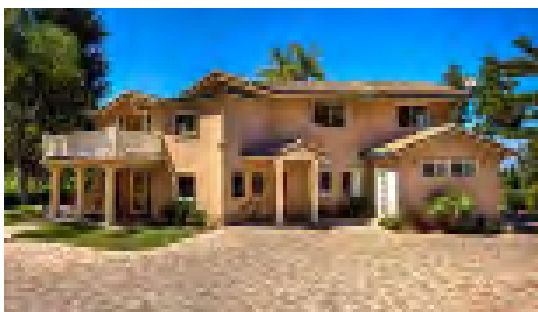


**Near Abbot Kinney Blvd.**

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



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



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



**Spectacular Unobstructed Views**

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



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

# WESTSIDE ESTATE AGENCY



## The Park Bel Air

\$115,000,000

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

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

CalBRE #01036061

CalBRE #01257836

CalBRE #01476689



## Once in a Generation World-Class Estate, Brentwood

\$55,000,000

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

**Fred J. Bernstein (310) 300-0599**

CalBRE #01476689



## John Byers Architect - Hollywood History in BHPO

\$42,500,000

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

**Stephen Shapiro (310) 860-8888**

CalBRE #01257836



## 1240 Hilldale Avenue, Sunset Strip

\$4,895,000

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

**James Nasser (310) 351-9450**

CalBRE #01073042



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

\$2,850,000

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

**Orah Nassir (310) 860-8881**

CalBRE #01506720



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

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

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

# JOIN OUR LEADING BRAND...



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

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

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

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

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

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# NEST SEEKERS BEVERLY HILLS PROUDLY PRESENTS



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

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



## 7251 BALBOA #C, VAN NUYS, CA

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



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

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



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

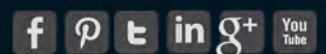
Enjoy this wonderful split level townhouse with marble tile and hardwood floors through out. The private master suite is on it's own level large master bath and walk in closet, the living room has a fireplace and soaring ceiling great for art collectors, there's a dining area, large bright loft as well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

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# 351 N KENTER AVE BRENTWOOD

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

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

**Proudly offered at: \$3,575,000**



#### MYRA NOURMAND

[myranourmand@nourmand.com](mailto:myranourmand@nourmand.com)

[www.myranourmand.com](http://www.myranourmand.com)

office: 310.888.3333

fax: 310.278.9900

bre#:00983509

#### NICOLE CONTRERAS

[nicole.contreras777@gmail.com](mailto:nicole.contreras777@gmail.com)

[www.nicolecontreras.com](http://www.nicolecontreras.com)

cell: 310.614.4952

office: 310.888.3332

bre#:01512844



 NourmandLA

 @NourmandLA

 @NourmandRE





Open Tuesday 11am-2pm

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



**Open Tuesday 11am-2pm**

## CLASSIC SPANISH HOME IN BEVERLY HILLS POST OFFICE

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

[1584BenedictCanyon.com](http://1584BenedictCanyon.com)

Newly Priced \$1,825,000

Linda May  
310.777.6247  
[Linda@LindaMay.com](mailto:Linda@LindaMay.com)  
[LindaMay.com](http://LindaMay.com)  
CalBRE #00475038

Guy Levy  
310.777.6225  
[Guy@LindaMay.com](mailto:Guy@LindaMay.com)  
[LindaMay.com](http://LindaMay.com)  
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# OVER THE RIVER AND THROUGH THE WOODS

**BRENTWOOD | \$10,250,000**

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



**Johnny Lee Schell**  
(310) 859-6032  
johnnylee@mac.com  
[www.CaliforniaMoves.com/Johnny.Schell](http://www.CaliforniaMoves.com/Johnny.Schell)

**Beth Styne**  
(310) 285-7516  
bstyne@coldwellbanker.com  
[www.CaliforniaMoves.com/Beth.Styne](http://www.CaliforniaMoves.com/Beth.Styne)



