

AREA
3SUNSET STRIP –
HOLLYWOOD HILLS WEST

Amazing Mid-Century



2937 NICHOLS CANYON RD
11/1 TUE (11am - 2pm), 11/6 SUN (2pm - 5pm)

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!

Offered At **\$1,250,000**



Terri Gerger, GRI
323.333.2537

118 N. Larchmont Blvd
Los Angeles, CA 90004
talktoterri.com

Buyer is advised to independently investigate all aspects of the property, verify the accuracy of all information provided through personal inspection & with appropriate professionals to Buyers satisfaction. Trust sale, no court confirmation required. BRE# 01237417

kw
KELLERWILLIAMS.

\$25,000 BONUS TO ANY SELLING AGENT THAT CLOSES ESCROW BY THE END OF THE YEAR!



9255 DOHENY ROAD #1604

WEST HOLLYWOOD | \$3,200,000

Stunning designer condo on 16th floor of the Sierra Towers. Double door entry opens to light-filled rooms w/hardwood floors, floor-to-ceiling glass windows that open to outdoor terraces & jetliner views to the southwest. This 1 Bd, 2 ba unit has state-of-the-art kitchen, dining rm area, large living rm w/double-sided fireplace to gorgeous master suite. Full-service bldg has valet parking, doorman, reception desk & guest parking, salt water pool, spa, steam, sauna, shower rooms, fitness center.

\$25,000 bonus to any selling agent that closes escrow before the end of the year!



MARCI HOLLIDAY
(310) 418-3179
marci.holliday@coldwellbanker.com
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AREA
3SUNSET STRIP –
HOLLYWOOD HILLS WEST

STUNNING MEDITERRANEAN VILLA WITH INCREDIBLE VIEWS



OPEN TUESDAY 11AM-2PM

9368 Flicker Way | Sunset Strip | 3 Bedrooms | 4.5 Bathrooms | \$6,950,000 | This stunning Mediterranean Villa in the Bird Streets features incredible panoramic city and ocean views. Upon entering this newly remodeled home, you are welcomed with natural light and an inviting open floor plan featuring a sunken living room with fireplace and high wood-beamed ceilings. The main level also includes a large dining and family room off the gourmet kitchen. The entire second floor features the master suite with fireplace and balcony to take in the views, massive walk-in closet and his and her bath. The lower level features two additional guest suites each with their own bathrooms. Fantastic indoor/outdoor entertaining featuring multiple seating areas, bbq, fireplace, putting green, and spa. Plenty of parking with dual 2 car garages. Situated in a double lot, this home has two separate APNs: (4392-005-011 and 4392-005-012). APN ending in 011 has lot area: 6,317 and APN ending in 012 has lot area: 6,070 for a total of 12,387. (Buyer to do their own due diligence and investigations. Seller and Broker do not guarantee MLS information and buyer to verify square-footage and all information.)



TRACY TUTOR MALTAS
C: 310.722.2267
TRACY.MALTAS@ELLIMAN.COM
TRACYTUTORMALTAS.ELLIMAN.COM

ELLIMAN.COM/CALIFORNIA

 **Douglas Elliman** EST. 1911
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NEW LISTING | OPEN TUESDAY 11-2PM CLASSIC LOWER BEL-AIR FIXER



1075 Moraga Drive, Bel-Air

Offered at \$3,700,000

Classic lower Bel-Air Traditional home awaits your developer or fixer clients. This diamond in the rough overlooks the lush ±14 acre Moraga Vineyards. In the heart of the Santa Monica Mountains and ±5 miles from the Pacific Ocean, this private, tree-lined street is one of the most beautiful and coveted on the Westside. www.1075moraga.aaroe.site



