

# BROKER CARAVAN"

INTERNATIONAL

TUESDAY, NOVEMBER 1, 2016

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











# 725 Local Agents • 17 Offices • Luxury Residential Commercial Investment Division • International

(Featured properties start at upper left corner then clockwise)

Santa Monica | 1133 5th Street #503 | Solo Scott & Allen Sarlo | \$2,650,000
Kentwood LA | 7430 Ogelsby |Jennifer & Kim Williamson | \$1,665,000
Venice | 918 Nowita Place | Solo Scott & Allen Sarlo | \$2,825,000
Marina del Rey | 3128 Stanford Avenue | Denise Fast | \$2,550,000
West Los Angeles | 2106 Federal Ave. | Camila Healy | \$1,975,000
Faircrest Heights | 1942 Stearns Dr. |R. Posin & E. Donelson | \$1,389,000
Hermosa Beach | 1807 Valley Park Ave. | Terri Tsuchida | \$9,995,000
Palos Verdes Estates | 609 Paseo Del Mar | James Sanders | \$11,900,000
Manhattan Beach | 224 32nd St. | Jane Sager | \$5,799,000
Marina del Rey | 13082 Mindanao Way #14 | Denise Fast | \$1,175,000





Santa Monica · Venice · West LA/Westwood · Marina del Rey · Beverly Hills · El Segundo Manhattan Beach · Downtown Manhattan Beach · Hermosa Beach · Malaga Cove Redondo Beach · Torrance · Rolling Hills Estates · Rancho Palos Verdes · San Pedro

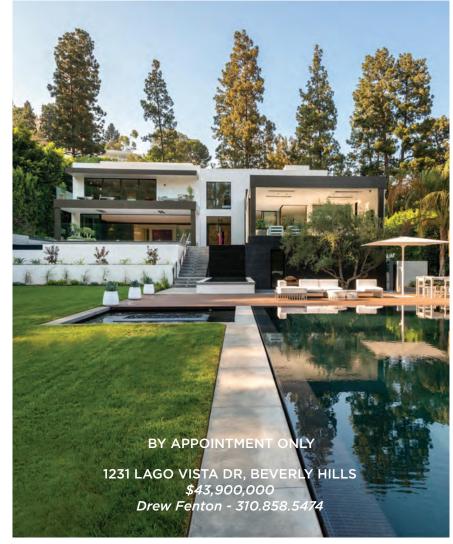


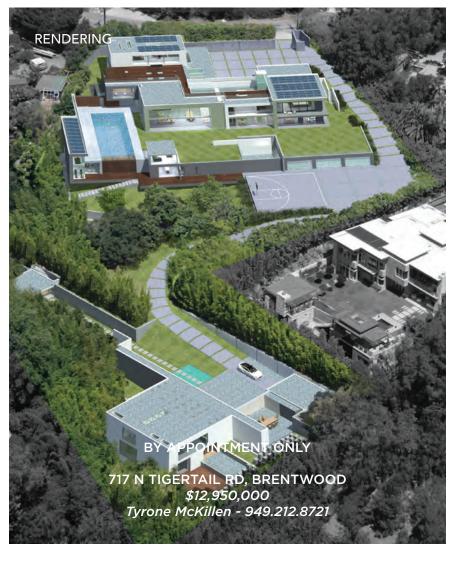




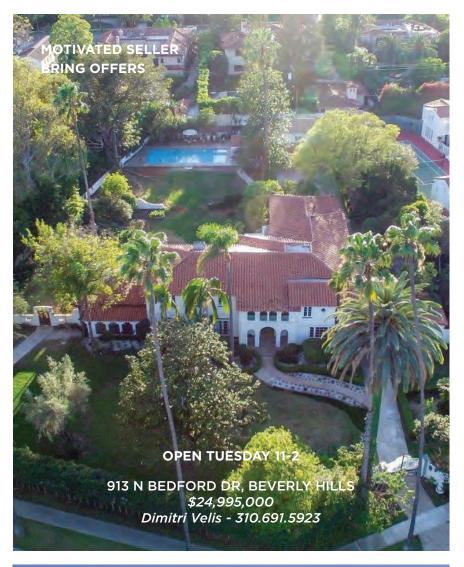




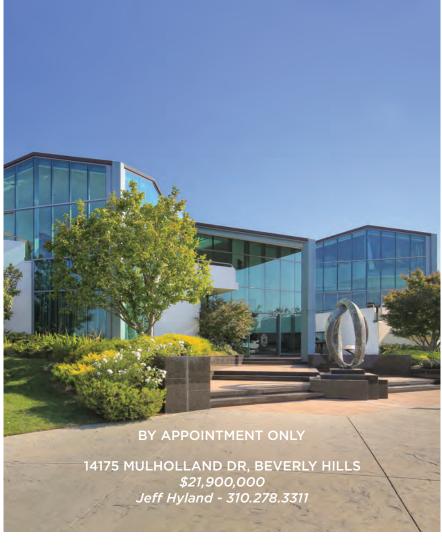












# HILTON & HYLAND

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# **CLIFF MAY DESIGN**

#### **BELL CANYON'S MODEL HOME - Bell Canyon, California**

What draws people all over the world to California? First among all other reasons: our magnificent climate, which, in Southern California especially, offers year-round outdoor recreation and enjoyment. Cliff May, a self-taught builder of genius, built his entire career on the premise that houses here should all but compel us outdoors into the sunshine every day. His designs blurred the division between interior and exterior space, using a mixture of Spanish Colonial, Modernist, and Old West elements to create an ideal balance between rest & shelter on one hand and a vigorously active life-style on the other. One of his last and least well-known master-planned developments is the gated Bell Canyon horse community at the western extremity of the San Fernando Valley. Available for the first time in decades is May's model home for Bell Canyon, bracketed by both a magnificent Equestrian Center and a modern Hacienda-style Community Center. This meticulously renovated property retains the essentials of May's rambling "Atomic Ranch" Modern style, on the grand scale of his better-known 1960s work in Brentwood's Sullivan Canyon including his last home for himself, "Mandalay." The long, low lines of the board & batten and slumpstone one-story structure are penetrated by a glorious open porte cochere, dividing three car garages, workshop and two horse stalls from the residence proper. The large, almost flat lot affords both a large auto court & side yard beyond the porte cochere and a separate central recreation area with both covered & open patios and a pool, sheltered by the bedroom and the kitchen/dining/den wings to either side. Move right in to contemporized interiors or return to Hacienda-style "Alta California" antecedents.

\$2,495,000 Michael Phillips & Crosby Doe.

# CROSBY DOE ASSOCIATES

Beverly Hills Office: 310.275.2222 / Pasadena Office: 626-793-6677

Crosby Doe Associates, Inc. 9312 Civic Center Drive #102 Beverly Hills, CA 90210 / 30 N. Raymond Avenue #404 Pasadena, CA 91103



# ARTHUR & ALFRED HEINEMAN, ARCHITECTS

#### THE LYDIA C. EDMANDS HOUSE, 1917 - Pasadena, California

Placed on the National Register of Historic Places in 1998, the Cotswold Revival estate designed for wealthy widow Lydia C. Edmands exemplifies the Heineman brothers' creative tenure during the interpretive Arts and Crafts architectural movement from 1895-1918. The rolled-roof edges, half-timbers, and large gable graciously set the Edmands House apart from its Spanish Colonial and Mediterranean Revival neighbors. The design of the residence displays the Heineman brothers' skill at adapting historic styles while also demonstrating a sense of playfulness. Generous common areas on the first floor, including a solarium, office, formal dining room, and living room, add an intangible value for hosting extensive gatherings and events. Includes: 6 bedrooms, 5 bathrooms, pool, guest house with bedroom, bath, kitchen and living room, 2 car garage, all beautifully sited in Pasadena's historic Oak Knoll District.

1233Wentworth.com

\$4,780,000 Matthew Berkley

architectureforsale.com™



# F. RON SMITH | DAVID BERG | RICHARD STEARNS

310.500.3931 | smithandberg@thepartnerstrust.com





EXCLUSIVE AFFILIATE OF



# KATIE BENTZEN

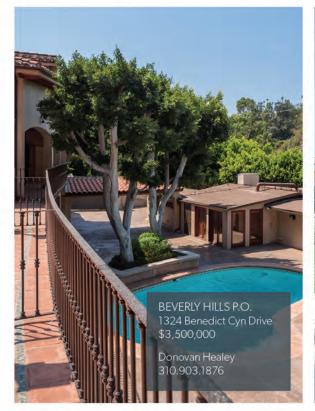
310.804.8423 | katie.bentzen@thepartnerstrust.com



CARBONBEACHCLASSIC.COM



#### JOHN AAROE GROUP









#### aaroe.com

BEVERLY HILLS BRENTWOOD TOLUCA LAKE

SUNSET STRIP

PASADENA

**BALDWIN HILLS** 

DOWNTOWN LA

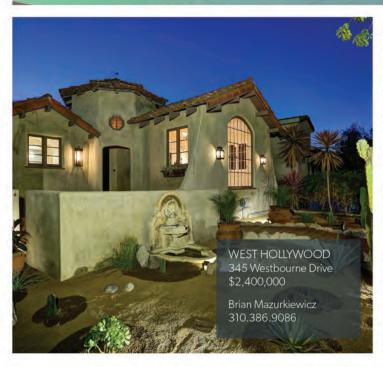
SHERMAN OAKS

STUDIO CITY















### 521 VERNON AVENUE, VENICE

LISTED AT \$3,380,000

#### **OPEN TUESDAY 11-2PM**

Beautiful 3400 sq ft 3+3.5 home with oversized custom windows/glass sliders, 2 frpl, chef's kitchen with Miele, Wolf & Sub Zero appl, custom cabinetry, polished quartz countertops. Cedar wood ceilings, radiant heat, diamond polished concrete & wide plank walnut flrs, custom 9 ft oak doors, colossal wndw to 2nd flr, chic lighting fixtures. Bright master w/juliet balcony, massive bthrm w/stand alone tub & herringbone tile floor. 2nd living room, laundry room, upper balcony, 3 car garage.

