



TUESDAY

01 Beverly Hills Single Family

420 EVELYN PL	Open 11-2 592G3	NEW
\$7,995,000	4+7 CONTEMPORARY	
MASTERFULLY CRAFTED CONTEMPORARY TROUSDALE ESTATE!		
<p>Highest quality materials, designer finishes, gleaming white porcelain, & impeccable design. Everything is alight w/ shimmer & shine as light is reflected & illuminated in every surface. The light infused living areas open to the yard & entertainer's patio via massive pocket doors. Sleek kitchen w/ huge center island, Italian cabinetry, & Miele appliances. A pvt oasis w/ grassy yard, loggia, BBQ, pool, & spa. 4 ensuite bdrms + 7 baths (2 pwrdr), media room, office, stunning bar, & more!</p>		
		
MLS#14-810025 Sally Forster Jones 310-691-7888 JOHN AAROE GROUP www.420evelyn.com		

447 N DOHENY DR #501	Open 11-2 592H7	rev
\$4,250,000	3+5 CONTEMPORARY	
ENTERTAINING BEVERLY HILLS PENTHOUSE		
<p>Expansive glass & high volume, dramatic 3bd+den, 4.5bas w/ stunning views. 5,266 sq ft including 2 terraces w/fireplace. 3,949 sq ft air conditioned living area. Master w/fireplace, dual baths w/steam, large walk-ins. Pristine finishes w/Italian burled walnut & sycamore cabinetry, brushed walnut floors, mahogany doors, 24hr concierge, big screen media rm w/ stadium seating + catering kitchen and gym w/terrace. Visit www.laterrassehomes.com.</p>		
		
MLS#14-800823 Brian Adler 310.713.2867 JOHN AAROE GROUP Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other		

01 Beverly Hills Lease

511 N FOOTHILL RD	Open 11-2 632G1	rev
\$8,588,000	7+8 FRENCH	
SOPHISTICATED NEW REMODEL OF PRIVATE GATED FRENCH REGENCY		
<p>Stunning stone facade set back from str. w dbl gated circ. motorcourt & rare direct entry 2-car grg. Grand entry w soaring ceilings & iron staircase w 2nd flr balc & sitting rm create a dramatic tone of character & contemporary finishes. Fabulous mstr w his/her baths & walk-in closets & storage space. Chef's kitch w top-of-the-line Viking S.S. appliances, cntr island & eat-in brkfst rm. 6 spacious beds (plus conv. library/den) & 8 baths. BH Sch Dist. & walking distance to shops/restaurants.</p>		
		
MLS#14-790669 Ginger Glass 310-927-9307 COLDWELL BANKER BHN www.511foothill.com		

724 ALPINE DR	Open 11-2 592F7	NEW
\$35,000	7+8 2sty-SPANISH	
SOPHISTICATED, REMODELED SPANISH ESTATE IN BEVERLY HILLS		
<p>Sophisticated estate in the Beverly Hills flats. Modern luxury + old world charm. Main house w /formal living and dining, lg family rm, study, eat-in gourmet kit., maid's quarters. Upper mstr has sitting room with frplc & his/hers baths & walk-in closets. Three addtl bdrms, each w/ prvt remodeled bath & closet. Fab 2500 sqft guest house W/ grand 2-story LR, convertible den, 2 bed/3 baths, private entry/ patio. Landscaped grounds w/ sparkling pool/spa. 3-car garage.</p>		
		
MLS#14-802989 Pete Buonocore 323-762-2561 KW - LARCHMONT www.COREGROUPLA.COM		


01 Beverly Hills Single Family

375 TROUSDALE PL	Open 11-2 592G4	rev
\$7,895,000	4+5 ARCHITECTURAL	
BEST STREET IN TROUSDALE		
<p>A rare opportunity to create your own home on the best street in Trousdale. Sitting on a large, gated and flat lot, this architectural fixer with expansive views towards downtown LA, the City, as well as the Ocean, features an excellent floor plan and ample parking for over six cars. Remodel, add-on or tear down and start fresh, whatever you decide, this home has it all. Great bones, explosive views, grassy yard and pool with all-day sun, and a private elevated position.</p>		
		
MLS#14-796503 S Resnick & J Nash 310.210.5048 HILTON & HYLAND		

02 Beverly Hills Post Office Single Family

1432 LINDACREST DRIVE	Open 11-2 592F5	NEW
\$4,995,000	5+6 4sty-MODERN	
BRAND NEW STUNNING MODERN		
<p>This new and sleek 4 level Modern home offers 5 bedrooms, 6 baths. living room, dining area, family room. Kitchen with huge center island with stainless steel appliances and opens to family room ideal for entertaining. Large master suite with walk-in closet and luxurious master bath. Secondary bedroom suites are large with ample closet space. The rooftop deck features outdoor movie viewing area, pool, spa and bbq. This home offers both tranquility and the ideal space for entertaining.</p>		
		
MLS#14-809527 Arana/Morsh 424-231-2400 THE AGENCY		

01 Beverly Hills Condo / Co-op

125 S ELM DR #101	Open 11-2 632G2	NEW
\$1,395,000	3+4 ARCHITECTURAL	
BEAUTIFUL 2 STORY CONDO		
<p>Beautiful 2 story condo in 4 unit building with private entrance. 3 bedrooms, 5 baths, large living room w/marble f/p, formal dining room w/ wet bar and kitchen w/ breakfast area. Downstairs features a large family room, wet bar and bath. Private 4 car garage w/ direct entry to unit.</p>		
		
MLS#14-807009 Steven & Jennifer Levine 310.702.4509 HILTON & HYLAND Dshwshr,Grbg Disp,Intrcm,Rng/Ovn,Fridg		

3114 ABINGTON DR	Open 11-2	NEW
\$3,850,000	4+6 TRADITIONAL	
TRADITIONAL TENNIS COURT ESTATE IN BEVERLY HILLS		
<p>Beautiful, traditional tennis court estate on a quiet cul-de-sac in Benedict Hills Estates. Formal living & dining rooms, chef's kitchen & family room. Dual his & hers master suites feat. marble, built-ins, wood burning fireplaces, large bathrooms & garden access. Outdoor areas include a fern courtyard, fountain garden, brick pool patio w/ gorgeous floral landscaping & tennis court. First-class finishes such as recessed lighting, custom cabinetry, skylights, vaulted ceilings & French doors.</p>		
		
Williams & Williams 310.691.5935 HILTON & HYLAND 3114abington.com		

Thanksgiving Holiday Deadlines

The MLS Broker Caravan™
DECEMBER 2, 2014 ISSUE

The MLS™ office will be closed on Thursday, Nov 27th and Friday, Nov 28th
The Help Desk will be open Friday, Nov 28th 9am-1pm


All Full Page Color Ads
Monday, November 24th, 5pm

All Full Page Black and White Ads
Tuesday, November 25th, 3pm

All Color Showcase Ads
Tuesday, November 25th, 3pm

TUESDAY

2120 N BEVERLY DR	Open	11-2	592D3	NEW
\$3,500,000	4+5			



FRANK LLOYD WRIGHT INSPIRED HOME NESTLED IN THE CANYONS

Located on a private road in Beverly Hills Post Office, this Frank Lloyd Wright inspired, Prairie School architecture home is nestled in the canyons. Behind gates, across a fresh water stream sits this tastefully done home. An oversized grassy yard with a pool and hot tub provides plenty of space for entertaining, while balconies off the en suite bedrooms provide romantic vistas.

MLS#14-808967
Susan Smith 310.415.5175
HILTON & HYLAND

Dshwshr, Dryr, Grbg Disp, Rng/Ovn, Frldg, Othr

2965 HUTTON DR	Open	12-2	592D1	rev
\$2,250,000	4+3		TRADITIONAL	




2965 HUTTON DRIVE

Wonderful Traditional home located on the country lane section of "Old Hutton" with fabulous curb appeal. A perfect family home with loads of charm. Spacious step down living room and fireplace opens to the formal dining room and French doors to lovely grassy yard. Remodeled eat-in kitchen great for entertaining and opening to yard. A spacious family room, play room, with lots of storage and a full bath open to beautiful yard as well.

MLS#14-798867
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

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

1235 BEVERLY ESTATES TER	Lunch	11-2	592C5	NEW
\$2,395,000	4+4		1sty-TRADITIONAL	



EXQUISITE REDONE CANYON VIEW ESTATE ON 4-HOME CUL-DE-SAC!


TRULY CHARMING, REDONE, & IMMACULATE 1 STY TRADIT VIEW HOME ON EXCLUSIVE 4-HOME TRANQUIL CUL-DE-SAC IN LOWER BENEDICT! WD FLRS, FRENCH DRs, MLDNGS, BLT-INS. 'GREAT' RM OVERLOOKS REAR GROUNDS W/LAWNS/DECK/HOT TUB/CANYON VUS! HUGE HI-CLNG MASTER W/WALK-IN & LUXE BA. FAB COOK'S KITCHEN W/TOP BLT-INS. BIG DEN W/FP. 4TH BD STE W/ ADJACENT BONUS RM IS PERFECT FOR GUEST/IN-LAW'S. DIRECT-ENTRY GARAGE. WARNER AVE ELEMENTARY SCHOOL DISTRICT! OVER 110 FEET OF DISCREET CURB APPEAL FURTHER ENHANCES THIS GEM.

MLS#14-810191
MICHAEL J. LIBOW 310-285-7509
CBBR

WWW.1235BEVERLYESTATE.COM

02 Beverly Hills Post Office Lease

2750 BENEDICT CANYON DR	Open	11-2	592B1	NEW
\$16,900	4+3		CONTEMPORARY	




GATED & PRIVATE TENNIS COURT COMPOUND, A MUST SEE!

Gated and private, tennis court compound completely redone. Main house has wooden floors throughout, state of the art finishes. Main level features living room with fireplace, family room, brand new kitchen & dining room. Master bedroom is located on the main level. There are 2 additional bedrooms upstairs with a brand new full bath & huge private patio. Separate detached guest suite with full bath & closet. Grounds boast waterfall with dry sauna/grotto, tennis court, & ample parking.

MLS#14-809193
J. Babajian/J. Fine 310-623-8800
RR/BH

9827 EASTON DR	Lunch	11-2		NEW
\$1,399,000	2+3		CAPE COD	



RARE CAPE CODE

Rare Cape Cod (2,770 sq-ft) home in secluded box canyon cul de sac st in BHPO. Double lot; unobstructed cyn views (20,705 sq-ft); no neighbors on either side. Magnificent lving rm; 12 ft ceilings, crown moldings, real wood burning gas fireplace. French doors and windows; balcony entire lgth of rm. All rms bask in natural sunlight. Lg formal dng rm & sitting. A Lg wine cellar and movie theater screening room w/10 ft custom Stewart screen, M&K 24 spkr & Rotel Theater System. Home beautifully staged!

Ivan Estrada 323-574-2317
KW HOLLYWOOD HILLS

www.IvanEstradaProperties.com

03 Sunset Strip - Hollywood Hills West Single Family

1830 N STANLEY AVE	Lunch	11-2	593C4	NEW
\$4,999,000	4+4		CONTEMPORARY	



Nestled behind private gates and a long driveway, this expansive contemporary estate boasts quality finishes, meticulous craftsmanship, and stunning city and ocean views. Refined and sophisticated, the open floor plan enjoys high ceilings, bountiful natural light, and a designer chef's kitchen replete with steel appliances and a tremendous center island. The sweeping backyard is landscaped to perfection with plentiful grass and a sizeable pool and spa.

MLS#14-807687
Jason Oppenheim 310-990-6656
THE OPPENHEIM GROUP

Blf-Ins, Dshwshr, Elvtr, Frzr, Grbg Disp

1441 SUMMITRIDGE DR	Open	11-2	592D5	red
\$4,195,000	4+5		MODERN	




REDUCED! INCREDIBLE VALUE

STUNNING NEW CONSTRUCTION ARCHITECTURAL HOME WITH BREATHTAKING CITY, CANYON AND OCEAN VIEWS. PERFECT FOR ENTERTAINING WITH CONTEMPORARY OPEN FLOORPLAN INCLUDING SPACIOUS LIVING AND DINING ROOM, DRAMATIC FIREPLACE, MAGNIFICENT 12 FT. HIGH CEILINGS, FRENCH OAK HARDWOOD FLOORS THROUGHOUT, EXTREMELY LIGHT AND BRIGHT WITH FLOOR TO CEILING GLASS WINDOWS AND DOORS AND VIEWS FROM EVERY ROOM. MASTER SUITE WITH LUXURIOUS MASTER BATHROOM, EXQUISITE FINISHES AND CUSTOM WALK IN CLOSET. THREE ADDITIONAL EN-SU

MLS#14-739465
Dominique Jeramaz 310-531-2910
CITY REAL ESTATE, IN

Cbl, Dshwshr, Frzr, Micro, Rng/Ovn, Other

9049 SHOREHAM DR	Open	11-2	592H6	NEW
\$3,645,000	4+5		TRADITIONAL	




EXOTIC BACKDROP IN DOHENY ESTATES W/ HUGE POOL & VIEWS

Tropical palms & lush giant birds-of-paradise create exotic backdrop for this Monterey Colonial Traditional set in much-desired Doheny estate neighborhood, only 1 block from Beverly Hills border. Gated privacy leads to fully upgraded executive residence offering perhaps the largest Olympic-hopeful swimming pool in all of Doheny.

MLS#14-807893
Ernie Carswell 310.345.7500
TELES PROPERTIES

Blf-Ins, Cbl, Dshwshr, Frzr, Grbg Disp

9610 OAK PASS RD	Open	11-2	592C2	rev
\$6,250,000	4+6		CONTEMPORARY	



ULTIMATE HILLSIDE COMPOUND

Significant M. Lewis Contemporary w/ incredible views perched on 3.8 acres (property boasts three separate lots tied together) on one of BHPO's most private, gated, sought after streets. This ultimate hillside compound is equipped w/ a movie theatre, pool, full cabana, chef's kitchen, stunning living room with floor to ceiling windows perfect for entertaining, and beautiful views from nearly every room. The potential for development is unparalleled on this property.

MLS#14-786047
Andrew Cohen 310.892.8093
HILTON & HYLAND

Antna, Blf-Ins, Cbl, Cent Vac, Dshwshr, Other


NEW! The MLS Stats

Get Statistics for ANY Listing Search.


Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!