SAMANTHA NUGENT

Estate Agent

310.383.5319 call or text

424.249.7117 office

samantha@samanthanugent.com

aaroe.com/samanthanugent

JOHN AAROE GROUP

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AREA

9

LA
LAURA ANDERSON
 LOS ANGELES REAL ESTATE GROUP

CROWN JEWEL NESTLED IN FAIRCREST HEIGHTS



Open House - Nov. 1, 2016, Tuesday 11am - 2pm

1783 S Crescent Heights Blvd, Los Angeles CA 90035

3 Bed | 1.5 Bath | 1,516 Sqft | 7,123 Lot Sqft

Asking Price \$1,124,000

This quintessential Spanish home perfectly embodies timeless classic charm. It features 3 bedrooms, 1.5 baths, plenty of outdoor space to entertain, a converted garage/studio, and a hidden cottage style shed. Enter through the gated front courtyard into a sun drenched living room with vaulted wood beamed ceiling and fireplace, flowing into a large formal dining room with a vintage restored kitchen with original tile and cozy breakfast nook. One bedroom/den has French doors leading to the beautifully landscaped private backyard with fruit trees and a patio for al fresco dining. All systems updated. This wonderful oasis tucked away on a tree-lined street is truly a rare find! Centrally located in one the hottest areas of LA and close to thriving cafes, and shops on Pico Blvd and Beverly Hills, Culver City, Downtown and the Synagogues.

www.1783CrescentHeightsBlvd.com

LauraAndersonRealtor.com

KW LARCHMONT
 MIRACLE MILE
 KELLERWILLIAMS

CalBRE 01870534

5150 Wilshire Blvd, Suite 100
 Los Angeles, CA 90036

LAURA ANDERSON

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c 323.646.6569 o 323.762.2543

Laura@LauraAndersonRealtor.com

CalBRE 01881029



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4768 BRYN MAWR

Awesome Reduction to \$2,359,000! Prime Los Feliz Fixer

4 BEDROOMS • 4 BATHROOMS • YEAR BUILT 1928

Hidden high in the best part of Los Feliz hills, with amazing downtown views sits this private Spanish Colonial. Enter through a unique courtyard, perfect for entertaining, and featuring a sparkling pool and spa. Most original details intact, such as hardwood floors tile work and original wrought iron. Oversized living room with high beamed ceiling, fireplace and attached small library. Great family floorplan w/3 beds upstairs and large family room + guest bedroom downstairs. Many romantic balconies and patios to enjoy views!

DOROTHY CARTER

dorothycarter@kw.com

C 213.703.1001

D 323.300.1025

Cal BRE# 00775621



MICHAEL ORLAND

michaelorland@kw.com

C 310.429.9797

D 323.300.1030

Cal BRE# 00775621

AREA
75

VALLEY VILLAGE



4936 CARPENTER AVENUE | VALLEY VILLAGE

BEAUTIFUL TRADITIONAL | OPEN TUESDAY 11-2

3 BEDROOMS | 3 BATHS | 2,200+ SQ.FT. | Offered at \$1,299,000

Located on a prime street in the award winning Colfax Charter Elementary School District, this home is perfect for today's modern living. Situated on a spacious lot and smartly updated with a well thought out floor plan, it is in keeping with the character and style of a 1938 Traditional but perfect for a more casual lifestyle. It features a master suite with walk-in closet and two bedrooms, each with their own bathrooms nearby. The generous sized eat-in kitchen opens to the family room and is the perfect layout for entertaining and hanging out. The living room has beautiful molding, peg and groove floors, and a fireplace. Emerge through the French doors in the inviting family room to a beautiful grassy yard and pool. Close to shopping, entertainment and restaurants this is perfect home for anyone looking for a country feel in a city neighborhood.

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THE BALDWIN SCOTT THOMAS TEAM

Presents

509 CELESTIAL PLACE, CAMARILLO



We are delighted to announce our latest listing in the prestigious Village at the Park community. Attention to detail, exemplary taste and commitment to quality are the hallmarks of this exquisite property. With approximately \$200,000 invested in superb after-market luxury customization, this 4 Bd, 3.5 Bth Kensington Plan model offers an open and flowing floor plan, creating a seamless blend of elegance and contemporary comfort.