JANIN PAINE
www.PROPERTYBYJANIN.com

310.560.5088 Janin@PropertyByJanin.com



### 5682 HOLLY OAK DRIVE, LOS FELIZ

LISTED AT \$2,550,000

#### BY APPOINTMENT

3 Bd+2 Den, 4 baths, 3300 sq ft. With a highly published celebrity past, this Contemporary Mediterranean sits nestled within a majestic canyon view in one of the most exclusive neighborhoods in Los Angeles, The Oaks. Laze in the cathedral ceilinged two-story living room with exposed wood-beams, spacious work loft, or outdoor patio overlooking the serene canyon. Come home to a peaceful and elegantly walled enclave, moments from the heart of Hollywood.

BRYAN MIYAMOTO
www.BRYANMIYAMOTO.com

323.300.1188 Miyamoto@kw.com



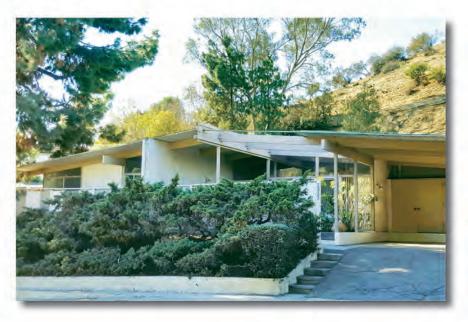
# 2937 NICHOLS CANYON, HLLYWD HILLS W. \$1,250,000

**OPEN TUESDAY 11-2PM** 

Amazing value and opportunity in sought after celebrity studded Upper Nichols Canyon. This mid-century home designed by famed architect Richard Lee Dorman is available for the first time in over 50 years! The property boasts a bright, open floorplan highlighting original elements along with a large lot and wonderful canyon views. This 3 bedroom + 2 bathroom property is a fantastic fixer/development opportunity!

TERRI GERGER
www.TALKTOTERRi.com

323.333.2537 tgerger@pacbell.net





#### 1526 GLENDON, WESTWOOD

LISTED AT \$3,995,000

#### **OPEN TUESDAY 11-2PM**

This 3-story home features 5+5.5, elevator, theater, 2 car garage, Crestron system, & custom built woodwork. A grand foyer greets you with a flood of natural light courtesy of the 12-foot long skylights. The designer kitchen is outfitted with Thermador appliances, wine bar, & walk-in pantry. The indoor/outdoor living opens up to the backyard featuring a pool, spa, water feature, patio, & 2 fire-pits. Soundproof theater with 120" screen.

THE SUNSET TEAM-ALEX LOMBARDO 310.274.3900 www.1526GLENDON.com info@thesunsetteam.com



### 4768 BRYN MAWR, LOS FELIZ

LISTED AT \$2,359,000

#### **OPEN TUESDAY 11-2PM**

Awesome reduction! Private Spanish Colonial hidden high in the best part of Los Feliz hills, w/amazing DTLA views. Unique courtyard, perfect for entertaining, featuring a sparkling pool & spa. Most original details intact, such as hardwood floors tile work & original wrought iron. Oversized LR w/ high beamed ceiling, fireplace & attached small library. Great family floorplan w/3 beds upstairs & large family room + guest bedroom downstairs.

CARTER + ORLAND
www.CARTERORLANDESTATES.com

323.300.1025 dorothycarter@kw.com

# 3145 SILVERADO DRIVE, SILVER LAKE LISTED AT \$999,000

OPEN TUESDAY 11-2PM

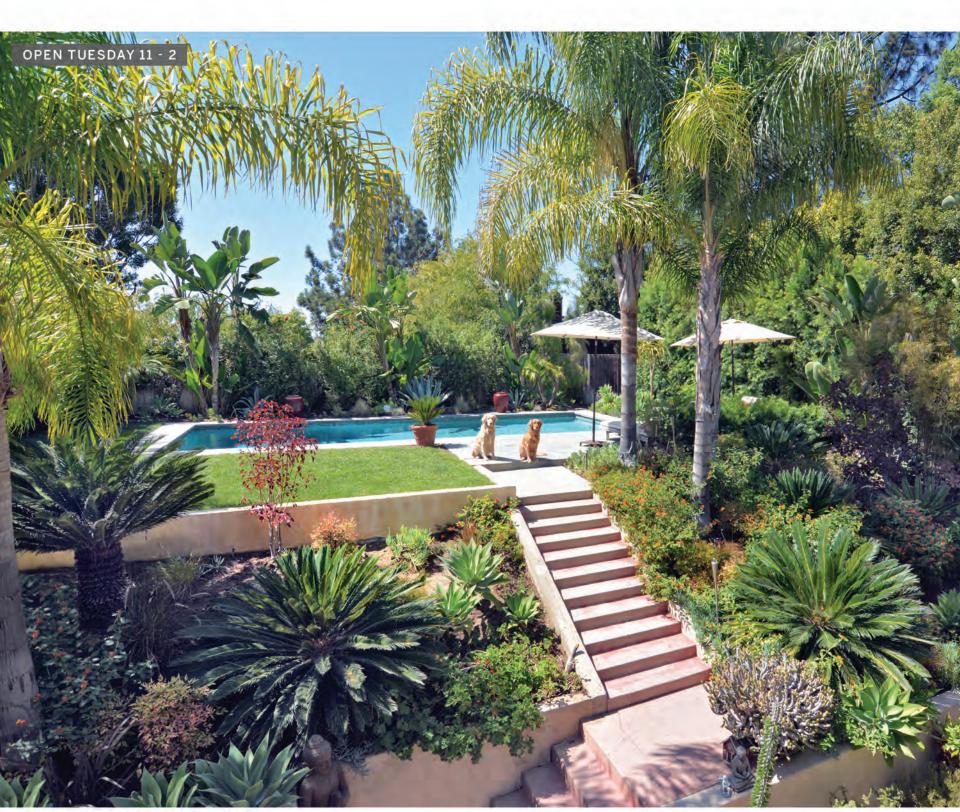
Charming traditional home in one of the most coveted neighborhoods! Over 1800 sq ft, over 6000 sq ft lot, very private back yard surrounded by trees. Featuring 2 bed/2 bath, sunken living room w/ fireplace, hardwood floors & tile, formal dining room, plus den, family room, laundry. Many original details to preserve, cosmetic fixer or make your own. Room for a pool in back yard! Attached one car garage. Ivanhoe School District (buyer to confirm).

DIANA HART
www.LOCATIONLAHOMES.com

310.415.7433 dianajhart@gmail.com



# Sotheby's International Realty



**SILVER LAKE | 2485 MORENO DR.** | 4 Bedrooms, 3 Baths, Swimmer's Pool | \$2,150,000 | web: 0286824 Prime Moreno Highlands. c. 1938. A pure preservation from rich architectural bones; bonus media/playroom, panoramic views, 2-car direct access, multiple viewing decks and spaces that harmoniously flow from one to the next. Rare flat landscaped pool grounds; a profusion of carefully placed light and shade-tolerant plantings, private places for gathering and entertaining, porches and places to stop and enjoy botanical gardens and dine. Fulfill your wish list with a separated versatile space; media, office, gym, play area for kids or adults, your choice. Effortlessly blending organic warmth with Silver Lake style, redefining home comforts.

