



TUESDAY

01 Beverly Hills Single Family

720 N ALTA DR	Refresh. 11-2	NEW
\$24,995,000	7+13 3sty-TRADITIONAL	
NEW CONSTRUCTION IN BEVERLY HILLS FLATS		
 <p>Brand new construction on one of the best streets in the Beverly Hills Flats, 7 bedrooms, 13 baths on a lot of almost 27,000 square feet. Boasting 3 levels of meticulously crafted opulence, home features an enormous master suite with retreat, large scale public rooms, huge game room level with gym, theater, and wine tasting room. No expense spared and every amenity thought of in this beautiful Georgian Traditional.</p>		
J.Rey/S.Apelian/C.Damon (323)804-3400	Open From 11 to 2 and Twilight from 4-7	

608 N SIERRA DR	Lunch 11-2	NEW
\$6,650,000	5+6 3sty-MEDITERRANEAN	
EXQUISITE MEDITERRANEAN HOME IN BH FLATS!		
 <p>The main floor feat a formal living room, dining room, & family room all with expansive windows, a chef's kitchen with gorgeous Carrera marble, and an adjoining breakfast area. The upstairs features a large master suite with duel walk-in closets and office. Three additional bedrooms complete the top level of this home. The lower level features a large media room which is perfect for entertaining. Elegant French doors open to a resort-like backyard with new pool and detached guest house.</p>		
Rochelle Maize (310) 968-8828 NORMAND & ASSOCIATE	Sushi Lunch by Jogasaki	


258 S BEDFORD DR	Lunch 11-2	NEW
\$3,195,000	4+4 2sty-SPANISH	
GRACIOUS & SPACIOUS 2STY SPANISH ON PREMIER 200 BLOCK!		
 <p>SPACIOUS & CHARMING 2STY COURTYARD SPANISH WITH INTENSE CURB APPEAL ON PRIME SOUTHWEST BH ROAD PROXIMATE TO ALL! IMMACULATE PARTLY-UPDATED CONDITION AWAITING YOUR PERSONAL TOUCH! GENEROUS RMS W/WD FLRS & MLDGS. 3BD UP + XLG MDS/GST STE DOWN. DRAMATIC ENTRY W/SWEEPING STAIRCASE. HUGE HI CLNG LIV RM & LOVELY FORMAL DINING RM. QUAINT DEN W/PWDR RM. BIG FRONT & REAR YARDS FOR ENTERTAINING. 3 CAR GARAGE. ONE OF THE PRETTIEST 200 BLOCKS IN THE CITY. TRUST SALE TO BE SOLD IN STRICTLY AS-IS CONDITION.</p>		
MLS#15-958591 MICHAEL J. LIBOW 310-285-7509 CBRB - BH S	WWW.258BEDFORD.COM	

628 N ALTA DR	Open 11-2 592G7	rev
\$7,950,000	5+6 CONTEMP MED	
CONTEMPORARY MEDITERRANEAN IN PRIME BEVERLY HILLS FLATS		
 <p>Set behind privacy gates in prime Beverly Hills flats, old world glamour meets modern sophistication in this rare Contemporary Mediterranean estate. The house has a very modern, bright & open feel w/substantial volume & great flow for entertaining. Complete w/intricate hand-laid tile work, hardwood floors, high ceilings & great attention to detail on a large flat lot.</p>		
MLS#15-952221 Zach Goldsmith 310.908.6860 HILTON & HYLAND	BBQ,Dshwshr,Dryer,Rng/Ovn,Fridg,Other	

1435 LOMA VISTA DR	Open 11-2 592G4	rev
\$6,999,000	4+6 ARCHITECTURAL	
MAJOR REDUCTION! NOW OFFERED AT \$6,999,000		
 <p>Stunning resort-style contemporary home in prime Trousdale. Completed just a few years ago, this flawless, pvt, & gated home features a dramatic entry leading to a living room w/ views of the gardens, pool/spa, & the city. Kitchen/family room drenched in natural light, formal dining room, 3 family en suite BRs, media room, & a dining loggia. Master ste w/ beautiful cabinetry, his/hers dressing rms/closets, & spa-like bath with an oversized shower. The ideal blend of taste, style, & casual luxury.</p>		
MLS#15-921383 Fred J. Bernstein 310-300-0599 WEA	BBQ,Blt-Ins,Dshwshr,Dryer,Fridg,Other	

01 Beverly Hills Condo / Co-op

9233 BURTON WAY, UNIT 201	Refresh. 11-2	NEW
\$1,499,000	2+2.5 5sty-TRADITIONAL	
CHIC AND STYLISH STUNNING CONDO UNIT IN LA FAUBOURG ST.HONOR		
 <p>Renowned French Chateau – La Faubourg St. Honore. Chic + stylish, this stunning reimaged unit boasts formal entry, two bedrooms, two baths plus powder room. The space is extensively remodeled with French oak floors, stunning upscale cabinetry, Carrera marble, intricate tiled floors and updated lighting through-out. Living room and master bedroom open to lovely terrace surrounded by greenery. Open and bright unit.</p>		
Azy Farahmand/Don Heller 310-710-8841 THE AGENCY, BRENTWOO	Range/stove oven, Dishwasher,	

9321 BURTON WAY #B	Open 11-2	NEW
\$1,450,000	3+3 CONTEMPORARY	
FABULOUS RENOVATED 3BR CONDO IN HEART OF BEVERLY HILLS		
 <p>Next to the Beverly Hills Courthouse. New dual ac, plumbing, electrical wiring and lighting fixtures. Kitchen features stainless steel appliances, granite counter tops and glass tile back splash. Living area includes wide plank hardwood floors, fireplace, large patio, high ceilings and glass divider between dining and living rooms. 3 bedrooms and 3 new baths, two on top floor and one on lower floor. In-unit laundry. Side by side, gated parking with direct access to the unit.</p>		
MLS#15-958011 Hilary Stevens 310-776-0688 COLDWELL BANKER RESI	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan	

344 N PALM DR #302	Open 11-2	red
\$949,000 995000	2+3 1sty-TRADITIONAL	
JUST REDUCED IN BEVERLY HILLS!		
 <p>Open the double doors to your formal entryway that leads to a very well designed floor plan. High ceilings and recessed lighting throughout, the living room and den combo offer the perfect space for entertaining. The large eat-in kitchen and formal dining room add to the details of this unit. Additional features include a large master suite with abundant closet space, a secondary ensuite bedroom and two subterranean parking spaces to complete this light and bright condominium.</p>		
MLS#15-938689 Rochelle M/Gayle W 310-968-8828 NORMAND & ASSOCIATE	www.344NPalm.com	

02 Beverly Hills Post Office Single Family

2859 COLDWATER CANYON DR	Lunch 11-2	NEW
\$12,249,000	5+6.5 2sty-MID-CENTURY	
MUST RSVP FOR OPEN HOUSE		
 <p>Master suite has his & hers baths, dual walk-in closets, a fireplace, an office & 2 story library w/ mountain views. Open living area for entertaining, private office w/ balcony, formal dining w/ Terrazzo floors, marble stone bar, 2 additional family en suites + maids quarters. Outdoor features BBQ, pool, tennis court. Tennis Pavilion features a 2 story observation deck, a 3 story art studio w/ soaring ceilings & elevator, a screening room + an additional bedroom w/ bath & prvt entrance.</p>		
Myra Nourmand 310-888-3333	Howard Stevens	



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TUESDAY

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




NEW LISTING! ENCHANTING TRADITIONAL RETREAT

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

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

www.TheAltmanBrothers.com

8805 YOAKUM DR	Refresh.	11-2	NEW
\$1,000,000	3+2	MODERN	



MODERN TREE HOUSE WITH RICH HISTORY

Be the next to own this amazing property with an intriguing provenance. Nestled in the wooded cradle of Yoakum Drive off Benedict Canyon, this three bedroom BHPD 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.

Heather & Learka (424) 202-3208
TELES PROPERTIES

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



STYLISH CONTEMPORARY IN CREST STREETS

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

MLS#15-958405
Zach Goldsmith 310.908.6860
HILTON & HYLAND

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




CHARMING BEVERLY HILLS COTTAGE!

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

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

www.RogerPerry.com

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



PARISIAN CHIC

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

Chen & Trugman 626.922.7836
TELES PROPERTIES

9743Elderidgedrive.com

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




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

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

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

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

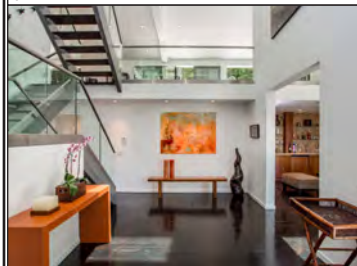


Just Reduced! Enter through a long gated driveway to this modern home with an abundance of light on an oak studded lot. Surrounded by decking there is a seamless indoor\ outdoor flow throughout the home. The large entry opens to a spacious great room with vaulted ceilings and Fleetwood Doors. The large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

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

BBQ,Dshwshr,Rng/Ovn,Fridg

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



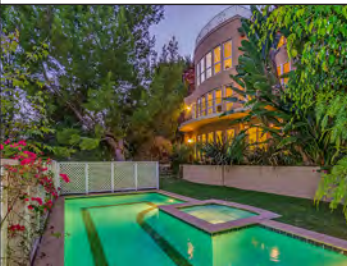
BEVERLY HILLS CONTEMPORARY ON GATED CELEBRITY ENCLAVE

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

MLS#15-938457
Eric Lavey
THE AGENCY

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

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



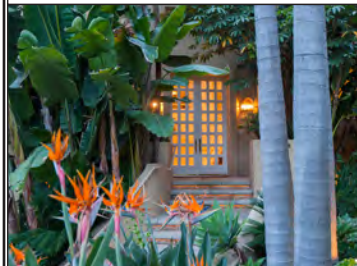
GATED & PRIVATE CONTEMPORARY MEDITERRANEAN IN BHPO

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

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

www.2505bowmont.com

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



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

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

Blf-Ins,Dshwshr,Elvtr,Grbg Disp

TUESDAY

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



FABULOUS NEWLY PRICED CLASSIC SPANISH HOME IN BHPO!!