TUESDAY

2401 JUPITER DRIVE	Open 11-2	NEW
\$3,490,000	4+4 CONTEMPORARY	
	PRICED TO SELL-EXQUISITE REMODEL	
Absolutely Stunning! One of a kind both inside & out. Wide-Open Flowing Floor plan. Kitchen features German cabinets, Caesarstone counters & Miele appliances. Spectacular Living room w/dual sitting areas opens to step down Family room. French Oak floors, glass & stainless trimmed stairs. Enormous Master Bedroom suite w/sitting area, dual closets & spa-like bath. Resort-like rear yard w/pool, spa, fire pit & fountains. Canyon & City Light Views. Finest finishes throughout. A MUST SEE!		
MLS#SR14236678CN	www.2401jupiter.com	
Ellen Model 818-933-2400	BERKSHIRE HATHAWAY	


8278 MARMONT LN	Lunch 11-2	NEW
\$1,795,000	3+2.5 SPANISH	
	1927 CHARACTER SPANISH W/ CITY VIEWS. ABSOLUTELY GORGEOUS.	
Exquisite 1927 Character Spanish Gem w/ breathtaking city views. 3 beds, 2.5 baths, huge formal living room w/ barreled ceilings & fireplace. Huge kitchen w/ French Doors that open to patio. Move-in condition w/ updated kitchen & baths. Front grassy yard. Walled and Gated for privacy. Direct access garage. Hardwood floors, central AC, newer sewer line. Seconds to West Hollywood, the Sunset Strip, the Chateau Marmont, and everything you could want in LA living. www.8278marmont.com		
jimmy martinez	www.HousesinLA.com	
PARTNERS TRUST BH		

8291 PRESSON PL	Open 11-2	NEW
\$3,295,000	5+4 2sty-COUNTRY ENGLISH	
	STORY BOOK COUNTRY ENGLISH	
Enchanting home filled with Old Hollywood history on quiet cul-de-sac street. Amazing central location behind Chateau Marmont. Spectacular city views. Original restored materials in immaculate condition with some modern upgrades. Storybook English Garden in private, tranquil & lush setting with spacious grass yard. Owners have meticulously maintained the property with attention, love and care.		
Comora/Lester/Lobel	built ins	
THE AGENCY 424-230-3746		

8917 WONDERLAND PARK AVE	Lunch 11-2 592H2	NEW
\$1,695,000	3+2 1sty-MID-CENTURY	
	GATED MID CENTURY WITH POOL!	
\$1,695,000		
Gated Mid-Century with stunning Pool on over 1/2 an acre- PER ASESOR! Abundant Skylights, Clearstory Windows, Walnut & Travertine Floors, Mosaic Tile kitchen & Baths, amazing master bath, huge entertainment area, wonderful indoor-outdoor flow! Designer done- wonderland school!		
MLS#14-809597	GATED MID CENTURY W/ POOL ON 1/2 ACRE!	
Ian L Brooks 310-428-6569	BERKSHIRE HATHAWAY H	

2600 CARMAN CREST DR	Open 11-2 593C2	NEW
\$2,995,000	3+4 CONTEMPORARY	
	RARE OUTPOST ESTATES CONTEMPORARY MODERN	
You'll be surprised by this pvt cont's open space, high ceilings, gorgeous hwood flrs & lg windows of glass w/ city views. The LR, kitch & DR are open unto each other. The DR comes has a fpl, & the Bulthaup kitch features marble cntpts, island, & best appl. There is an lg outdoor living space off of the kitch & LR. Along main hall is a powder rm, 2 BDs w/ full BAs, an office, family room, & laundry area. Upstairs is master suite incl walk-in closet, balcony & spa-like BA. Spa & room for pool.		
MLS#14-803969	www.2600CarmanCrest.com	
Lisa Young 3104996747	KELLER WILLIAMS BH	

2660 SKYWIN WAY	Lunch 11-2 592H2	NEW
\$1,649,000	5+4 1sty-CONTEMPORARY	
	LUNCH SERVED	
Owned and meticulously maintained by the same family for over 40 years and located in Laurel Canyon's Laurel Hills this 5 bedroom, 4 bath Contemporary style home built in 1971 features 3,200 sq. ft. of living space, a 9,422 sq. ft. corner lot with views. Expansive entry, living and dining areas with vaulted ceilings. Custom made Spanish tile work.		
MLS#14-809795	Dshwshr,Dryer,Grbg Disp,Phone S	
Gene Bush 310-657-5050	COLDWELL BANKER RESI	

2067 MOUNT OLYMPUS DR	Open 1-4 593-A3	NEW
\$2,099,000	3+3 1sty-MID-CENTURY	
	ENTERTAINER'S POOL HOME	
THIS IS ONE OF THOSE SPECIAL HOMES WHERE MEMORIES ARE MADE WITH ALL DAY SWIMMING. LATE NIGHT COOKOUTS WHILE OVERLOOKING THE BREATHTAKING PANORAMIC VIEW OF THE CITY AND LUSH CANYONS IN OF THE MOST SOUGHT-AFTER LOCATIONS IN HOLLYWOOD HILLS. EXQUISITELY REMODELED WITH SUPERIOR QUALITY MATERIALS THROUGHOUT AND A 150-FT WIDE MULTI-LEVEL DECK TO ENJOY THE VIEWS.		
Jeff Lemen 3104822033	W/D DW STOVE OVEN REFRIG BBQ	
KLR WMS S MONICA		


1650 SUNSET PLAZA DR	Open 11-2	NEW
\$1,500,000	3+4 2sty-SPANISH	
	GREAT OPPORTUNITY IN THE HILLS	
Builders, Developers, Investors: Own a piece of the Hollywood Hills. This 1926 Spanish boasts 2,740 sf on a 53,000 sf lot with original pool. This is your blank canvas. Come create your masterpiece in the hills.		
Karen Farber 818.424.9020	MAJOR FIXER	
WISH SOTHEBYS REALTY		

1355 MILLER PL	Lunch 11-2 592J5	NEW
\$1,899,000	3+3 ARCHITECTURAL	
	MODERNIST HOME BY GRIFFIN ENRIGHT ARCHITECTS, AIA	
Published Award Winning Modernist Residence re-imaged by Griffin Enright Architects, AIA. Interlocking spaces, geometric design, sleek lines and warm tones abound throughout this home. Two expansive cubed windows are the eyes to the Sunset Strip with views out to the Pacific Ocean. The design is maximized for an abundance of natural light to stream throughout the residence.		
MLS#14-809799	Blt-Ins	
Brian K. Courville	JOHN AAROE GROUP	

8516 WALNUT DR	Open 11-2 592/J4	NEW
\$1,215,000	4+3 2sty-CONTEMPORARY	
	GORGEOUS HOME! THE PERFECT HOLIDAY GIFT!	
Luxuriously remodeled Contemporary 4 Bedroom & 3 Bathroom home in the heart of the Hollywood Hills. Gourmet kitchen w/Center Island, wine fridge, custom cabinetry, Carrera marble counter tops & stainless steel appliances. Hardwood Floors, recessed lighting, & French doors throughout. Great indoor/outdoor flow w/huge front terrace off Living & Dining room. Private sun-filled backyard w/ brand new Jacuzzi, lounge area & steps to a flat grass pad with views. WONDERLAND SCHOOL!		
David T Kessler 310-245-6715	more photos: www.8516walnutdrive.com	
SOTHEBY'S BEV HILLS		

TUESDAY

8514 WALNUT DR	Open	11-2	592/J4	NEW
\$749,000	3+1.75	2sty-CALIFORNIA BUNGALOW		




ELEVATED BUNGALOW WITH MUSIC STUDIO

Here in the seclusion of Laurel Canyon beautiful music is being made. Charming elevated bungalow with lower level music studio awaits the next artist. Two bedrooms and one bath upstairs and bonus room and bath down. Hardwood floors, dual deck spaces and that creative vibe make this home unique. Tap into the rich history of the canyon and make your own kind of music.

John Barrentine (310) 276-6656
KW LARCHMONT

2500 JUPITER DR	Open	11-2	593B2	rev
\$4,495,000	5+7	MODERN		




LOWER NICHOLS CYN. MODERN COMPOUND

This exquisite warm Modern Compound is situated behind gates on almost 3/4 of an acre of landscaped grounds and mature trees in Lower Nichols Canyon and Mt. Olympus. This 5 bedroom/6 bath home is perfect for entertaining with all public rooms opening to landscaped grounds, pathways, patios, decks and pool and spa surrounded by vast mountain, tree top and canyon views. Step behind the gated entry to the perfect flow of the living room, kitchen and dining that open to a massive outdoor living rm

MLS#14-793183
Mimi Starrett 310-467-4395
JOHN AAROE GROUP

Dshwshr,Grbg Disp,Fridg

2180 LAUREL CANYON BLVD	Lunch	11-2	593A3	red
\$1,190,000	±290000	3+2	MODERN	



LUNCH FROM CANTERS! REDUCED HOLLYWOOD REGENCY IN LAUREL CANYON

Bring your buyers & come have lunch! Elle Décor called it "The Swankiest House In Hollywood," and who are we to argue? Famed designers Woodson & Rummerfield have created a true showcase house, perfect for entertaining. 3br/2ba sanctuary mixes Hollywood Regency aesthetic with a modern flair. Double paned windows throughout create a serene retreat from the outside world. Grand staircase leading to living area flooded with natural light, open for plan that opens to secluded wooded terraced yard.

MLS#14-792705
Jefferson Hendrick 323-251-7883
LUCID WEST REALTY

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

8213 MONTEEL RD	Open	11-2	593A4	rev
\$3,395,000	5+6	SPANISH		



GRAND SPANISH WITH SEPARATE GUEST SUITE/OFFICE IN THE STRIP!

This meticulously restored 1926 Spanish offers glorious views and a glimpse into the glamour & elegance of old Hollywood. From the moment you enter the lush landscaped grounds you're captivated by this romantic home. The original wood door opens to a 2 story foyer w/a beautiful curved stairway. The gracious LR has the original FPL, stenciled wood beam ceilings & French doors to a pvt patio. The FDR w/a fantastic ceiling detail has access patio.

MLS#14-806439
Eric Lowry 213-507-0950
COLDWELL BANKER RESI

See Full Page Color Ad!

9380 SIERRA MAR DR	Open	11-2	592G5	rev
\$23,995,000	5+6	ARCHITECTURAL		




ULTIMATE BIRD STREETS TROPHY VIEW COMPOUND

The ultimate trophy compound in the "Bird Streets" above Sunset Strip. Sweeping views from downtown to the ocean. American walnut flooring throughout. Spacious master w/ skylights and separate handbag & shoe rooms. Top-of-the-line Italian Kitchen w/ Thermador appliances & Caesarstone countertops. Features a home theater w/ seating for 10 on plush reclining sofas, LED lighting, home automation & a gym. Outdoor space boasts 1800 sq.ft. infinity pool, 8ft. fire pit, alfresco dining areas & more.

MLS#14-804643
Williams/Peele 310.691.5935
H&H/SOTHEBY'S

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

7615 JALMIA PL	Open	11-2	593B1	rev
\$2,250,000	4+5	CONTEMPORARY		



Appraised at \$2,250,000. This beautiful canyon home has been restored under the guidance of the acclaimed Stewart-Gulrajani Design Team. In the Hollywood Hills near Nichols Canyon on quiet cul-de-sac street. Built in 2002 and remodeled in 2014.

MLS#14-791057
William Thon
LAMERICA LP

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

1853 SUNSET PLAZA DR	Open	11-2	592J4	rev
\$8,800,000	4+6	4sty-CONTEMPORARY		



NEW HOLLYWOOD HILLS CONTEMPORARY!

Panoramic, Unobstructed Views on every floor, 4 bedroom/5.5 bath, 5600+sqft masterpiece. No expense was spared with this European Home: Boffi Vanities/Fixtures, Boffi Kitchen w/Miele & Wolf appliances, Surround/In wall Sound System, DomVision Home Automation, In-Wall IPads, DeltaLight light fixtures, Electronic Shades, Gym/Yoga Studio, Sauna, Steam Shower, Outdoor Pool/Lounge, Oversized Deck for Entertaining, State-of-the-Art Theater Room, Dining Room... ALL FACING OUT TO A SPECTACULAR VIEW!!

MLS#14-777229
Roger Perry 310-600-1553
RODEO REALTY - BH

www.rogerperry.com

3434 BONNIE HILL DR	Refresh.	11-2	563C7	rev
\$1,995,000	3+3	OTHER		



THE BEST VIEWS IN HOLLYWOOD HILLS -- IS NOW FOR SALE!

Fully renovated and expanded 3 bed/ 3 bath, 2800+ square feet open floor design has grand living, dining and kitchen area on a 22,000 square foot lot! Seller is willing to sell this home before construction is complete! A purchaser has the opportunity to choose custom and personal finishes to make this property their dream home! Spectacular 260+ degree views of the San Gabriel mountains, Burbank, night-lights of Universal City and the Hollywood sign!

MLS#14-806501
Charles Malki (323) 762-5547
RAMSEY-SHILLING

Dshwshr,Dryer, Frig, Range, Other

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

1500 VIEWSITE TER	Open	11-2	592J4	rev
\$4,650,000	3+4	MODERN		



OPEN 11-2 AND TWILIGHT 5-7

Sexy modern masterpiece completely redone w/unparalleled jetliner views from downtown to the ocean. Fully automated smarthouse w/Vantage Home Automation System, security cameras & Siedle Keyless Entry. Walls of pocketed Fleetwood glass doors & dark grey Terrazzo floors seamlessly blend the indoors w/the outdoor entertaining areas, al fresco dining, flat screen TV's, sparkling pool w/waterfall & infinity spa, pool bath & outdoor shower.

MLS#14-775541
Zach Goldsmith 310.908.6860
HILTON & HYLAND

Blt-Ins,Intrcm

7135 HOLLYWOOD #810	Open	12-2	593D4	NEW
\$519,000	1+2	CONTEMPORARY		



This is a Spacious 8th floor corner/end unit with views north and east. The convertible den is being used as a second bedroom. There are hardwood floors throughout, and a large balcony with views North and East. The kitchen has granite counters, the master bath has a separate shower and tub, there is a second bath. This is a Full service Hi-rise with 24 hour security, valet parking, concierge, a gym and pool. This is a minute from The Heart of Vibrant Hollywood, Runyon canyon, & The Metro.

MLS#14-796977
Ron Thomas 310 650 7115
KELLER WILLIAMS HOLL

Grbg Disp,Rng/Ovn,Fridg

TUESDAY

04 Bel Air - Holmby Hills Single Family

11540 THURSTON CIR	Open	12-2	631H1	rev
\$2,150,000	4+4	ARCHITECTURAL		



MLS#14-790671
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

11540 THURSTON CIR

Wonderful family home in great Brentwood location close to many schools, shopping and minutes from the heart of everything. New construction, total remodeled with dramatic open spaces with vaulted ceilings high end luxurious finishes. Italian kitchen cabinets, white oak plank floors, rooms flow into each other for open California living and great indoor outdoor living. Main level has 3bd, 2.5ba with gorgeous baths, luxurious master, separate second level has guest quarters plus beautiful ¾ba.

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

05 Westwood - Century City Single Family

875 MALCOLM AVE	Lunch	11-2	632B2	NEW
\$2,795,000	5+4	TRADITIONAL		




MLS#14-809443
Martin Halfon 3103444465
RODEO REALTY - BEVER

875 MALCOLM AVE

Beautiful home is located in a prime area of Westwood. large courtyardupstairs to 3 BD and nursery & in home gym. Large master suite with loads of closets space & stunning master bathroom with huge shower and bath & His & Hers Sinks. Downstairs has wood floors throughout. An oversize living room/ fireplace, Large dining that lead to a incredible cooks kitchen with beautiful green stone counters & custom made cabinets & large island. Library/den & additional office & or maids/ private entrance.