#### PATRICIA RUBEN

patricia.ruben@sothebyshomes.com | 323.333.3801

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#### SOTHEBYSHOMES.COM





BRENTWOOD | 215 NORTH SALTAIR AVENUE 5BD/5BA | \$5,295,000 | web: 0344026 Joan Sather 310.740.0302



MALIBU | POINT DUME RANCH, VIEWS 3BD/2BA | \$4,495,000 | web: 1300180 Shen Schulz 310.980.8809



BHPO | SIMPLICITY AND ELEGANCE 5BD/3.5BA | \$3,795,000 | web: 0027562 Jodi Korn Radoff 310.717.9700



MALIBU | 18425 COASTLINE DRIVE 4BD/2.5BA | \$2,375,000 | web: 0355742 Simon Beardmore 310.892.6454



HOLLYWOOD HILLS | GORGEOUS POST & BEAM 2BD/2BA | \$1,600,000 | web: 0027589 Craig Nadeau 213.280.0544, David T Kessler 310.245.6715



HOLLYWOOD | SOPHISTICATED URBAN CONDO 2BD/2BA | \$519,000 | web: 0308865 Keith Kaplan 323.646.7791, Corey Nelson 310.927.0095

GREATER LOS ANGELES BROKERAGES

Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip

### A True International Real Estate Brand

310.266.0947



9501 Gloaming Dr · Beverly Hills Tina Eavers 8 bed  $\cdot$  8 bath  $\cdot$  6,377 sf  $\cdot$  10 acre lot



801 N Sierra Dr · Beverly Hills Tina Eavers 7 bed  $\cdot$  8.5 bath  $\cdot$  8,294 sf  $\cdot$  24,967 sf lot





0 Uphill Dr · Joshua Tree Guy Reid | Raymond Dominguez 3 bed · 3 bath · 5,450 sf



721 N Vista St · Melrose Village Rosalie Klein 4 bed · 4.5 bath · 5,585 sf lot



\$2,775,000 323.935.8680



\$5,800,000

310.699.2601

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**415 7th St · Santa Monica**Sandra Miller
7 bed · 10 bath · 8,954 sf · 15,000 sf lot



**406 S Sycamore Ave** · **Hancock Park Adjacent** Rosalie Klein 5 bed · 6 bath · 6,502 sf lot





9512 Tullis Dr · Beverly Hills
Y Charlie | K Sanchez | A Aldrete, The Agency
3 bed · 3.5 bath · 2,188 sf · 4,950 sf lot



\$9,500,000

310.616.6213



**6652 Lindenhurst Ave · Beverly Grove** Rosalie Klein 2 bed · 2 bath · 7,098 sf lot

**\$1,595,000** 323.935.8680



**915 12th St #5 · Santa Monica** Sandra Miller 2 bed · 3 bath · 1,512 sf

**\$1,399,000** 310.616.6213



Mar Adentro · Los Cabos\$841,950 - \$5,553,600Yawar Charlie | Karen Sanchez323.383.3753Hotel & Residences | 5 Star Luxury Destination



**5235 White Oak Ave #5 · Encino** Rosalie Klein 3 bed · 2.5 bath · 1,907 sf

**\$655,000** 323.935.8680



**531 11th St · Santa Monica**Guy Reid | Raphael Barragán
6 bed · 8 bath · 6,394 sf · 7,509 sf

**\$29,995/mo** 310.699.2601



#### **SANTA MONICA**

SantaMonica.EVUSA.com 310.460.2525

#### **BEVERLY HILLS**

BeverlyHills.EVUSA.com 310.777.7510

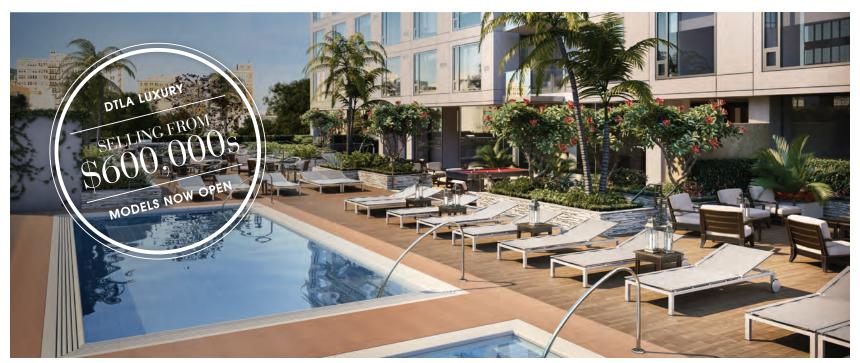
#### LOS ANGELES

LosAngeles.EVUSA.com 323.937.5101

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# THE BEST OF HOLLYWOOD AT YOUR DOOR STEP THE RESIDENCES AT W HOLLYWOOD

**14D:** 3 bed. 3.5 bath. Interior 2,612 SF + Terrace 544 SF. 3 parking spaces. \$2,900,000. Privacy. Security. Hassle-free full-service lifestyle. LA's incomparable rooftop pool deck.

# 3% AGENT COMMISSION SHOWS EFFORTLESSLY

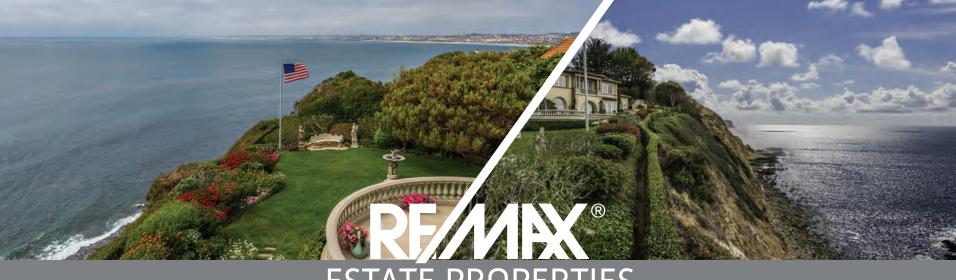
323.476.1826 - Call me for a private showing. michelle@abovethepenthouses.com
BRE 01731312

HOLLYWOOD

THE PENTHOUSES

www.whollywoodresidence.com/penthouse14D

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# Villa Sul Mar is perched high above the Pacific Ocean

609 Paseo Del Mar, Palos Verdes Estates

5 bedrooms | 6 bathrooms | 7,590 sf living | 23,883 sf lot | Offered for \$11,900,000

Represented by James Sanders

James can be reached in the Malaga Cove Office or direct at 310.802.2260



#### **RE/MAX Estate Properties**

725 Local Agents • 17 Offices • Luxury Residential • Commercial Investment Division • International

Susan G. Komen Homes for a Cure • Children's Miracle Network of Hospitals Supporter • #27 RIS Media Top 500 Power Broker To join our expanding organization, contact Monte Hartman at (310) 559-5570 or MHartman@eplahomes.com











# Lagoon home with ocean view - best of the LA Coastal Lifestyle

6501 Esplanade, Los Angeles 3 bedrooms | 3.5 bathrooms | 2,374 sf living | 2,299 sf lot | \$2,125,000

Represented by Robin Fox Robin can be reached in the West Los Angeles Office or direct at 310.490.6540



#### **RE/MAX Estate Properties**

725 Local Agents • 17 Offices • Luxury Residential • Commercial Investment Division • International

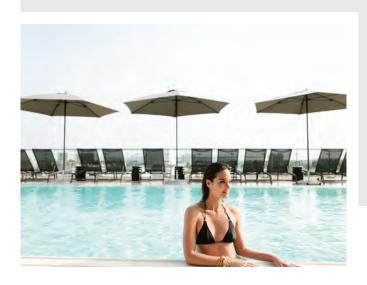
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#### FEATURES

One & two bedroom apartments with private balconies Penthouse Club Room · House Car & Driver Rooftop Pool & Fire Pit · 5-Star Concierge Stunning views · 24-hour Attendant · Trader Joe's Room Service from The Larder at Burton Way



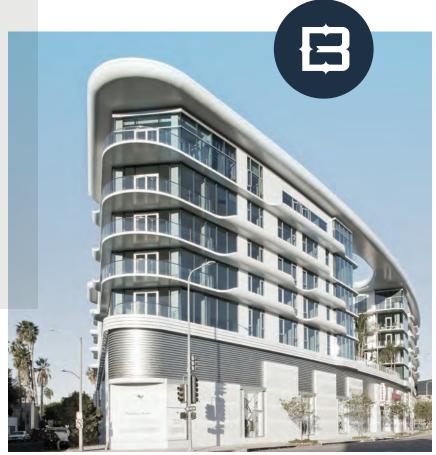


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### **WESTSIDE ESTATE AGENCY**



ONE OF MALIBU'S FINEST ESTATES

MALIBU | \$32,995,000

On a pvt 4.8 acre knoll top w/unobstructed ocean view of Catalina. The finest architecture, construction & amenities, reminiscent of one of the great villas on the Amalfi Coast. Rolling lawns, infinity pool, sports court, basketball court, patios, & terraces. windingwayestate.com

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061 **Mark S. Gruskin** (310) 924-5769 | CalBRE# 01324387



## SPECTACULAR NORTH BEVERLY PARK ESTATE BEVERLY HILLS | \$29,950,000

Completely private & secluded from the street, set behind iron gates. Over 20,000 sf of living space on almost 4 acres. Mediterranean villa with a grand 2-story entry, large living room, formal dining room, conservatory, grmt kitchen/family room, theater, wine cellar, incredible entertainment facilities, & more. weahomes.com/listing/beverly-park-circle

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



BUILD YOUR DREAM ESTATE HOLMBY HILLS | \$27,000,000

This incredible approx 2 1/4 acre estate features endless possibilities and a dream for any architect or designer. Up a gated private driveway & secluded amidst towering trees & lush landscaping. An incredible private parklike setting. One of the last trophy estates in Holmby Hills available. Pre-qualified clients only. weahomes.com/listing/charing-cross