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

MLS#15-923575
Linda May 310-777-6247
COLDWELL BANKER RESI

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

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



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

MLS#15-950519
Jason Oppenheim
THE OPPENHEIM GROUP

www.ogroup.com

02 Beverly Hills Post Office Lease

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




HIDDEN CANYON HACIENDA

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

MLS#15-930035
Roger Perry 310-600-1553
RODEO REALTY - BH

www.RogerPerry.com

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



HOLLYWOOD HILLS VIEW PROPERTY WITH POOL

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

MLS#15-958703
Tom Tostengard 323-872-4710
BERKSHIRE HATHAWAY

Studio with Separate Entrance

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




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

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

MLS#15-929227
Roger Perry 310-600-1553
RODEO REALTY - BH

www.RogerPerry.com

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



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.

MLS#15-953589
Jason Oppenheim
THE OPPENHEIM GROUP

www.ogroup.com

03 Sunset Strip - Hollywood Hills West Single Family

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



LEGENDARY OLD HOLLYWOOD ESTATE FILLED WITH ROMANCE & CHARM

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

MLS#15-929227
Kurt Rappaport 310-860-8889
WEA

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



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

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

Jeff Yarbrough 323.854.4300
KW | L.A. LUXE GROUP

www.3574Multiview.com

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



CALIFORNIA BUNGALOW IN PRIVATE FOREST SETTING

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

MLS#15-958599
Brett Lawyer 310.858.5402
HILTON & HYLAND

www.brettlawyer.com

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TUESDAY

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




MID CENTURY MODERN WITH POOL!

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

Justin Mandile 424.230.7807
THE AGENCY

Completely Remodeled

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




NICHOLS CANYON MID-CENTURY: SIGNIFICANT PRICE REDUCTION

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

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

Pool

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



ICONIC LAUREL CANYON GEM

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

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

Dshwshr,Grbg Disp

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



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

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

MARJOR \$204,000 REDUCTION!!!

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



NEW LISTING! PEACEFUL & SECLUDED HOLLYWOOD HILLS MODERN

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

Josh & Matthew Altman 310.819.3250
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

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



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

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

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

8320 HOLLYWOOD	Open	11-2	593A4	red
\$2,995,000	3+75000	3+4	2sty-ARCHITECTURAL	




MAJOR PRICE REDUCTION - HEAD ON CITY VIEWS

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

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

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



MAGNIFICENT EAST-COAST TRADITIONAL WITH POOL

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

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

www.stevefrankel.com

8787 APPIAN WAY	Open	11-2	red
\$2,750,000	2850000	5+7	




HOLLYWOOD HILLS BEAUTY WITH VIEWS

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

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

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

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



RE-IMAGINED, RENOVATED


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

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

Dshwshr,Frzr,Grbg Disp,Hood Fan,Intrcm

TUESDAY

2389 HERCULES DR	Open	11-2	rev
\$2,700,000	5+4	2sty-CONTEMPORARY	




MT. OLYMPUS GATED CONTEMP.

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

MLS#15-948193
Peter Whyte 310-777-6327
COLDWELL BANKER

1107 N BEVERLY GLEN BLVD	Refresh.	11-2	NEW
\$695,000	2+1	CONTEMPORARY	



SPLENDOR IN THE GLEN

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

MLS#15-957981
Steven Foonberg 310-474-1013
WESTSIDE REALTY GRP
www.StevenFoonberg.com

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

8341 W SUNSET BLV, UNIT 7	Open	11-2	NEW
\$1,475,000	2+2.5	3sty-MID-CENTURY	




EDWARD FICKETT ARCHITECTURAL

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

Refrigerator, Range/Oven, Dishwasher, W/D

Eric Hellyar 310-430-4082
KELLER WILLIAMS -HH

2165 QUEENSBOROUGH LN	Open	11-2	rev
\$5,650,000	6+9	2sty-MEDITERRANEAN	



NEWLY PRICED PRESTIGIOUS BEL AIR CREST!!!

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

MLS#15-941219
Linda May 310-777-6247
COLDWELL BANKER RESI
Blf-Ins, Cent Vac, Dshwshr, Dryer, Grbg Disp

04 Bel Air - Holmby Hills Single Family

1740 BEL AIR RD	Open	11-2	NEW
\$23,350,000	7+10		



BEL-AIR CONTEMPORARY ESTATE

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

Drew Fenton 310.858.5474
HILTON & HYLAND
www.drewfenton.com

10640 TARANTO WAY	Open	11-1	592A5	rev
\$4,995,000	5+9	2sty-CONTEMPORARY		




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

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

MLS#15-940525
Ron Holliman 310-777-6216
COLDWELL BANKER BH
Stone Canyon North of Sunset Blvd.

15501 CASIANO CT	Open	11-2	591/G1	NEW
\$3,995,000	5+6	1sty-MODERN		



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

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

All stainless steel Thermador appliances

Laleh Sheikh 310-4357131
KELLER WILLIAMS BH

10297 MARIEL LN	Open	11-2	rev
\$2,095,000	4+4.5	3sty-CONTEMP MED	



QUALITY NEW CONSTRUCTION IN BEL AIR

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

MLS#15-955125
Wood/Moritz 310.874.5639
SOTHEBY'S INT'L RLTY
www.10297mariel.com

REMINDER

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

920 N BEVERLY GLEN	Open	11-2	rev
\$1,099,000	2+2	TRADITIONAL	




BACK ON MARKET! TURN KEY + AMAZING YARD

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

MLS#15-950169
Sally Forster Jones 3106917888
JOHN AAROE GROUP
www.920beverlyglen.com

04 Bel Air - Holmby Hills Lease

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



SHORT-TERM LEASE IN BEL AIR!

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

MLS#15-958457
Rochelle M/Lucinda B 3109688828
NOURMAND & ASSOCIATE

Also available furnished at \$20k/mo

05 Westwood - Century City Condo / Co-op

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



GORGEOUS PENTHOUSE IN THE WILSHIRE REGENT


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

Jade Mills 310-285-7508
COLDWELL BANKER

Refrigerator, Stove/Oven, Dishwasher

05 Westwood - Century City Single Family

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



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

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

MLS#15-957879
Chad Lund 424-202-3295
TELES PROPERTIES

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

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



LUXURY LIVING AT THE TENFIVESIXTY NEW X!

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

MLS#15-956103
Tania Ferris 310-713-8234
COLDWELL BANKER

www.10560Wilshire403.com

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



EXTENSIVELY REMODELED 5 BEDROOM HOUSE

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

MLS#15-954681
Meir Kroll 310-341-4393
THE AGENCY

Blf-Ins, Dshwshr,Fridge

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



AMAZING TOWNHOME IN WESTWOOD!

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

Michael Carter 310-508-4528
KELLER WILLIAMS BH

www.1925BeverlyGlen43.com

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



RARE OPPORTUNITY! PRIME LOCATION WITH CENTURY CITY VIEWS

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

MLS#15-917283
Kris Mooney/Debra Ziven 424-202-3200
TELES PROPERTIES

Dshwshr

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



WONDERFUL SPACIOUS TOWNHOME IN A GREAT LOCATION OF WESTWOOD!

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

MLS#15-958271
Steve Sawai 310-899-3584
COLDWELL BANKER RESI

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

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



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

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

MLS#15-952303
ST.JAMES + CANTER 310.291.1029
BERKSHIRE HATHAWAY

WWW.10776WILSHIRE1502.COM

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Please call 310.358.1833
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TUESDAY

06 Brentwood Single Family


<p>X 1783 MANDEVILLE CANYON RD Lunch 11-2 \$3,999,000 5+5 CAPE COD</p>	<p>NEW</p> <p>COME HOME FOR THE HOLIDAYS!!!</p> <p>POSSIBLY THE MOST CHARMING NEST IN THE SOUGHT AFTER LOWER MANDEVILLE. DARK HARDWOOD & TRAVERTINE FLOORS. EXQUISITE GREAT ROOM W/ HI BEAMED CEILINGS. GOURMET COOK'S KITCHEN. SPACIOUS FAMILY ROOM NEXT TO AN INVITING YARD W/ SALT WATER POOL, SPA & BUILT-IN BBQ. GEORGEOUS MASTER SUITE W/ITS OWN PRIVATE DEN, MASTER BATH & CUSTOM WALK-IN CLOSET. 3 ADDITIONAL BEDROOMS W/EN-SUITE BATHROOMS PLUS AN AIRY GUESTHOUSE & MUCH MUCH MORE. PRICED TO SELL!!! COME TO PREVIEW & ENJOY NEW YORK PIZZA WITH US!!!</p> <p>BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other</p>
<p>MLS#15-957125 Mathew B./Kathy D. 310-447-7777 NELSON SHELTON/BHHS</p>	

<p>227 S WOODBURN DR Open 11-2 \$3,495,000 4+4 2sty-TRADITIONAL</p>	<p>NEW</p> <p>CHARMING EAST COAST TRADITIONAL</p> <p>Two story, well maintained East Coast Traditional owned by the same family for over 60 years located at the end of a cul-de-sac. Built in 1938 the home exudes charm & comfort throughout. It boasts a gracious living room w/fireplace, large formal dining room, separate den w/fireplace, maid's room w/full bath, separate breakfast room & powder room. The lot is a beautiful flat landscaped private 12,145 square feet. A wonderful and rare opportunity to make a dream location and home become a reality.</p> <p>www.227southwoodburn.com</p>
<p>MLS#15-958449 Steven Durbin 310-622-7436 GIBSON INTERNATIONAL</p>	