Dshwshr

10342 MISSISSIPPI AVE	Open	11-2	632D4	NEW
\$1,329,000	3+2	TRADITIONAL		



MLS#14-807625
Chad Lund 310-801-2641
TELES PROPERTIES, IN

CHARMING CENTURY CITY ADJACENT 3 BED/1.75 BA

Charming Century City Adjacent 3 bed/1.75 Ba Traditional set on knoll, with mid-block location on premiere Westwood street. Incredible unspoiled character throughout. Slate stairway leads to formal entry with closet. Spacious living room with fireplace & blt-ins, coved ceiling & large picture window overlooking treetops. Formal dining room with coved ceiling and wainscoting opens to kitchen with double ovens and breakfast area overlooking back patio. Laundry room off kitchen opening to sunroom.

Blt-Ins,Dshwshr,Rng/Ovn

468 LORING AVE	Open	11-2	632C1	rev
\$5,395,000	5+5	CONTEMPORARY		



MLS#14-759247
Linda May 310-777-6247
COLDWELL BANKER RESI

REDUCED STYLISH LITTLE HOLMBY HILLS HOME!

Private, gated & stylish, 5bd/5ba 4400sf Traditional home on a 18,600sf lot. Glossy white hardwood/stone floors thruout. A chef's kitchen w/ vaulted ceilings flows into family rm/ breakfast nook. The master suite features: outside views, a sumptuous bath, sitting area & large walk-in closet. 3 addtl bdrms complete upstairs. Also includes: 1bed/bath guest house, outdoor loggia, den/office, 2 car garage/motor court. This designers dream will satisfy even the most discerning tastes. LoringEstate.com

Blt-Ins,Dshwshr,Micro,Rng/Ovn,Fridg

834 DEVON AVE	Open	11-2	632C2	bom
\$4,495,000	3+4	2sty-TRADITIONAL		



MLS#14-806175
Susan Keefer 310-339-6567
BERKSHIRE HATHAWAY H

ELEGANT GEORGIAN COLONIAL IN LITTLE HOLMBY

Gorgeous Georgian Colonial in Little Holmby on beautifully landscaped property with pool and spa. Elegant decorator perfect two story home in move in condition. 3 bedrooms plus office upstairs ,living room, formal dining, kitchen family room. Back staircase,laundry room, french doors, hardwood floors throughout. 2 car garage off Birchwood for easy access to the home.

BBQ,Blt-Ins,Cbl,Dshwshr

05 Westwood - Century City Condo / Co-op

2447 CENTURY HL	Open	11-2	632F4	NEW
\$1,675,000	3+5	OTHER		



MLS#14-809979
Adi Werthman 310-598-0260
HILTON & HYLAND

PRESTIGIOUS CENTURY HILL TOWNHOME

Best value for one of the best and largest townhouses available in the prestigious Century Hill gated community. Over 3,200 sf of fabulous floor plan, with a private elevator servicing all levels of the home. Extra large 2-story master bedroom featuring a loft with a balcony and city views, sitting area, fireplace & separate His and Hers master bath and closets. 2 additional en suite large bedrooms, indoor/outdoor flow in all common living areas, all with lots of natural sunlight.

Blt-Ins,Dshwshr,Elvtr,Fridg,Wshr

875 COMSTOCK AVE #12B/C	Open	11-2	632-D2	NEW
\$1,399,000	1+3	1sty-CONTEMPORARY		



MLS#14-808399
Mary Beth Woods 310-571-1358
COLDWELL BANKER

OCEAN, CITY & MOUNTAIN VIEWS FROM 12TH FLOOR COMBINED SUITE

An amazing opportunity to own two prime units on the 12th floor w/amazing city, ocean & mountain views. To the East is the LA Country Club w/mountains as a background & to the West is the ocean. These units were remodeled in the 80's to create a grand master with his and hers baths and extensive closets. A living room with enclosed porch and a banquet size formal dining room. There is a library & den & what could be an additional master bedroom. Also available is a separate studio for \$75,000.

www.marybethwoods.com

10560 WILSHIRE #1006	Open	11-2	632C3	NEW
\$1,295,000	2+3	CONTEMPORARY		



MLS#14-809961
David T. Kessler 310-245-6715
SOTHEBY'S BEV HILLS

GORGEOUS CONDO WITH VIEWS ON SOUTH/QUIET SIDE OF BUILDING!

A gorgeous 2 Bed & 2.5 Bath Condo with panoramic views of Century City, Hollywood Hills & to the Pacific Ocean! Remodeled & updated on the "South/Quiet Side" of the Building. Open Kitchen w/separate Laundry Room has new Stainless Steel Appliances; & opens to the Living & Dining room for great flow and function. 2 large terraces off the Master Bedroom & Living room. Master Bathroom has double sinks, a separate shower, tub & private toilet area. The 2nd Bedroom is complete with an en suite Bath.

more photos: www.10560wilshire1006.com

10590 WILSHIRE BLVD #706	Open	11-2	632C3	NEW
\$950,000	2+3	ARCHITECTURAL		



MLS#14-808153
Martha Freeman 310-963-4006
NELSON SHELTON ESTAT

LUXURIOUS TOWNHOME WITH VIEWS . 2+2.5+DEN MARBLE & WOOD FLRS

New luxury townhome in prime Westwood location with views. 2 Bedrooms, 2.5 Baths + Den. Marble and wood floors. Expansive area (approx. 1843 sf) of living space. Open floor concept in living, dining rooms and den area. Living room with cathedral ceilings, a fireplace and balconies. Stunningly appointed kitchen with custom cabinetry, Viking appliances and marble counter with breakfast area. Italian marble bathrooms. Two bedroom suites in second floor with wood floors. All amenity building.

Dshwshr,Dryer,Elvtr,Grbg Disp,Hood



The Source Of Real Time Real Estate™

TUESDAY

1830 KELTON AVE #6	Open	11-2	632B5	NEW
\$899,500	3+3	CONTEMPORARY		



STUNNING COMPLETELY REMODELED CONTEMPORARY TOWNHOUSE

CONTEMPORARY HIGH-END LUXURY TOWNHOUSE WALKING DISTANCE TO SHOPPING AND CAFES ON WESTWOOD BLVD. THIS LIGHT FILLED, FRONT FACING, CORNER UNIT IS ONE OF ONLY 14 UNITS IN A PRIVATE AND SECURE BUILDING, SITUATED IN A PEACEFUL RESIDENTIAL NEIGHBORHOOD. WITH CUTTING EDGE DESIGN THIS TWO LEVEL TOWNHOUSE BOASTS A LARGE AND FUNCTIONAL OPEN FLOOR PLAN WITH EXCEPTIONAL QUALITY AND HIGH-END FINISHES. HARDWOOD FLOORS THROUGHOUT, A LARGE STEPPED DOWN LIVING ROOM WITH STONE FIREPLACE, AND LEAFY PRIVATE PATIO.

MLS#14-809583
 Joe Convery 3108060708
 SIGNATURE PROPERTIES

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

1505 S BENTLEY AVE #202	Open	11-2	632-A4	rev
\$745,000	2+2	CONTEMPORARY		



OPEN TUESDAY 11-2PM

Newly renovated contemporary light and bright 2 bd, 2 ba Westwood condo. Very private unit with flexible open floor plan, high ceilings & hardwood floors. The spacious living room with fireplace has ample room to entertain and enjoy. Master suite has dressing area, large wardrobe closet & bath with dual sinks and separate tub & shower. Building has secured parking, a heated pool, a sauna and an exercise room. Close to UCLA, recreation, entertainment, fine dining and shopping. Not to be missed.

MLS#14-800251
 Mike Cockinos 310-612-5606
 COLDWELL BANKER- BW

Cbl,Dshwshr,Hood Fan,Rng/Ovn,Other

10445 WILSHIRE BLV, UNIT 801	Open	11-2	NEW
\$875,000	2+2	CONTEMPORARY	



SEE PAGE 17 FOR FULL PAGE AD. COME BY FOR LUNCH


Amazing condo in the full service Grand. Features a grand entry w/custom marble flooring, lg living & dining room that leads to a large covered open veranda perfect for entertaining. Updated granite kitchen w/breakfast bar, lg master w/seating area, walk in closet & customized closets, marble master bath w/double sinks, tub & stall shower. 2nd bedroom has custom built-in access to the veranda. The building includes 24/7 valet & concierge service, swimming pool, conference room, banquet room & gym.

Jonathan Sands 310.704.6612
 RODEO REALTY BH

www.10445wilshire801.com

06 Brentwood Single Family

114 S CANYON VIEW	Open	11-2	631F3	NEW
\$6,499,000	5+10	CAPE COD		



STUNNING NEW CONSTRUCTION NANTUCKET STYLE HOME

NEW construction Nantucket style home designed by Jay Charles on a woodsy, peaceful and private lot. Iconic style and elegant finishes.

MLS#14-794107
 Jesper Inglis 310.863.3034
 COLDWELL BANKER RESI

Blf-Ins,Dshwshr,Dryer,Frzr,Grbg Disp,oth

2122 CENTURY PARK LN #204	Refresh.	11-2	632E3	NEW
\$875,000	3+3	CONTEMPORARY		



Beautiful 3 BD/2 1/2 BA condo in highly desirable, guard-gated low-rise Century Park Place. Wall sconces romantically illuminate the large living room. Dining area w/ recessed ceiling. Master suite overlooking pool. 2 fireplaces. Large eat-in kitchen w/ glass block wall for natural light. Lovely balcony looking out on greenery. Washer & dryer hookups in unit. 2 non-tandem pkg spaces. Complex has 3 pools/spas, 4 night-lighted tennis courts, clubhouse, a gym in each bldg, and on-site prop mgt.

MLS#14-809435
 Janine Gershon 310-804-4607
 COLDWELL BANKER RESI

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

1470 N TIGERTAIL RD	Open	11-2	NEW
\$3,995,000	6+4	MID-CENTURY	



STUNNING, MID-CENTURY MODERN W/ HUGE OCEAN VIEW & POOL

Located at the top of Tigertail, this stunning Mid-Century Modern home offers a wide open floor plan with vaulted T&G ceilings, multiple skylights, a built-in bar, and a large loft with a deck offering commanding views of the city & ocean. The master suite overlooks a grassy yard with ocean view and 5 other bedrooms fill out this exceptional example of Brentwood's Crestwood Hills Architecture.

Mark Kitching 310-902-0221
 PT - OCEAN PARK

2219 S BENTLEY AVE #304	Open	11-2	632B6	NEW
\$649,000	2+2			




GORGEOUS WESTSIDE TOWNHOME!

PROBATE SALE WITH NO COURT CONFIRM NEEDED. GORGEOUS TOP FLR CORNER TOWNHOUSE UNIT. RECESSED LIGHTING, CUSTOM WINDOW COVERINGS & DESIGNER FIXTURES THRU UNIT. LARGE OPEN LIVING & DINING ROOM W/ GAS/WOOD FIREPLACE AND SKYLIGHT. BIG REMODELED KITCHEN W/ LOTS OF CABINET SPACE, NEWER APPLIANCES AND GRANITE COUNTERTOPS. 2 LARGE BEDROOMS, INCLUDING LOWER WITH OWN ENTRY. XTRA LARGE CLOSET/STORAGE, LOW HOD INCLUDING EQ INSURANCE. CREDIT WILL BE GIVEN FOR NEW FLOOR COVERING AND PAINT.

MLS#14-809221
 Allen Aghai
 EXTAR

Blf-Ins,Dshwshr,Dryer,Elvtr,Grbg Disp

121 N CANYON VIEW DR	Open	11-2	631F3	NEW
\$2,395,000	4+4	TRADITIONAL		




Located on a favorite Brentwood street in highly desirable Brentwood Park adjacent neighborhood. Built in 1929, this charming, single level home is situated on a lovely (approx.) 8,915 sq. ft. lot. Spacious, open and cozy with high pitched ceilings and hardwood floors. 3 bedrooms, 3 bathrooms in main house. 1 bedroom, 1 bath guesthouse. Open patio for entertaining and pool. Garage converted to GH. Several options to move in as is, remodel, expand or create dream home.

MLS#14-809447
 Julie Chandler 310 993-9086
 GIBSON INTERNATIONAL

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

10787 WILSHIRE BLV, UNIT 202	Open	11-2	632-B3	NEW
\$4,900	3+2	MODERN		




JUST REMODELED!

Fully Remodeled 3 bed/ 2 bath on the Wilshire Corridor. Designer condo boasts new maple hardwood floors, modern kitchen with quartz counter tops, custom ceramic back splash, new cabinets, and stainless steel appliances. Open living room with large dining area makes this condo perfect for entertaining!

Benjamin Kruger 310-600-4500
 TELES PROPERTIES INC

Built-Ins, Dryer, Elevator, Range/Oven

1023 S BUNDY DR	Open	11-2	631H5	NEW
\$2,295,000	2+2.5	1sty-HACIENDA		



SOPHISTICATION, ELEGANCE & PRIVACY - HACIENDA STYLE HOME

Hidden behind tall privacy hedge, the Hacienda style exterior belies sophistication of the interior spaces w/hardwood floors & elegant upgrades highlight the enchanting lush outdoor spaces. Includes 2 bd plus 2.5 ba w/separate guest quarters. Spacious backyard w/inviting pool and patio for lounging. Lovely formal living and dining rooms. Features plenty of natural light and gracious details throughout. Perfect for a young couple, a small family, or even for those looking for a vacation home.

Charles Pence 310-458-4024
 PARTNERS TRUST SM

Built-ins

2125 RIDGE DR	Open	11-2	591F3	NEW
\$1,950,000	3+4	2sty-CONTEMPORARY		



GOLF COURSE & CITY VIEW AT RIDGE!

24HR Guard Gated Security at The Ridge in Mountaingate. Absolutely the best,prime location with head on Golf course & city views! Customized & expanded unit remodeled interior to enhance the flow with a completely refreshing contemporary style. Formal entry,gracious circular stairwell,impressive Living Room with double sty ceilings,spacious entertainers dining room. Large downstairs bedroom suite.Fabulous Master with sitting area,luxurious bath with spa,steam shower,organized closet and balcony.

MLS#14-808473
Yar Meshkaty 310-666-6394
COLDWELL BANKER RESI

Bll-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Othr

815 N TIGERTAIL RD	Open	11-2	631-F1	NEW
\$1,595,000	3+4	MID-CENTURY		



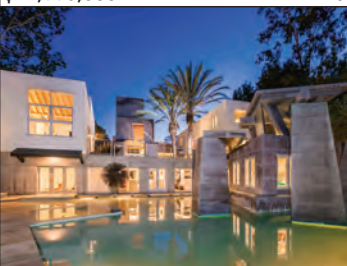
ENDLESS OPPORTUNITY AND VIEWS IN CRESTWOOD HILLS

This classic mid-century contemporary, designed by A. Quincy Jones and built in 1950, has held its timeless charm over the years. The home is intelligently positioned on a wonderful stretch of North Tigertail with dramatic views of the city and ocean.

F. Ron Smith 310-500-1373
PARTNERS TRUST BW

Ocean & City Views and Historical Design

526 N CARMELINA AVE	Open	11-2	631F2	rev
\$11,995,000	6+5	3sty-ARCHITECTURAL		



A LIVABLE PIECE OF ART


The Schnabel House is Frank Gehry's famed compound in Brentwood. Noted as one of the 20 greatest houses of the 20th century this California architectural monument has been lovingly remastered as a livable piece of art for generations to come. Multiple gardens, pools and structures form a compound that functions as an irreplaceable piece of architectural history. This is a rare opportunity to own the home which Gehry has said "This is the design I had fantasized about for my own house."