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



ARCHITECTURAL CONNOISSEUR'S DREAM DESIGNED BY FRANK GEHRY MALIBU | \$29,995,000

Court ordered partition sale subject to overbid. World-class trophy property on multiple parcels with 160 ft of beachfront in the most prime section of Broad Beach. 11,000+ sf with sunlit courtyard entry, soaring ceilings, great walls for art, old walls of glass, garden, tennis court, lap pool & deep sandy beach. **broadbeachoceanfront.com** 

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



SPECTACULAR MODERN ESTATE BY ARCHITECT WILLIAM BECKETT BEVERLY HILLS | \$27,950,000

Just completed, featuring an incredible 2-story living rm, gorgeous library/den, state of the art media/screening rm, incredible master suite, spacious grmt kitchen, breakfast rm, wine cellar, & much more. All rooms open to a beautiful outdoor pavilion, gardens, bar, & swimmer's pool. An incredible opportunity. weahomes.com/listing/1024-summit-dr

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



### SPECTACULAR ITALIANATE VILLA WITH A LEGENDARY HISTORY PACIFIC PALISADES | \$25,995,000

Behind antique iron gates at the end of a long private driveway. Unobstructed head-on views from downtown to Catalina. New construction w/old-world craftsmanship, modern tech & sophisticated design. The latest offering from ultra-exclusive designer/developer, Jaman Properties. In the most elite section of the Palisades Riviera. 1669sanonofre.com

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061

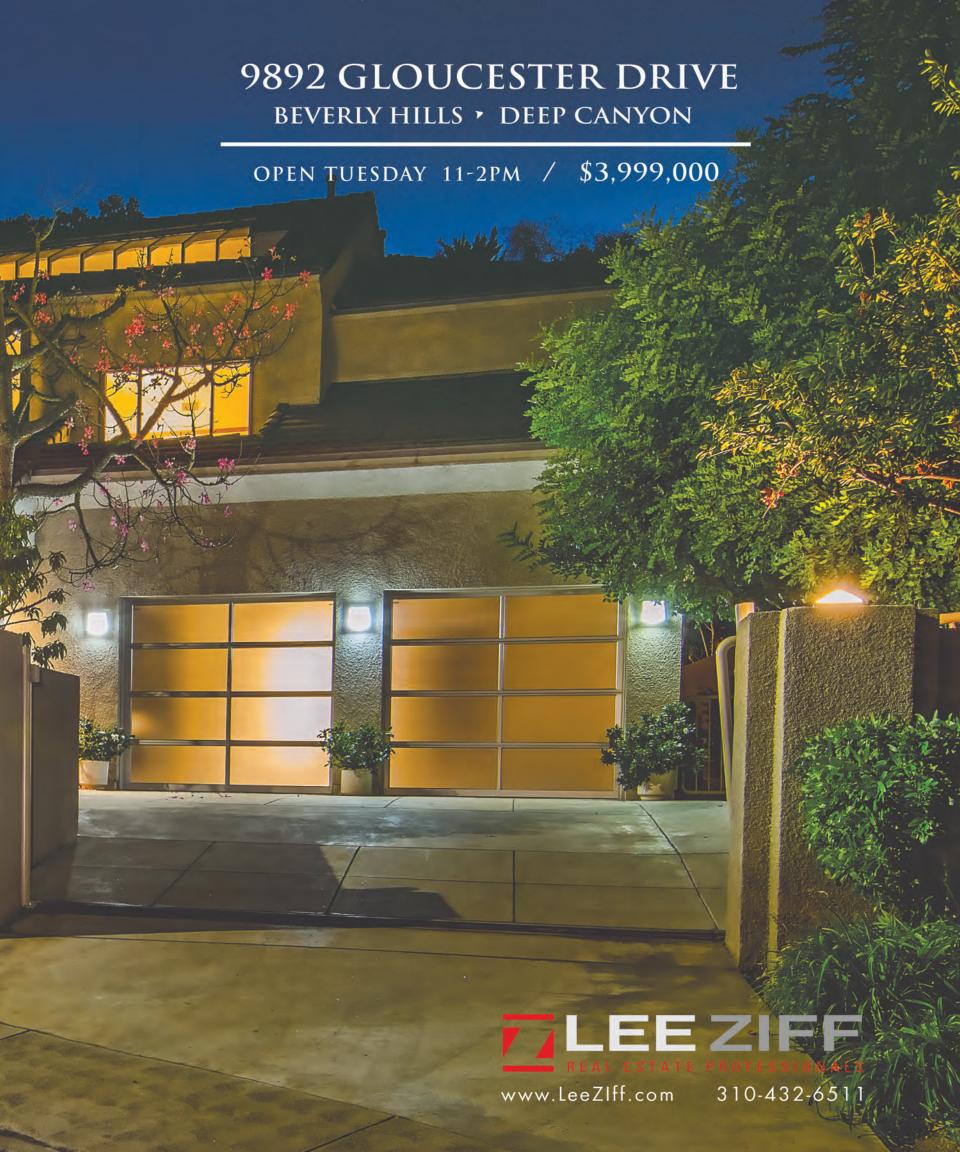
WEAHOMES.COM

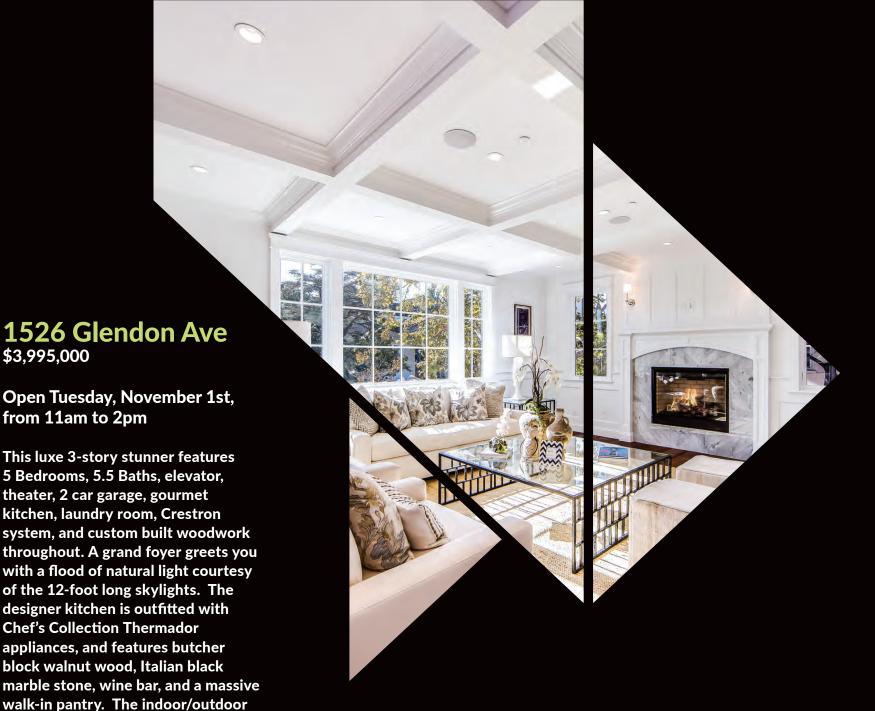


#### **WESTSIDE ESTATE AGENCY**

**BEVERLY HILLS** | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770 **MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171 **MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471







1526Glendon.com

privacy.

\$3,995,000

**The Sunset Team** 

9000 W. Sunset Blvd. Suite 1100 West Hollywood, CA 90069 310 274 3900 thesunsetteam.com **kw** HOLLYWOOD HILLS

living boasts 16' Windsor bifold doors that open up to the enviable backyard featuring a pool, spa, water feature, patio, and 2 fire-pits. Take a ride in your personal elevator down to the basement, where you can relax in your very own soundproof theater with a 120" screen. This green home is outfitted with 100% LED lighting, maximizing its energy efficiency. Hedged and gated for optimal











10551 Wilshire Blvd #1503

Westwood / Wilshire Corridor

www.10551wilshire1503.com

Stunning and ready to move in 2 bed 2.5 bath unit located in the full service Regency Wilshire with panoramic views from every room. This condo features, hardwood floors, high ceilings, large balcony, granite kitchen with breakfast bar and stainless steel appliances, living room with fireplace, dining area with wet bar and built ins. The master bedroom has a seating area and two large walk in closets, marble master bath with double sinks, large stall shower and soaker tub. Powder room, service entry with laundry room and side by side washer and dryer. The Regency Wilshire is a beautifully maintained full service high rise building that is professionally managed with an onsite manager featuring, secured access with 24-hour valet/doorman, large lobby, pool, spa, large gym, private storage, guest parking and large recreation room. All conveniently situated in Westwood, close to movies, museums, places of worship, restaurants, theaters, Westwood Village, Century City and of course UCLA.



Jonathan C. Sands

**310.704.6612 Jon@JonCSands.com**CalBRE# 01258453

**OFFERED AT: \$999,000** 

For Additional Real Estate Updates Visit: **JonCSands.com** 



Rodeo Realty Inc. does not guarantee the accuracy of square footage, lot size or other information concerning the property provided by the seller or obtained from public records or other sources.