<p>X 167 S ROCKINGHAM AVE Lunch 11-2 \$11,250,000 5+6 CRAFTSMAN</p>	<p>rev</p> <p>THE LEGENDARY ANAWALT ESTATE</p> <p>Incredible opportunity to acquire one of the finest properties in all of Los Angeles. Poised on the west rim of the exclusive Brentwood Park, the legendary Anawalt estate offers a magical and enchanting setting unlike anything else in town. Enjoy 30,000sqft of land on coveted S. Rockingham Ave with sensational views of the canyon reaching the Pacific blue, a rare find for homes south of Sunset.</p> <p>Blt-Ins,Cbl,Dshwshr,Grbg Disp,Rng/Ovn</p>
<p>MLS#15-956987 Tamra (Tami) Pardee 310.907.6517 PARDEE PROPERTIES, I</p>	

<p>585 S BURLINGAME AVE Refresh. 11-2 631F5 \$9,995,000 6+8 CONTEMP MED</p>	<p>rev</p> <p>GRAND PALATIAL HOME OVER 10,000 SQUARE FEET</p> <p>This stunning, custom built home is in the heart of Brentwood. It is designed w/a European flair, exquisite taste & the highest quality. The dramatic 2 story entry is surrounded by elegant public rooms, perfect for entertaining. It features high ceilings, hrdwd flrs, library, wine cellar, media rm & a gourmet chef's kitchen w/top of the line appliances & cabinetry. 5 bedroom suites on the 2nd flr w/luxurious baths. Master balcony overlooks a manicured backyard w/built-in bbq, pool & firepit.</p> <p>OPEN TWILIGHT 5-7 PM</p>
<p>MLS#15-951671 Frieda Hassid 310.600.0145 GIBSON INTERNATIONAL</p>	


<p>11905 SALT AIR TER Open 11-2 \$4,180,000 4+4 CONTEMP MED</p>	<p>rev</p> <p>STUNNING ALL NEW RENOVATION</p> <p>HUGE PRICE REDUCTION - BRING OFFERS! - Stunning ALL NEW Renovation Just Completed. No expense spared! This Beautiful Family Home in the Heart of Brentwood on a Cul-De-Sac location will welcome you with a light and open floor plan. With 80 Ft trees and a creek-side location you cannot find a more peaceful setting. 4,610 SF of Luxury Living. Huge Caesar Stone Kitchen,Thermador Appliances,Two Dishwashers. Formal Dining, Living Room, Family Room w/ Fireplace.</p> <p>Blt-Ins,Cbl,Dshwshr,Frzr,Grbg Disp,Other</p>
<p>MLS#15-949043 Michael Rodgers 310-280-8983 BERKSHIRE HATHAWAY H</p>	

<p>351 N KENTER AVE Open 11-2 631F2 \$3,575,000 5+5 MEDITERRANEAN</p>	<p>rev</p> <p>Enter this private 5+5 Mediterranean with an open floor plan through large gated motor court located in desirable Brentwood, North of Sunset. Gourmet kitchen with center island opens to living room and breakfast area. Stairs lead to gorgeous master suite with personal balcony and 2 family suites. 2 additional bedrooms down, 3car garage, grassy backyard with Jacuzzi.</p> <p>MLS#15-945793 Myra Nourmand 310-888-3333 NOURMAND & ASSOCIATE</p> <p>Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridge</p>
	

06 Brentwood Condo / Co-op

<p>11937 W SUNSET #8 Open 11-2 631G3 \$1,899,000 3+4 SPANISH</p>	<p>NEW</p> <p>BEST UNIT IN COMPLEX</p> <p>Welcome to Las Ventanas, ideal living in today's modern world. The Santa Barbara Spanish Revival architecture is timeless and provides the grandeur of both privacy and luxury. The best of the 14 units, this home is similar to a NY Brownstone with its grace and multiple levels. Complete with a total of 4 beds, 3.5 baths, or 3 beds and a media room. Ideally located in the far rear of the gated complex away from hustle and bustle. The location of this unit truly separates it from the competition.</p> <p>MLS#15-958475 Diane Forbes Halliburton 310-339-6486 GIBSON INTERNATIONAL</p>
	

07 West L.A. Single Family

<p>2743 GRANVILLE AVE Open 11-2 \$819,000 2+1 1sty-TRADITIONAL</p>	<p>NEW</p> <p>A STORYBOOK CHARMER NESTLED IN A FLORAL GARDEN</p> <p>Warmth radiates throughout this 1930's home w/ many original details & a thoughtfully designed upgraded kitchen and bath. The kitchen opens to a formal dining rm & a den (formally the 2nd bedrm). A wood-burning fireplace is central to the gracious living rm. French drs lead to a large patio & yard from both the Den & Mstr bdrm creating a seamless transition between indoors & out. Oversized garage w/ barn like doors & high-pitched ceilings. This home offers easy-going living for the lucky buyer.</p> <p>MLS#15-957601 Marny Maslon 424-202-3298 TELES PROPERTIES</p>
	

<p>2469 S BUNDY DR Open 11-2 \$720,000 2+1 MID-CENTURY</p>	<p>NEW</p> <p>BEAUTIFUL HOME IS LOCATED IN A BUSTLING WLA NEIGHBORHOOD!</p> <p>A warm & cozy home for any buyer. Remodeled kitchen includes newer floor tile & counter tops, ample cabinets & quick access to the back patio. This spacious lot includes drought resistant front and backyard with a patio area, perfect for entertaining family and friends. Bonus room can be used as an office, studio, or gym - endless possibilities! Conveniently located on the Westside, easy stroll to the anticipated Expo Rail, convenient freeway access, and great local restaurants.</p> <p>MLS#15-958365 Paul Keating 310.422.9538 BERKSHIRE HATHAWAY</p>
	

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 More Offers & More Money



07 West L.A. Condo / Co-op

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



MAR VISTA CONDO 2BD/2BA

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

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

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

09 Beverlywood Vicinity Single Family

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



STUNNING ARCHITECTURAL IN FAIRCREST HEIGHTS

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

MLS#15-957843
Morgan Pasco 310.606.3887
MORGAN REAL ESTATE

BBQ,Dshwshr,Dryer,Grbg Disp,Hood Fan

08 Cheviot Hills - Rancho Park Single Family

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



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

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

Blf-Ins

1443 HI POINT ST #5 Open 11-2 **rev**

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



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

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

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

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

9833 VICAR ST Refresh. 1-4 632G6 **NEW**

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



WONDERFUL MID-CENTURY MODERN FAMILY HOME.

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

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

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

09 Beverlywood Vicinity Condo / Co-op

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



SPACIOUS UPDATED CONDO! CLOSE TO BEVERLY HILLS!

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

Pat Cornog 310-463-3733
POWER BROKERS INTL.

Remodeled Kitchen, Stainless Appliances

08 Cheviot Hills - Rancho Park Lease

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



PERFECT ONE STORY HOME YOU'VE BEEN HOPING FOR!

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

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

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

10 West Hollywood Vicinity Single Family

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



L'OLIVIER HOUSE WWW.350HARPER.COM

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

Omega Group-Ron Keinan 310.779.5348
KELLER WILLIAMS

www.OmegaGroup.LA

THANKSGIVING DEADLINES

DECEMBER 1, 2015 ISSUE

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

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

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

TUESDAY

721 N VISTA ST	Open	11-2	NEW
\$2,800,000	4+5.5	2sty-MODERN	



BRAND NEW MODERN

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

The Sunset Team 310.274.3900
KW HOLLYWOOD HILLS

www.721Vista.com

1219 SUNSET PLAZA DR #5	Open	11-2	red
\$879,900	2+2	TRADITIONAL	



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

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

MLS#15-950979
Cristie St. James 310.291.1029
BERKSHIRE HATHAWAY

WWW.1219SUNSETPLAZA5.COM

6118 MARYLAND DR	Open	11-2	red
\$2,499,000	4+5	SPANISH	



ANDALUSIAN DREAM HOME

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

MLS#15-946715
Scottman Wall 310-780-8001
KELLER WILLIAMS HOLL

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

9019 CYNTHIA ST #B	Open	11-2	red
\$649,000	699000 1+1	3sty-FRENCH	

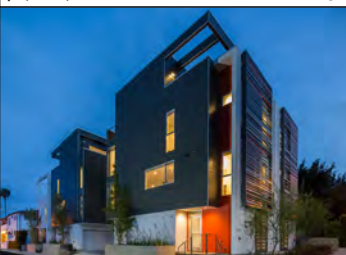


GREAT TOWNHOUSE REDUCED \$50,000!!!

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

MLS#15-942147
Edward Fitz 424-230-3757
THE AGENCY

1001 N CRESCENT HEIGHTS BL	Refresh.	11-2	rev
\$1,595,000	3+3.5	ARCHITECTURAL	



THE LAST REMAINING HOUSE AT BENTO BOX 5

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

MLS#15-913239
Erik Lerner (310) 734-8120
KELLER WILLIAMS

BentoBox5.com

8474 ROMAINE ST #104	Open	11-2	rev
\$597,500	2+2	MEDITERRANEAN	



CHIC WEHO CORNER UNIT

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

MLS#15-956983
Heather Klein 310-415-8553
TELES PROPERTIES, IN

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

10 West Hollywood Vicinity Condo / Co-op

10 West Hollywood Vicinity Income

960 N DOHENY DR #304	Open	11-2	NEW
\$959,000	2+3	CONTEMP MED	



BEAUTIFUL TWO-LEVEL CONDO WITH VIEW OF BEVERLY HILLS

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

MLS#15-957999
Jason Woodruff 310.770.3101
KELLER WILLIAMS HH

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

9037 ELEVADO ST	Open	11-2	594C6	red
\$1,335,000	+385000	SPANISH		



CHARMING CHARACTER DUPLEX *PRICE REDUCTION*

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

MLS#15-951807
William Barker 310-666-8301
COLDWELL BANKER RESI

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

1255 N HARPER AVE #1	Open	11-2	NEW
\$379,000	0+1	MID-CENTURY	



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

MLS#15-958203
Andrew Yalcin 310-871-3833
COLDWELL BANKER RESI

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

ATTENTION

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

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

TUESDAY

11 Venice Single Family

X 911 NOWITA PL	Lunch 11-2	NEW
\$3,987,000	4+3.5	
LUXURY VENICE MODERN MEETS TRADITIONAL		
<p>On the best walk street is a home built for living & loving in Venice unlike any other. Tremendous attention to detail while maintaining simplicity & charm. Clever blend of using light & flow. Over 3,000sf of living. 4bds, 1 w/own entrance & spa ba - perfect as an office or exercise rm. Open floor plan starring a nautilus inspired staircase up 3 floors to roof deck. Gourmet bar style kitch w/brass & bronze accents set against Bluestone & rich woods, Subzero & Wolf appliances.</p>		
<p>Tamra (Tami) Pardee 310.907.6517 PARDEE PROPERTIES, I</p>		