# view

## FEATURED *Properties*

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

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BANKER** 



**BEVERLY HILLS | \$2,795,000**

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

**CATHY GREENLY (310) 850-4512**



**CALABASAS | \$3,449,000**

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

**JOCELYNE CHAVES (818) 522-3203**



**ENCINO | \$2,995,000**

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

**MARGIE MARKUS & SCOTT FRIEDMAN (818) 807-7414**



**HANCOCK PARK | \$7,995,000**

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

**LISA HUTCHINS (323) 460-7626**



**HANCOCK PARK | \$1,595,000**

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

**JODI TICKNOR, CHRIS KITO (310) 428-7724**



**LA CRESCENTA | \$739,000**

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

**MICHAEL HONG (323) 788-5876**



**LOS ANGELES | \$4,295,000**

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

**TODD BAKER (310) 801-1475**



**LOS ANGELES | \$1,599,000**

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

**NOEL BOIX & BARON BRUNO (310) 463-4242**



**LOS FELIZ | \$1,885,000**

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

**LISA BRENDE & CHRIS CORKUM (323) 445-1868**



**MALIBU | \$5,000,000**

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

**SEAN LANDON (424) 235-9249**



**MALIBU | \$1,345,000**

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

**JILINA SCOTT (310) 457-6550**



**MANHATTAN BEACH | \$2,775,000**

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

**LAUREN FORBES (310) 901-8512**



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

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

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

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



**MONTECITO | \$6,950,000**

5 Bedroom Suites with 1.3 Lushly Landscaped Acres.

**SUSAN CONGER & BARBARA KOUTNIK (805) 565-8838**



**MOUNT WASHINGTON | \$899,900**

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

**JULIAN MARIN (818) 468-9663**



**OUTPOST | \$3,195,000**

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

**SKYLER HYNES (310) 800-5111**



**PACIFIC PALISADES | \$2,100,000**

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

**LAUREN POLAN (310) 573-7776**



**PALOS VERDES ESTATES | \$1,435,000**

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

**JANE ANGEL (310) 292-2290**



**PASADENA | \$2,160,000**

920 Granite Drive #410, Pasadena

**SABRINA WU (626) 688-0100**



**PASADENA | \$1,180,000**

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

**SUSAN STONE REY (626) 354-1306**



**PLAYA VISTA | \$619,000**

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

**SAM ARAGHI & RUDI BEHDAD (310) 415-1118**



**SANTA MONICA | \$1,699,000**

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

**LINDA SEMON (310) 351-3995**



**STUDIO CITY | \$2,495,000**

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

**RENE SUCCA-RUSTON (818) 522-7311**



**VENTURA | \$1,195,000**

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

**LAURIE RUTLEDGE (805) 648-5051**



**WESTLAKE VILLAGE | \$1,899,000**

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

**GREGG HOLLAND (805) 495-1048**

Pacific Palisades (310) 454-1111

Palos Verdes (310) 378-5201

Pasadena (626) 584-0050

Playa Vista (310) 862-5777

San Marino (626) 449-5222

Santa Barbara (805) 682-2477

Santa Monica Montana (310) 458-0091

Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424

Studio City (818) 788-5400

Sunset Strip (310) 278-9470

Venice (424) 280-7400

Ventura (805) 648-5051

Westchester (424) 702-3000

Westlake Village (805) 495-1048

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RESIDENTIAL BROKERAGE

# A&D ARCHITECTURE & DESIGN

## MY 'BEAUTY IN THE DETAILS' VIEW

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



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

[www.Rockefeller-PA.com](http://www.Rockefeller-PA.com)



## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: REGINALD JOHNSON



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

Jackie Darling (626) 356-8133

ARCHITECT: OSCAR ERIKSON



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

Frank Sullivan (619) 249-2673

ARCHITECT: FRANK P. MONTESINO



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

Bryce Lowe (310) 777-6305



RESIDENTIAL BROKERAGE

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

**BRET PARSONS**  
DIRECTOR, ARCHITECTURAL DIVISION



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Open Tuesday 11am-2pm

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

**Open Tuesday 11am-2pm**

## PRESTIGIOUS BEL AIR CREST ESTATE

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

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

LINDA MAY  
PROPERTIES

[BelAirCrestEstate.com](http://BelAirCrestEstate.com)

Asking Price: \$5,650,000



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Joyce Rey



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

\$1,450,000

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

**JOYCE REY** EXECUTIVE DIRECTOR  
(310) 285-7529 | [Joyce@JoyceRey.com](mailto:Joyce@JoyceRey.com)  
[www.JoyceRey.com](http://www.JoyceRey.com) | CalBRE #00465013

**HILARY STEVENS** JOYCE REY & STACY GOTTULA TEAM  
(310) 281-3941 | [Hilary@greatLAproperties.com](mailto:Hilary@greatLAproperties.com)  
[www.greatLAproperties.com](http://www.greatLAproperties.com) | CalBRE #0177593

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Gorgeous Penthouse in the Wilshire Regent  
10501 Wilshire Blvd #PH10, Wilshire Corridor  
[www.10501WilshirePH10.com](http://www.10501WilshirePH10.com)  
\$1,399,000  
Open Tuesday 11-2



*Jade Mills*

(310) 285.7508 | [Homes@JadeMills.com](mailto:Homes@JadeMills.com)  
[www.JadeMills.com](http://www.JadeMills.com) | CaIBRE #00526877



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**159 Mabery Road, Santa Monica**

**\$15,000/month**

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



**MARK DOUGLAS**

(310) 230-2499

[mark.douglas@camoves.com](mailto:mark.douglas@camoves.com)

[www.markgdouglas.com](http://www.markgdouglas.com)



# RARE DEVELOPMENT OPPORTUNITY

## PRIME HOLMBY HILLS - OVER 2 ACRES - 10281 CHARING CROSS



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



### Shown By Appointment

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

### PRICE UPON REQUEST



#### CRAIG SHAPIRO

310.739.4887

[craig.shapiro@coldwellbanker.com](mailto:craig.shapiro@coldwellbanker.com)

BEVERLY HILLS NORTH OFFICE  
CaIBRE #01904168



#### CHRISTOPHE COLLET

310.739.2466

[colletchristo@gmail.com](mailto:colletchristo@gmail.com)

BEVERLY HILLS SOUTH OFFICE  
CaIBRE #01808398



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# Spacious 2 story Spanish on Prime Road



## 258 South Bedford Drive • Beverly Hills

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



**Grand Opening Tuesday, November 17<sup>th</sup> • 11-2**

**\$3,195,000**

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



# Classic 1926 One Story Spanish Unfurnished Rental



## 609 North Bedford Drive • Beverly Hills

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



**By Appointment Only**

**\$7,950/month**

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





## BEVERLY HILLS | \$15,000,000

*1251 Lago Vista*

*By Appointment Tuesday 10-12 - RSVP to [noellegayral@aol.com](mailto:noellegayral@aol.com)*

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

[1251LagoVista.com](http://1251LagoVista.com)



**Noelle Gayral**  
Coldwell Banker  
310.281.3948  
[noellegayral@aol.com](mailto:noellegayral@aol.com)  
CalBRE#01291579



# JANA JONES DUFFY + FRED HOLLEY



## 5226 SHOSHONE AVENUE + ENCINO

TENNIS COURT ESTATE

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

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

[WWW.5226SHOSHONE.COM](http://WWW.5226SHOSHONE.COM)

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



## 4351 BECK AVENUE + STUDIO CITY

COLFAX MEADOWS TRADITIONAL

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

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

[WWW.4351BECK.COM](http://WWW.4351BECK.COM)

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



## JANA JONES DUFFY

310.612.0831 DIRECT | 310.285.7535 OFFICE

[JANAJONES@AOL.COM](mailto:JANAJONES@AOL.COM) | [JANAJONESDUFFY.COM](http://JANAJONESDUFFY.COM)

## FRED HOLLEY

310.780.7653 DIRECT | 310.285.7591 OFFICE

[FREDHOLLEY2@AOL.COM](mailto:FREDHOLLEY2@AOL.COM) | [FREDHOLLEY.COM](http://FREDHOLLEY.COM)



4948VANALDEN.COM

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

4948 Vanalden Ave | Tarzana

Offered at \$3,295,000



**MAURICEKOZAK**

818.612.0204

[mauricekozak@gmail.com](mailto:mauricekozak@gmail.com)