# NEW LISTING IN BEVERLY HILLS OPEN TUESDAY NOVEMBER 1ST 11-2







BEL AIR | \$37,900,000

A double lot in best location in Bel Air w/apx. 3.2 acres



ENCINO | \$2,175,000

Gated 5+4.5 with over 4000 sq. ft. Private cul-de-sac street with tree top views

BARRY DANTAGNAN (818) 426-8677



HOLLYWOOD | \$1,175,000

Sexy, eclectic industrial loft. Designer Remodel. Full service. Pool. Gym. Awesome views.

BARBARA ALLEN (323) 610-1781



MALIBU | \$3,495,000

Private architectural on 2 ocean view acres. Romantic spa like master. Plus GH.

LYNDA MARSOLEK & ADRIANA DANIEL (310) 994-1782



BEL AIR | \$1,399,000

PRICE REDUCED OVER \$450,000! 4 adj. parcels totaling approx. 22,500+ sq. ft. N. of Sunset

JANINE GERSHON (310) 804-4607



HANCOCK PARK | \$8,800/ MO

Handsome Spanish situated on a corner lot w/ wonderful natural light. 3 beds + 3 baths.

LOVELAND CARR PROPERTIES (323) 460-7606



LADERA HEIGHTS | \$1,649,000

5BD/3.5BA Spectacular estate w/designer kitchen, resort-like rear yard w/pool & waterfall.

CARLA LOWE (310) 435-0520



MALIBU | \$1,649,000

Build your perfect home on approx. 5.05 acres in coveted Malibu West, CDP approved.

ALY DUNNE (310) 321-2571



CARSON | \$618,000

21339 Thomas Drive 4BD/3BA Original Owner home first time on market. MOVE IN CONDITION.

EDDIE KANOUSE (626) 685-5279



HERMOSA BEACH | \$4,799,000

TOES IN THE SAND | 4BD/3.5BA . walkstreet . white water & sand views from all levels

LAUREN FORBES (310) 901-8512



LOS ANGELES | \$3,895,000

Holmby Hills gated family estate w/3+3.5 a classic design & mid century flair!

MICHAEL GILBERT (818) 259-5208



MANDALAY BAY | \$2,999,000

Custom built 6,000sf entertainer's dream home w/ 200' of private docking. 805.233.2534

WOLFGANG + LAUREN VOGL 805-985-4444 X142





MONROVIA | \$1,198,000

3BR/2BA remodeled home serves as an entertainers' delight accented by an open floor plan.

TIMOTHY KOMLOS (626) 430-8480



PASADENA | \$1,350,000

633 S Lake Ave #4 | Luxurious, 4-story Chateau style townhouse, 2 master BD suite | 2.5 BA

SCOTT JAMES & CHRIS STILLMARK (626) 319-6927



SANTA MONICA | \$6,399,000

Price Reduction! 701 Ocean Ave. #303 - 3 BD/3 BA, 3,408 SF. Ocean Views. 701OceanAve.com

JULIE LOVETT (310) 899-3514



SARATOGA | \$1,890,000

Beautifully Remodeled 3BD/2BA Home in Saratoga Park | Gorgeous Brand New Kitchen

ANNIE HO (310) 972-9602



PACIFIC PALISADES | \$2,495,000

1490 San Remo Open Sun 1-4 Riviera's Best Value. Huge view! One story w/guest suite.

FRAN FLANAGAN PROPERTIES (310) 801-9805



PLAYA DEL REY | \$2,695,000

OPEN TUES BROKERS 11-2 & Twilight 5-7pm. New Construction 4bd/4ba Contemporary Ocean views

JAMES ALLAN (310) 704-0007



SANTA MONICA | \$1,649,000

1118 3rd St #301  $\mid$  Spacious 2BD/2BA condo down the street from Third Street Promenade.

STEVE SAWAII (310) 899-3584



VALLEY VILLAGE | \$1,399,000

Heart of VVL, One Story, fenced/gated yard w swimmers pool, updated kitchen & baths

MATT FONDA & JEFF MCMAHON (818) 216-1545



PASADENA | \$3,450,000

569woodland.com • Langham Hotel neighborhood • 5br/5ba•Pool•Spa•4,452sf home• 20,600sf lot

CAROL CHUA (626) 708-8022



SANTA BARBARA | \$6,850,000

www.HopeRanchViewHome.com Medit. residence on a knoll w/ ocean, island and mountain views  $\,$ 

LINDA LORENZEN (805) 886-1842



SANTA ROSA VALLEY | \$1,200,000

Bridlewood Estates 4+3. LV & DR w/dual sided frpl. 1+1 dwn (no clst) P/S. Horse facilities

ACKOUREY TEAM (805) 495-1048



WESTWOOD | \$995,000

1820 Benecia Ave #105. Redone 2BD front corner unit w/ large balcony. Approx 1983 sqft

STEVEN SPREAFICO (323) 688-2175

Pacific Palisades (310) 454-1111
Palos Verdes (310) 378-5201
Pasadena (626) 584-0050
Playa Vista (310) 862-5777

San Marino (626) 449-5222 Santa Barbara (805) 682-2477 Santa Monica Montana (310) 458-0091 Santa Monica Wilshire (310) 829-3939 Sherman Oaks (818) 995-2424 Studio City (818) 788-5400 Venice (424) 280-7400 Ventura (805) 648-5051 **Westchester** (424) 702-3000 **Westlake Village** (805) 495-1048

COLDWELLBANKERHOMES.COM

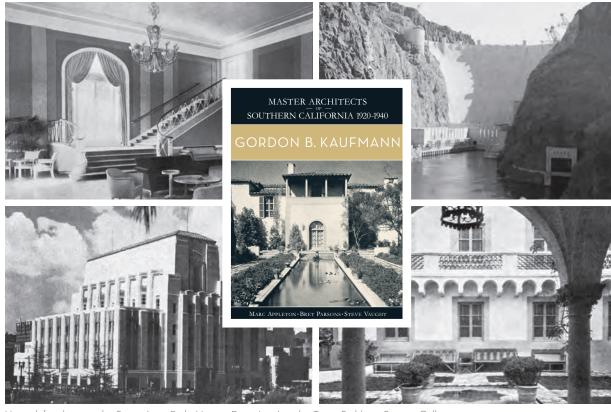




# MASTER ARCHITECT GORDON B. KAUFMANN

by Bret Parsons

rom the 1920s through the '30s, Southern California is often referred to as an architectural "Golden Age" since the era fostered enduring landmarks designed by extraordinarily talented and influential architects. One such person was Gordon B. Kaufmann who left an indelible mark with ageless and diverse designs including the Los Angeles Times Building, Santa Anita Park, Hoover Dam, and Scripps College, plus elegant residences prized for both their beauty and quality of construction. His homes have long been favorites of celebrities and owners/occupants from Bing Crosby and Burt Reynolds to William Randolph Hearst and Antonio Banderas. Kaufmann has now been profiled in the first of 12 volumes entitled, "Master Architects of Southern California," written by architect Marc Appleton, realtor Bret Parsons, and historian Steve Vaught. One of the prominent mansions featured is Greystone, the grandiose Beverly Hills estate created for oil magnate E.L. Doheny as a gift for his beloved son Ned Jr. Completed in 1928, the Tudor-style castle gained much attention for being the largest private residence ever built on the west coast up to the time. However, within a year, it gained much more publicity as the setting of a murder/suicide that remains one of LA's most enduring mysteries. "Kaufmann is something of a mystery himself," notes Vaught. "But he comes to life in the details of his designs. Kaufmann didn't build for the moment, he built for the ages. That's why his works are still so admired." www.MasterArchitectsOfSouthernCalifornia.com



Upper left to lower right: Santa Anita Park, Hoover Dam, Los Angeles Times Building, Scripps College

#### ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: MICHAEL C.F. CHAN



PASADENA | \$3,680,000 Striking Post Modern design fully realized, executive contemporary. www.1265Chateau.com

Catherine "Tink" Cheney (626) 233-2938

ARCHITECT: DANIIELA TRUBINT



HOLLYWOOD HILLS WEST | \$2,950,000 7668 Woodrow Wilson | Open Sun 2-5| New Const designed by Danijela Trubint. 4BR, 5BA.

Eric Lowry & Kirk Frieden (213) 507-0950

ARCHITECT: BUFF & HENSMAN



PASADENA | \$1,475,000 www.1150laloma.com Classic Mid-Century Modern. Robin Stever (626) 695-2846





### Classic Trousdale Estates Modern with Fabulous Views



# 1605 Carla Ridge • Beverly Hills

- Spacious one story contemporary
- Immaculate condition
- 5 bedrooms 4.5 baths
- Large family room w/bar/fireplace
- Lovely formal living and dining rooms
- Amazing updated kitchen with top built-ins
- Fantastic master suite with newer bath
- Huge flat yard w/lawns/patios/pool/views
- Canyon, city, and ocean views abound
- Phenomenal long-term rental opportunity!