611 SANTA CLARA AVE	Refresh. 11-2	rev
\$3,295,000	4+4 ARCHITECTURAL	
VENICE MODERN + GUESTHOUSE --- JUST STEPS TO ABBOT KINNEY		
<p>Timeless contemporary private compound offers open, expansive living & dining spaces graced w/ abundant light. From the street, the home is reminiscent of a country farmhouse in southern France or Italy. Venture beyond the gates & discover a home that's refreshingly modern and colorful. Designed for a chef/owner who loves to entertain, as well as showcase his art collection. Large roof deck w/ sea breezes & city views. Full Guesthouse w/kitchen, BR, office & gardens. Serene & beautiful.</p>		
<p>Jerry Jaffe 310-403-4925 TELES PROPERTIES</p>		
Guesthouse, Roof Deck, Gardens		

X 2421 BRYAN AVE	Lunch 11-2 671-J6	NEW
\$3,649,000	4+3.5 3sty-ARCHITECTURAL	
BREATHTAKING ARCHITECTURAL!		
<p>Also open for twilight viewing tonight from 5-7pm! New Architecture nestled in the Silver Triangle. Private & Tranquil with soothing water feature. Large kitchen with stainless steel Thermador appliances including a wine fridge and steam oven. Pecan finish cabinets and elegant Caesarstone counters complement an island that opens to the great room with accordion door. Upstairs are 4 bedrooms. Master suite has walk in custom closet. Roof top deck has built in BBQ, hot tub & amazing views.</p>		
<p>Tamra Pardee 310-907-6517 PARDEE PROPERTIES</p>		
Refrigerator, Range/Oven, Dishwasher		

11 Venice Condo / Co-op

1046 PRINCETON DR #118	Open 11-2 672A6	rev
\$840,000	0+1 ARCHITECTURAL	
3 of 30 Lofts left,SELLER or BANK FINANCING Available w/ as little as 10% down payment,Why rent when you can own,loan Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice near shopping and entertainment.Work/Live spaces, select units offering SS Appliances,Italian Cabinets,Marble Counter Tops,9'-30' Bow Truss Ceilings,Large Windows & Commercial roll up Doors,Skylights,Steel Beams,Large Balcony/Patio.Final CofO issued 2010.Pictures are of Model units,Marina Del Rey post office		
<p>Lee Johnson 310-892-2244 SOTHEBYS INTERNATION</p>		
Rng/Oven,Cbl,Dshwshr,GrbgDisp,Fridge,M/W		

2519 GRAND CANAL	Open 11-2	NEW
\$3,275,000	3+4 MEDITERRANEAN	
NEW TO MARKET. PRICED TO SELL		
<p>Bring your clients. This one is Priced to Sell</p>		
<p>Robbie Schultz 3108696605 ROB SCHULTZ</p>		
Dshwshr,Grbg Disp,Hood Fan,Wshr		

11 Venice Income

14 BROOKS AVE	Open 11-5	NEW
\$6,139,000	Units 2sty-MID-CENTURY	
14 UNITS VENICE BEACH		
<p>Venice Beach 2 story apartment building in prime location steps to sand. Rare corner double lot approx 6100 sq ft with alley access. 5 garage parking spaces, 8 uncovered parking spaces, 1 off site space. Property is master metered. Zoned RD1.5. Some/all units may be negotiable to vacating units after COE. Buy, relocate, rehab, rent at market rents. Or check possibility of developing luxury units in a prime location in Silicon Beach. EVERY UNIT WILL BE OPEN FOR CARAVAN, DON'T MISS, OPEN TIL 5PM.</p>		
<p>Derrick Ruiz 310-308-3174 EXP REALTY</p>		

832 MILWOOD AVE	Open 11-2	NEW
\$1,775,000	2+1 CALIFORNIA BUNGALOW	
ADORABLE CALIFORNIA BUNGALOW, PERFECT FOR A NEW FAMILY		
<p>looking to settle in to the close knit community of Venice. Just 3 blocks from Abbot Kinney's restaurants, boutiques, art galleries and more. Huge back yard, you make your own sanctuary- won't last long!</p>		
<p>Suzanne Frank 310 497 4446 RE/MAX ESTATE PROPER</p>		
Dryer,Grbg Disp,Hood Fan,Rng/Ovn,Wshr		

13 Palms - Mar Vista Single Family

X 3256 CABRILLO BLV	Lunch 11-2	NEW
\$2,495,000	4+4.5	
DESIGNER MODERN W/ SENSATIONAL VIEWS		
<p>Tranquilly poised behind a sweet Elm, this builder's custom modern exudes warmth & sophistication. Lined w/authentic 100year old reclaimed wood, this 4bd 5ba affords beautiful hdwd flrs, an open floorplan w/sky hi ceilings, gourmet chef's kit w/Caesarstone counters & custom built in dining stools & all bedrooms en-suite w/designer finishes including a spa like master bath. Abundant outdoor space, as well as a massive rooftop deck with fire pit & breathtaking 360 degree views.</p>		
<p>Tamra (Tami) Pardee 310.907.6517 PARDEE PROPERTIES, I</p>		

222 5TH AVE	Open 11-2	red
\$1,995,000	2195000 3+4 TRADITIONAL	
SPACIOUS REMODELED HOME NORTH OF ROSE		
<p>Look no further - you've found it all here in the coveted NoRo (North of Rose) neighborhood of Venice. This spacious remodeled home with a versatile floor plan boasts three large bedrooms, including dual master suites on the 2nd floor, a remodeled gourmet eat-in kitchen opening to private side and back gardens, expansive tiled patio, twin balconies, and a hot tub cabana perfect for soaking those cares away. You CAN have it all in this home that was designed for Southern California living.</p>		
<p>Tamra (Tami) Pardee 310-907-6517 PARDEE PROPERTIES, I</p>		
Dshwshr,Grbg Disp		

OPEN HOUSE STATUS LEGEND

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

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

TUESDAY

X 3428 GREENWOOD AVE	Lunch 11-2	671	NEW
\$1,479,000	3+1	1sty-ARCHITECTURAL	




ARCHITECTURAL RETREAT ON LARGE LOT - JOIN US FOR LUNCH

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

Alice Plato COLDWELL BANKER	310-704-4188	Hardwood floors, SS appliances, lrg lot
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3261 SAWTELLE BLV, UNIT 207	Open 11-2	NEW
\$549,000	2+2	




TURN KEY TOP FLOOR UNIT IN SPANISH COURTYARD BUILDING!

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

Sally Forster Jones JOHN AAROE GROUP	3106917888
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X 13324 ZANJA ST	Lunch 11-2	NEW
\$945,000	3+1.5	




CHARMING FAMILY HOME

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

Tiffany Rochelle PARDEE PROPERTIES	310-210-2213	Stove, Refrigerator, Dishwasher
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14 Santa Monica	Single Family
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433 9TH ST	Open 11-2	NEW
\$2,895,000	3+2	



PRIME SANTA MONICA LOCATION, NORTH OF MONTANA

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

Richard Stearns PARTNERS TRUST BW	310-500-1301	Grbg Disp,Rng/Ovn
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MLS#15-957609

4121 SUNNYSIDE AVE	Open 11-2	672B6	red
\$2,349,000	5+3	TRADITIONAL	



EAST COAST TRADITIONAL IN DEL REY


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

Sherri Noel KELLER WILLIAMS-SM	310-994-8721	Dshwshr, Micro, Rng/Ovn, Fridg
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MLS#15-952589

14 Santa Monica	Condo / Co-op
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130 OCEAN PARK BLVD #416	Refresh. 11-2	671F4	NEW
\$999,000	1+1.5	4sty-CONTEMPORARY	



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

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

Wendy Kaye KELLER WILLIAMS RLTY	310-210-6855	Dishwasher, Dryer, Washer, Refrigerator
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MLS#15-955183

3651 INGLEWOOD BLVD	Open 11-2	rev
\$3,930,000	5+5	



INSPIRING NEW CONSTRUCTION ON THE HILL

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

Ramey Ward TELES PROPERTIES, IN		BBQ, Blf-Ins, Dshwshr, Dryer, Frzr, Other
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MLS#15-953077

13 Palms - Mar Vista Condo / Co-op

3677 MENTONE AVE, UNIT 4	Open 11-2	NEW
\$569,000	0+0	



INCREDIBLE TOWNHOUSE, INCREDIBLE LOCATION

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

J Knoll/J Kleinert CB BHS	323-251-1720	washer, dryer, refrigertor, dishwasher
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1823 11TH ST #2	Open 11-2	NEW
\$849,000	2+3	



GREAT LOCATION, WALKING/BIKING DISTANCE TO SM BEACH

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

Bobbie Carrasco RON MICHAEL PROPRTI	310-396-7829	Dshwshr, Dryer, Grbg Disp, Rng/Ovn, Fridg,
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MLS#15-957527



Property Website & Virtual Tour

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

14 Santa Monica Lease

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



HUGE, BRIGHT & BEAUTIFUL!

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

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

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



VIEWS, BREEZES & STEPS TO THE BLUFFS

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

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

TUESDAY

15 Pacific Palisades Single Family

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




RUSTIC CANYON PERFECTION

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

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

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



CHARMING TRADITIONAL NEAR THE VILLAGE

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

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

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



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

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

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



WWW.16686VIALACOSTA.COM

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

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

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

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

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

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



UNOBSTRUCTED OCEAN VIEWS!!