The Village at The Park is a unique master-planned community that offers a host of amenities including a 55 acre sports park, trails, play and picnic areas, resort- style pools, clubhouse, gym and even retail stores, all within close proximity to award-winning schools, freeways, outlet shopping and only 9 miles from the beach.

Offered at \$999,000

Shown by appointment only. Please contact Serena at 310 926 7482 or Karen at 818 442 7072.



THE BALDWIN SCOTT THOMAS TEAM

karen.baldwin@sothebysrealty.com

serena@sothebysrealty.com

Ewing & Associates

Sotheby's
INTERNATIONAL REALTY

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COURSE 1 - BENCHMARKS

Topics Include:

Solving for TVM with investors

Measuring and forecasting cash flows

Metrics: C/C, CAP, IRR

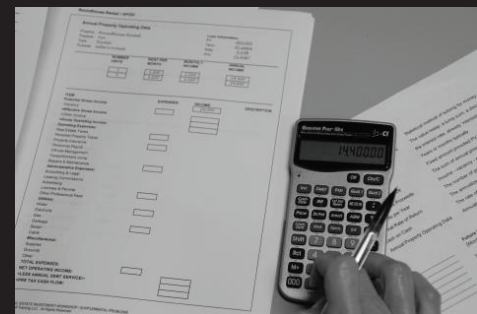
Measuring ROI when you sell

How to decide to pay all cash or finance

Case study applications

COURSE 2 – THE TAX COURSE

Calculating interest in the hold
How to calculate and interpret depreciation for investors
Building the Cash Flow Worksheet
Performing Capital Gains analysis
Working with tax professionals and clients
Entity overview (S Corp, C Corp, LLC, Partnership)
Using software in tax analysis



Instructor / Joseph Still
CREA, CPN, CCIM

Joe has authored over 25 Professional workshops and developed six national certification programs. He is a 2X Instructor of the Year.

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Refreshments provided both days by Bob Trinkkeller
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Thanks to our Door Prize Sponsors



Please join BH/GLAAR YPN for our monthly Happy Hour Fundraising Network Mixers.

Come and enjoy a drink while networking with like-minded real estate professionals throughout the Los Angeles area. We will have a sponsored door prize each month.

All monies from door prize ticket sales will benefit the BH/GLAAR Charitable Foundation.

This year, the BH/GLAAR Charitable Foundation will be joining the City of Los Angeles and the Department of Veterans Affairs to assist with the State of Emergency on Homelessness throughout our region. The Foundation will also support the extraordinary efforts of the Downtown Women's Center and PATH (People Assisting the Homeless), two organizations that have taken a leadership role in addressing Veterans' housing needs. Your support is greatly appreciated.

Have Questions? call 310.967.8800

OUR NOVEMBER MIXER: WED., NOV. 2ND from 5pm - 7pm

RED O RESTAURANTS Red O
8155 Melrose Ave, Los Angeles, CA 90046



The following is needed for P.A.T.H., we will be accepting donations of:

- Men's clothing
- Women's clothing
- food to make dinners in November & December (email for list of items needed)



On Wednesday, November 9th and Wednesday, December 7th C.A.R.E. Project volunteers will meet at P.A.T.H, 340 N Madison Ave, Los Angeles, CA 90004 at 4:00PM to cook and serve dinner to the men and women taking advantage of P.A.T.H.'s services. We are always looking for volunteers & food donations so if you would like to join us please email Robin Greenberg at robin@RobinGreenberg.com. Donations can be dropped off at BH/GLAAR Offices Monday - Friday from 9:00am - 4:00pm.



Commercial Expert Panel

Wednesday, November 9th
10 am - 1 pm

*Listen, discover and absorb from our experienced group of professional practitioners!
Connect, grasp, and transact to grow your commercial real estate business!*



Ben Eubanks
Chairman, Commercial Committee

This is a key annual event for the BH/GLAAR® Commercial Committee.