## \$13,500 per month

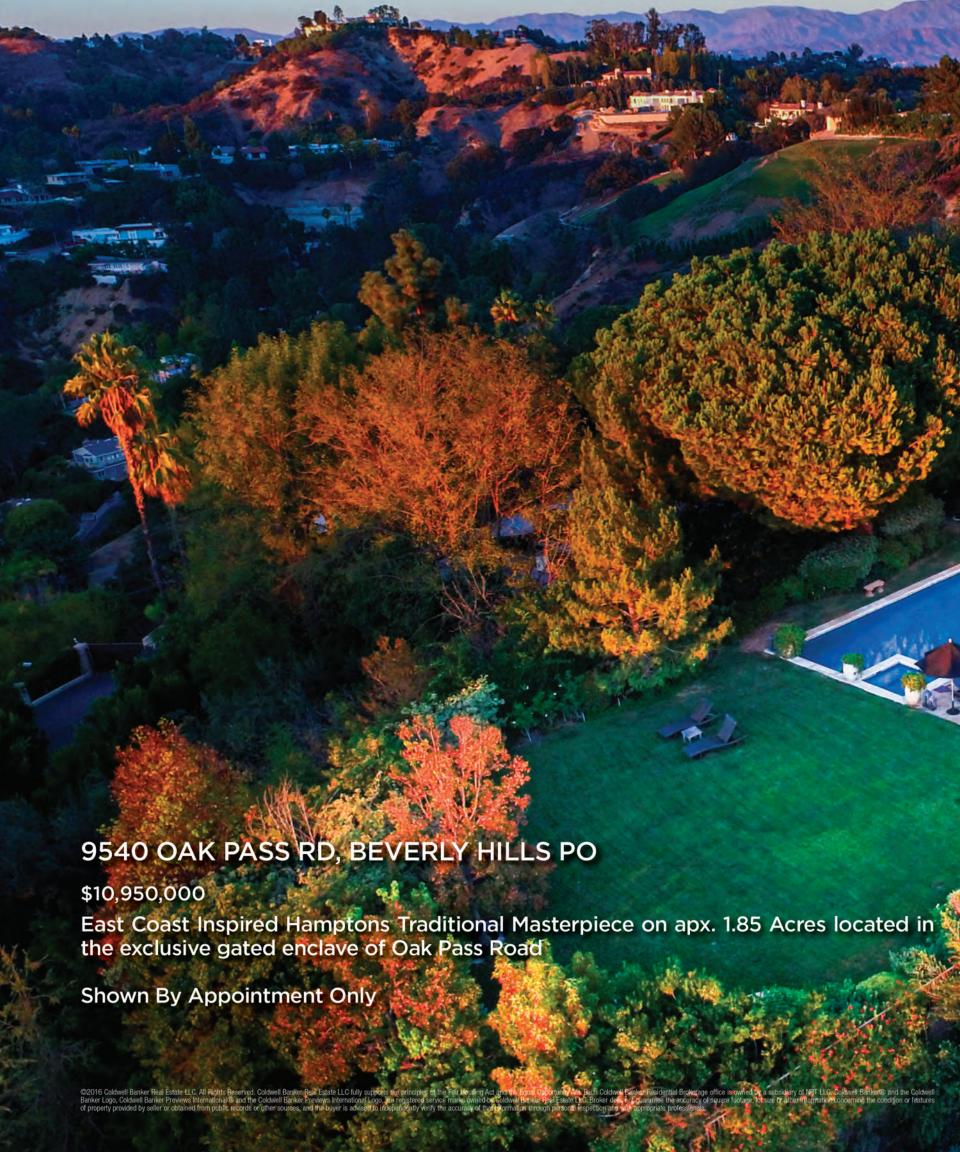
Michael J. Libow COLDWELL BANKER (310) 285-7509