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

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

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



LUXURIOUS NEW CONSTRUCTION IN THE ALPHABET STREETS

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

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

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




CLASSIC 1941 RIVIERA TRADITIONAL!

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

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

TUESDAY

16799 CHARREL LN	Open 11-2 630G3	rev
\$6,295,000	4+6 1sty-CONTEMPORARY	
	NEW CONTEMPORARY WITH PANORAMIC OCEAN & CITY VIEWS!	
Gated residence offers a zen and art-filled indoor/outdoor experience. Huge Great Room with high ceilings and resin floors is bordered with floor to ceiling Fleetwood sliders that lead to a sparkling pool and two spas with spillways that enjoy Queen's Necklake views. Four private grand bedroom suites with walk-in closets and bathrooms brightened with skylights. The den may be converted to a fifth bedroom. Detached office/guest house. Kitchen with Wolf & Bosch appliances. Must see.		
MLS#15-935235		
Ali Rassekhi 310-359-5695		
COLDWELL BANKER RESI		
BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other		

16007 ANOKA DR	Open 11-2	rev
\$2,185,000	3+2 TRADITIONAL	
	ONE STORY HOME WITH PANORAMIC VIEW	
One story home on a large lot. Expansive canyon and hillside view. Remodel and updating potential. Large living/family dining room areas. Two fireplaces. Sliding doors to massive deck. Great curb appeal. Over 100 feet frontage on street. Third bedroom currently used as office. Two car attached garage.		
MLS#15-954091		
Dori Ollestad 310.230.2425		
COLDWELL BANKER-PAC.		
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn		


928 LAS LOMAS AVE	Open 11-2 630J4	rev
\$3,725,000	4+5 CONTEMPORARY	
	ABUNDANCE OF NATURAL LIGHT	
4 BD, 4.5 BA modern masterpiece features warm earth tone materials, inviting architectural style that is designed to flow beautifully with the surrounding environment. This unique property is situated on a quiet street that has over-the-treetops views of the Ocean. Open feel welcomes you as you walk through the light-filled entry, into the LIV RM & DR with entertaining space, which features soaring ceilings, distressed oak FLR and beautiful mountain views overlooking the front yard and patio.		
MLS#15-933069		
Marco Rufo 310-488-6914		
BERKSHIRE HATHAWAY		
Striking New Contemporary...		

15 Pacific Palisades Condo / Co-op

16169 W SUNSET BLV, UNIT 302	Open 11-2	NEW
\$995,000	3+2 3sty-CONTEMPORARY	
	SPACIOUS 1,900 SQFT+ PENTHOUSE	
Great opportunity to purchase a large penthouse unit that feels like a home close to the Palisades village. 3 bedroom & 2 bath unit offers a renovated kitchen with breakfast nook, large living room & dining area and a spacious master suite with remodeled bathroom with double sinks and soaking tub and shower. Private second suite on opposite side of unit and a 3rd bedroom or office. 2 car parking. Great value.		
MLS#15-933069		
Ali Rassekhi (310) 359-5695		
COLDWELL BANKER		
Stove, Oven, Dishwasher		

716 ALMAR AVE	Open 11-2	rev
\$3,295,000	4+4 2sty-MEDITERRANEAN	
	ELEGANT SPANISH IN THE POPULAR EL MEDIO BLUFFS	
Rare elegant Spanish style house situated on an oversized lot in the popular El Medio Bluffs of the Pacific Palisades. When entering the front door you step onto the dark, plum hardwood floors and are mesmerized by a graceful two story foyer with a sculptured staircase, adorned by the classic iron work. Successfully merging the old world with the new, the house is a master piece by offering an inviting, traditional living room and a gracious formal dining room.		
MLS#15-956935		
Diana Braun 3108665039		
COMPASS CALIFORNIA		
www.compass.com		

1325 PALISADES DR	Open 11-2	NEW
\$875,000	2+2.5 CONTEMPORARY	
	PRISTINE RIM-VIEW UNIT	
Wonderful rim location in "The Woodies" with cyn/mtn views. Bright & airy w/open flrpln. Spacious liv rm opens to rim-facing patio. Din rm off kit/fam rm with built-ins, stainless appliances & lrg granite brkfst bar. Master suite w/vaulted ceils + ofc w/custom built-in desk/shelves. Pvt 2-car attached garage w/direct access. Other features incl plantation shutters, hrdwd flrs, newer windows & slider, LED lights, tankless water heater. Rec center w/pool, spa, tennis, gym, playground & clubhouse.		
MLS#15-957765		
Michael Edlen 310-230-7373		
CB - PAC PAL		
Refrigerator, dishwasher, TV, range/oven		

629 LAS CASAS AVE	Refresh. 11-2 630H5	rev
\$2,440,000	3+2 TRADITIONAL	
	GATED AND PRIVATE, SINGLE STORY WITH POOL	
Gated, private 3 bedroom 2 bath recently remodeled single story Trad. Frml entry w/ fpfce, large open kit/fam/grt rm w/ fpfce and French doors to back yard. Fully landscaped entertainer's back yard with a lagoon-style salt water pool completed in 2014, and front exterior has just been completed. Master suite includes an office, 2 walk-in closets and a sumptuous bathroom with separate tub and shower. 2 additional family bdrms make this a fabulous oasis just a short distance to the village.		
MLS#15-954477		
Lisa Morrin 310.230.2450		
COLDWELL BANKER-PAC.		
www.629LasCasas.com		

1401 PALISADES DR	Open 11-2 630F1	NEW
\$819,000	2+2 TRADITIONAL	
	LUXURIOUS & CHIC SANCTUARY IN THE HIGHLANDS	
The Highlands: where nature surrounds you and the atmosphere is truly "resort-style" living, this stylish & hip town home has been remodeled with an emphasis on glamor & comfort. Split-level "A" model features an open floor plan where the kitchen, living & dining rooms flow out to the extra-large slate-tiled patio. Beautiful hardwood "tile" floors throughout, gourmet kitchen with island, granite counters & stainless steel appliances.		
MLS#15-957765		
Nicolas Beauvy 310.570.5734		
COLDWELL BANKER-PAC.		
www.1401palisades.com		

730 LACHMAN LN	Open 11-2	rev
\$2,399,000	4+4 CONTEMPORARY	
	OPEN TUESDAY 11-2	
4 bed, 4 bath, 2,376 sq ft. on 7,459 sq ft lot w/ pool, grassy yard, patio, & dramatic views from Downtown to the Pacific Ocean. The light & bright great room has panoramic windows & wood-burning fireplace. Master suite feats. high ceilings, double-sided fireplace, & looks out to private yard. 2 more beds & baths complete the main home. Guest rm w/ kitchenette & private entrance. Updates include master, kitchen, family room fireplace, garage door, & hardwood floors.		
MLS#15-956327		
Anthony Marguleas 310.293.9280		
AMALFI ESTATES		
Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp,		



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TUESDAY

16 Mid Los Angeles Single Family

3262 FAY AVE	Refresh. 11-2	NEW
\$1,135,000	3+4 3sty-ARCHITECTURAL	
NEW MODERN CONSTRUCTION - CULVER CITY ARTS DISTRICT ADJACENT		
 <p>Minaret Development Partners and Helms Home bring you a refreshing way to live, work and play in newly constructed units. The loft-style homes have open floor plans with high ceilings to boost sunlight and views of Century City, Helms District, and the hills. Green-rated, the units use Bosch appliances and bleached hardwood flooring throughout. Units have 2-car garages and additional outdoor space. A Walk Score of 84, minutes from an upcoming Metro Station- modern living can't get any better!</p>		
MLS#15-952951		
Tamra (Tami) Pardee 310.907.6517		
PARDEE PROPERTIES, I		Rng/Ovn,Fridg

1549 S BURNSIDE AVE	Refresh. 11-2	NEW
\$499,000	1+1 1sty-CALIFORNIA BUNGALOW	
VINTAGE & CHARMING 1920S CALIFORNIA BUNGALOW		
 <p>This stylish and original California Bungalow awaits your personal touch. Small in size but loaded with storage & efficiently designed by builders of a bygone era. Features include: hardwood floors throughout w/period details such as built in cabinetry, claw foot tub & mouldings. Bathed in light this home is a blank canvas for you to create your bohemian paradise or add your artistic touch. A true artist's retreat. The garage is perfect for a home office, guest home or studio space. Zoned R2.</p>		
The Carrabba Group 323-899-2900		
KELLER WILLIAMS RLTY		www.BurnsideBungalow.com


3264 FAY AVE	Open 11-2	rev
\$1,278,000	3+4 3sty-ARCHITECTURAL	
NEW CONSTRUCTION - CULVER CITY ARTS DISTRICT ADJACENT		
 <p>Minaret Development Partners and Helms Home bring you a refreshing way to live, work and play in newly constructed units. The loft-style homes have open floor plans with high ceilings to boost sunlight and views of Century City, Helms District, and the hills. Green-rated, the units use Bosch appliances and bleached hardwood flooring throughout. Units have 2-car garages and additional outdoor space. A Walk Score of 84, minutes from Culver Metro Station- modern living can't get any better!</p>		
MLS#15-946659		
Tamra (Tami) Pardee 310-907-6517		
PARDEE PROPERTIES, I		Blt-Ins,Dshwshr,Grbg Disp,Fridg

17 Mid-Wilshire Condo / Co-op

3223 W 6TH ST #605	Open 11-2	NEW
\$770,000	2+3 ARCHITECTURAL	
ULTRA CHIC & MODERN FULL SERVICE BUILDING W/ 24HR SECURITY!		
 <p>24HR SECURITY & FULL TIME CONCIERGE. The Summit on 6th exudes Luxury, Sophistication, & Ultra Modern Amenities. This elegant architectural compound features floor to ceiling windows, bamboo flooring. Up to 13ft ceilings, beautiful contemporary kitchen. With over 1,700sqft of living space, this 2 Bed, 2.5 Bath OPEN FLOOR PLAN condo is the perfect place to call home. The building amenities include: Surveillance Cameras, a Fitness Center, Lounge, Golf Simulator, & Luxury Spa Steam Rooms. MUST SEE!</p>		
MLS#15-950733		
Liffa Lee 213-595-2455		
COLDWELL BANKER RESI		Dshwshr