BERKSHIRE HATHAWAY | California Properties  
HomeServices







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



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



**OPEN TUES 11-2**

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



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



**OPEN TUES 11-2**

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



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



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



**OPEN TUES 11-2**

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



**OPEN TUES 11-2**

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



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



**OPEN TUES 12-2**

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



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



**BERKSHIRE HATHAWAY** | California Properties  
HomeServices

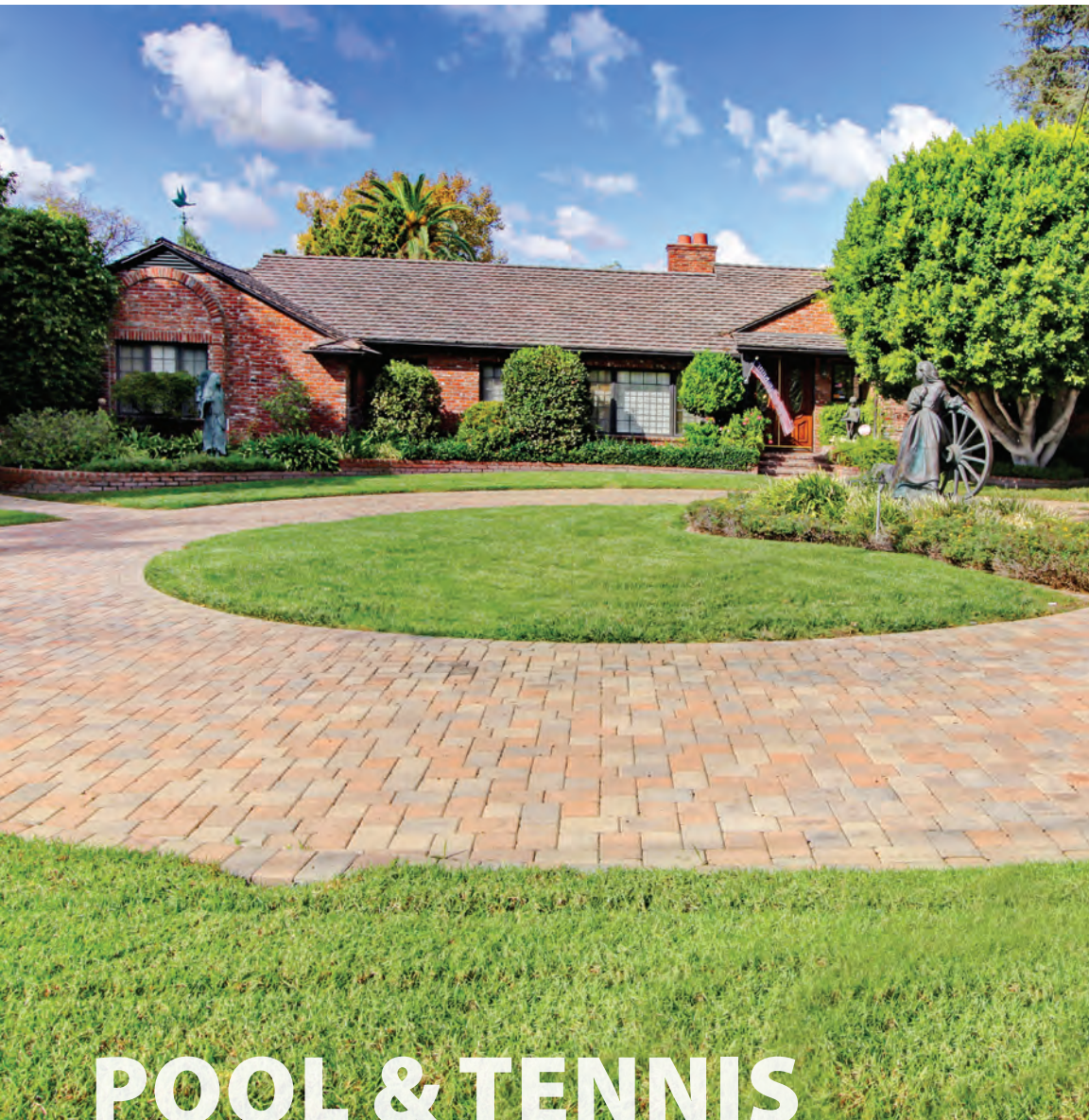


**MIKEMANDEKIC**

213.703.7300

mmandekic@aol.com

**OPEN TUESDAY 11-2**



# POOL & TENNIS

**1655 Grandview Ave | Glendale**

**Offered at \$2,950,000**

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

**BERKSHIRE HATHAWAY | California Properties**  
**HomeServices**





# CELEBRITY ESTATE

3052 Lake Hollywood Dr | Hollywood Hills East

Offered at \$ 5,299,995

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



**TODDMARKS**

310.383.5354

[californialuxuryestatehomes.com](http://californialuxuryestatehomes.com)

**OPEN TUES 11-2/SUN 1-4**



**BERKSHIRE HATHAWAY** | California Properties  
HomeServices



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

**\$3,895,000**

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

**Gary Davis**

818.606.9805

[gary.davis@bhhsca.com](mailto:gary.davis@bhhsca.com)

CalBRE # 00891275

LUXURY  
PROPERTIES

BERKSHIRE HATHAWAY  
HomeServices

LUXURY  
*Collection*

**Steve Shanks**

Luxury Properties Specialist

818.817.4215

[steve@steveshanks.com](mailto:steve@steveshanks.com)

[www.SteveShanks.com](http://www.SteveShanks.com)

CalBRE # 01029330



# LUXURY LIVING HOLLYWOOD ADDRESS

THE LAST AVAILABLE FULL SERVICE LUXURY HOME  
**THE RESIDENCES AT W HOLLYWOOD**

**9M:** 2 Bed. 2.5 Bath. Interior 2,077 SF + Terrace 96 SF. \$1,490,000

LA's Best Rooftop Park. 24 Hour Full Service Building. Security. Hollywood.

**4% AGENT COMMISSION**

323.476.1826

[michelle@abovethepenthouses.com](mailto:michelle@abovethepenthouses.com)

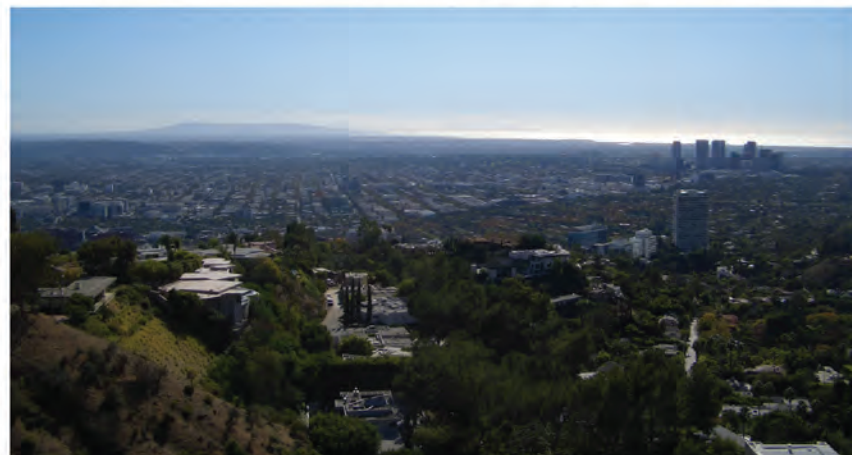
[whollywoodresidences.com](http://whollywoodresidences.com)