Our theme is

"New Faces of Commercial Real Estate";
focusing on the emergence of women and persons of color in
development, public policy, and real estate brokerage.

Hear our Commercial Expert Panelists:



Moderator
Dr. Richard Green
USC Lusk Chair in Real Estate
Professor, Price School of
Public Policy and Marshall
School of Business



Becky Blair
CCIM
Coldwell Banker Commercial
California Assn. of REALTORS®



Laurie Lustig-Bower
Executive VP
CBRE



Jennifer Samson
Director of Real Estate
Development, River LA



Bob Khalsa
CCIM
Chair, Commercial Issues,
California Assn. of REALTORS®

Register now at www.bhglaar.com

\$20 – BH/GLAAR Members

\$30 – Non-Members

Wednesday, November 9, 2016



10:00am – 1:00pm

***For Registered Attendees**

Registration at 10:00 am. Seminar starts promptly at 10:30 am. Lunch will be served at 12:30 pm.

Beverly Hills/Greater Los Angeles Association of REALTORS®

Commercial Real Estate Committee Mission Statement:

The BH/GLAAR Commercial Real Estate Committee is dedicated to providing BH/GLAAR REALTORS® training, communication skills and education with the objective to serve customers effectively through enhanced professionalism.

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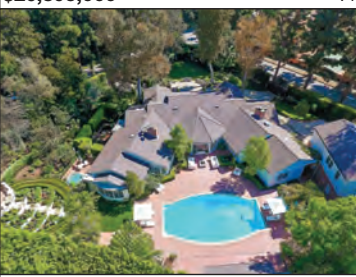
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TUESDAY

01 Beverly Hills Single Family

X 1001 N CRESCENT DR	Lunch 11-2	NEW
\$26,895,000	4+6 1sty-TRADITIONAL	



ELEGANT PAUL WILLIAMS ESTATE-NORTH OF SUNSET ON CORNER LOT

Elegantly Remodeled traditional single story estate built on just under an acre of magnificent park-like grounds. Fabulous corner lot North of Sunset. Formal entry leads to Living room & family/media rm all opening to gardens & Large mosaic tile pool. Beautiful Dining rm seats 20, breakfast rm, gourmet kitchen w/ Brazilian granite counters, custom cabinetry, stainless steel appliances. Lavish Master suite & Three additional en suite bedrooms. Guest house/office w/ bath plus 2 bdrm staff rooms.

Lori Hashman Berris	310-880-3061	
SOTHEBY'S INT REALTY		

X 1016 N HILLCREST RD	Lunch 11-2	NEW
\$14,995,000	4+9 CONTEMPORARY	



CATERED LUNCH 11-2 WINE & CHEESE 6-8

Museum quality masterpiece, 10+ yrs in the making. Gated on private bluff w/300+ ft. pebble driveway. Formal entry, 75 ft. gallery for art, skylights, 12ft ceilings & sandstone fls. Lrg LR w/walls of glass to pool plus city, ocean & cyn views. Custom floor-to-ceiling copper paneled walls, lrg gourmet kit w/fp, Dornbracht fixtures & butler's pantry. Master ste w/wet bar, fp, dual bathrooms & study w/speak easy. 2 addtl BR suites +maid's & 2nd office. Addtl contiguous lot 10k+ sf also avail.

MLS#16-175250		
Trevor L Mike N Adam S	(310) 866-8738	
NOURMAND&ASSOCIATES		
www.1016northhillcrest.com		

701 N ALPINE DR	Open 11-2	NEW
\$7,995,000	5+7 2sty-MEDITERRANEAN	




ROOM TO ROAM IN BEVERLY HILLS

Updated and Spacious 2 story Mediterranean home in the heart of the Beverly Hills Flats. This home features 5 bedrooms, 6 1/2 bathrooms, grand living room with fireplace, family/billiard room, sun-room, den. Master bedroom with dual bath areas and generous walk-in closets. Detached Guest House with living and dining areas, kitchenette, bedroom & bathroom. Beautifully landscaped, private sun filled backyard with grassy play area, sparkling pool and spa.