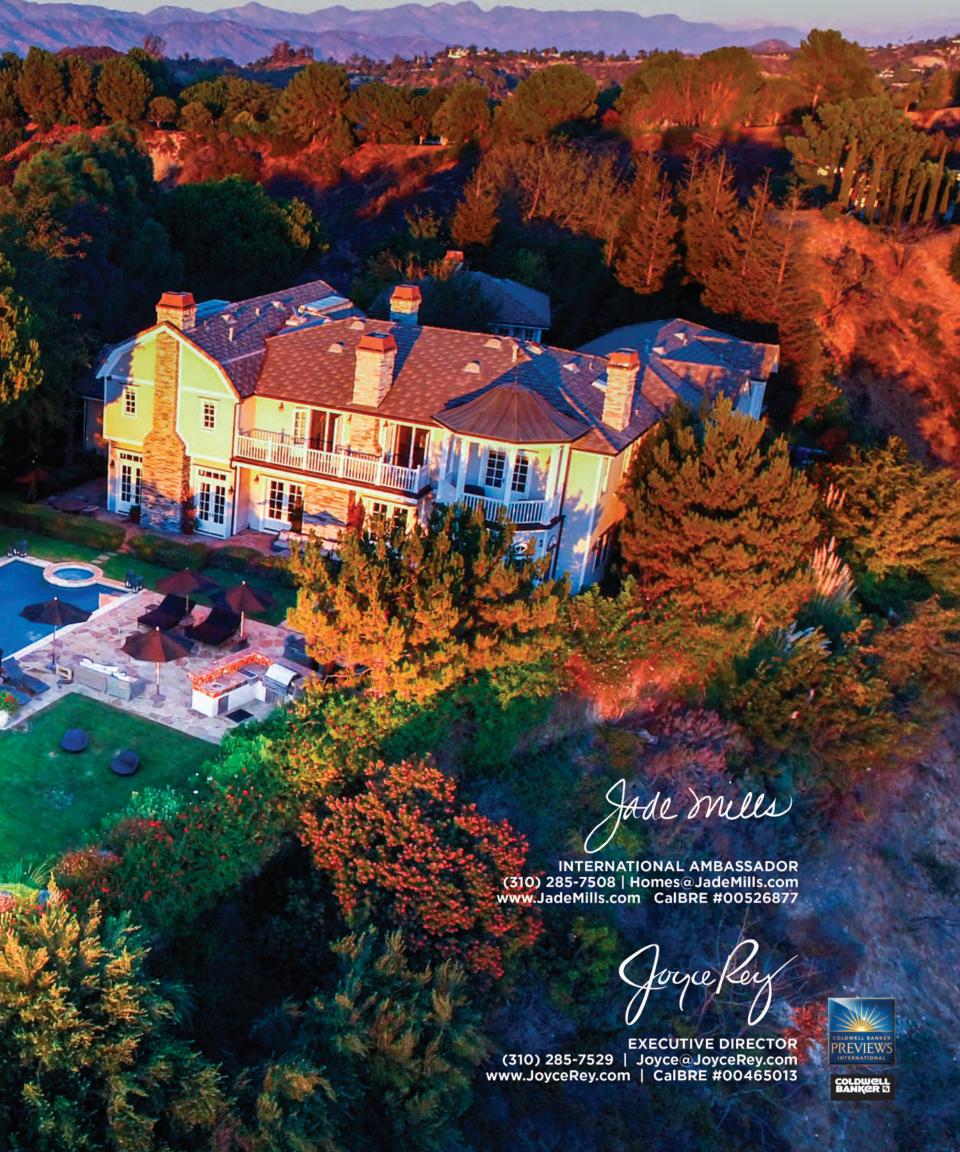




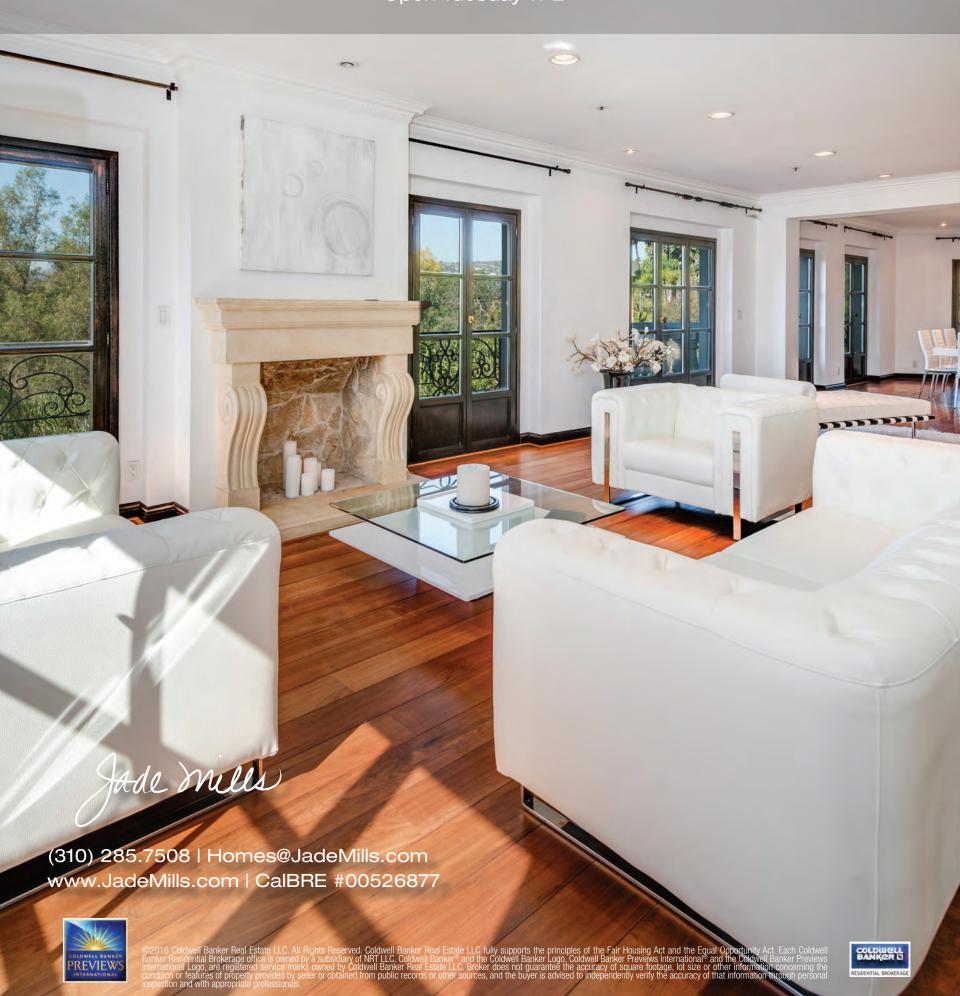








Stunning Beverly Hills Condominium in Le Faubourg
425 N. Maple Drive #503, Beverly Hills
www.425NorthMapleUnit503.com
\$4,450,000
Open Tuesday 11-2











# 525 Bellagio Terrace Lower Bel Air

BRAND NEW CAPTIVATING OCEAN VIEW MODERN. SIMPLY, THE BEST DESIGNED HOME TO BE BUILT THIS YEAR IN LOWER BEL AIR. Three years in the making and masterfully crafted using only the most expensive materials available, this warm and inviting two-story 5 bedroom, 6.5 bathroom represents a triumphant achievement in new contemporary architecture. Built around three garden atriums, with one having a tall blue quartz stone water fall, this home has perfect seamless indoor/outdoor flow. High-End finishes and features as: High ceilings, Quartz and Onyx stone counter/cabinet tops, Hickory hardwood and Limestone floors, sliding hidden Fleetwood glass doors, 14 flat-screen TVs, and 40 white glass carbon built speakers are found throughout. Amenities include: An incredible ocean view center island Kitchen with top-of-the-line appliances from Wolf, Mille and Subzero, an adjacent Den, a Theater room, an Office, a 600 bottle temperature controlled Wine Cellar, and a gorgeous Catalina island view Master Suite with a one-of-a-kind floor to ceiling gray quartz fireplace, a lavish bathroom and a luxurious well-appointed walk-in closet. The Resort style backyard is second to none, and comes complete with a large sparkling pool, an 8 person spa, a fire-pit, and an al-fresco dining area that includes a pizza oven. This stunning home is framed by lush Tropical landscaping, and is furnished with extraordinary pieces from Minotti Showroom and Fine Art from top local artists. Lastly, the Buyer will find and appreciate that an advanced Control4 home automation system is installed to operate with ease all the home components. **Do Not Miss**.

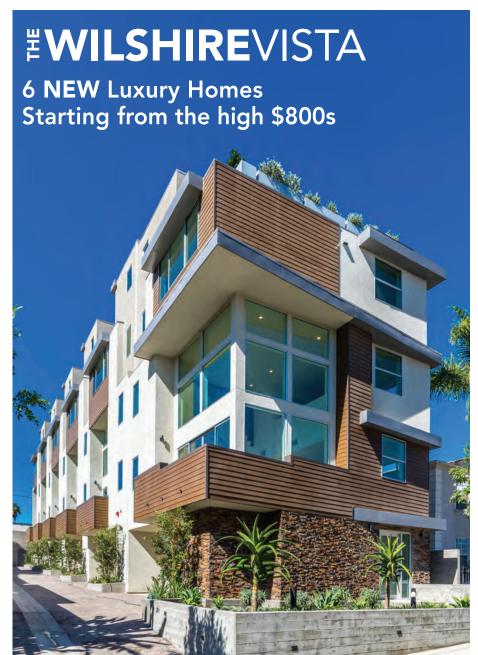




# TWILIGHT TUESDAY OPEN 6:00PM - 7:30PM

Sunset Strip | 1439 Devlin Drive 4BD, 4.5BA | Approx. 4370 Sq. Ft. | \$6,700,000 1439Devlin.com











1213 S. Dunsmuir Ave. Los Angeles 90019 www.livewilshirevista.com

6 **NEW** Modern Single Family Homes, 2 BD w/Mezzanine or flex 3rd BD, 3 BA, Designer Kitchen & Baths, Dramatic Open Floor Plans, Quality Finishes, 2 Car Private Garages, Rooftop Decks w/City and Mountain Views.

Brokers Open Tuesday, 11-2 pm | Lunch Served! Wine & Cheese Thursday, Nov. 3rd from 6-7:30 pm



GRANTLINSCOTTGROUP
NEW DEVELOPMENT SPECIALIST
Keller Williams LF Associates (BRE#01715002)

323.333.6222 | grant@excitingla.com

OPEN Sunday from 2-5 pm

### LORI BERRIS PROUDLY PRESENTING

# AN ELEGANT PAUL WILLIAMS ESTATE 1001 N CRESCENT DRIVE | BEVERLY HILLS



#### 1001NCRESCENTDRIVE.COM

#### LUNCH SERVED | OPEN TUESDAY 11 - 2

Elegantly remodeled Paul Williams traditional single story estate built on just under an acre of magnificent park-like grounds on a fabulous corner lot north of Sunset. Marble entryway leads to formal living room and family media room with fireplace and bar all opening onto patio, gardens, and large mosaic tile pool. Beautiful dining room seats 20, formal breakfast room, gourmet kitchen with Brazilian granite counter tops, custom cabinetry, Wolf Range and stainless steel appliances. Romantic master suite with dressing rooms, steam shower and spa tub opens to private outdoor spa. Three additional en suite bedrooms. Cabana includes bath and kitchen. Guest suite or large office with bath, two bedroom staff quarters, a huge motor court area for ample parking and two car garage. — Offered at \$26,895,000



LORI BERRIS
Sotheby's International Realty | Beverly Hills Brokerage
310.880.3061 • Lori.Berris@sothebyshomes.com



# **QUALITY**AGENTS



\$8,995,000 | 25200 Jim Bridger Rd, Hidden Hills | 6BD/10BA Marc & Rory Shevin | 818.251.2456/818.251.2476





\$3,650,000 | 3167 Stone Oak Dr, Brentwood | 6BD/7BA Francine Chalme Meyberg (Co-listed) | 818.987.7653



\$3,359,000 | 629 Radcliffe Ave, Pacific Palisades | 3BD/3½BA **Jody Fine/Monica Antola | 310.230.3770/310.230.3755** 



\$2,995,000 | 7392/7390 Shepard Mesa Rd, Carpinteria | 4BD/4BA Nancy Kogevinas | 805.450.6233





\$1,469,000 | 11301 Dona Pegita Dr, Studio City | 3BD/2BA **Don Linden | 818.515.8936** 

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Visit us online at bhhscalifornia.com

### **EXTRAORDINARY**RESULTS



\$4,995,000 | 2737 Beacontree Lane, Calabasas | 7BD/8BA **Marc & Rory Shevin | 818.251.2456/818.251.2476** 





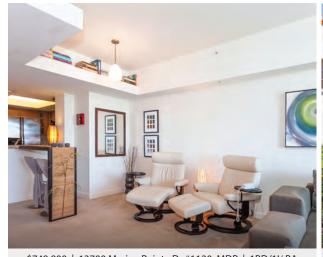
\$2,795,000 | 3251 Purdue Ave, Mar Vista | 5BD/6BA **S. Bubis/R. Frey | 310.255.3450/310.488.3595** 



\$1,998,000 | 2216 Winona Bl, Los Feliz | 4BD/4BA **Garry Scoby | 213.706.8107** 



\$1,499,000 | 2156 Roscomare Rd, Bel Air | 3BD/2BA Matt Epstein | 818.789.7408



\$749,900 | 13700 Marina Pointe Dr #1120, MDR | 1BD/1½BA **DelPonte/Sokolowski | 310.344.0898** 



\$1,995,000 | 2031 Kendra Court, Hollywood Hills | 4BD/4BA **Tim Swan | 310.991.3559** 