HOLLYWOOD

THE PENTHOUSES

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# 1633 BLUE JAY WAY

SUNSET STRIP

BY APPOINTMENT ONLY

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

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

OFFERED AT \$14,995,000

BLAIR CHANG

424.230.3703



An international associate of Savills

THEAGENCYRE.COM





# 671 & 673 SIENA WAY

BEL AIR

APPROX 3.2 ACRES

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

NEW LISTING

OFFERED AT \$52,000,000

[WWW.SIENAWAY.COM](http://WWW.SIENAWAY.COM)

**SAMIRA GORES**

310.405.9244

[SGORES@THEAGENCYRE.COM](mailto:SGORES@THEAGENCYRE.COM)

**CHRISTINE MARTIN**

310.614.5779

[CMARTIN@THEAGENCYRE.COM](mailto:CMARTIN@THEAGENCYRE.COM)

**TIFFANY MARTIN**

310.696.9612

[TMARTIN@THEAGENCYRE.COM](mailto:TMARTIN@THEAGENCYRE.COM)



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# 8011 WILLOW GLEN ROAD

LAUREL CANYON

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

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

**JUSTIN MANDILE**

424.230.7807

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$1,449,000



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# 1023 CHEVY CHASE DRIVE

BEVERLY HILLS

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

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

**BARON STEINBRECHER**

424.320.5247

OPEN TUESDAY 11-2 PM

OFFERED AT \$5,995,000



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# THE CARLYLE RESIDENCES

*FINAL THREE HOMES REMAINING*

ACCESSORY STUDIOS AVAILABLE, STARTING AT \$235,000



310.209.0000 | [THECARLYLERESIDENCES.COM](http://THECARLYLERESIDENCES.COM)

ACCESSORY STUDIOS AVAILABLE ONLY UPON PURCHASE OF A RESIDENCE

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ELADGROUP

  
THE AGENCY



# THE COSMOPOLITAN BW



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



441 S BARRINGTON AVE  
BRENTWOOD

424.400.5943  
THECOSMOBW.COM

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

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

**OVER 70% UNDER CONTRACT**

SOPHISTICATED, MODERN LIVING *in the heart of BRENTWOOD*

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



# THE RESIDENCES AT CARBON BEACH



## FEATURED HOME

Residence Three available for \$3,695,000



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

Call 310.698.7889 to schedule your private viewing

[Carbon-Beach.com](http://Carbon-Beach.com)

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**SOCAL**  
HOLDINGS



# LEGENDARY OLD HOLLYWOOD ESTATE



## 2562 OUTPOST DRIVE

OFFERED AT \$5,695,000

OPEN TUESDAY, NOVEMBER 17<sup>TH</sup> 11AM-2PM

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

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

TRULY AN INCREDIBLE OFFERING.

EXCLUSIVE REPRESENTATION BY

**KURT RAPPAPORT**

**(310) 860-8889**

CALBRE#: 01036061



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

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

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

# THE ALTMAN BROTHERS



## OPEN HOUSE TUESDAY 11-2

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

### ENCHANTING TRADITIONAL RETREAT

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

**AB** THE ALTMAN BROTHERS

#### HEATHER BILYEU

310.924.4664 | Heather@HeatherBilyeu.com

#### JOSH & MATTHEW ALTMAN

310.819.3250 | Josh@TheAltmanBrothers.com

[THEALTMANBROTHERS.COM](http://THEALTMANBROTHERS.COM)

 **Douglas Elliman** EST. 1911  
REAL ESTATE

[ELLIMAN.COM/CALIFORNIA](http://ELLIMAN.COM/CALIFORNIA)

# THE ALTMAN BROTHERS



## OPEN HOUSE FRIDAY 11-2

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

### EXTREMELY RARE & PRIVATE HIDDEN HILLS COMPOUND

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

**AB** THE ALTMAN BROTHERS

#### JOSH ALTMAN

310.819.3250 | Josh@TheAltmanBrothers.com

#### MATTHEW ALTMAN

323.791.9398 | Matthew@TheAltmanBrothers.com

[THEALTMANBROTHERS.COM](http://THEALTMANBROTHERS.COM)

 **Douglas Elliman** EST. 1911  
REAL ESTATE

[ELLIMAN.COM/CALIFORNIA](http://ELLIMAN.COM/CALIFORNIA)

# THE ALTMAN BROTHERS



## OPEN HOUSE TUESDAY 11-2

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

PEACEFUL & SECLUDED  
HOLLYWOOD HILLS  
MODERN

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

**AB** THE ALTMAN BROTHERS

**JOSH & MATTHEW ALTMAN**

310.819.3250 | Josh@TheAltmanBrothers.com

**THEALTMANBROTHERS.COM**

**GRACE TUALLA & CRICKET YEE**

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REAL ESTATE

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## MALIBU

26044 PACIFIC COAST HIGHWAY  
4 BEDROOMS | 4 BATHS  
\$7,500,000

### MALIBU BEACH HOME WITH COASTAL VIEWS

Spectacular Malibu beachfront sitting on approximately 60 feet of sand and enjoys 180 degrees ocean views from Point Dume to Palos Verdes. This home offers a gourmet kitchen, 10' ceilings looking out to the ocean through floor to ceiling Fleetwood windows and wrap around terraces. The luxurious oceanfront master suite is complete with two closets and steam shower. Two attached guest rental apartments are included; both have kitchens and ocean view decks. Rental units are on separate meters for utilities and have separate washer/dryer. Privately gated with 3 car garage and room for additional parking. Architectural plans submitted to the city for a 1,000 sq ft addition.

## PACIFIC PALISADES

888 TOULON DRIVE  
5 BEDROOMS | 7 BATHS  
\$10,000,000

### EXQUISITE CUSTOM ESTATE IN PALISADES RIVIERA

New Listing in Palisades Riviera. This Mediterranean villa is situated on a beautifully landscaped lot with second story ocean views. Gourmet kitchen is finely appointed with custom cabinetry and top of the line appliances. The large master suite features an amazing walk-in dual closet and abundant natural light streams in from the balcony. A two-room suite with separate entrance is also located on the lower level. This expansive property includes a library with fireplace, private elevator, pool and spa.