920 1/2 S SERRANO AVE	Open 11-2	NEW
\$674,000	2+2 FRENCH NORMANDY	
NEW LOOK, NEW PRICE ON 2+2+OFFICE IN HISTORIC CRTYD SETTING		
 <p>MAJOR REDUCTION, the LOWEST COST/sq.ft. residence in the area, this special condo home now w/ new paint and carpeting will appeal to all city sophisticates, artists, actors & home office lovers. Comfortable, elegant, 2 sty hm in Chateau Alpine, LA Hist. Cultural Monument #928, French Norman style. Bdlg is Mills Act eligible (property tax savings). Enjoy period features, two great patios. Master w/ dressing area, tons of storage thruout, smll cmplx, crtyd views, walk score=97. Downtwn alternative</p>		
MLS#15-957013		
Ruth Shari 310-442-1646		
COLDWELL BANKER RESI		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro

18 Hancock Park-Wilshire Single Family

355 S RIMPAU BLVD	Open 11-2	NEW
\$7,995,000	6+7 2sty-FRENCH	
TROPHY TENNIS COURT ESTATE!		
 <p>Breathtaking light filled Château with N/S tennis court. Dramatic 2-story foyer with sweeping staircase. Paneled library w/fpl overlooks rear yard. Amazing dining room & solarium w/French drs to patio. Sought after kitchen/family room combo! Gourmet kitchen w/butler's pantry, work desk & brkfst area w/French drs to patio. Huge family rm and fireplace. Master suite up w/sitting rm, fpl, walk-in closet & lux bath. 4 additional bedrooms, 3 baths, Studio apt over garage. 2 basements. Pool, and BBQ.</p>		
MLS#15-958001		
Lisa Hutchins (323) 216-6938		
COLDWELL BANKER HPN		#1 Agent in Hancock Park Since 1994

502 S BRONSON AVE	Open 11-1:30	NEW
\$1,475,000	3+3 COUNTRY ENGLISH	
ELEGANT AND CHARMING ENGLISH COUNTRY COTTAGE		
 <p>Located on Little Bronson, a sought after block in Windsor Square, historical district. Classic and stunning from the curb, step into a beautiful and spacious living room with fireplace, original windows, moldings and wood treatments and hardwood floors. The living room and the large formal dining room have gorgeous French doors that lead to a breathtaking garden that feels magical. Walking distance to shopping, restaurants at the Village.</p>		
MLS#15-954413		
Tom Otero 323-570-0036		
RODEO REALTY		Grbg Disp,Fridg

458 S MANSFIELD AVE	Open 11-2	rev
\$2,788,000	5+6 CONTEMPORARY	
DRAMATIC NEWLY CONSTRUCTED CONTEMPORARY		
 <p>This stunning newly constructed home is located in a highly desirable neighborhood. The contemp design features walls of glass, concrete style & wood flrs and top of the line systems/appliances, complimented by a "Smart Home" system which runs everything from the touch of a button. The floor plan is open, light/bright w/ hi ceilings, a floating staircase & a dramatic glass enclosed wine tasting room. Spacious outdoor covered living/dining area overlooking the grassy yard and sleek pool and spa.</p>		
MLS#15-948997		
D. Parnes/J. Harris 424-400-5915		
THE AGENCY		Dshwshr,Dryer,Micro,Rng/Ovn,Wshr

239 N GRAMERCY PL	Open 11-2	rev
\$935,000	3+2 1sty-CALIFORNIA BUNGALOW	
LARCHMONT ADJACENT UNDER A MILLION!		
 <p>Great California bungalow on a beautiful tree lined street - just a stone's throw from Larchmont Village shops & restaurants and trendy Melrose Avenue. Updated kitchen & baths, recessed lighting, hardwood floors & crown molding give this classic home a modern flare. Updated AC & heat, plumbing & electrical. All dual pane windows make this an energy efficient home. Need more space? Garage has upgraded electrical, new cement floors & finished walls - could be used as an office or playroom!</p>		
MLS#15-935921		
Barbara Allen 323-860-4218		
COLDWELL BANKER HPN		Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg

Questions? Need Assistance?
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TUESDAY


18 Hancock Park-Wilshire *Condo / Co-op*

4661 WILSHIRE BLVD #PH302	Open 11-2	NEW
\$2,483,375	3+4 NEW PROJECT	
	12 BRAND NEW CONSTRUCTION LUXURY CONDOMINIUMS	
A collection of 12 Luxury Condos in Hancock Park. This Spanish Contemporary building compliments the elegance of Hancock Park while providing conveniences & design of today's modern living. Each residence offers an expansive open flr plan connecting to designer kitchen all leading to French doors to private patio. Chef's kitchen w/white oyster stone cntrs, dark custom cabinets, SS Wolf range & oven, Sub Zero fridge, wine fridge & microwave & bfst bar w/ seating for 4. Oversized master suite.		
MLS#15-957369	H. Bilyeu & J. Altman DOUGLAS ELLIMAN	310.935.0906
www.4661wilshire.com		

837 S WINDSOR #2	Open 11-2	rev
\$515,000	2+2 CONTEMPORARY	
	THIS BRIGHT, GROUND FLOOR CONDO HAS TWO BEDROOMS, TWO BATH, PLUS A LARGE, OPEN LIVING AREA WITH FIREPLACE. THE KITCHEN FEATURES A LOVELY BREAKFAST NOOK. THE DINING AREA AND THE LIVING ROOM OPEN TO AN OUTSIDE PATIO. THIS OPEN FLOOR PLAN OFFERS SPACE AND VERSATILITY. PLENTY OF STORAGE AND WALK-IN CLOSETS.	
MLS#15-958649	Demain / Buonocore KW - LARCHMONT	323-683-5172
www.COREGROUPLA.COM		

18 Hancock Park-Wilshire *Income*

5170 W OLYMPIC	Open 11-2	NEW
\$1,695,000		
	CHARMING DUPLEX IN MIRACLE MILE AREA	
The most charming and elegant duplex with a pool in Miracle Mile! Remodeled, with so many authentic details to cherish. Each 2 bedroom, 2 bath unit boasts over 2100 sq. feet of living space.		
MLS#15-957501	Jodi Ticknor, Chris Kito COLDWELL BANKER-BHN	310-428-7724
Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr		

407 N NORTON AVE	Open 11-2	rev
\$2,600,000		
	NEW CONSTRUCTION LUXURY DUPLEX!	
Built Oct 2015. Rare opportunity to purchase a brand new beautifully constructed duplex in Hancock Park by architect Jack Moses. Each 2,616 Sq Ft townhouse has 3 bedrooms & 3.5 bathrooms plus a den w/access to a private backyard. Both townhomes feature 3 floors of living space + a fourth floor spacious rooftop deck spanning the entire length of the building w/unobstructed 360 degree views including the Hollywood Sign, Griffith Observatory & Downtown LA. Located in a very desirable neighborhood.		
MLS#15-948969	Tom Scrocco/Randy Isaacs COLDWELL BANKER - SS	3108870255
www.TomAndRandyProperties.com		

1355 KENISTON AVE	Open 11-2	633E4	rev
\$775,000		1sty-SPANISH	
	SINGLE FAMILY WITH LEGAL GUEST UNIT WWW.1355KENISTON.COM		
Attention Builders & Flippers! Solid investment in this prime Hancock Park-Mid City DUPLEX close to shopping, restaurants, transportation and city services. Bright sunny front main house is approx 1485 sq ft has 4 bedrooms, 2.5 baths. Rear detached legal guest unit of approx 590 sq ft. Both units will be delivered vacant at close of escrow. Two car garage, abundant parking, large 7400 sq ft large. Needs TLC. Priced for immediate sale. Don't miss this one!			
MLS#15-934883	Omega Group-Randy Wright KELLER WILLIAMS	310.927.6818	www.OmegaGroup.LA

18 Hancock Park-Wilshire *Lease*

525 WILCOX AVE	Open 11-2	NEW	
\$10,500	4+3.5 ARCHITECTURAL		
	BREATH-TAKING PANORAMIC GOLF COURSE VIEW!		
This Arts & Crafts home located on Wilshire Country Club. Remodeled and freshly painted with hardwood floors throughout. Updated kitchen with adjoining breakfast area look out to backyard. Light-filled living room and dining rooms offer a variety of options in how to use space. Office/library located off of foyer in addition to a bedroom, full bath and powder room downstairs. 3 bedrooms and 2 remodeled bathrms upstairs including a spacious deck off master suite w/ stunning west facing views.			
MLS#15-958713	The Woodwards KELLER WILLIAMS LARC	323.460.7606	www.525NorthWilcox.com

19 Beverly Center-Miracle Mile *Single Family*

922 S SIERRA BONITA AVE	Open 11-2	633 C3	NEW
\$1,549,000	4+3	TRADITIONAL	
	Mint Condition home in Miracle Mile south.3 bedrooms and 2 baths in main house. 1 bed room and 1 bath in permitted 2 story guesthouse. Step down living room. high ceilings. hardwood floors. Crown moldings. Large kit with S.S. appliances and eat in area. Tons of storage. Gst hs has huge living room. Elegant bath. Bedroom is upstairs.Lots of light. A/C . Huge master with his and her sinks. Walk in closet. French doors paved patio with Jacuzzi. Perfect for entertaining. Fantastic Home		
MLS#15-958713	The Woodwards KELLER WILLIAMS LARC	323-762-2571	2 Story permitted guest house


6657 MARYLAND DR	Open 11-2	NEW	
\$1,495,000	3+2 TUDOR		
	ORIGINAL TUDOR HOME IN PRIME BEVERLY GROVE!		
This original Tudor in Beverly Grove features character details, and offers enormous potential for a buyer seeking a remodel opportunity. The home features a great floor plan, formal dining room, living room with barrel ceiling & fireplace, galley kitchen with stainless steel appliances, laundry area & breakfast room, 3 bedrooms, 2 bathrooms, and a private yard with a detached garage. Additional features: French windows, original built-ins & archways, hardwood floors, updated plumbing & HVAC.			
MLS#15-957839	Allison Schwarz COLDWELL BANKER	310-887-0290	www.ALSESTATES.com