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331





### The future of real estate has arrived in Los Angeles.



1006 N Beverly Drive | Beverly Hills

\$9,999,000 8 Bed | 7 Bath

Jeeb O'Reilly 310.980.5304

Tori Barnao 323.633.1878

Scott Segall 310.480.4823



21415 Greenbluff Drive | Topanga

\$3,995,000 4 Bed | 5 Bath

Jeeb O'Reilly 310.980.5304

**Austin Pick** 310.383.6461

compass.com 310.230.5478 ☐ compass У compassinc ☐ compass

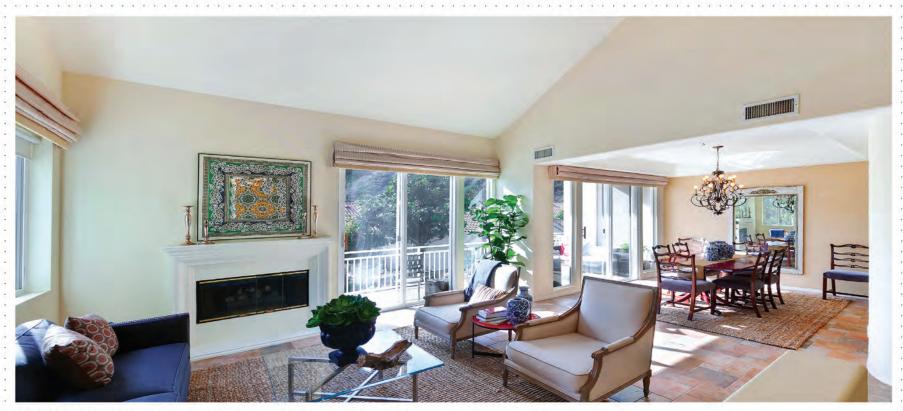
## COMPASS



135 S McCarty Drive | Beverly Hills

\$2,995,000 2 Bed | 3 Bath

**Scott Segall** 310.480.4823



# 638 Palisades Drive | Pacific Palisades

\$1,699,000 3 Bed | 3 Bath

**Scott Segall** 310.480.4823

Jeeb O'Reilly 310.980.5304 Stefani Stolper 310.733.6551



# **1464 Glenville Drive**

### **Beverlywood Adjacent**

\$2,595,000

4 Bed | 2.5 Bath 2980 sq ft | 6753 lot sq ft

#### Jeremy Ives

Cal BRE# 01420214 310.858.1902 jeremy.ives@compass.com

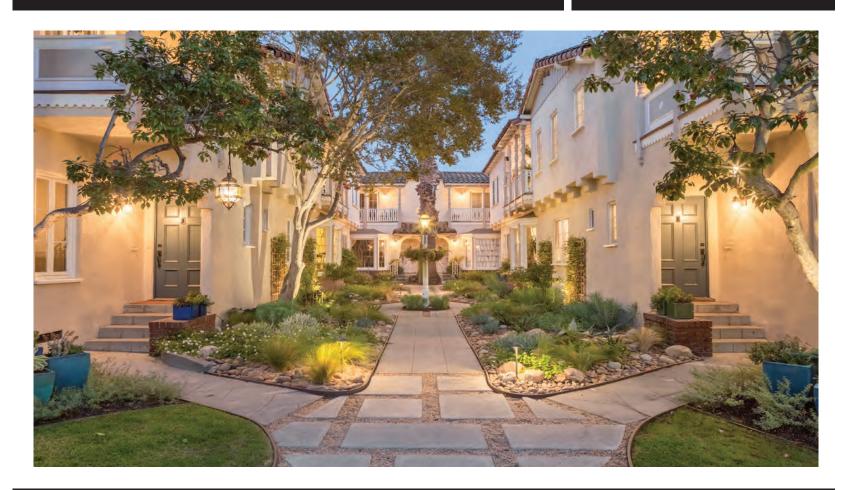
Spectacular 4BR+2.5BA Spanish in prime Beverlywood Adj neighborhood blends exquisite period details w/contemporary elegance. Behind the front gate lies a courtyard w/Saltillo tile & F/P. Entry opens to dramatic stepdown LR w/10ft ceiling & French doors to courtyard, formal DR lined w/French doors to back patio, huge remodeled gourmet kitchen w/stainless steel appls, center island & brkfst area, powder room & adj den/study. Upstairs features large master w/Juliet balcony, his/her closets. Adj sunroom/office/4thbdrm & 2 addt'l bdrms: one w/bath ensuite, other w/spacious balcony. Expansive private backyard boasts patio, large grass area, bball court & 2story 2BR+1BA GH w/spacious den & storage on 1st. Main house just under 3000sf; GH 1100sf. Custom Spanish tile & finishes add to the magic of this unique property. Central HVAC, hardwood floors. On highly desirable 1400 block of Glenville near Pico/Beverly – a short walk from shops/restaurants with none of the noise. A gem unlike any other! **1464GlenvilleDrive.com** 





# El Mirador Courtyard Apartments

### ElMiradorLA.com



# 1930 N. Rodney Drive Los Feliz

This historic courtyard apartment at El Mirador - circa 1936 - is a completely renovated two bedroom, two story townhome residence that marries old world artistry and craftsmanship with state-of-the-art technology and design and includes stained glasss, old-growth hardwood, travertine magnesite, all new appliances including w/d and dw, Nest, alarm, high ceilings, formal dining and garden view balcony.

El Mirador Apartments - Where "Old World" Meets "Today"

For Lease \$5,950 Neil Smith 310-990-9641

- » Historic courtyard circa 1936
- » 2-story 2 bedroom, fully renovated
- » Hardwood, hi ceilings, magnesite
- » Central HVAC
- » Lushly and thoughtfully landscaped
- » State-of-the-art technology
- » Heart of Los Feliz Village
- » Old world charm
- » Large lot
- » Individual garage
- » ElMiradorLA.com

#### Disclaimer

The above information has been obtained from sources deemed reliable. While we do not doubt its accuracy we have not verified it and make no representation, warranty or guarantee about it. It is your responsibility to independently confirm its accuracy and completeness.

# GLOBAL VISION. LOCAL EXPERTISE.



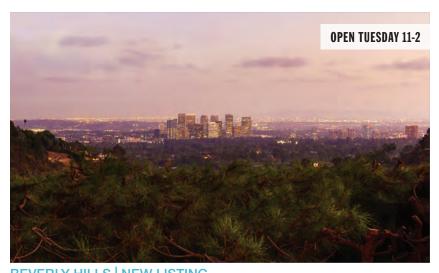
**BEL AIR**11531 Orum Road | 6 Bedrooms | 7 Baths | \$5,995,000
Juliette Hohnen 323.422.7147



BEVERLY HILLS

1218 Benedict Canyon Drive | 6 Bedrooms | 8 Baths | \$16,500,000

Juliette Hohnen 323.422.7147 | Annie Stewart 310.926.0434



BEVERLY HILLS | NEW LISTING 9930 Anthony Place | 3 Bedrooms | 4 Baths | \$3,150,000 | \$9,500 per month Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



217 N Doheny Drive | 3 Bedrooms | 3 Baths | \$2,995,000 Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



BEVERLY HILLS POST OFFICE 9585 Hidden Valley Road | 4 Bedrooms | 7 Baths | \$55,000 per month Juliette Hohnen 323.422.7147



CENTURY CITY

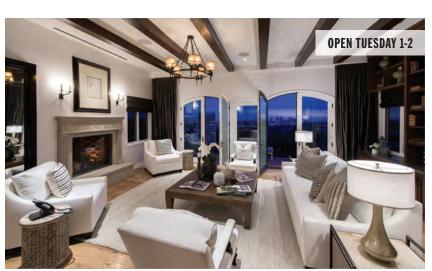
1 W Century Drive #28A | 3 Bedrooms | 5 Baths | \$12,750,000

Michelle Oliver 310.500.6111



**ENCINO | PRICE REDUCTION** 

3833 Hayvenhurst Drive | 4 Bedrooms | 6 Baths | \$4,295,000 Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



SUNSET STRIP | PRICE REDUCTION

9368 Flicker Way | 3 Bedrooms | 4.5 Baths | \$6,950,000 Tracy Tutor Maltas 310.722.2267



WEST HOLLYWOOD

1100 Alta Loma Road, #908 | 2 Bedrooms | 3 Baths | \$11,000 per month Michelle Oliver 310.500.6111



**LOZ FELIZ** 

2255 Verde Oak Drive | 3 Bedrooms | 3 Baths | \$4,295,000 Juliette Hohnen 323.422.7147



**VENICE** 

711 Superba Avenue | 3 Bedrooms | 2 Baths | \$12,000 per month Juliette Hohnen 323.422.7147



VENICE | PRICE REDUCTION

2004 Louella Avenue | 4 Bedrooms | 4.5 Baths | \$2,695,000 Eric Hass 310.597.2131



#### THE ALTMAN BROTHERS







### OPEN TUESDAY 11-2PM

9930 Anthony Place | Beverly Hills | 3 Bedrooms | 4 Baths | \$3,150,000 or Lease \$9,500 per month | Fabulous mid-century in original condition. This amazing property is surrounded by greenery and offers incredible views through walls of glass, as well as the utmost in privacy, secluded at the end of a long driveway. Large open living room and dining room. Cozy den overlooking lush mountain views adjacent to kitchen. Three generous bedrooms, all with great closets. Maid's room next to kitchen. So much potential to add-on or completely redevelop. Waiting for your personal touches!

#### **JOSH & MATTHEW ALTMAN**

O: 310.819.3250 Josh@Thealtmanbrothers.com Thealtmanbrothers.com

#### **JACOB GREENE**

C: 310.415.2653 Jacob@Thealtmanbrothers.com Thealtmanbrothers.com

#### **JORDANA LEIGH**

C: 424.239.8725 Jordana769@gmail.com







AB | THE ALTMAN BROTHERS