## GINA DICKERSON

310.744.5584

gina.dickerson@elliman.com

[ELLIMAN.COM/CALIFORNIA](http://ELLIMAN.COM/CALIFORNIA)

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**OPEN TUESDAY 11-2**

**628 N ALTA DR, BEVERLY HILLS**

**\$7,950,000**

*Rita Goldsmith, Zach Goldsmith - 310.729.4911*



**OPEN TUESDAY 11-2**

**9314 LLOYDCREST DR, BEVERLY HILLS**

**\$3,680,000**

*Zach Goldsmith - 310.908.6860*



**OPEN TUESDAY 11-2**

**2265 NICHOLS CANYON, HOLLYWOOD HILLS**

**\$1,495,000**

*Brett Lawyer - 310.858.5402*

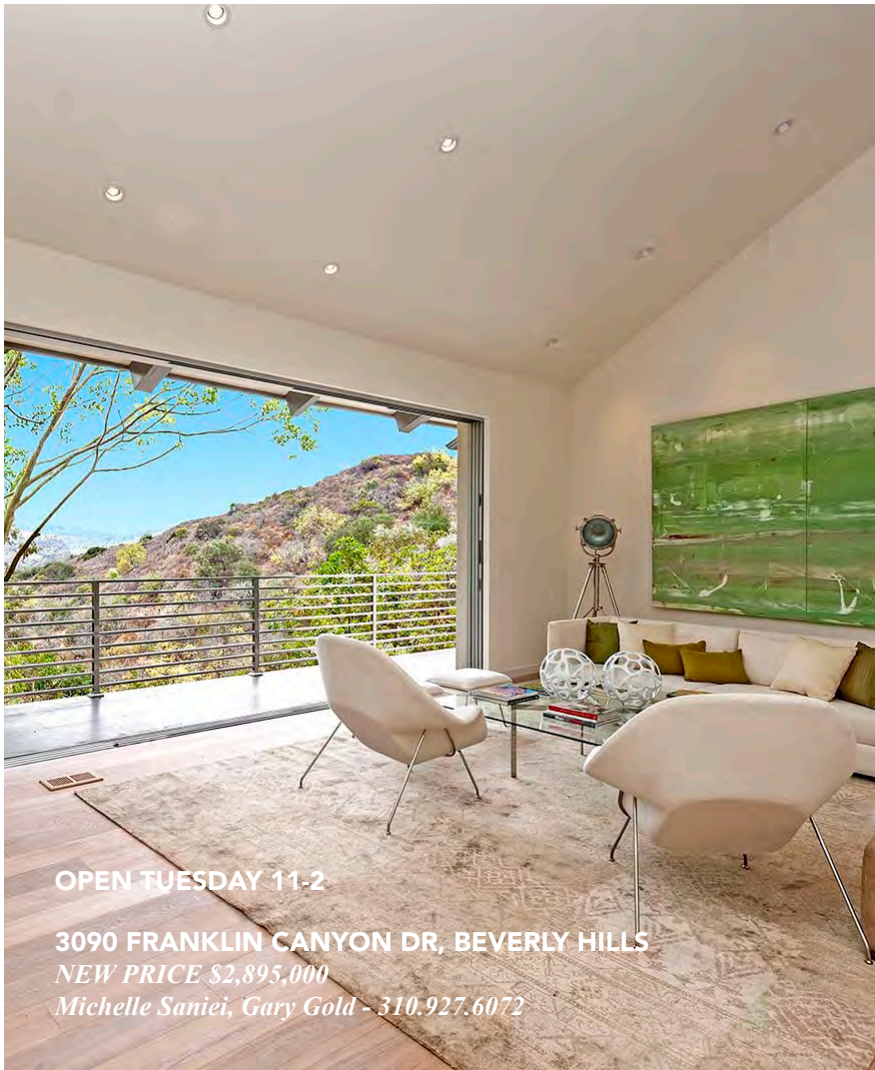


**OPEN FRIDAY 11-1**

**22740 DALE CT, CHATSWORTH**

**\$1,239,000**

*Megan Gallivan - 310.735.3192*



OPEN TUESDAY 11-2

**3090 FRANKLIN CANYON DR, BEVERLY HILLS**  
NEW PRICE \$2,895,000  
Michelle Samiei, Gary Gold - 310.927.6072



OPEN TUESDAY 11-2

**2103 ALCYONA DR, HOLLYWOOD HILLS**  
NEW PRICE \$2,149,000  
Ladd Jackson - 310.346.1744



BY APPOINTMENT ONLY

**506 N BEDFORD DR, BEVERLY HILLS**  
\$5,900,000  
Jeff Hyland, Steven Levine - 310.702.4509



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TAG FRONT, 2015

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BEL AIR



1740 BEL AIR ROAD

OPEN TUESDAY 11-2

\$23,350,000



AARON KIRMAN  
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424.249.7162



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**2463 SOLAR DR, HOLLYWOOD HILLS**

**\$10,250,000 | *By Appointment Only***

**BY APPOINTMENT ONLY**

**OPEN TUESDAY 11-2**



**25067 JIM BRIDGER RD, HIDDEN HILLS**  
**\$14,500,000**



**2265 NICHOLS CANYON RD, HOLLYWOOD HILLS**  
**\$1,495,000**



**BRETT LAWYER**

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# TENNIS COURT ESTATE

PRICED TO SELL \$4,490,000



2200

COLDWATER CANYON

BEVERLY HILLS

OPEN TUESDAY 11-2

Beautifully restored tennis court estate  
steeped in Hollywood history, sited on over  
an acre of newly landscaped grounds.

5 BEDS, 7 BATHS

[WWW.2200COLDWATER.COM](http://WWW.2200COLDWATER.COM)

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## 2859 COLDWATER CANYON OPEN TUES 11-2

In the hills atop Coldwater Canyon, a collaboration between 2 giants in their fields, renowned architect William S. Beckett & world famous Academy Award winning actor Charlton Heston, came to fruition in 1959. It's been the private residence of the Heston family ever since & has been fondly called "The house that Ben-Hur built", a reference to Mr. Heston's Academy Award. Architect Beckett specialized in mid-century modern architecture and was the chief designer for Sumner Spaulding. Enter this beloved piece of Hollywood history thru a long gated driveway. The master suite is complimented by separate his &

hers baths, dual walk-in closets, a fireplace, an office & a one of-a-kind 2 story library w/ outstanding mountain views. Open living area for entertaining, private office w/ balcony, formal dining w/ Terrazzo floors, marble stone bar, 2 additional family en suites plus maids quarters in the main house. 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 plus an additional bedroom w/ bath & private entrance.