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1322 S SIERRA BONITA AVE	Open	11-2	633B4	NEW
\$1,150,000	3+2	1sty-COUNTRY ENGLISH		
	SUBURB WILSHIRE VISTA 3/2 COUNTRY ENGLISH REDUCED \$1,150,000			
SUPERB COUNTRY ENGLISH IN THE POPULAR WILSHIRE VISTA NEIGHBORHOOD. GREAT ENTERTAINING HOUSE WITH 3 BEDROOMS, 2 BATHROOMS AND MUCH MORE! IN ADDITION TO THE BEAUTIFULLY APPOINTED HOUSE THAT INCLUDES WOOD FLOORS THROUGHOUT AND A LARGE, UPDATED KITCHEN, THIS PROPERTY BOASTS TWO OUTDOOR LIVING AREAS. FIRST, THE FRONT COURTYARD WITH BUILT-IN BENCHES AND OUTDOOR FIREPLACE IS PERFECT FOR EVENING DINNERS OR A RELAXING CHAT AROUND THE FIRE. IN BACK, THE HUGE COVERED DECK WITH SOUND SYSTEM AND HOOK-UPS FOR				
Atc Fan,BBQ,Dshwshr,Grbg Disp,Rng/Ovn,				
MLS#15-958267 Richard Cunningham 3104822033 KELLER WILLIAMS-SANT				

1720 S FAIRFAX AVE	Refresh.	11-2	NEW	
\$730,000	2+2	TRADITIONAL		
	WELCOME HOME!			
DON'T MISS THIS DIAMOND IN THE ROUGH, IT IS A RARE OFFERING INDEED! FEATURES OF THIS TRADITIONAL HOME INCLUDE: 2 BED/ 2 BATH, ENCLOSED SUN PORCH AND A DEN THAT COULD BE 3RD BEDROOM, ALL THIS SITS ON A 7941 SQFT LOT! WHETHER YOU RESTORE OR REBUILD, THIS EXCEPTIONAL PROPERTY OFFERS OUTSTANDING OPPORTUNITIES THAT ARE NOT TO BE MISSED! THIS LOCATION IS AMAZINGLY CENTRAL TO PIC FAIR VILLAGE CAFES & BOUTIQUES, THE GROVE, FREEWAYS, CULVER CITY, AND DOWNTOWN!				
Fridg				
MLS#15-954115 Laura Anderson 323.646.6569 KELLER WILLIAMS LARC				

927 S OGDEN DR	Open	11-2	rev	
\$1,369,000	4+3	SPANISH		
	MIRACLE MILE SPANISH GEM, BRING ALL OFFERS!			
Quiet, tree-lined street in Miracle Mile, this updated and welcoming Spanish home is classy and well conceived. Inviting front porch, large living room with tall, coved ceilings, hardwood floors, and decorative Batchelder Tile fireplace. Living room flows into the formal dining room and open-air chef's kitchen, w/ Thermador range, Viking refrigerator, a large island with bar seating plus a breakfast area. Original details throughout, including arched French windows, & gleaming hardwood floors.				
Sheltgroup.com				
MLS#15-952755 Jodi Rubin 310-254-7123 SOTHEBY'S				

1154-56 S POINT VIEW ST	Open	11-2	633A3	rev
\$1,329,000	4+3	TRADITIONAL		
	CARTHAY SQUARE 4 BED, 3 BA DUPLEX			
Ultra charming Carthay Square trad. 4bd/3ba duplex. The warm, inviting kitchen has a breakfast nook that attaches to dining room & overlooks garden. The living room has wood beamed ceilings & beautiful fireplace. With its arched hallways, wood floors, skylights & abundance of character, it is a welcomed retreat centrally located. The home has a versatile floor plan with 3bd /2ba in the main house. Separate 1bd/1ba unit w/private entrance, kitchen, living room & laundry. Detached 2-car garage.				
www.1154-1156SPointView.com				
MLS#15-935389 Greenberg / Weinstock 310-502-0402 BERKSHIRE HATHAWAY				

20 Hollywood Single Family


5757 VIRGINIA AVE	Lunch	11-2	NEW	
\$899,000	3+2	1sty-CRAFTSMAN		
	JOIN US FOR LUNCH!			
On a private corner lot, this compound is a vintage gem hidden behind custom gates surrounded by a 15' hedge. Bright and spacious interior with dual pane windows, central air and heat, custom built-ins and rich hardwood floors throughout living area.				
Brian Courville (310) 622-0312 JOHN AAROE GROUP				

20 Hollywood Income

1954 N. ARGYLE AVE, 90068	Lunch	11-2	NEW	
\$1,850,000	Units	2sty-SPANISH		
	INVESTOR/DEVELOPER			
5-units in upcoming section of Hollywood. Currently producing \$108,000 in annual income. Units equipped with a fireplace, air-conditioning and washer/dryer in-unit. There is alley access with 5 fully enclosed garage spaces and street parking in front. The adjacent property at 1960 Argyle is available for purchase as well. Both lots zoned R3 with a density bonus, 3:1 FAR, approx 16,700 SQFT lot. Possible future development of 24 units.				
MLS#15-958451 Ryan Smith 310-910-7865 JOHN AAROE GROUP				
BBQ,Clng Fan,Dshwshr,Dryer,Fridg,Other				

21 Silver Lake - Echo Park Single Family

937 MICHELTORENA ST	Refresh.	11-2	NEW	
\$1,150,000	3+2	1sty-TRADITIONAL		
	PRIME SILVER LAKE VIEW HOME			
Amazing Opportunity to own 18k sq ft lot view home on coveted Micheltorena! This 3+2 1 level home is 1 level with wood floors, full basement, Batchelder fireplace, and stand alone garage. Large back yard has mature fruit trees and was once part of an old-time orchard that spread across many of the back yards of the neighbor homes. Come see more for yourself.				
Holly Purcell 310-890-4023 BERKSHIRE HATHAWAY				

3112 SWAN PL	Refresh.	11-2	red	
\$1,399,000	3+4	CONTEMPORARY		
	PRICE REDUCTION! PRIVATE HOME WITH 180° UNOBSTRUCTED VIEWS			
A rare offering in highly sought after Silver Lake hills; this ultra-private, south-facing 3 BR, 2 1/2 BA home captures incredible natural light & huge, 180-degree unobstructed views (protected by owned air rights) of entire Downtown skyline & sprawling L.A. landscape below. Upon entering the main living space, you are greeted by an airy, voluminous floor plan with open concept kitchen, dining & living areas. A free-standing, wood-burning fireplace accents the space and warms the home with ease.				
MLS#15-947411 Allen Roth 310.387.7087 JOHN AAROE GROUP				
Blf-Ins,Dshwshr,Frzr,Grbg Disp,Rng/Ovn				

21 Silver Lake - Echo Park Income

1915 ECHO PARK AVE	Lunch	11-2	NEW	
\$1,100,000		1sty-CRAFTSMAN		
	FANTASTIC DUPLEX IN HOT ECHO PARK!			
Rents here are skyrocketing, making this a great opportunity! Super Markets, great restaurants & coffee shops are nearby, plus great hiking spots and the Echo Park Lake. The property is gated & has been well taken care of with beautiful hardwood floors throughout. The property is currently owner occupied with a fantastic current tenant in a long term lease. This will be a really wonderful property to add to your portfolio or ready for you to move into your new home with a current income stream.				
MLS#15-957635 Amber Martinez 310-402-4727 RODEO REALTY- BRNTWD				
BBQ				

OPEN HOUSE STATUS LEGEND

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

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

TUESDAY

22 Los Feliz *Single Family*

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



GRAND SCALE GATED SPANISH

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

MLS#15-942743
James E. Wilson 3235786147
DEASYPENNER+PARTNERS
www.1900serrano.com

28 Culver City *Single Family*

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



BRAND NEW CONSTRUCTION

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

MLS#15-944799
J. Babajian/M. Nava 310-623-8800
RODEO REALTY - BH
www.4211tullerave.com

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



BRAND NEW CONSTRUCTION

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

MLS#15-944809
J. Babajian/M. Nava 310-623-8800
RODEO REALTY - BH
www.4215tullerave.com

29 Westchester *Single Family*

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



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

Brand new remodel, with an open floor plan and 11' vaulted ceiling. An open, Modern kitchen w/ an extended quartz counter top for add'l seating +brand new stainless appliances.

Master bedroom w/ cool concrete tub and separate shower + double vanity. 2nd bedroom faces the rear deck and fire pit, with sliding glass doors. Also offering an additional 330 foot permitted rec. room w/ kitchenette and half bathroom, for extra living area or your out of town guests. Walk to Bristol Farms and more!

MLS#15-951215
Janet Jung 310-720-4165
RE/MAX ESTATE PROPER
BH-Ins, Cing Fan, Dshwshr, Frzr, Grbg Disp.