MLS#14-759167
Cory Weiss 310-922-1124
DOUGLAS ELLIMAN

Frank Gehry's Sculptural Masterpiece

06 Brentwood Land

717 N TIGERTAIL RD	Open	11-2	NEW
\$17,000,000	Land		



MODERN 2 ACRE ESTATE SITE

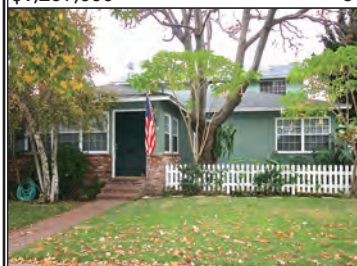
FULLY PERMITTED FOR OVER 25,000SF LIVEABLE -- 4 STRUCTURES -- OCEAN VIEWS -- COMPLETE PRIVACY -- COVERED PARKING FOR 13 -- SHOVEL READY

D Fenton & T McKillen 310.858.5474
HILTON & HYLAND

www.drewfenton.com

07 West L.A. Single Family

2751 WESTWOOD	Open	11-2	632D7	NEW
\$1,259,000	5+3	TRADITIONAL		



REMODELED 5 BED / 3 BATH IN PRIME WEST LA!

CURB APPEAL, CONVENIENCE, AND ROOM FOR THE WHOLE FAMILY - FIRST TIME ON THE MARKET IN 35 YRS! 5 BD/3BA WITH PLENTY OF CLOSET ROOM, PLUS A BONUS SMALL OFFICE OR STORAGE ROOM. LIVING ROOM WITH FIREPLACE OPENS TO THE FORMAL DINING AREA. BEAUTIFUL KITCHEN WITH CHARMING VINTAGE STOVE, AND COUNTER BAR LOOKS OUT ONTO THE HUGE FAMILY ROOM WITH BUILT-IN BOOK SHELVES AND DOORS THAT OPEN TO THE SPACIOUS BACKYARD WITH ORANGE, LEMON, BANANA, AND AVOCADO TREES! UPSTAIRS IS A SUNNY MASTER SUITE WITH BALCONY.

MLS#14-810075
Michael Haddad 310.430.4842
RE/MAX ESTATE PROPER

www.MichaelHaddad.com

2631 FEDERAL AVE	Refresh.	11-2	632B7	NEW
\$949,000	3+2	TRADITIONAL		




A GREAT PLACE TO CALL HOME!

Welcoming three bedroom home in North Westdale neighborhood! Wood burning fp accents living room. Formal dining room. Spacious galley kitchen w/ new tile floors, ample counter space, built-in appliances & breakfast bar. Family room opens to patio & grassy back yard--good indoor/outdoor flow for daily living/entertaining! Office/den. Rear facing master suite w/ attached bath. Gleaming hardwood floors in LR, DR, office, two front bedrooms & hallway. Central heat. Newer roof. Det.double garage.

MLS#14-810049
Pat Cornog 310-463-3733
POWER BROKERS INTL.

Hardwood floors, Fireplace, Grassy Yard

1953 BUTLER AVE	Open	11-2	632	NEW
\$848,000	2+1	CALIFORNIA BUNGALOW		



COVETED R-2 LOCATION. 2 BR CRAFTSMAN HOME


Coveted R-2 Property and Location. . Fenced 2 BR + Dining + 1 Bath. South Hampton Style. Fenced and gated private yard with fruit trees. Updated house with hardwood floors. EZ to show. Vacant. Call De De 310-871-4415 or Kellie 310-570-5234

De De Logsdon 310-871-4415
GIBSON INTERNATIONAL

stove

07 West L.A. Condo / Co-op

1605 ARMACOST AVE #109	Open	11-2	631J6	NEW
\$375,000	1+1	CONTEMPORARY		



STUNNING LOFT STYLE 2 STORY 1 BEDROOM, 1 BATHROOM CONDO WITH SOARING CEILING IN THE LIVING ROOM. FRONT FACING UNIT WITH LOVELY BAMBOO FLOORS, FIREPLACE AND LARGE BALCONY WITH TREETOP VIEWS. OPEN KITCHEN WITH BREAKFAST BAR, GRANITE COUNTERTOPS AND STAINLESS STEEL APPLIANCES. INSIDE LAUNDRY. GREAT WEST LA LOCATION, CLOSE TO SANTA MONICA, BRENTWOOD, UCLA, SHOPS AND RESTAURANTS.

MLS#14-809517
Kathy A. Douglas 310-820-9320
BERKSHIRE HATHAWAY

Bll-Ins,Dshwshr,Rng/Ovn

Thanksgiving Holiday Deadlines

The MLS Broker Caravan™
DECEMBER 2, 2014 ISSUE

The MLS™ office will be closed on Thursday, Nov 27th and Friday, Nov 28th
The Help Desk will be open Friday, Nov 28th 9am-1pm


All Full Page Color Ads
Monday, November 24th, 5pm

All Full Page Black and White Ads
Tuesday, November 25th, 3pm

All Color Showcase Ads
Tuesday, November 25th, 3pm

TUESDAY

12321 OCEAN PARK #15	Open	11-2	672A1	red
\$749,000	3+2	CONTEMPORARY		



BEAUTIFUL 3 + LOFT + ROOF TOP DECK

Fantastic turn key Contemporary condo with just under 1700 sq feet, this top floor unit includes 3 generous size bedrooms and two full bathrooms. Dual pane windows and 2 story ceilings in the entry and living room offer an abundance of sunlight and volume. A spacious loft upstairs could be an office, den, exercise area, play room, or whatever you can dream up. Sliding glass doors open from the loft, onto an enormous roof top deck, easily accommodating a large party.

MLS#14-800891
Kelly Selcer 3108502107
KELLER WILLIAMS BEVE

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

3000 FEDERAL #101	Open	11-2	672C1	rev
\$865,000	Prjct	2sty-MEDITERRANEAN		



MODERNIZED TOWNHOMES- 2 & 3 BEDROOMS W/BONUS AND PVT GARAGE.

Welcome to 3000 Federal, a seamless blend of natural warmth and modern design conceived to create the ideal Westside living experience. Each of these 6 impressive 2 & 3 bedroom townhomes are highlighted by dark wood floors throughout, a living room boasting an elegant stone fireplace and a clean-lined, contemporary gourmet kitchen, complete with quartz counter tops, glass-tile backsplash, stainless steel appliances and picturesque breakfast area. Bonus Room with Attached Private Garage.

MLS#14-784943
Joanne Lindsay 310.466.7892
PARTNERS TRUST BRENT

www.3000federal.com

3000 FEDERAL #102	Open	11-2	672C1	rev
\$799,000	2+2.5	2sty-MEDITERRANEAN		



REDUCED TWO BEDROOM TH W/BONUS & PVT GARAGE IN WEST LA

Welcome to 3000 Federal, a seamless blend of natural warmth and modern design conceived to create the ideal Westside living experience. Each of these 6 impressive 2 & 3 bedroom townhomes are highlighted by dark wood floors throughout, a living room boasting an elegant stone fireplace and a clean-lined, contemporary gourmet kitchen, complete with quartz counter tops, glass-tile backsplash, stainless steel appliances and picturesque breakfast area. Bonus Room w/PVT attached garage.

MLS#14-785497
Joanne Lindsay
PARTNERS TRUST BRENT

www.3000federal.com

08 Cheviot Hills - Rancho Park *Single Family*

10513 ROUNTREE RD	Open	11-2	632E6	NEW
\$1,295,000	2+1	1sty-TRADITIONAL		



CHARMING & SPACIOUS TRADITIONAL


Charming & Spacious ready for remodel or new construction on a fabulous tree lined street of newer homes and classic originals. Formal living, dining & family rooms, original kitchen, upgraded central heat & hardwood floors on a 6,250 sq. ft. lot. Overland Elementary School is right around the corner. Seller has requested no interior photos. Sold "As Is" First showing Sunday 11/16 1-4pm Tuesday 11/18 11-2pm & Twilight 5:30-6:30pm

MLS#14-809603
David Elston 310-704-3451
TELES PROPERTIES, IN

Rng/Ovn

09 Beverlywood Vicinity *Single Family*

1565 HI POINT ST	Open	11-2	633A4	NEW
\$1,325,000	3+2	CALIFORNIA BUNGALOW		



CRAFTSMAN BEAUTY 9100 SQ FT LOT AN OASIS IN THE CITY

Impeccable 3 Bed 2 Bath restored and updated California Bungalow in the desirable Faircrest Heights District. Sited on a 9600 square ft corner lot with a commanding street presence and a front pathway that leads to a private oasis

MLS#14-810057
Marny Maslon 424-202-3298
TELES PROPERTIES

Blt-Ins,Dshwshr,Grbg Disp,Hood Fan

1728 S CORNING ST	Open	11-2	632J5	red
\$990,000	3+2.5	1sty-CONTEMPORARY		




PRICED TO SELL!! BRIGHT & IMMACULATE 3BR HOUSE WITH POOL

3BR+2.5BA Contemporary w/pool & all the bells and whistles. Gourmet kitchen has granite countertops, stainless steel appliances, center island & large pantry. Spacious master suite w/BA & walk-in closet. Lovely patio w/gas line hookup for BBQ that overlooks the gated pool, perfect for entertaining. Bonus space in the garage with a beautifully updated BA & kitchenette. Situated on a beautiful tree-lined street & centrally located, this property is a must see!

MLS#14-792701
Jeremy Ives 310-858-1902
TELES PROPERTIES

1728SouthCorningStreet.com

9407 KIRKSIDE RD	Open	11-2	632G4	rev
\$2,650,000	5+5	TRADITIONAL		



SPECTACULAR 2-STORY DESIGNER-DONE

Spectacular 2-story designer-done traditional brimming w/ curb appeal on one of Beverlywood's most picturesque streets lined with majestic trees and beautiful residences. This cheerful home boasts 5 large bedrooms (3 up, 2 down), 4.5 baths, a detached office/recreation room, formal living room /w fireplace and formal dining. A sprawling open-plan kitchen, breakfast and family room with French doors leads to an inviting covered deck.

MLS#14-802935
Marcie Hartley 310.691.5950
HILTON & HYLAND

Blt-Ins,Clng Fan,Dshwshr,Dryer,Frzr,Othr

9103 GIBSON ST	Open	11-2	632H6	bom
\$949,000	2+2	SPANISH		



LOVELY AUTHENTIC SPANISH HOME FOR MODERN LIVING

Come home to this exquisite authentic Spanish home in a great Beverlywood location. Beautiful original details, hdwd flrs, stained glass, wood beamed ceiling, & more. The great room boasts high ceilings, picture window, & cozy fireplace w/ decorative tiles. The open floor plan features a lovely formal dining room, updated eat-in kitchen, & 2 good-sized bdrms + 2 baths, one w/beautiful Deco tile. Charming outdoor areas & gardens are perfect for entertaining! Garage is currently used as bonus room

MLS#14-796733
Sally Forster Jones 310-691-7888
JOHN AAROE GROUP

www.9103gibson.com



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Listings in the MLS Get More Exposure
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FOR SALE
THE MLS .COM The Source Of Real Time Real Estate™

TUESDAY

10 West Hollywood Vicinity Single Family

555 WESTBOURNE DR	Lunch 11-2	592J7	NEW
\$2,495,000	4+3	CRAFTSMAN	



MLS#14-807655
Jason Oppenheim 3109906656
THE OPPENHEIM GROUP

This exclusive compound boasts a refined and contemporary design, open floor plan, designer chef's kitchen, and is replete with a guesthouse and a beautiful pool and decking. Doors open from the main house to the yard creating a beautiful ambience, and the master suite offers expansive space with a magnificent walk-in closet and a large elegant bathroom. Two-car parking behind a gated driveway, main house is approx. 2,171 sq. ft., guest house is approx. 569 sq. ft.

Dshwshr,Fridg

1033 N ORLANDO AVE	Open 11-2	593A6	NEW
\$2,099,000	3+2	TUDOR	




MLS#14-807397
Antony Arkel 310/ 275-7778
COLDWELL BANKER-N

LAST LOT ON THE PRIME "1000"

Finish 2014 with a BAM! Don't miss out on the last lot in this BLOCK! Exceptional opportunity to acquire a residence on the preeminent "1000" block of North Orlando Avenue. Complete Floor area 7,800 flat sq ft with a variety of expansion strategies. A Once in a lifetime chance as the homes on this block are highly sought after and rarely become available. Come and see... Lunch served!

None

562 WESTBOURNE DR	Open 11-2	592J7	NEW
\$1,995,000	3+4	CONTEMPORARY	



MLS#14-796447
Jason Oppenheim 3109906656
THE OPPENHEIM GROUP

A contemporary jewel just steps from Melrose/Robertson high-end boutiques and cafes, this home boasts 3 bedrooms, 3.5 bathrooms, high ceilings, an open floor plan with abundant natural light, a gourmet kitchen, and a beautiful private pool. Gated with parking.

Blf-Ins,Dshwshr,Hood Fan,Rng/Ovn,

806 N CRESCENT HEIGHTS BLVD	Open 11-2	593A6	red
\$1,675,000	4+4	2sty-TRADITIONAL	



MLS#14-803257
Morgan Pasco 310.606.3887
MORGAN REAL ESTATE

THINK OUTSIDE THE BOX

Think outside the box w/this fab 4B/4B new construction. Exquisitely laid out w/ bright formal LR w/sky lights & custom built-ins. Full Viking gourmet kit w/Solistone, marble & BB island. Oak hardwoods thruout 1st fl. Nicely landscaped backyard w/ built-in BBQ Island & Fire Pit. Upstairs features lge formal landing, 3rd en-suite & master suite, claw-foot tub & balcony w/ views of the hills. Mature hedges & double-pane windows create a quiet retreat in this uniquely traditional home.

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

744 N LAUREL AVE	Open 11-2	593B6	rev
\$2,949,000	5+5.5	2sty-CONTEMPORARY	



MLS#14-806079
Omega Group-Ron Keinan 310.779.5348
KELLER WILLIAMS

NEW ARCHITECTURALLY DESIGNED HOME
WWW.744LAUREL.COM

Bright and sunny open floor plan, 5 BDR's, 5.5 baths. Designer perfection: volume ceilings; pocketed walls of glass; custom kitchen; dramatic open staircase with custom decorative railings; exquisitely tiled bathrooms; home automation technology system and stunning glass wine storage display case. Exceptional master retreat. The entertainer's backyard is complete with covered living area, outdoor fireplace, outdoor kitchen & large grassy yard. This is a must see property!

www.OmegaGroup.LA

507 N KILKEA DR	Open 11-2	593A7	rev
\$2,699,900	4+4.5	2sty-ARCHITECTURAL	



MLS#14-808821
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS

NEW ARCHITECTURAL SHOWCASE
WWW.507KILKEADRIVE.COM

Cutting edge entertainer's dream home in prime Beverly Grove. This new and innovative home is complete with state-of-the-art designer kitchen, stone counters, stunning hardwood floors, volume ceilings, amazing window-scapes which flood the house with natural light. Expansive open plan with stunning finishes and attention to detail. Relax and enjoy the entertainer's backyard, waterfall, zero edge decorative pool and private spa. Close to popular restaurants, shops and entertainment.

www.OmegaGroup.LA

639 N SIERRA BONITA AVE	Refresh. 11-2	593C7	rev
\$2,395,000	5+6	CAPE COD	



MLS#14-792951
A. Acuff / J. Okhovat 818-720-8875
JOHN AAROE GROUP

SELLING AGENT BONUS / BRING ALL OFFERS!