RSVP to 310-888-3333 | **Proudly Offered at \$12,249,000**



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www.myranourmand.com  
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RSVP REQUIRED | VALET | CATERED LUNCH





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 REAL ESTATE

## BIRD STREETS AREA DEVELOPMENT OPPORTUNITY

Set at the end of a cul-de-sac behind private gates that open to a motor court, this large and extremely flat pad overlooks the city lights and mountains. Build an approx. 7,000+ sq. ft. masterpiece on this one-of-a-kind parcel. A small home and pool currently exist on the property.



SUNSET STRIP  
 8818 PINTO PL.  
 \$4,995,000 | 19,358 LOT SIZE

OPEN TUESDAY 11-2PM  
 8818PINTO.COM

JASON OPPENHEIM, ESQ.  
 BROKER/PRESIDENT

OGROUP.COM

jason@ogroup.com | 310.990.6656

8606 Sunset Blvd. | West Hollywood, CA 90069



THE OPPENHEIM GROUP  
REAL ESTATE

## REMODEL OR DEVELOPMENT OPPORTUNITY ON THE SUNSET STRIP

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.



SUNSET STRIP

8185 HOLLYWOOD BLVD.

\$2,895,000 | 4<sup>BD</sup> 3<sup>BA</sup> 3,589<sup>SQ. FT.</sup>

OPEN TUESDAY 11-2<sup>PM</sup>

8185HOLLYWOOD.COM

CATERED BY



JASON OPPENHEIM, ESQ.  
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jason@ogroup.com | 310.990.6656

8606 Sunset Blvd. | West Hollywood, CA 90069



THE OPPENHEIM GROUP  
REAL ESTATE

## SUNSET STRIP CONTEMPORARY WITH VIEWS

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. This home is the perfect city retreat for enjoying the luxury lifestyle of Los Angeles.



SUNSET STRIP

8572 HILLSIDE AVE.

\$3,975,000 OR \$15,000/MO. | 4<sup>BD</sup> 4<sup>BA</sup> 4,285<sup>SQ.FT.</sup>

OPEN TUESDAY 11-2PM

HILLSIDEVIEWS.COM

JASON OPPENHEIM, ESQ.  
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jason@ogroup.com | 310.990.6656

8606 Sunset Blvd. | West Hollywood, CA 90069



OPEN HOUSE

Tuesday 11-2  
Sunday 2-5

310.702.9952

811 Rosemont Ave  
Los Angeles | 90026

[roseyjones.com](http://roseyjones.com)

Rosey Jones brings seven eco-crafted, stunning homes to a vibrant pocket of Echo Park. Walking distance to Sunset Blvd, each residence features a spacious open floor plan, abundant natural light, designer appliances and great attention to sleek, handpicked details. Created with a modern aesthetic in mind, the flow of each home invites entertaining with large sliding glass doors, multiple balconies, and rooftop decks showcasing epic DTLA views.

Offered at \$779,000

3% BROKER COMMISSION\*



## FINAL TWO TOWNHOMES JUST RELEASED

Discover The Waverly two-story residences designed by Marmol Radziner with generous living spaces, soaring ceilings and beautifully appointed finishes. Offering the ultimate urban beach lifestyle, The Townhouse Collection has privileged access to The Waverly's exclusive amenities including an attended lobby, a fully equipped fitness center and the Skybridge Lounge, with views overlooking the lush treetops of Tongva Park and the sparkling Pacific Ocean.



**THE  
WAVERLY**

**RELATED**

**JOAN'S ON THIRD™ SANTA MONICA NOW OPEN**

**Townhouse Collection is 70% Sold | Final 2 Townhomes Now Available**

**Townhouses from \$1,495,000 | Two Bedroom Residences from \$1,300,000**

Sales Gallery open by appointment only Monday - Saturday 10am - 6pm • 310.394.1100

1755 Ocean Avenue, Santa Monica, CA 90401 • [WaverlySantaMonica.com](http://WaverlySantaMonica.com)

\*sale must be closed on The Townhouse Collection to qualify for commission





3% BROKER  
COMMISSION



## WHERE THE OCEAN MEETS THE AVENUE

Overlooking the sparkling Pacific Ocean, The Seychelle is ideally located in the heart of Santa Monica, on coveted Ocean Avenue. The beautifully designed interiors by renowned Clodagh Design International feature honed marbles, polished quartzites and warm wood tones with walls of glass opening to panoramic ocean views and private terraces. Steps from the sand, The Seychelle offers unparalleled services and amenities that include an attended lobby with concierge, stunning rooftop pool and entertainment lounge, fully equipped fitness center with yoga studio, business center and glamorous pet spa. Welcome to The Seychelle, an unprecedented opportunity to call one of Southern California's beloved beach cities home.



### THE SEYCHELLE

**RELATED**

Onsite restaurant Herringbone Santa Monica, by celebrity chef Brian Malarkey, now open

**FINAL RELEASE. 90% SOLD.**

**Two and Three Bedroom Residences from \$1,525,000**

**The Reserve Collection from \$4,100,000**

Sales Gallery open by appointment only Monday - Saturday 10am - 6pm • 310.394.1100

1755 Ocean Avenue, Santa Monica, CA 90401 • [SeychellePenthouse.com](http://SeychellePenthouse.com)





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5163 BAZA AVENUE, WOODLAND HILLS  
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22774 HIALEAH WAY, CHATSWORTH  
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OPEN SUNDAY 1:00 - 4:00 PM

2238 CANYONBACK ROAD, BRENTWOOD  
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# Luxury Living at TenFiveSixty



***The home of famed composer VAN ALEXANDER.***

**10560 Wilshire Blvd. #403, Los Angeles, 90024**

**Open Tues., Nov. 17th, 11-2PM**

**\$1,189,900**

**Nearly 2000 sqft - 2+Den+2.50**

Bright & open with an expansive flow featuring 2 Bedrooms, Private Den, 2.50 Baths, with nearly 2,000sqft. Wrap-around windows overlook beautiful vistas of the Corridor. Enjoy a hi-rise lifestyle at one of Wilshire Corridor's most prestigious buildings with 24HR Valet & Concierge, gorgeous newly redesigned social room, Pool, Gym & impressive Lobby.  
Trust Sale.