30 Hollywood Hills East *Single Family*

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




LAKE HOLLYWOOD'S MOST INCREDIBLE CELEBRITY ESTATE

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

Todd Marks 310.383.5354
BERKSHIRE HATHAWAY
www.toddmarksluxuryestatehomes.com

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



BEAUTIFUL CHARACTER SPANISH HOLLYWOOD HILLS

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

MLS#15-943759
Karen Misraje 310-500-3909
PARTNERS TRUST BEVER
BBQ, Cbl, Dshwshr, Grbg Disp, + more

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



METICULOUSLY MAINTAINED PAUL WILLIAM'S ESTATE

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

MLS#15-917575
Joseph Babajian 310-623-8800
RODEO REALTY - BH
www.3222BendaPlace.com

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



GORGEOUS COURTYARD MEDITERRANEAN VILLA

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

MLS#15-931977
Ladd Jackson 310.346.1744
HILTON & HYLAND
www.laddjackson.com

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



HUGE REDUCTION OVER \$100K

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

MLS#15-949707
Albert McLaughlin 310-766-4583
NELSON SHELTON

OPEN HOUSE STATUS LEGEND


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TUESDAY

72 Sherman Oaks Single Family

4940 WORTSER AVE	Lunch	11-2	NEW
\$1,249,000	5+3.5	TRADITIONAL	
			
Welcome to this beautifully remodeled and elegant birdhouse designed by William Melenthin in the highly sought after Hidden Woods area of Sherman Oaks with five bedrooms, three and one half baths, den, new and refinished hardwood floors throughout, gourmet kitchen with new Ceasarstone counter tops, and an enchanting backyard with pool and play area. See this one and fall in love!			
MLS#15-958725 Vahan Saroians (323) 497-6655 COLDWELL BANKER RESI			Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan

5927 VESPER AVENUE	Open	11-2	NEW
\$839,000	4+3	1sty-TRADITIONAL	
			
4+3+2100SF. COVETED KESTER AVENUE SCHOOL DISTRICT NOT your typical Valley house! Spacious, remodeled w/ dark stained oak floors, smooth ceilings, firepl, entertainer's FR, open kit & bkfast bars. Master suite on each side of the FR. Vinyl windows throughout, ceiling fans in all bdrms + newer recessed lighting. Amazing back yard! French doors lead to a covered free form stone patio, large grassy play yard, shade & citrus trees & covered pergola. Located on one of the largest lots in this great neighborhood. Coveted Kester Ave School district.			
MLS#SR15241215CN Mario Acosta 818-925-4470 BERKSHIRE HATHAWAY			www.5927Vesper.com


3879 SHERVIEW DR	Lunch	12-2	561H6	rev
\$1,249,500	4+3	TRADITIONAL		
				
MIDCENTURY WITH SWEEPING CANYON VIEWS Desirable open floor plan flows to inviting, private, tranquil outdoor space perfect for entertaining. Entry with hardwood floors leads to living room with fireplace, family room with fireplace, and master bedroom. All of these rooms flow to a huge backyard deck with builtin raised spa. Granite counter tops in kitchen. Double garage with workbench and direct access. This bright single level home offers real privacy. Convenient location close to the Westside and the Valley. Solar panels owned.				
MLS#15-907017 James Muske 310-281-3901 COLDWELL BANKER RESI				Blt-Ins,Cent Vac,Dshwshr,Grbg Disp,Micro


73 Studio City Single Family

12019 LAUREL LN	Open	11-2	NEW
\$2,675,000	6+4	2sty-TUDOR	
			
MAGICAL HIDDEN OASIS SOUTH OF THE BLVD IN STUDIO CITY! This extraordinary 2 level, 6 BED majestic home with pool, guest house & bridge to a forest of trees and garden walkway, all on a street-to-street lot, is steeped in Hollywood history. On the market for first time in over 30 years, this grand (4,200+ sq. ft. main house) manor is embraced with ambiance and is tucked away behind secluding gates at the end of a cul-de-sac. Most rooms are large, many with high ceilings & just the right touch of character with captivating scenery out every window.			
Robert E. Howell 310-734-2250 KELLER WILLIAMS B.H.			Pool, Guest House & Street to Street lot

2971 LAUREL CANYON	Open	11-2	NEW
\$1,895,000	5+6	TRADITIONAL	
			
BEST PRICED IN STUDIO CITY! A MUST SEE! ***BEST PRICE PER SQUARE FOOT IN STUDIO CITY!*** 3-Story Brand New Construction home offers 5 bedrooms, 5.5 baths & approximately 4,800sf. Gorgeous formal living area with coffered ceilings, beautiful wood floors, custom details throughout, LED lighting, open chef's kitchen, oversized bedrooms, an extra office nook/den area, amazing master suite with spa-like bath and a huge flex space/game room with views. Pre-wired Control 4 Entertainment system, pool/spa & off street parking for 6.			
MLS#15-950859 Milstein/Silver KW BEVERLY HILLS			www.2971LaurelCanyon.com

4411 RADFORD AVE	Open	11-2	NEW
\$799,999	3+2	CONTEMPORARY	
			
CHARMING STUDIO CITY HOME W/ OPPORTUNITY TO ADD VALUE. Do not miss the opportunity to add value to this charming Studio City home in the sought after neighborhood of Landale Square. Close to great schools, Moorpark Playground, trendy Tujunga Village, Ventura Boulevard shops and restaurants. This 3BR/2BA, 1,400sf home sits on a 5,000sf lot. Buyers can remodel to their own style, builders / developers can create their next masterpiece. Property features grassy front yard, very private backyard with patio, great natural light / breeze throughout.			
MLS#15-958627 Brian Maser / Mike Pines 310-801-6502 MASER CONDO SALES			www.MaserProperties.com

3841 RIDGEMOOR DR	Open	11-2	NEW
\$600,000	1+1	1sty-CALIFORNIA BUNGALOW	
			
CHARMING BUNGALOW FIXER Charming 1937 Bungalow - Studio City Hills - fixer. Same Owner 44 yrs. Living room w/ Fireplace + sky-lit Den. Sunny and shaded wood deck and paved patios. Flat pad w/ up-hill land at rear. Mostly carpet flooring, tile kit and bath. Separate 1-car garage. Wall AC in Bedroom, Wall heaters. Welcome developers/contractors. Street to Street Lot. Sold as is.			
MLS#15-957305 Steven P Kyle 323-963-4732 KELLER WILLIAMS HH			Rng/Ovn

3301 LAUREL CANYON	Open	11-1	red
\$1,100,000	+200000	3+2	
			
Ideally situated South of the Blvd, this mostly flat 21,347 Sq. Ft. lot has unlimited potential to Renovate or Build the Home of your Dreams.Situated above the street and protected from some street noise, and the driveway has stiplight access at Canton onto Laurel Canyon. Thehome has 3 bedrooms and 2 baths with pool. There is a very large backyard area with mature trees. Moments from Ventura Blvd.			
MLS#15-949969 Marcia Taylor 310-467-3443 COLDWELL BANKER RESI			Dshwshr,Dryer,Rng/Ovn,Fridg

4295 BAKMAN AVE	Open	11-2	rev
\$1,849,000	4+3	TRADITIONAL	
			
BEAUTIFUL STUDIO CITY FAMILY HOME Beautifully redone Toluca Lake family home with 4 bedrooms and 3 bathrooms. Elegant formal living room with hardwood floors and recessed lighting. Incredible chef's kitchen with gorgeous counter tops, center island, prep sink, breakfast bar, and stainless steel appliances. Striking master suite with hardwood floors and modern bath with dual vanity. Spacious guest bedrooms with plush carpeting and picture windows. Relaxing backyard with large grassy area and outdoor living space with fireplace.			
MLS#15-953595 Craig Strong 310-439-3225 JOHN AAROE GROUP			New Construction

REMINDER

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

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

TUESDAY

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



BEST VALUE IN STUDIO CITY

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

MLS#15-944599
 Diane Forbes Halliburton 3103396486
 GIBSON INTERNATIONAL

BBQ,Dshwshr,Frzr,Grbg Disp,Hood Fan

74 Toluca Lake Single Family

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



BARISTA CRAFTING LATE-MORNING BEVERAGES

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

MLS#15-944599
 Tina Stern 310.987.0004
 WISH SOTHEBYS REALTY

www.LaCasa10106Toluca.com

81 Glendale Single Family

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



GRAND RESIDENCE WITH CIRCULAR DRIVEWAY & TENNIS COURT

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

MLS#15-958719
 Michael Mandekic 213-703-7300
 BERKSHIRE HATHAWAY

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95 Mount Washington Single Family

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



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

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

MLS#15-958719
 Liz Johnson 323-397-6041
 TELES PROPERTIES

MOUNTAIN VIEWS!!

1025 Atwater Single Family

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



1928 ATWATER VILLAGE SPANISH WITH RECORDING STUDIO

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

MLS#15-958719
 Stephen Clark 818-519-9363
 DEASY PENNER & PARTN

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

1284 Highland Park Single Family

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



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

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

MLS#15-958719
 DEIRDRE SALOMONE 323.788.1674
 KELLER WILLIAMS LF

Dishwasher; Wash&Dry;Refrigerator; Range



Do RIGHT by Your Sellers
Put their Property in the MLS

Listings in the MLS Get More Exposure
 More Offers & More Money

FOR SALE

THE MLS The Source Of Real Time Real Estate™

THURSDAY OPEN HOUSES

FRIDAY OPEN HOUSES

14 Santa Monica *Lease*

56 Chatsworth *Single Family*

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



CHARMING TRADITIONAL ON A LARGE DOUBLE LOT

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

MLS#15-946245
Mark Douglas 310.230.2499
COLDWELL BANKER-PAC. **BBQ,Dshwshr,Frzr,Rng/Ovn,Fridg**

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



MODERN ZEN RETREAT

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

MLS#15-956967
Megan Gallivan 818.694.0365
HILTON & HYLAND www.hiltonhyland.com

95 Mount Washington *Single Family*

69 Panorama City *Single Family*

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



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

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

Liz Johnson 323-397-6041
TELES PROPERTIES **MOUNTAIN VIEWS!!**

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

Panorama City 3 + 1 with pool. Original condition.

MLS#15-957997
Rhonda Kohn 310-482-2233 **KELLER WILLIAMS-SANT**

1025 Atwater *Single Family*

89 Calabasas *Single Family*

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



1928 ATWATER VILLAGE SPANISH W/ RECORDING STUDIO

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

MLS#15-958719
Stephen Clark 626-788-3013
DEASY PENNER & PARTN **Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn**

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



NEW LISTING! EXTREMELY RARE & PRIVATE HIDDEN HILLS COMPOUND

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

Josh & Matthew Altman 310.819.3250
DOUGLAS ELLIMAN www.TheAltmanBrothers.com

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THURSDAY AND FRIDAY

THANKSGIVING DEADLINES

DECEMBER 1, 2015 ISSUE

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

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

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