Have a buyer looking for brand new construction that is NOT a boxy Contemporary? Here is your chance to show a unique property in a prime "walkable" location. Brand new Cape Cod in the Melrose District, close to shops, restaurants & the Grove. Featuring the finest craftsmanship, this home boasts high ceilings, European oak floors, custom woodwork, wainscoting, crown moldings & Carrera marble throughout. \$10K BONUS TO SELLING AGENT AT CLOSE OF ESCROW. ESCROW MUST OPEN PRIOR TO THANKSGIVING DAY.

639SierraBonitaAve.com

7708 WARING AVE	Open 11-2	593B6	bom
\$839,000	2+1	SPANISH	



MLS#14-803755
Jimmy Martinez 323-377-0548
PT BEVERLY HILLS

MELROSE VILLAGE SPANISH BUNGALOW: PRISTINE & RENOVATED

Exquisite 1926 Spanish Bungalow in pristine condition. Located in the vibrant Melrose Village neighborhood & Weho adjacent, this recently renovated character home features 2 bedrooms, 1 redone bathroom, hardwood floors, gourmet kitchen, central heat & air, fireplace & 1-car garage. Patio w/ fountain, newer landscaping, & outdoor speakers create an tranquil outdoor oasis.

www.7708waring.com

10 West Hollywood Vicinity Condo / Co-op

850 N CROFT AVE, UNIT 404	Refresh. 11-2	NEW
\$1,025,000	2+2	



Kathryn Shafer 323-376-9601
SHAFFER GROUP LA KWBH

MELROSE PLACE ADJ

Open Courtyard building, built in 2003. Penthouse corner unit, offers full southern exposure. Two bed; two full baths. Open floor plan incorporates cooks kitchen with large den, fireplace and balcony with eastern tree top views. Living room with formal dining, an additional large balcony for alfresco dining. Dramatic marble entry. Kitchen recently updated, granite counter tops and stainless appliances. Crown molding through out, hardwood floors.

Washer Dryer in Unit

1220 N ORANGE GROVE AVE #7	Open 11-2	593B5	NEW
\$949,000	2+3	3sty-ARCHITECTURAL	




MLS#14-809645
G. Clark / D. Stockley 323-459-3845
DEASY PENNER/KW


ARCHITECTURAL CONDO


3 story WeHo town house. Arguably the best unit in the bldg w/ only 1 cmmn wall the main level has an open flr plan, polished concrete flrs w/ radiant heat, expsd steel and expansive wndws that open to a private balcony. The mezzanine loft opns to the mn living space blw & the upper levels host 2 en suite bdrms w/ walk in closets and expansive views of the Hollywood Hills. Uppr gst bdrm opens to a private balcony. Gated garage for 2 deeded tandem spaces, guest parking, plus extra/secure storage

Blf-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

TUESDAY

1033 CAROL DR #T16	Open	1-4	592H6	NEW
\$949,000	2+3	ARCHITECTURAL		
	PRIME SUNSET STRIP TOWNHOME			
Prime Sunset strip/WeHo, one minute walk to Beverly Hills! Stunning ultra modern prvt, quiet corner townhome w/ no one above or below. Recently remodeled in architecturally significant Carolwood building. Gorgeous high-end baths, spa master tub. Chic furnishings, incl new high-end appliances, 2 flat screen TV's, Fully equip office. Prvt outdoor landscaped & quiet patio. Perfect for your celeb client seeking privacy & security. Available for lease \$5900, furnished.				
MLS#14-761209		Ronald Goldhammer 310-276-6601		
BERKSHIRE HATHAWAY H		Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other		


1351 HAVENHURST DR #301	Open	11-2	593A5	NEW
\$925,000	3+2	3sty-ARCHITECTURAL		
	2008 ARCHITECTURAL CONDO - 1/2 BLOCK TO THE SUNSET STRIP			
Best of the last decade! This 2008 building's crisp, modern design wraps around its modernist pocket park. A true 3 bedroom with high ceilings, walnut floors & a well-appointed kitchen, the condo's open floor plan is focused on the protected views rich with greenery out over the private park, through the sliding glass doors that open to the sheltered terrace. Amenities include your own private washer/dryer, 2 full baths & 2 side-by-side gated garage parking spaces, plus deeded storage.				
MLS#14-808469		Michael D. Phillips 3109279189		
CROSBY DOE ASSOCIATE		Dshwshr,Dryer,Elvtr,Frzr,Intrcm,Other		

8787 SHOREHAM DR #1208/1209	Open	11-2	592H5	rev
\$1,595,000	2+2	CONTEMPORARY		
	JAW DROPPING, ADRENALINE POUNDING, ICONIC PANORAMIC VIEWS!			
Just Completed Remodeled Designer Done "Turn-Key" FULLY FURNISHED Sexy Contemporary One-Of-A-Kind Property At The Exclusive Full-Service Shoreham Towers Into Another Realm Of LUXURY & STYLE. RARE Two Front-Facing Units Have Been Combined To Manifest The ULTIMATE High-End Entertainer's Residence For Those Who Live A High-Octane LIFESTYLE And Desire Nothing Less Than The Best.				
MLS#14-784553		St. James + Cantler 310-291-1029		
BERKSHIRE HATHAWAY		www.8787Shorehamdrive1209		


1131 ALTA LOMA RD #530	Open	11-2	592J6	rev
\$699,000	2+2	1sty-CONTEMPORARY		
	STUNNING & RARE TOP FLOOR CORNER UNIT W/VIEWS!			
Head On Downtown City And Serene Garden Views. One Of The Best Units At The Park Wellington In Prime West Hollywood! Remodeled With High End Finishing Touches Including Exquisite Gourmet Kitchen With Cherry Wood Cabinets, Marble Floors And Newer Appliances. Elegant Bathroom W/ Spa Tub And Custom Vanity. Center Hall Floor plan, Private Balcony Custom Built In Bookcases.Truly A Stunning Unit With A NYC Vibe!Salt Water Pool, Spa, Sauna, Gym 24 Hr. Security				
MLS#14-794641		St. James + Cantler 310-291-1029		
BERKSHIRE HATHAWAY		www.1131AltaLoma530.com		

1209 N KINGS RD #4	Open	11-2	593A5	rev
\$619,500	2+2	2sty-CONTEMPORARY		
	PRIME WEHO TOWNHOME			
Beautifully remodeled light, bright two-story townhome in the heart of WEHO. Refinished hardwood floors & freshly painted throughout. Two spacious bedrooms, first floor guest bath plus full upstairs bathroom with modern cabinetry, lighting, tumbled stone shower and a jetted tub. Second story skylights flood the property with natural light. Two parking spaces and only a few steps to the relaxing pool area. Super close proximity to trendy shops, restaurants and popular bars. Move in ready!!!				
MLS#14-806483		Omega Group-Randy Wright 310.927.6818		
KELLER WILLIAMS		www.OmegaGroup.LA		

11 Venice	Single Family			
X 33 E 20TH ST	Lunch	11-2	671/H6	NEW
\$3,895,000	3+3.5	3sty-ARCHITECTURAL		
	EXQUISITE ARCHITECTURAL NEW CONSTRUCTION JUST OFF THE SAND!			
Ocean views abound from this stunning new Bill Adams architectural home on a prime walk street, just seconds to the beach & Abbot Kinney. Chef's kitchen has Miele appliances. Upstairs are soaring ceilings & glass sliders that fill the home w/ natural sunlight. Fabulous master suite has it's own loft perfect for an exercise room. Amazing roof top deck where you can sit back & take in the sunset over Venice Beach. This luxurious home is the quintessential beach house in the heart of Silicon Beach!				
Tami Pardee 310-907-6518		PARDEE PROPERTIES Refridgerator,range/oven,built-ins,other		

X 732 VERNON AVE	Lunch	11-2	NEW	
\$2,765,000	4+4.5	2sty-ARCHITECTURAL		
	FABULOUS ARCHITECTURAL LOCATED IN THE ROSE CORRIDOR!			
Architectural in the Rose corridor! French Oak floors throughout this home provide warmth while windows & glass sliders strategically placed throughout offer copious light & breezes. Enter into a spacious living area w/ multiple sections to entertain & live. Perfect Southern California indoor/outdoor living w/ a slider that opens to the deck. Guesthouse in the back is perfect for in law suite. Multiple rooftop decks & other outdoor spaces give a wonderful flow. Seconds to Abbot Kinney & Rose!				
Tami Pardee 310-907-6517		PARDEE PROPERTIES Refridgerator,range/oven,dishwasher,othe		

424 VENICE WAY	Open	11-2	671H6	red
\$2,950,000	4+4	CALIFORNIA BUNGALOW		
	GORGEOUS 2-STORY HOME PLUS 1+DEN UNIT!			
Beautifully remodeled 2-Story gated home in prime Silicon Beach. Open floor plan w/an abundance of natural light. Stainless appliances, stunning living room/kitchen w/ indoor-outdoor space, great for entertaining. Dual Master suites w/dream closet which could easily be converted back to a 3rd bdrm. Done w/exquisite taste, features a separate,1B/1BA + den w/open gourmet kitchen and living room. Tons of parking,close to Abbot Kinney, the Beach, restaurants, shops and all that Venice has to offer!				
MLS#14-798875		Ren & Alison 310-803-9752		
TELES PROPERTIES		424veniceway.com		

2321 MCKINLEY AVE	Open	11-2	671J6	rev
\$3,095,000	3+5	ARCHITECTURAL		
	Architectural in Venice's Silver Triangle- Dramatic indoor-outdoor environment, perfect 'Great Room', state of the art Chef's Kitch, powder rm, 3 En Suite Bedrms, bonus rm, & 4 sophisticated Onyx Baths exude serene contemp living at it's best. Office/ vision room top off 3rd floor by opening to roof top decks w/ expansive views. Ocean breezes, proximity to beach, Canals, & Abbott Kinney's renown fine dining & shopping make this the perfect home for the most discriminating buyer in Venice.			
MLS#14-809191		Elisabeth Halsted 310-820-9340		
BERKSHIRE HATHAWAY H		Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr		


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.

11 Venice Condo / Co-op

1046 PRINCETON DR #107	Open 11-2 672A6	rev
\$699,000	Pjct Isty-ARCHITECTURAL	



ASSUMABLE SELLER FINANCING AVAILABLE*

13 of 30 Lofts left, Silicon Beach Lofts in the Oxford Triangle of Venice near shopping/ entertainment. Work/Live spaces, select units offering Stainless Steel Appliances, Italian Cabinets, Marble Counter Tops, 9'-30" Bow Truss Ceilings, Private Interior Elevator, Large Windows & Commercial roll up Doors, Skylights, Steel Beams, Large Balcony /Patio Final CofO 2010, Square footage listed is rentable sf and includes the interior and exterior space. Marina Del Rey post office *Restrictions Apply

MLS#14-763935
Lee Johnson 310-892-2244
SOTHEBY'S
Blt-Ins,Cbl,Dshwshr,GrbgDisp,Micro,Other

13 Palms - Mar Vista Single Family

3708 COOLIDGE AVE	Open 11-2 672	NEW
\$1,495,000	3+3 RANCH	



"EXTENSIVELY REMODELED"

This gorgeous Ranch style family home is situated on one of the largest lots in the neighborhood. As you enter the front door, the wood floors guide you through the open floor plan of the den, living room, and dining area. It also boasts a beautiful over-sized kitchen with stainless steel appliances and a welcoming "eat at" center island. The master suite, with a large sitting area, filters out to the backyard, which includes a jungle gym in a sand pit, a tree house, and a vegetable garden.

Drew Giffin 310.415.1968
BERKSHIRE HATHAWAY

3043 GREENFIELD AVE	Open 11-2 632D7	NEW
\$879,000	2+2 TRADITIONAL	



BANKRUPTCY SUBJECT TO COURT CONFIRMATION AND OVERBID.

BRING YOUR CLIENTS TUESDAY - LIMITED SHOWINGS.- Bankruptcy subject to Court Confirmation and Overbid. A diamond in the rough but a gem of a location. With a bit of a vision you could transform this property into your ideal home. Located in an excellent school district and close to super shopping venues. Buyer to verify square footage and permits. Please DO NOT disturb occupants. Addendum must be attached to all offers.

MLS#14-808301
Jane Schore 323-573-6562
COLDWELL BANKER SS
www.ShoppingwithSchore.com

13 Palms - Mar Vista Condo / Co-op

12747 PACIFIC AVE, UNIT 1	Open 11-2	NEW
\$724,900	3+2.5	



EXTRA LARGE 3 BDRM MAR VISTA TOWNHOME

Amazing extra large townhome in the hottest area on the west side! Cozy living room with fireplace, open kitchen, family room/den, inside laundry PLUS 2 spacious bedrooms and an enormous master suite. Recessed lighting, newer baths and carpet, private 1 car garage with TONS of storage plus an additional secured spot. 2 out door balconies complete this lovely front facing unit. Close to beaches and Marina del Rey!

Janie Mahon 310-584-1005
PARTNERS TRUST BRENT

14 Santa Monica Single Family

229 19TH ST	Open 11-2 631D5	NEW
\$5,999,000	5+7 2sty-OTHER	



NEW CONSTRUCTION HAMPTON STYLE TRADITIONAL

This spectacular property offers elegance and comfort. Over 5,600 square feet of interior space on a large 8,931 square foot lot in prime Gillette Regent Square. 5 bedrooms, 7 baths, office, gourmet kitchen with state-of-the-art appliances. Ideal open floor plan with adjacent kitchen & family room with accordion sliding doors that both open to spectacular backyard. Very private with pool and wired for an outdoor theater.

Loraine Silver 310-458-4024
PARTNERS TRUST - SM
Built-ins

417 EUCLID ST	Open 11-2	NEW
\$5,995,000	5+8 3sty-CAPE COD	




SOPHISTICATED CAPE COD

Three stories of absolute perfection make this home your dream. The main level has a spacious office, a large dining room ready for your special holiday entertaining, kitchen, family room facing the lush private yard with an entertainers dream area. There are four in-suite bedrooms on the upper level. The lower level has a media room, an in-suite bedroom, a temperature controlled wine cellar, gym, game room and craft room.

Ellen Conrad 424-202-3288
TELES PROPERTIES

636 ADELAIDE DR	Open 11-2	NEW
\$4,595,000	4+4.5	




ELEGANT MONTEREY COLONIAL IN SANTA MONICA

Situated on coveted Adelaide Dr in SM, this charming Colonial traditional radiates elegance & an easy contemporary lifestyle. 4 bed & 4.5 ba, 2 bed upstairs, chef's kitch, large dining rm opening to back patio, office/lib, separate guest house w/ wood burning fp sauna, pool, expansive grassy yard, & romantic outdoor patio- perfect for entertaining. W/ old world charm, this home invites you into a tranquil env w/in walking distance to the ocean & SM's fine dining & shopping. www.636adelaide.com

Elisabeth Halsted 310-820-9340
BERKSHIRE HATHAWAY

2621 2ND ST	Open 11-2 671F4	NEW
\$2,995,000	3+3 2sty-ARCHITECTURAL	



A TRULY ONE OF A KIND HOME THAT WILL NEVER BE DUPLICATED!!!