**[www.10560Wilshire403.com](http://www.10560Wilshire403.com)**



**TANIA FERRIS**

**310-713-8234**

**[TaniaFerris68@aol.com](mailto:TaniaFerris68@aol.com)**

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*JoyceRey*



STACY GOTTULA





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DEVELOPMENT OPPORTUNITY IN  
PRIME BEVERLY HILLS  
1129 TOWER ROAD

---



Incredible opportunity to purchase an apx. 1.35 acre prime Beverly Hills site. Perched on a private knoll, ideal property to build your dream estate. Gated & up a long private driveway, this exceptional property offers apx. 6,244 sq.ft. Main house with expansive grounds & sparkling vistas. Sweeping grounds with cabana, huge motor court, 3 car garage, rolling lawns, & spacious back patio with pool. Fabulous potential for development opportunities of a compound-like custom estate.

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**\$19,995,000 OPEN TUESDAY 11 - 2**

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## PARISIAN CHIC

**Open Tuesday 11am-2pm**

Sushi Lunch & Coffee Cart Provided

Join us for Wine & Cheese at

**Twilight Open Tuesday 5-7pm**

9743 Elderidge Drive

Beverly Hills

2bd 3.5ba

Listed at \$3,000,000

Stunning contemporary 2 bedroom home offers glamorous lifestyle with minimal maintenance. Architect Rick Leslie designed interior & exterior including Wolf range/oven & under-counter microwave in a quartz island. Living room patio w/fire table & elevated dining pavilion. Master upgraded with office, terrace, walk-in closet & his/her baths. Recessed lighting, Swarovski fixtures, porcelain & travertine floors & 2-car garage. This was not built as a spec home. Minutes to BH Hotel & Rodeo Dr restaurants/shops. 9743ElderidgeDrive.com



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



**1435 LOMA VISTA DRIVE**  
NOW OFFERED AT \$6,999,000  
**OPEN TUESDAY, NOVEMBER 17<sup>TH</sup> 11AM-2PM**

STUNNING RESORT STYLE CONTEMPORARY HOME IN PRIME TROUSDALE. COMPLETED JUST A FEW YEARS AGO, THIS FLAWLESS, PRIVATE, AND GATED HOME FEATURES A DRAMATIC ENTRY LEADING TO A GRACIOUS LIVING ROOM WITH VIEWS OF THE GARDENS, POOL/SPA, AND THE CITY IN THE DISTANCE. THERE IS A MAGNIFICENT KITCHEN/FAMILY ROOM DRENCHED IN NATURAL LIGHT, AN IMPRESSIVE FORMAL DINING ROOM, 3 FAMILY BEDROOMS ALL EN SUITE, A MEDIA ROOM, AND A DINING LOGGIA. THE GENEROUS MASTER SUITE IS COMPLETE WITH BEAUTIFUL BUILT IN CABINETRY, HIS/HERS DRESSING ROOMS/CLOSETS, AND AN INCREDIBLE SPA LIKE BATH WITH AN OVERSIZED SHOWER LOOKING ONTO A PRIVATE ZEN GARDEN. THIS HOME IS THE IDEAL BLEND OF TASTE, STYLE, AND CASUAL LUXURY.

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# New Price - Agents First Look

## \$4,800,000



2803 MANDEVILLE CANYON RD  
Tuesday, November 17th from 11 AM to 2 PM



Gently placed upon nearly 1/2 acre in the keenly secluded neighborhood of Brentwood, this 5 bed 4.5 bath estate offers us an immediate feeling of warmth and care. There is something effortless about its design, with every square foot having meaningful purpose. All the bedrooms

and bathroom are well appointed with no detail overlooked. The backyard is as complete as the home with an outdoor kitchen, firepit with seating for 15+, swimming pool, spa, grassy area and professionally curated garden.



**Mark Leddy**  
310 710 8536



**Omar Awadallah**  
310 809 8823



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# EXCLUSIVE PROPERTIES OF NICOLE CONTRERAS



351 N KENTER, BRENTWOOD  
\$3,575,000



9309 LLOYDCREST DR, BHPO  
\$2,995,000



1332 ALLENFORD, BRENTWOOD  
\$2,375,000



IN ESCROW 10776 WILSHIRE #1503  
\$2,875,000



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# Canyon Retreat, Rich History



9805 YOAKUM DR

**Tuesday 11/17 11-2 & Sunday 11/22 1-4**

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.

Offered At **\$1,000,000**



Heather T. Roy  
323-445-0093

Learka Bosnak  
323-899-6464

9740 Wilshire Blvd. Beverly Hills, CA 90212

## **CHOICE PROPERTIES AVAILABLE IN WILSHIRE HOUSE!!**

**10601 Wilshire Blvd., Los Angeles, CA 90024**



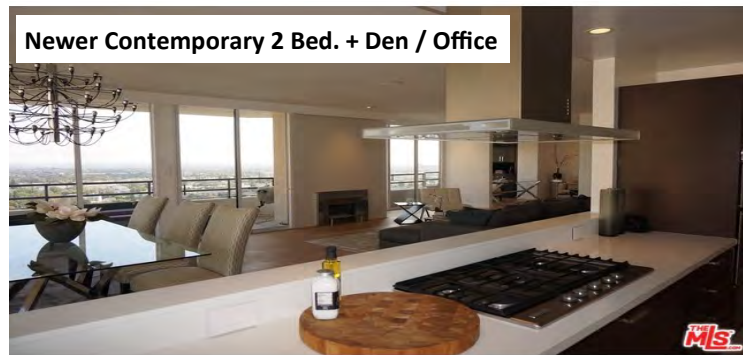
**Mountain Views w/. Xtra Large Master**

**10601 Wilshire #604**

**Wilshire House**

Designer custom built 2BR+Den with extra large master suite (Apx. 2,750 Sq. Ft.) with serene and quiet mountain views & wrap around balconies in Wilshire House. This Sumptuous & light-filled spacious condominium residence offers a large living room with fire place, custom built kitchen with generous counter top space connecting to den/family room with built-ins, most impressive master suite with sitting area and incredible master bath & huge walk-in closet with tons of built-ins and storage space.