MLS#16-174878		
Nancy Ross/ Nick Segal	310-500-3983	
PT BEVERLY HILLS		
www.701Alpine.com		

504 N WALDEN DR	Open 11-2	NEW
\$5,900,000	4+5 TRADITIONAL	



EXCEPTIONAL TRADITIONAL

Exceptional Traditional home set behind gates in prime BH Flats. Designer details include vaulted wood beam ceilings, fireplaces, hardwood floors, French Doors & luxury finishes. Chef's kitchen features marble countertops & Viking appliances & a bright, open plan w/ den & breakfast nook. Backyard features sparkling pool/spa, patio w/ BBQ & outdoor entertaining areas. 4 bed 4.5 bath home also includes detached guesthouse that features 2 beds 2 baths, a spacious living room w/ fireplace & wetbar.

MLS#16-162432		
Neyshia Go	424-249-7125	
JOHN AAROE GROUP		
Dshwshr,Grbg Disp,Rng/Ovn		

160 N HAMEL DR	Open 11-2	NEW
\$2,195,000	4+2 1sty-TRADITIONAL	

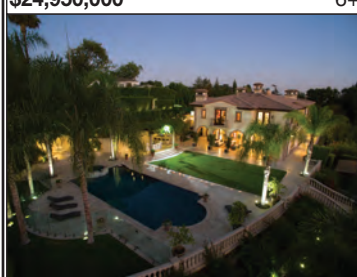


DESIRABLE 4 BED/2 BATH NORTH OF WILSHIRE

Coveted North of Wilshire location, this Traditional Charmer boasts of 4 bedrooms, 1.75 baths Newly finished hardwood floors in living room, freshly painted, gas fireplace, bay window, large family room/den w/adjacent dining area, spacious bedrooms, good floor plan w/skylight, kitchen and baths need remodeling, brick hardscape and grassy yard. Trust Sale - no court confirmation needed. Property over 2,100 sq. ft. Horace Mann Elementary (Just rebuilt!)

STACEY BABBITT	310-804-6027	
COLDWELL BANKER/BHS		
Stove, Refrig, Washer/Dryer, Dishwasher		

1141 SUMMIT DR	Open 11-2	red
\$24,950,000	6+11 MEDITERRANEAN	

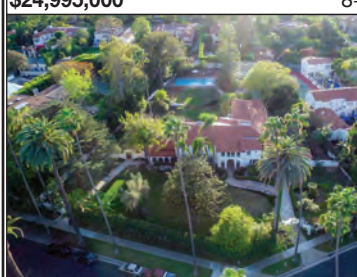


BEST VALUE IN BEVERLY HILLS!

Gated, private Italian Villa in prime Beverly Hills. Seldom does a home of this caliber grace our market. Situated on over one acre of flat land with city views this approximately 16,000 square foot home must be seen to be fully appreciated. Grand scale public rooms lead to a fantastic grassy yard with outdoor living areas, and infinity edge pool.

MLS#16-154610		
Marc Noah	310.968.9212	
SOTHEBY'S		

913 N BEDFORD DR	Open 11-2	rev
\$24,995,000	8+7 VILLA	



MOTIVATED SELLER - BRING OFFERS

The rare & legendary Countess Di Frasso's Beverly Hills Estate. Built for hosting glamorous Hollywood parties and later sold to renown classical pianist Jose Iturbi, Elsie De Wolf designs still well preserved, rooms w/ great scale & volume, and home is well positioned on lot. A wonderful restoration project or development opportunity on approx 1.12 acres of mature park-like grounds.