An amazing one of a kind architectural home awaits you in this historic church that was converted into a inspiring & artistic home! A great entertaining space w/versatile floor plan featuring breathtaking, dramatic 2-story living & dining areas streaming w/light, true cathedral ceilings w/ windows throughout, functional & hip kitchen, 3 bedrooms, 3 baths, large loft, den w/access to large landscaped private backyard w/hot tub. Fabulous location! Close to Main Street shops, restaurants & beach!

MLS#14-797741
Linda Semon 310.351.3995
COLDWELL BANKER SM
Large Lot - 6500 Sq. Ft.

834 MAPLE ST	Open 11-2 671G3	red
\$2,437,000	4+5 SPANISH	



STUNNING SPANISH! ALSO 'WINE & CHEESE' TWILIGHT OPEN 5-7!

Remodeled Spanish gated retreat w/multiple patios, French drs & windows. Light flows thru this Four Seasons style compound. Ebony Hrdwd flrs in 3+2.5 house w/vaulted ceilings, dual pane windows, FP & surround sound. Open Gourmet Kit. w/ Thermador appliances, butcher block & marble countertops. Master w/Spa Pebble shower/bath, multiple shower heads & RAIN! Salt Water Pool & Pool /Media rm.w/3/4 bath & frplc. Detached office/gym w/priv. patio. Sweet legal studio GH w/kit & 3/4 bath & priv. ent.!

MLS#14-800985
Suzanne Trepany 310-210-6533
TELES PROPERTIES
Blt-Ins,Cing Fan,Dshwshr,Dryer,Grbg Disp



TUESDAY

14 Santa Monica Condo / Co-op

701 OCEAN AVE, UNIT 305	Open	11-2	NEW
\$2,495,000	2+2.5		




LUXURY CONDO WITH HEAD ON OCEAN VIEWS!

Located in the prestigious 701 Ocean Avenue building, this gorgeous 2 bed 2.5 bath condo has stunning ocean views. Spacious open floor plan with endless upgrades, this unit is one of a kind designed for privacy and comfort. Building amenities include roof top pool and spa overlooking the ocean, banquet room, fitness center and switchboard services. Walking distance of Santa Monica's best restaurants and shops.

Josh Flagg 310.720.3524
RODEO REALTY - BEVER

2450 CHELSEA PL #B	Open	11-2	631G7	NEW
\$949,000	3+2.5	CONTEMPORARY		




EXTREMELY SPACIOUS & FABULOUS SM TSE W/ PRVT GARAGE

SM townhome w/ 3 bd + loft & 2.5 bas + roof top deck & a 2 car private garage! On a cul de sac in a 3 unit bldg w/ ~1800 sq ft. Home is light w/ many windows. Living room w/ soaring ceiling, crown mldg, fire place, hwdw flrs & stained glass windows. Dining room w/ French door opening to patio. Kitchen w/ granite counters & custom cabinetry. Master suite w/high ceiling, crown mldg, walk-in closet. Master bath has granite vanity & spa tub. Inside laundry, dual A/C, alarm system, & guest parking.

MLS#14-809617
Elyse Arbour 310.873.4188
RODEO REALTY- BRNTWD

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

2222 5TH ST, UNIT 203	Refresh.	11-2	671/F3	NEW
\$899,000	2+2	1sty-ARCHITECTURAL		



NEW 2BD IN PRIME SANTA MONICA

Beautifully designed and fully updated one level condominium home. This bright unit has windows on three sides and no common walls. Excellent floorplan with formal entry & center hall. Spacious master suite and large 2nd bedroom. Cozy den area. Patio for relaxing, entertaining, gardening and BBQ. Upgrades include wood floors, gorgeous tiles, stainless steel appliances and beautiful fixtures. Minutes walk to Main Street.

Jennifer Kleinert 310-281-4591
COLDWELL BANKER-BHS

www.2222FifthStreet204.com

2909 ARIZONA AVE #20	Open	11-2	631G6	NEW
\$825,000	3+3	CONTEMPORARY		




Impeccable Santa Monica Townhome remodeled with the utmost style. The interior features a spacious and open floor plan. The kitchen is equipped with marble counter-tops, stainless steel appliances and beautiful cabinetry that opens to a bright living room with a gas burning fireplace, hardwood floors, recessed lighting and a private patio. Upstairs is a spacious master bedroom with soaring ceilings, an exquisite master bath and two additional bedrooms. This is a true gem.

MLS#14-804891
Matthew O'Keefe 310-622-7447
GIBSON INTERNATIONAL

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

1244 18TH ST, UNIT B	Open	11-2	NEW
\$687,700	0+0	2sty-CALIFORNIA BUNGALOW	



PRICED TO SELL! 2-STY TOWN HOME IN PRIME SANTA MONICA

SPACIOUS 2-STORY TOWN HOME IN SMALL 12-UNIT COMPLEX ON TREE-LINED 18TH STREET WALKING DISTANCE TO SHOPS, TRANSPORTATION, RESTAURANTS & THE BEACH! DOWN: LIVING ROOM & DINING W/ HARDWOOD FLOORS & PRIVATE PATIOS. SPACIOUS KITCHEN AND POWDER ROOM. UP: 3 BEDROOMS (WAS CONVERTED FROM A 2 BEDROOM) AND 2 FULL BATHS. BALCONY OFF MASTER BEDROOM HAS SOUTH FACING VIEWS. PRIVATE 2-CAR GARAGE W/ENORMOUS LAUNDRY/STORAGE AREA. SANTA MONICA SCHOOLS!

Heidi Davis 213-819-1289
KW LARCHMONT

1138 12TH ST, UNIT 5	Open	11-2	671	NEW
\$649,000	2+2	3sty-VICTORIAN		




CHIC 2+2 IN ELEVATOR BUILDING

Sleek, remodeled 2nd floor 2+2 in excellent N of Wilshire location. This bright condo was completely re-done w/wood laminate floors throughout, remodeled kitchen, & master bath decked out in marble and glass. Private, sunny balcony is the perfect spot to drink coffee and check in on your social media accounts. Walk to the new Starbucks, Dunkin Donuts, Rustic Canyon or Huckleberry and get all of your culinary needs satisfied. 1-car secure pkg, extra storage. HOA will allow install of laundry.

Regina Vannicola 310-625-2061
KELLER WILLIAMS-SM

SS Refrigerator, DW, Range, Microwave

1504 BERKELEY ST #A	Refresh.	11-2	631H6	rev
\$855,000	2+3	OTHER		



BRIGHT & SUNNY SANTA MONICA TOWNHOME SECONDS TO EVERYTHING!

Enjoy this beautifully remodeled 2 BD/2.5 BA town home located in Santa Monica. This fresh, three story, corner unit offers air conditioning, a 2 car private garage, is only attached by one wall and is flooded with natural light from 4 large balconies. This townhome is perfect - don't miss this opportunity.

MLS#14-785391
Tamra (Tami) Pardee 310.907.6517
PARDEE PROPERTIES

Dshwshr, Micro, Rng/Ovn, Fridg

14 Santa Monica Lease

1064 HARVARD ST	Open	11-2	631G6	NEW
\$7,650	3+2	1sty-TRADITIONAL		



GREAT SANTA MONICA LEASE!

Beautifully remodeled Traditional with all the right details - crown moldings, hardwood floors, wainscoting, bay windows, wood burning fireplace. Gorgeous gourmet eat-in kitchen with designer touches. Master bedroom suite with walk-in closet, bath with separate shower. Formal dining room with built-ins. Den, office, or separate breakfast room. Lovely yard. Franklin school district. Laundry inside. Alley access for additional parking.

MLS#14-806311
Melissa Alt 424-202-3232
TELES PROPERTIES

Refrigerator, stove, dishwasher

912 17TH ST #4	Refresh.	11-2	631E7	NEW
\$4,850	3+2	CONTEMP MED		



INCREDIBLY RENOVATED CONTEMPORARY CONDO

Bring your most discerning clients to see this impeccably renovated single level contemporary condo just S. of Montana Ave. No expense spared to bring this sophisticated, wonderful open floor plan to life. Chef's kitchen includes high-end SS appliances, Miseno sink accompanied w/ Brizo faucet & caesar stone counters. Mood setting dimmers set the tone for entertaining and adjacent balcony w/ peek-a-boo Ocean views. New furnace, new windows, new doors & so much more. 1 car parking. Sorry no pets.

MLS#14-810063
robbie sikora 310-622-7414
GIBSON INTERNATIONAL

BBQ,Dshwshr,Dryer,Grbg Disp, Micro, Other


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™).

15 Pacific Palisades Single Family

16544 AKRON ST	Lunch 11-2	630H4	NEW
\$3,995,000	4+5	ARCHITECTURAL	



PREDOCK_FRANE ARCHITECTS, 2008

Successfully blending 2 classic California typologies; the courthouse & hillside house, this masterpiece is centrally located btwn the Pacific & Santa Monica Mtns. The entrance opens to the breathtaking loft space anchored by the Boffi kitchen & a 2-story outdoor atrium, which when open, becomes both inside & outside all overlooking a quiet arroyo. The lower lvl incl 2 generous guest suites joined by a family rm into the terraced grdns. The upper split penthouse consists of a master suite.

MLS#14-810085

Frank Langen 3102300195
DEASY PENNER

Bff-Ins,Dshwsh,GrbgDisp,Hood Fan,Rng/Ovn

16036 TEMECULA ST	Refresh. 11-2	630J5	NEW
\$3,395,000	5+5	TRADITIONAL	



EXQUISITE NEW TRADITION IN PRESTIGIOUS EL MEDIO BLUFFS

Designed by Clark Remington, featuring high ceilings and high quality finishes. Spacious living room with fireplace adjacent to formal dining room. Gourmet kitchen with professional-grade appliances, Absolute Black Granite counters, breakfast area, butler's pantry, and large Carerra marble island. Bright and airy family room with fireplace opens to covered patio and grassy backyard. Spacious master suite with comforting fireplace, roomy bathroom, private balcony, and large walk-in closet. Views!

MLS#14-809997

Marek Swiderski 424.256.9480
RODEO REALTY - PP

www.16036temecula.com

17109 AVENIDA DE LA HERRADURA	Refresh. 11-2:15	630F1	red
\$1,595,000	4+3	2sty-TRADITIONAL	



REDUCED \$100K - SERENE END OF CUL-DE-SAC LOCATION

Reduced \$100k! Private & Serene end of Cul-de-Sac location. Spacious home w/ new Duralite Roof - Mt. & treetop views - Vaulted ceilings in LR & Master - Double French doors open to Balcony off formal DR - Large grassy yard off family room - Wood burning fireplace framed by custom bookcases - Oak Floors - 4 upstairs bedrooms w/ Plantation shutters - Rec Center w/ 2 tennis courts, pool, spa, playground - Private security system - Available furnished including 1869 Steinway Grand.

MLS#14-800743

Cecile Billauer Gifford 310.283.8811
BERKSHIRE HATHAWAY

New Roof - New Look

13620 ROMANY DR	Open 11-2	631D4	rev
\$7,200,000	5+6	FRENCH	



OPEN TO OFFERS


Come enjoy this completely remodeled two story home in the Palisades Riviera. Situated on a wide, flat lot this home offers a flexible floor plan with 5 bedrooms, 6 baths and a brand new feel! Gorgeous kitchen with stainless steel appliances. A cool shaped family room with bar and lots of natural light leading out to the pool. Huge master suite with bath, fireplace, multiple closets and a covered balcony. Spacious sun deck overlooking the backyard.

MLS#14-799797

Mark Douglas 310.230.2499
COLDWELL BANKER-PAC.

www.13620Romany.com

765 ALMAR AVE	Open 11-2	630J5	rev
\$3,349,000	5+5	CAPE COD	



EL MEDIO BLUFF CAPE COD BUILT 2006

California lifestyle at it's best. Large backyard w pool, open kit with marble counters,10 ft ceilings, Acacia hardwood, 4 BR's upstairs, views, quality finishes throughout. Wonderful home and location.

MLS#14-801713

Richard Chanin 310.780.3100
GIBSON INTERNATIONAL

765almar.com

17 Mid-Wilshire Single Family

1139 S HARVARD BLVD	Open 11-2	633J4	rev
\$579,000	5+1	2sty-VICTORIAN	



FIRST TIME ON THE MARKET SINCE 1893!

Step back in time as you walk through the door of the 1890 Victorian Historical-Cultural Landmark #272! Entryway opens to a light-filled living room with decorative fireplace and a formal dining room. Notice the craftsmanship of an earlier era including 12' ceilings and wood floors. There are four bedrooms upstairs, one bedroom and one bath downstairs. This remarkable home with immense potential is sold "as is" with no repairs, credits, or termite work.

MLS#14-800435

Sandra Boeck (323) 687-6552
COLDWELL BANKER HPS

18 Hancock Park-Wilshire Single Family

823 S HUDSON AVE	Open 11-2	NEW
\$1,899,000	4+3	



FANTASTIC 1920'S MEDITERRANEAN

Beautiful and dramatic Mediterranean in desirable Brookside. This character filled home features an impressive 2 story living room w/ fireplace & floor to ceiling windows, large formal dining rm, remodeled kitchen w/ marble counters, s/s appliances & breakfast area, 4th bedroom or family rm and bath down. Upstairs there is a spacious master bedroom w/ newer bath plus 2 additional bedrooms & another redone bath. Extra large lot w/ lots of room to expand, add a pool or just enjoy the garden

MLS#14-809763

Rick Llanos 323 810-0828
COLDWELL BANKER HP

Updated Systems plus Central Air & Heat

1153 S MUIRFIELD RD	Open 11-2	633E4	NEW
\$698,000	3+2	1sty-TRADITIONAL	



CLEAN AND CLASSIC 1930'S TRADITIONAL GEM

Perched on knoll in the heart of Mid-town/Longwood Highlands Area! Can't miss at this price, with 3BR, 2BA and huge grassy backyard. Property sits nicely above the street, providing beautiful settings from dual french doors in front living & dining areas. Original Oak Floors are newly refinished and the home boasts original details and built-ins. Beautiful moldings and original wood doors. Bonus 4th office space too! Kitchen & baths are move-in ready or a blank canvas for your designer touch.

MLS#14-809763

Jerry & Rachel Hsieh 424.242.8856
KW LOS FELIZ

jerryandrachel.com

124 S ROSSMORE AVE	Open 11-2	633-F1	rev
\$5,500,000	7+8	MEDITERRANEAN	



MAJESTIC MEDITERRANEAN HOME

Architectural beauty done to perfection in Hancock Park & was completely renovated in 2008. 7BR 8BA (6,020 S.F.) in main house plus two story (2,000 S.F.) guest house with 2BR 2BA including two car garage, master bedroom with open patios, sweeping rotunda entry with spiral staircase. Living room with fireplace, family rm, state of the art kitchen with top of the line appliances & custom cabinetry leads to lushly landscaped garden. Sparkling swimming pool, gazebo with fireplace.