**Offered at \$ 1,995,000**



**Newer Contemporary 2 Bed. + Den / Office**

**10601 Wilshire #1602**

**Wilshire House**

Completely “guttled & renovated” bright & spacious 2Bed+Den/ Office with awesome jetliner views of the city, mountain & ocean in fabulous Wilshire House, an exclusive full svc. A class building on the Corridor. Spacious living & dining rooms leading to a separate Den/3rd Bed. With designer oak floors, recessed special lighting, Italian Scavolini kitchen, customized bathrooms, automatic electrical window treatments & great double walk-in closet.

**Offered at \$ 3,149,000**



**Newly Guttled 3 Bed. + Den + F.D. for Sale/**

**10601 Wilshire #704**

**Wilshire House**

A completely Newly gutted & rebuilt (2015) Extremely Rare and High Demand 3BR + Den + Formal D.R. w/ quiet & serene mountain views in fabulous Wilshire House. An A Class Building on the Corridor with full svc amenities and 24-hrs security. This Trophy Architectural Contemporary has it all! Grand Gallery Entry, Open and Spacious Living and designer fire place & Formal Dining Rooms, Separate Den (4th BR Possible) with pocket doors. Must See!

**For Sale \$ 3,845,000**

**For Lease at \$ 19,500 / mo.**



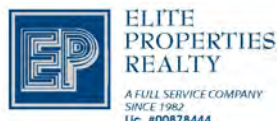
**2Bed. + Den w/ Jet-liner views through**

**10601 Wilshire #1502**

**Wilshire House**

A spectacular 2 Bed + Den (Potential 3rd Bed.) in the fabulous Wilshire House, an A class building on the corridor. Formal entry hall, great living & dining room, Den / Office, eat-in kitchen, separate side bedrooms and wrap around balconies. Great jet-liner views from all rooms. Corner unit with great exposure.

**Offered at \$ 2,395,000**



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**MAZDA HOGHOUGH**

[www.mazdahcollection.com](http://www.mazdahcollection.com)

[mazda@eliteproperty.com](mailto:mazda@eliteproperty.com)

**(310)210-2225 - Mobile**

**(310)271-4040 ext. 123**

**CALBRE#00987571**



**WESTWOOD | \$5,995,000**

*The Carlyle Residences: Junior Penthouse Suite 2104*  
 10776 Wilshire Blvd., By Appointment Only

The coveted Southwest-facing Junior Penthouse in the prestigious Carlyle features unobstructed views of the City & the Pacific Ocean. Offered exquisitely furnished with interiors designed by TAL-studios--the highly sought after luxury hotel design group--with no expense spared in warm neutral tones to recreate the perfect 3 bedroom hotel suite in the sky. The moment you step into the contemporary 3,535 square foot smart home from the private elevator foyer, you are drawn to the sweeping views showcased from dramatic 13 foot floor-to-ceiling windows. The interior upgrades, richly covered surfaces, and meticulously chosen appointments have transformed this space into the extraordinary. If you thought you knew the Carlyle, you've never seen it like this.

**BRONSON  SWANSON**  
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**Jon Bronson & Mary Swanson**  
 310.285.7579  
 jb@jonbronson.com  
 mary@lahomeandstyle.com  
 www.LAhomeandstyle.com  
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# 720 N ALTA - NEW CONSTRUCTION



Beautiful Georgian Traditional new construction on one of the most desirable streets in the Beverly Hills Flats. 7 bedrooms, 13 baths on an approximate 27,000 square foot lot. This home features large scale rooms perfect for entertaining, enormous master suite with retreat, huge lower level with theater, wine tasting room, game room, and gym. Opulent features and every amenity imaginable.

**\$24,995,000**

Open Tuesday from 11 to 2 and please join us for a Twilight Open House from 4 to 7 serving wine and hors d'oeuvres



**JOYCE REY** EXECUTIVE DIRECTOR  
(310) 285-7529 | Joyce@JoyceRey.com  
JoyceRey.com

**STEPHEN APELIAN** PARTNER  
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Joyce Rey CalBRE#00465013, Stephen Apelian CalBRE# 01885055, Christopher Damon CalBRE#01877564 & Kurt Rappaport CalBRE#01036061



# Italianate Villa on La Collina



- \*Over 6850sqft of luxurious space filled with impressive architectural appointments.
- \*Tranquil gated privacy on an estate-sized lot with huge motorcourt, 4-car garage & parking for 12 cars.
- \*Majestic 1150 sqft Living Room, Library/Family Room & Fabulous Dining Room with Terrace.
- \*5 bedrooms, 7 baths includes a separate 2 BR Guest House, and a 2-room Staff suite.
- \*Garden-side Master Retreat with dual baths
- \*Charming expansive backyard & gardens grace the entire property.
- \*Pristine condition, ready for immediate occupancy.



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**TANIA FERRIS**

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TaniaFerris68@aol.com

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# 3935 Prado De Las Frutas, The Oaks of Calabasas



Romantic East Coast traditional located on an exceptional cul-de-sac within the prestigious Oaks of Calabasas. The light filled residence offers 4 large bedroom suites, an elegant formal living room with fireplace, and spacious office with French doors that open to a charming front porch. The sophisticated formal dining room is highlighted by a butlers pantry, double height volume ceilings, and French doors leading out to a romantic central courtyard. The large center island kitchen offers the best in form and function with stainless steel appliances and spacious breakfast nook. An expansive family room is anchored by a fireplace and opens to the private rear grounds. Several entertaining enclaves, swimmers pool, spa, outdoor kitchenette, and fire pit complete this exceptional home.

**Offered at \$2,365,000**



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**608 N SIERRA DR | OPEN TUES 11/17 11-2  
CATERED SUSHI LUNCH BY JOGASAKI**

This exquisite Mediterranean home with stunning curb appeal, commands its deserving place on one of the best blocks in The Beverly Hills Flats. The main floor features a formal living room, dining room, and family room all with expansive windows, a sunlit chef's kitchen with gorgeous Carrera marble, and an adjoining breakfast area. The upstairs features a large master suite with sizable bath, duel walk-in closets and office. Three additional bedrooms complete the top level of this home. The lower level features a media room, kitchenette and separate bath, all perfect for entertaining. Elegant French doors open to an outdoor terrace and resort-like backyard with new pool and detached guest house. Beautifully landscaped throughout, this home offers privacy and warmth, the perfect place to call home for the holidays.

**Proudly Offered at \$6,650,000**



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LUXURY ESTATES



# 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