MLS#16-104046		
Dimitri Velis	310.850.3900	
HILTON & HYLAND		
913NorthBedford.com		

909 N BEVERLY DR	Refresh. 11-2	rev
\$13,995,000	5+7 2sty-CONTEMP MED	



ELEGANT COSMOPOLITAN LIVING NORTH OF SUNSET.

ALSO OPEN TODAY TWILIGHT 6:30PM-8:30PM. This spectacular newly renovated Mediterranean estate located behind the world famous Beverly Hills Hotel offers a truly cosmopolitan lifestyle with the serenity of a secluded and expansive vacation retreat. Highlighted by an exceptionally expansive rear lawn, pool and outdoor entertainment areas, this now five bedroom, seven bath home has newly been remodeled with like-new construction.

MLS#16-172966		
Aouri Makhlof	310-927-1046	
COLDWELL BANKER BHN		
BBQ,Blt-Ins,Cent Vac,Dshwshr,Dryer,Other		

916 FOOTHILL RD	Open 11-2	rev
\$13,000,000	5+6 MID-CENTURY	



GLAMOROUS MID-CENTURY MODERN

Glamorous Mid-Century Modern home in its original condition in Beverly Hills. This untouched gem, with 3614 sq. ft. is located in a highly-desirable location north of Sunset Boulevard and is situated on a .59 acre lot. Bright light streams in from the walls of glass as you enjoy the indoor / outdoor living space. Impressive grounds with mature trees and wandering paths. This 4 bedroom, 6 bath home invites you into a calming time and with a welcoming pool with separate spa.

MLS#16-160496		
Catherine Marcus		
SOTHEBY'S INT'L		
BBQ,Cbl,Dshwshr,Dryer,Frzr,Other		

1008 BENEDICT CANYON DR	Open 11-2	rev
\$8,350,000	5+7 COUNTRY FRENCH	



NEW LISTING IN BEVERLY HILLS ON OVER HALF AN ACRE

With quality materials and precise attention to detail, this 5 bedroom, 7 bathroom estate speaks to the country French homes that inspired it. A gracious two-story entry opens to a handsome wood paneled library and expansive formal living room. The perfectly manicured grounds come complete with topiary, rose and vegetable gardens, picturesque Beverly Hills palm trees, an oversized pool and detached guesthouse.

MLS#16-170056		
Rochelle Maize	310-968-8828	
NOURMAND & ASSOCIATE		
Blt-Ins,Cbl,Cent Vac,Dshwshr,Dryer,Other		

TUESDAY

813 CINTHIA ST	Open	11-2	bom
\$7,595,000	4+4	RANCH	




25K PLUS LOT IN BH FLATS

First time on the market, this ranch style home is situated on well over 1/2 acre, meticulously maintained with love in a quiet iconic Beverly Hills location. Expansive grounds, pool, surrounded by awe inspiring mature trees create a private "park like" setting that is second to none. Circular driveway, breeze way and motor court/sport court area have been recently re-paved. Nestled on this "almost private" street, light traffic with easy access to the exclusive shops and Los Angeles nightlife.

MLS#16-165018
 Richard Chanin 310-780-3100
 GIBSON INTERNATIONAL
 www.813cynthia.com

01 Beverly Hills Condo / Co-op

425 N MAPLE DR #503	Open	11-2	NEW
\$4,450,000	3+4	CONTEMPORARY	



STUNNING BEVERLY HILLS CONDOMINIUM

Gorgeous 3 bedroom & 3.5 bath condominium in Beverly Hills' most prestigious full-service building, Le Faubourg. This unit has been beautifully remodeled and features a wonderful open floor plan with fabulous space for entertaining. Light and bright with French doors opening to city views throughout. Living room, den, dining area, & gourmet kitchen flow together. Gorgeous master suite with dual walk-in closets & stunningly redone master bath. Building concierge, valet, gym, pool, & spa.