MLS#14-744537

June Ahn 323.855.5558
COLDWELL BANKER HPS

www.124SouthRossmore.com

Why Advertise? Large Distribution Area

Westside L.A., San Fernando Valley, Greater South Bay, Beach Cities, Palos Verdes, Glendale, Pasadena, Burbank, Most of LA County!

TUESDAY

733 N JUNE ST	Open	11-2	593E6	rev
\$2,295,800	4+5.5	2sty-CONTEMP MED		




MODERN NEW SPANISH WWW.733JUNE.COM

Spectacular new designer home features over 2800 sq ft, 4 bedrooms, 4 1/2 baths. Stunning contemporary Spanish architecture offers a gorgeous blending of refined designer finishes including hardwood and designer finishes throughout. A grand master retreat offers over-sized closet and spacious designer bath. Three additional bedrooms each with private baths, a 400 sq ft open cabana/rec room with full bath and abundant storage. Complete with swimmer's pool, flat grassy walled and gated yard

MLS#14-808955
Omega Group-Randy Wright 310.927.6818
KELLER WILLIAMS

www.OmegaGroup.LA

210 S VISTA ST	Lunch	11-2	NEW
\$1,595,000	4+3	1sty-SPANISH	



FULLY REMODELED URBAN OASIS NEAR THE GROVE

Completely remodeled, this gem features 4BR/3BA, and over 2000 Sq Ft. w/ a spectacular living room w/ dramatic fireplace and French doors that open into the dining room creating terrific indoor/outdoor flow. The expansive kitchen has stainless steel appliances and the master bed with ensuite bathroom and three additional well-appointed bedrooms. French doors from the master open into a breathtaking backyard oasis w/ brand new sun-drenched swimming pool, pergola, and outdoor kitchen bar w/BBQ.

The Kostrey Collection 310-621-4341
KELLER WILLIAMS

Fridge,Dishwasher,Range/Oven,Microwave

612 N LAS PALMAS AVE	Open	11-2	593E7	rev
\$1,999,000	3+3	2sty-COUNTRY ENGLISH		



HANCOCK PARK CHARMER

Character two-story English stucco featuring center hall plan, large, sunny living room which opens to covered patio, formal dining room, country kitchen, breakfast room, family room with separate entrance, refrigerated wine room. 3 bedrooms, 3 baths. Master bedroom is spacious with walk-in closet and private veranda. Room above two-car garage.

MLS#14-807471
Mollie McGinty (323) 460-7636
COLDWELL BANKER HPN

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

1345 S SIERRA BONITA AVE	Open	11-2	633B4	NEW
\$1,199,000	3+2	SPANISH		



CHARMING REMODELED CALIFORNIA SPANISH

Wilshire Vista California Spanish meticulously remodeled with careful attention to character and detail, and a focus on modern amenities and energy efficient systems. Hardwood floors throughout all living spaces and bedrooms. Coved and coffered ceilings and other vintage touches. Remodeled kitchen and baths in a soft contemporary design that complements the home's original heritage. The result is charming and serene, from the courtyard entry to the private and professionally designed backyard.

Darian Robin 310-963-9471
THE AGENCY

18 Hancock Park-Wilshire *Income*

1055 S RIMPAU	Open	11-2	633E3	NEW
\$799,000		1sty-CAPE COD		



LIGHT & BRIGHT DUPLEX IN LONGWOOD HIGHLANDS

Light & Bright California Ranch Style Duplex w/ Cape Cod Element + vibrant outdoor landscape design! Very upcoming pocket neighborhood near Hancock Park, Larchmont, Koreatown & Miracle Mile! This duplex has 2 units that are side-by-side. It would make a great investment for buyers looking to invest in a strong neighborhood. Especially ideal for owner-user who wants a property that can be delivered fully vacant.

MLS#14-809849
Jerry & Rachel Hsieh 424.242.8856
KW LOS FELIZ

www.jerryandrachel.com

1014 S BURNSIDE AVE	Open	11-2	633C3	NEW
\$1,130,000	3+2	TUDOR		




Classic Tudor on Sprawling Lot in Fabulous South Miracle Mile Location. Living Room w/High Ceilings, Fireplace & Hardwood Floors. Dining Room adjoins Charming Kitchen w/ White Wood Cabinets, Tile Surfaces & Stainless Steel Range. Oversize Laundry Room w/sink & Pantry. Cozy Family Room w/Media Center, Wood Beams & French Doors. 3 Spacious Bedrooms Inc. Master Suite w/Full Bath. 2nd Bath w/Dual Sinks & Separate Shower & Tub. Sprawling Yard, Fenced for Privacy and Newly Landscaped. 2-Car Gar

MLS#14-809623
Heidi Davis
KELLER WILLIAMS LARC

Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other

19 Beverly Center-Miracle Mile *Single Family*

350 N KILKEA DR	Lunch	11-2	593A7	NEW
\$3,395,000	4+6	2sty-ARCHITECTURAL		



PERFECTLY SITED AND TRULY REMARKABLE NEWER HOME

THE MUST-SEE HOME OF THE YEAR!

MLS#14-809423
LIBOW/HELBLING 310-285-7509
CB/BHHS


WWW.350KILKEA.COM

952 S CLOVERDALE AVE	Open	11-2	633D3	NEW
\$895,000	3+2	TRADITIONAL		

Quiet and enchanting 3 bed 2 bath home. New lighting, hardwood floors, and dual pane Milgard windows throughout. Marble counters & floors in kitchen and master bath. Jenn Air appliances. A must see!

MLS#14-810271
Howard Weiss 310.508.8868
Dshwshr,Micro,Rng/Ovn,Fridg
COLDWELL BANKER RESI

6240 WARNER DR	Open	11-2	633B2	red
\$2,395,000	4+4	TUDOR		



Reduced \$205,000, \$100,000 below Independent appraisal. Offered at \$2,395,000 The best of both worlds in this time honored iconic 1920's architectural home.

MLS#14-783735
William Thon
LAMERICA LP

New Thermador Range and Refrigerator



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.com The Source Of Real Time Real Estate™

TUESDAY

138 N EDINBURGH AVE	Open	11-2	633B1	rev
\$2,599,000	5+6	CONTEMP MED		



New Mediterranean Contemporary design. Truly best location. Open floor plan. Exceptional indoor/outdoor flow. Four bedroom plus Flex space, easily convert to 5th bedroom, all en suite. State of the art chef's kitchen features large island, white lacquer cabinets and is outfitted w/Miele appliances. Luxurious master suite with walk in closet & spa like bathroom. Large lot with a fantastic pool/ spa and unique Tommy Bahama loggia for ultimate relaxation. Home integrated system w/inwall l pads

MLS#14-781877
 RC Thornton 310-210-5315
 KELLER WILLIAMS RLTY Dshwshr, Micro, Rng / Ovn, Fridg

1400 N SYCAMORE AVE	Open	11-2	593D5	rev
\$1,150,000	3+2	SPANISH		



CLASSIC HOLLYWOOD HOME - A RARE FIND W/ SO MUCH TO OFFER!

Spanish exterior charm complemented by an updated traditional interior floor. Arched doorways lead to living room with warm hardwood flooring. Details including a sliding bookcase that opens into a hidden bar. Kitchen features high end stainless steel appliances and stone tiling. Bedrooms highlight ample closet space including the master retreat which overlooks the stunning Moroccan style backyard. Outdoor spaces offer resort style cabana, sitting areas, and a deep blue pool.

MLS#14-792999
 Sally F. Jones/ Bryce L. 310-691-7888
 JOHN AAROE / CB www.1400sycamore.com

19 Beverly Center-Miracle Mile Income

1286 S RIDGELEY DR	Open	11-2	633C4	NEW
\$1,150,000	Duplex	2sty-TRADITIONAL		



BEAUTIFUL TRADITIONAL DUPLEX IN DESIRABLE MIRACLE MILE

Charming duplex with attractive curb appeal - Interior entries - Each unit enjoys 2 bedrooms, 1 bath, living room w/exterior balcony, fireplace, hardwood floors, formal dining (upper has balcony off the dining), remodeled kitchens, original tiled baths, separate breakfast rooms/office. Many upgrades including: main sewer line replacement, new plumbing, painted inside and out. Upper unit to be delivered vacant at the close, long term tenant in lower unit. Spacious units! Garage/yard.

STACEY BABBITT 310-804-6027
 COLDWELL BANKER/BHS refrig, stove, dishwasher, washer, dryer

21 Silver Lake - Echo Park Income

1616 GRIFFITH PARK	Open	11-2	594C5	NEW
\$1,599,000				



Well-maintained 4 unit bldg in trendy Triangle Park area of Silverlake, just a 1/2 block to Silverlake farmers market, consists of four 1+1 apts with hwd floors, washer/dryer in each unit & spacious living areas. Community deck w/views of Downtown, Griffith Park Observatory and Hollywood sign makes for a relaxing gathering spot for the tenants. Shady, fenced-in backyard is a private oasis. This building is the epitome of pride of ownership.

MLS#14-809985
 Oron Maher 310-281-3917
 COLDWELL BANKER RESI Dryer, Rng/Ovn, Fridg, Wshr

1181 S HAYWORTH AVE Open 11-2 BUY ME!

\$1,399,000	Duplex	SPANISH		rev
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ARCHITECTURALLY DAZZLING MIRACLE MILE DUPLEX

Charming Spanish duplex on corner lot with Art Deco influences and character. Each unit is filled with natural light and features original hardwood floors and 1930s tile in kitchen and bathrooms. 2 bed/1 bath unit downstairs and 2 bed/2bath upstairs (both with private laundry). Back yard offers mature fruit trees and both units have separate entrance to the common space. Three car detached garage with driveways to double on-site parking. Close to entertainment, restaurants and shopping.

MLS#14-808279
 Chris Jacobs 310.904.3568
 KW / L.A. LUXE GROUP www.HayworthDuplex.com

22 Los Feliz Single Family

X 1946 N OXFORD AVE	Lunch	11-2	NEW
\$2,875,000	3+3.5	2sty-ARCHITECTURAL	



JUST LISTED! WWW.1946OXFORD.COM

Positioned above the street and framed by tall palms is this c.1923 Four Square Med. Offering exceptionally generous-sized rooms that are light filled, stylishly presented and beautifully proportioned. This thoughtful and complete restoration by Simo Design and United Remodeling maintains the classic design and is enhanced by new systems, new dream kitchen, truly huge master, new pool and state-of-the-art security. Gated off street parking in one of LA's most desirable neighborhoods.

Bryant | Reichling 323-854-1780
 SOTHEBY'S Office | Den | 2 Car Garage | Pool

20 Hollywood Single Family

1203 N GARBO LN	Open	11-2	00000	NEW
\$1,095,000	3+4	3sty-ARCHITECTURAL		



ARCHITECTURAL SINGLE FAMILY :: HOLLYWOOD MEDIA DISTRICT

Sensational South Facing Architectural Detached Zero Lot Line at the Colony. Best lot and view of sold out and desirable Colony Phase I. Relocation has forced sale and is your win! Highly upgraded home with expansive views from large roof top terrace. Wide open living spaces with walls of windows facing Hollywood and city views, industrial open staircase, 3 bedrooms / 3.5 baths plus large media room/den on the first floor with private gated street entrance.

MLS#14-795435
 Stephen Parisi 310.488.7653
 DEASYPENNER&PARTNERS Colony 1 South Facing Views!

5266 LOS CABALLEROS WAY	Open	11-2	593H3	NEW
\$1,695,000	3+3	1sty-MID-CENTURY		



MID CENTURY WITH VIEWS AND AMAZING POTENTIAL

This mid-century home sits on a large flat lot with stunning city views and amazing Potential! The single story house features floor to ceiling windows in the living room and multiple access points to the expansive back yard looking out to the city view. 3 bedroom/3 bath home has a formal living room as well as dining room. It also has the original bar and sitting room and a gally kitchen with breakfast area. Bring your love for mid-century design and imagination.

MLS#14-809909
 Marcus Kassir 310-281-3968
 COLDWELL BANKER RESI None

Thanksgiving Holiday Deadlines

The MLS Broker Caravan™
 DECEMBER 2, 2014 ISSUE

The MLS™ office will be closed on Thursday, Nov 27th and Friday, Nov 28th
 The Help Desk will be open Friday, Nov 28th 9am-1pm

All Full Page Color Ads
Monday, November 24th, 5pm

All Full Page Black and White Ads
Tuesday, November 25th, 3pm

All Color Showcase Ads
Tuesday, November 25th, 3pm

TUESDAY

2516 N CATALINA ST	Open	11-2	593J2	NEW
\$1,200,000	4+3	COUNTRY ENGLISH		




CASA DE LOS ARCOS

1920's Los Angeles Fantasy Architecture Diamond-in-the-Rough Awaits Your Imagination. Perched high above the street for utmost privacy and serenity w/ Views of Canyons; City Lights and Griffith Park Observatory. Beamed Living Room; Wood-Burning Fireplace; Formal Dining Room; Breakfast Room; Library; 4 Bedrooms; 3.5 Baths with Vintage Tile; Hardwood Floors throughout in approx. 3045 Sq. Ft. living space on approx.10,400 Sq. Ft. lot w/ 2-car garage. A Truly Unique Property!

MLS#14-809101
John Steiner/JoanYarfitz 310-666-1454
KELLER WILLIAMS BH

Grbg Disp

5050 LOS FELIZ	Open	11-2	593J3	red
\$1,995,000	4+4	MEDITERRANEAN		



UPDATED MEDITERRANEAN IN THE HEART OF LOS FELIZ


Seller says "sell!". Classic Mediterranean Estate with prominent set-back to insure privacy. Original details w/ updates considerate of the bygone era. Original magnesite tile entry beneath rotunda ceiling w/spectacular original fresco. Oversized step-down living room w barrel ceiling. Large dining room with French doors open to veranda. Expansive kitchen redesigned. 3 Bedrooms upstairs, one w/ ensuite bath. Lower level mother-in-law unit w/private entry & Zen patio. Grassy lawn w/lap pool & spa.

MLS#14-787715
Carter + Orland
KELLER WILLIAMS RLY

www.carterorlandestates.com

22 Los Feliz Income

4601 KINGSWELL AVE	Lunch	11-2	NEW
\$1,399,000	Triplex		



VACANT TRIPLEX IN LOS FELIZ VILLAGE

Remodeled triplex in the heart of trendy Los Feliz Village. Main house has 3 beds, 2 baths, with an attached separate 1 bed, 1 bath unit upstairs. The back house is a private 2 bedroom, 1 bath with a brand new kitchen, bathroom, windows, doors, flooring, AC etc. Perfect for an owner/user or an investor. All units delivered vacant.

Matthew Morgus 323-301-3041
SOTHEBY'S LOS FELIZ

28 Culver City Single Family

3329 SHERBOURNE DR	Open	11-2	632J7	NEW
\$1,159,000	5+3	SPANISH		



FOUR BEDROOM CULVER CITY HOME & GUEST HOUSE!