MLS#16-174556
 Jade Mills 310-285-7508
 COLDWELL BANKER
 Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

558 HILLGREEN DR #201	Open	11-2	NEW
\$2,375,000	3+4		




HOUSE-LIKE CONDO IN BEVERLY HILLS

Beautiful house like single level condo in the Beverly Hills School District. 3300 sq. ft. decks. Sumptuous Master Suite and Spa like Bath.

MLS#16-173348
 Catherine Marcus
 SOTHEBY'S INT'L
 Cbl,Dshwshr,Dryer,Elvtr,Frzr,Other

9319 BURTON WAY #B	Open	11-2	rev
\$1,399,000	3+3	CONTEMPORARY	



UPDATED, SPACIOUS 3BD TOWNHOME IN PRIME BEVERLY HILLS

Gorgeously updated rare townhome in the heart of Beverly Hills boasting 2,100SF+, 3BD, 3BA, hardwood floors & a large private patio, perfect for entertaining guests. Split-level living/dining area w/ high ceilings & fireplace. Gourmet kitchen w/ SS Viking appliances, quartzstone countertops, range kitchen/oven, deep Farmhouse-style sink, & custom built-ins. Upstairs, a master suite w/ an updated master bath with marble rain shower, dual sinks, & large walk-in closet. 2 car direct-entry garage.

MLS#16-164096
 ST.JAMES + CANTER 310.704.4248
 BERKSHIRE HATHAWAY
 WWW.9319.BURTONWAYB.COM

01 Beverly Hills	<i>Lease</i>		
803 N REXFORD DR	Open	11-2	592F7
\$19,900	6+8	VILLA	




NEW

GATED CLASSIC CALIFORNIA REGENCY STYLE HOME

Entertainers delight with large living areas, and lots of outdoor space. This majestic home is focused around a glass winter garden adding a captivating living and entertaining area, living room with barrel vault ceiling, moldings and palladian windows. The house includes a closed circuit TV surveillance system covering the front and back. The plush backyard offers lots of privacy with a full outdoor entertaining area complete with a bar, BBQ, surround sound system.

MLS#16-114398
 Joseph Babajian 310-623-8800
 RODEO REALTY - BH

02 Beverly Hills Post Office	<i>Single Family</i>		
9892 GLOUCESTER DR	Open	11-2	NEW
\$3,999,000	6+5	3sty-MODERN	




DEEP CANYON ARCHITECTURAL

One of the largest estate properties in Deep Canyon. Beautiful modern architectural home brilliantly designed & constructed by current owners for themselves. Situated at the end of a cul-de-sac on a coveted street in the heart of 90210. One bedroom suite downstairs, Master & 3 bedrooms upstairs plus a massage room/office/bedroom above. Kitchen w/stainless appliances, 72" sub-zero w/ matching custom cabinetry doors & light filled breakfast room. Backyard is extremely private w/Swimmers pool & spa.

MLS#16-174294
 Lee Ziff 310-991-3977
 KELLER WILLIAMS BH
 BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp

9930 ANTHONY PL	Open	11-2	NEW
\$3,150,000	3+4	1sty-MID-CENTURY	




FABULOUS MID-CENTURY W/ PANORAMIC VIEWS

Fabulous mid-century in original condition. This amazing property offers incredible views & privacy. Walls of glass. Completely secluded at the end of a long driveway. Surrounded by greenery. Large open living room & dining room. Cozy den overlooking lush mountain views adjacent to kitchen. Three generous bedrooms all w/ great closets. Maids next to kitchen. So much potential to add on or completely redevelop. Waiting for your personal touches!