Culver City's Art District! 4 Bedroom Home & detached Guest House! Located on a quiet cul-de-sac next to the Helms Bakery and all the shops, restaurants & galleries in the Art District. The front home offers 4 bedrooms, 2 bathrooms & a large living room with picture windows looking out to the quiet tree-lined street. The back guest house (recently updated) offers a living room, bedroom & full bathroom. Updated plumbing, electric & roof. Near a nice park with sports courts & children's play areas

MLS#14-809807
Todd Miller 310-923-5353
KELLER WILLIAMS-SANT

Dshwshr, Micro, Rng/Ovn

29 Westchester Single Family

7443 W 81ST ST	Refresh.	11-2	702D2	NEW
\$1,748,000	5+5	CONTEMPORARY		



NEW EUROPEAN CONTEMPORARY home. LOCATION, LOCATION - WEST Westchester adjacent to PLAYA DEL REY. 360 DEGREE VIEW of the city, mountains from romantic private roof deck with spa. CERTIFIED GREEN HOUSE. CHEF'S KITCHEN with Viking appliances. 5 BDRMS /5 full BATHS on multiple levels. GRAND MASTER SUITE features 400 sq/ft bath with jacuzzi, rain shower for 2, and 2 walk-in closets. Round spiral staircase leads to roof deck. SURROUND SYSTEM. GARAGE can fit 4 cars (2 x double).

MLS#14-803845
Dana Moraveck 310 - 876- 976
DOLCE & ASSOCIATES

www.7443w81.com

7547 MCCONNELL AVE	Open	11-2	702E1	NEW
\$1,079,000	3+2	TRADITIONAL		



IMMACULATE NORTH KENTWOOD TRADITIONAL

Walk in and fall in love with this absolutely fabulous 3 bedroom, 2 bath North Kentwood home that has it all! Gorgeous kitchen with newer cabinetry and granite counters opens to a lovely living room with very high ceilings & fireplace. Master suite with spacious, spa-like bath and walk in closet. Large den with french doors that open to lovely patio and yard, perfect for entertaining. Detached garage converted to guest house with kitchenette and bathroom, ideal for in-law or student quarters.

MLS#14-810219
Debbie Sulz 310-823-1823
LIGHTHOUSE PROP. RE

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

30 Hollywood Hills East Single Family

2464 HOLLYRIDGE DR	Open	11-2	593G2	rev
\$1,149,000	3+2	TRADITIONAL		



BEACHWOOD CANYON HOME

This airy, 3 bedroom, 2 bath home is a relaxing paradise. Surrounded by trees & bougainvillea, with a wonderful L.A. indoor & outdoor living sensibility it is as perfect for parties as it is a tranquil space for recharging. The first floor has a spacious open floor plan with high vaulted, beamed ceilings in the living, dining & kitchen areas. Hardwood floors & a brick fireplace. A blend of original 1923 details & modern touches. French doors lead outside to entertainer's deck with canyon vistas.

MLS#14-805915
Laura & Brian Moore 310-849-4990
SOTHEBY'S LOS FELIZ

Dshwshr, Rng/Ovn, Fridg

31 Playa Del Rey Single Family

8224 CALABAR AVE	Open	11-1:30	702B3	rev
\$1,795,000	4+4	CONTEMPORARY		



FABULOUS BRAND NEW CONTEMPORARY

New Construction, 3-story Contemporary home (one of 3 newly built!). Approximately 3,500 sq.ft. Ideal floor plan with 4 bedrooms/4 baths and an opportunity to create a 5th bedroom from a massive Family Room. Cook's kitchen opens to spacious dining room and living room with walls of windows/doors to great outdoor entertaining area. 12 ft. ceilings. Fireplaces in living room and master, tasteful finishes include hardwood, stone and more. Generous rear yard. City Lights + Marina Vus.

MLS#14-806319
Dari Lallou Mackenzie 310-678-7718
GIBSON INTERNATIONAL

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

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

31 Playa Del Rey Condo / Co-op

7301 VISTA DEL MAR #23	Lunch	11-2	702A4	NEW
\$1,149,000	3+2	CONTEMPORARY		



BEACH LIVING AWAITS AT THIS STUNNING CONDO AT THE BREAKERS

Beach living. 3BD/2BA, master suite retreat, partial ocean views, dual vanity, infinity jet tub, rain shower, & walk-in closet. Balconies. Great open living room, breakfast bar, and office nook. Beach access. Community amenities, 3-car parking, and extra storage.

MLS#14-809401
Kim Halverson 310-737-8173
BERKSHIRE HATHAWAY

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

39 Playa Vista Condo / Co-op

6020 SEABLUFF DR, UNIT 429	Open	11-2	702D1	NEW
\$785,000	3+2.5	CONTEMPORARY		



STUNNING TOP FLOOR CORNER UNIT IN PLAYA VISTA!


Rare 1,750 sq ft, top floor corner penthouse unit offers 3 BR and 2 1/2 BA on 2 levels. Enter an open living room w/ hardwood floors that lead to dining & kitchen w/ granite counters, stainless steel appliances & great cabinet space. 3 bedrooms located downstairs are separated by a den/office area w/ Laundry inside. Master bedroom features a generous walk-in closet en-suite bath w/ glass shower, soaker tub & his/her sinks. Two parking spaces.Steps away from Pool, gym restaurants,bank & shops!

Alexis Valentin Ramos 310-867-4404
SOTHEBY'S INTERNATIO

Range,Refrig,Washer,Dryer,Dishwasher

60 Tarzana Single Family

4981 AMIGO AVE	Refresh.	11-2	560H3	NEW
\$3,995,000	5+7	TRADITIONAL		



IN FINE TRADITION

South of the Boulevard & North of Elegance. Finest of materials, finishes & design combine to make this incredible home. 5 bed 6.5 bath New England Traditional over 6,500sqft, 4 car garage. Huge Gourmet Kitchen w/Double Wolf ranges, Subzero fridge/freezer, 2 center islands, Calacatta marble & Honed granite counters. Upper has 4 bedroom suites. Master Bedroom w/ Sex-in-the-City style closet and private terrace. Back yard w/swimmers pool, spa, fire pit & BBQ Island w/outdoor fridge & forever views

MLS#14-809829
Lee Ziff 310-432-6511
KELLER WILLIAMS BH

BBQ,Cent Vac,Dshwshr,Hood Fan,Micro

62 Encino Single Family

3943 ARCHDALE RD	Refresh.	11-2	561G6	rev
\$3,795,000	4+5	TRADITIONAL		



Exquisite prime Royal Oaks gated estate. Over 5000 s.f. main house with nearly all living space on a single level, plus full guest house. Well over 3/4 acres of lush landscape, circular drive, motor court, pool and spa. Lanai school district. Private!

MLS#14-779325
Andrea Korchek 818-371-0933
WISH SOTHEBY'S INTL

BBQ,Blt-Ins,Dshwshr,Frzr,Hood Fan,Other

72 Sherman Oaks Single Family

14012 HESBY ST	Open	11-2	562B3	NEW
\$799,900	3+2	TRADITIONAL		



DESIGNER DONE FASHION SQUARE HOME

Turn-Key Dream w Hdwds & Shutters Thru Drenched in Natural Light. Living Room Leads To Cooks Kitchen w 48" Double Viking Oven & Stove & Glass French Door to the Backyard, The Mstr Suite is Pvt & FeatVaulted Ceilings, Walk-In Closet, French Door To Backyard w Spacious Master Ba. 2 Guest Br. Pvt Backyard Offers A Bricked Outdoor Dining Patio, BBQ Area and Big Grassy Yd. Recreation/Workout/Play Room w Bright Windows, Grey Laminate Floors, AC & Ceiling Fan.

MLS#14-807929
Jason Reitz 323-656-1800
ROCK REALTY GROUP

www.14012Hesby.com

4024 WITZEL DR Open 12-2 562B6 **red**

\$1,375,000	5+4	CONTEMPORARY	
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REDUCED TO SELL.MAKE AN OFFER! MOTIVATED SELLERS MOVING OUT OF STATE. Spectacular turn key 2 level contemp home in the glorious hills of SO.south of the blvd unobstructed city & mtn views Total sq ft has comparable value to homes selling in \$1.7 million range.(You're paying for 2,952 sq ft but getting 4,400 feet useable space) . off prestigious Stansbury Ave

MLS#14-749533
Deborah Moore 310-6007767
KELLER WILLIAMS BEVE

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

73 Studio City Single Family

3669 BERRY DR	Open	1-4	NEW
\$2,195,000	3+3.5	3sty-CONTEMPORARY	



SPECTACULAR BRAND NEW ARCHITECTURAL HOME!

Spectacular Brand New Architectural home designed by Jay Vanos AIA, offering amazing city and canyon views. The open floor plan features 3 bedrooms plus a play/media room and 3.5 baths with an abundance of natural light. Large windows bring light into every room in this house. This gorgeous home is built with great taste, uniformity of design & attention to detail that will satisfy the most discerning architectural buyer.

Sevak Kachadurian 3105601688
WEA

Hardwood floors, views,

11675 PICTURESQUE DR Open 11-2 562H6 **NEW**

\$1,395,000	4+4	CONTEMPORARY	
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BEAUTIFULLY REMODELED STYLISH CONTEMPORARY W/ VIEWS!

Reconstructed & stylish Studio City home S. of Ventura w/stunning views. This sleek contemporary boasts 3 levels & a flexible floor plan w/potential to function as 3 separate living spaces. High architectural ceilings & open flr plan. Large balcony w/ spectacular views. 4 bdrms & 4 baths incl a 2nd bdrm w/ separate entrance, kitchen, & large living area/lounge. The third level boasts a new, 1 bdrm apart with separate entrance. Close to restaurants, shops, nightlife & easy access to Studios.

MLS#14-809787
Sally F Jones/ Shauna W. 310-691-7888
JOHN AAROE GROUP

www.11675picturesque.com



The Source Of Real Time Real Estate™

TUESDAY

11559 DONA TERESA DR	Open	11-2	562H7	red
\$1,895,000	6+7	TRADITIONAL		



REDUCED \$300,000. Private walled in front courtyard with fire pit. Large updated traditional home with explosive canyon and city light views from every room. This home features 5 bedrooms, 6 baths, plus separate 1+1 guest apartment and a wine cellar/tasting room. Gourmet kitchen with sub zero fridge, There's room to relax and play outside with a two level deck with a relaxing Jacuzzi spa. New 3 zone A/C Plenty of off street parking and 3 car garage

MLS#14-780267
Mark Bessey 310.266.7853
JOHN AAROE GROUP

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

4448 ETHEL AVE	Open	11-2	562D4	rev
\$1,099,000	3+3	TRADITIONAL		



NEW LISTING - CHARMING TRADITIONAL IN GREAT NEIGHBORHOOD

Warm and inviting home in a sought after neighborhood in Studio City. This traditional styled home has a wonderful balance of charm and open space. The Liv Rm has a fp and opens onto a enclosed front patio. The updated Kit opens onto the Din area with fp, and Fam Rm with vaulted ceiling and skylights. The master suite has a walk in closet and office space that could be made into an additional closet or nursery. The drought resistant backyard has a synthetic grassy yard and gated pool and spa.

MLS#14-808467
Jennifer Pinckert 310.500.1411
PARTNERS TRUST BRENT

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

80 Burbank Condo / Co-op

556 E PALM AVE #203	Open	11-2	533H6	NEW
\$549,000	3+3	MEDITERRANEAN		



NEWLY UPGRADED LUXURY CONDO!

Beautiful and newly updated 3 Bedroom, 3 Bath Condo in the heart of Burbank features a modern kitchen, stainless steel appliances, gorgeous hardwood floors, high ceilings, tons of lighting, large patios & balconies with lush surroundings in a well appointed building. Walking distance to downtown Burbank.
OPEN TUE & FRI 11-2pm and SUN 1-4pm.

MLS#14-809439
Turi Haim 310-650-4411
JOHN AAROE GROUP

www.556Palm203.com

89 Calabasas Single Family

23309 PARK COLOMBO	Open	11-1	559F6	NEW
\$2,395,000	5+6.5	2sty-CONTEMP MED		



SPECTACULAR HOME IN CALABASAS RIDGE WITH VALLEY VIEWS!

Architectural Mediterranean at the Ridge. Guard gated community. Living rm features a double sided fireplace that leads to office/den area. Family rm w/fireplace & a wet bar w/granite. Sun filled kitchen w/large center isle features built-in range top, breakfast counter, double-ovens, built-in SubZero fridge & separate breakfast rm. 4 car garage. Lush backyard is fenced w/grassy area, fruit trees & covered private patio. Backyard w/sparkling lap-pool & built-in spa w/cascading waterfall.

Joe Breckner 818 528 2291
COLDWELL BANKER SC

93 Eagle Rock Single Family

1132 NEOLA ST.	Refresh.	10-2	NEW
\$759,000	3+3		



REMODELED BUNGALOW 1,936 FT. 3BD/3BA

Welcome to 1132 Neola located in the city of Eagle Rock. Nestled just west of Pasadena this stunning bungalow home has been remodeled inside & out and just captivates your imagination. With a living space over 2,300 sq ft this home features all the amenities the most discrete buyer desires. With an open floor & an abundance natural light, this home is surely not disappoint. 1132 Neola St. was designed for the buyer seeking both indoor and outdoor living with out compromising quality or finishes.

MLS#CV14241520MR
Alexander Trevino 818.531.4980
PINNACLE REALTY

999 Out of Area Single Family

5163 SANCHEZ DR	Refresh.	12-2	673C2	NEW
\$699,000	2+1.75	TRADITIONAL		



LOOK AT THESE VIEWS!!

2 BEDROOM, 2 BATH WITH BONUS ROOM THAT COULD BE USED AS 3RD BEDROOM. LIVING ROOM & DINING ROOM WITH AMAZING CITY VIEWS! LARGE PATIO, 2 CAR GARAGE. PROBATE LISTING BEING SOLD AS-IS.

MLS#14-810155
Kristen Novoa 310-650-1078
HOM SOTHEBY'S REALTY

1284 Highland Park Single Family

930 NORTH STALEY LANE	Open	11-1	595E1	NEW
\$888,000	4+3	MEDITERRANEAN		



BEAUTIFUL NEWLY CONSTRUCTED 4BD/3BA HOME

Prime Highland Park location bordering South Pasadena & the San Rafael area of Pasadena, easy access to Downtown via the 110. This warm & inviting home centers around a gourmet's dream kit w/high-end, stainless steel appliances, including 6 burners & double oven, a center island w/prep sink, slab granite counters & maple cabinetry which opens to a family rm w/a cozy gas burning fireplace. Also included w/ this new home is a standard builder limited home warranty. Also Open Nov. 21 from 11am-1pm

MLS#314030628IT
Kate Barnett 626.660.7474
JOHN AAROE GROUP

www.930staleyane.com

961 NORTH AVENUE 66	Open	11-1	595E1	NEW
\$858,000	4+3	MEDITERRANEAN		



BEAUTIFUL NEWLY CONSTRUCTED 4BD/3BA HOME

Prime Highland Park location bordering South Pasadena & the San Rafael area of Pasadena, easy access to Downtown via the 110. This spacious, light-filled home boasts a chef's dream kitchen w/high-end, stainless steel appliances, including oversized 6 burner range & oven, slab granite counters, maple cabinetry, along w/a family room with a cozy gas burning fireplace & an open floor plan. Also included w/ this new home is a standard builder limited home warranty. Also Open Nov. 21 from 11am-1pm

MLS#314030614IT
Kate Barnett 626.660.7474
JOHN AAROE GROUP

www.961navenue66.com

Questions? Need Assistance?
Contact our Help Desk Department!

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

help!!!