Altman & Greene & Leigh 310.819.3250
 DOUGLAS ELLIMAN
 www.TheAltmanBrothers.com

12024 SUMMIT CIR	Open	10-2	NEW
\$3,095,000	3+4	1sty-TRADITIONAL	



Stunning view home located behind the gates in the esteemed Summit community. This one-story traditional Cape Cod with contemporary features includes 3 bedrooms, 4 baths plus an office. Beautiful kitchen equipped with Wolf range, Subzero refrigerator, and marble countertops. Open, airy and bright, French doors in the living room lead out to an expansive deck perfect for entertaining. High vaulted ceilings, dark hardwood floors, tranquil canyon views, and custom cabinetry.



homesnap PRO

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TUESDAY

1635 FERRARI DR	Refresh. 11-2	NEW
\$2,649,000	3+3 2sty-TRADITIONAL	




NEW LOOK! NEW PRICE! COME SEE IT!

Canyon to Ocean Views on a large lot! Located just off Summitridge Drive in Prime BHPO. Escape from the city with a short drive to Sunset. Peace and tranquility fill sun drenched rooms. Live in or remodel this spacious traditional home or develop this property into a major estate. Lots of options here! Lot size is over 25000 sq feet. 3 bedrooms, den, formal dining room, large livingroom with fireplace and high vaulted ceilings. Master has fireplace and deck opening to views!

MLS#16-174966
Kathy Marshall 310-740-1812
COLDWELL BANKER RESI

N of Sunset, off Summitridge

12038 CREST CT	Refresh. 10-2	rev
\$9,450,000	5+5 MODERN	



EXQUISITE MODERN REMODEL WITH SPECTACULAR VIEWS

Spectacular Modern home in the guard gated Summit with unbelievable canyon and city views. Fresh off of an extensive remodel this home has a magnificent open floor plan perfect for modern living and entertaining. This home includes 5 bedrooms and 5 baths and is approx. 7,000 sq ft on approx 15,000 sq ft lot. The backyard is an entertainer's dream! This home is sleek and elegant with many custom features and all state-of-the-art appliances. Impeccable attention to detail. Truly a MUST SEE!!!

MLS#16-164480
Sara Afghani (818)577-8227
NELSON SHELTON

1699 FERRARI DR	Open 11-2	NEW
\$2,295,000	3+2.75 TRADITIONAL	




GREAT HOME FOR ENTERTAINING!

Single story w/ magnificent yard & dramatic canyon views. Open living room w/ woodturning fireplace, recessed lights, hardwood floors & 3 skylights (one in dining area). Cozy study/den & an enclosed kitchen w/ tile floors, granite breakfast area & sub zero refrigerator which leads to laundry area & maids room & bath. Hallway houses a large built-in, temperature controlled wine refrigerator. Master suite has woodturning fireplace, huge walk-in-closet, spa tub & Santa Fe style shower w/ skylight.

MLS#16-174364
Michele Martin 310-508-8448
TELES PROPERTIES

1699FerrariDrive.com

9713 OAK PASS RD	Open 11-2	rev
\$3,495,000	4+4 CONTEMPORARY	



CONTEMPORARY HOME BEHIND THE PRIVATE GATES OF OAK PASS ROAD


Updated Contemporary situated behind the private gates on Oak Pass Road. Enjoy stunning sunsets and views from most of the rooms. Large living and dining room share a central fireplace. Up to date kitchen, stainless steel appliances. TV/ Media room with French doors opening to balcony. Large master suite with walk in closet. Hardwood floors and high ceilings.

MLS#16-165778
Jeff Hyland 310.278.3311
HILTON & HYLAND

HiltonHyland.com

03 Sunset Strip - Hollywood Hills West Single Family

1952 N BEVERLY DR	Open 11-2	NEW
\$1,850,000	2+2 MID-CENTURY	



MID-CENTURY MODERN 1960 / RE-ENVISIONED 2016 / INHERENT STYLE

Simple but compelling sophistication is the hallmark of this authentic 2 Bed/2 Bath Mid-Century Modern one-story architectural residence in one of lower BHPO's most desirable & private locations. Modernism expressed through clean, contemporary lines, abundant natural light cascades through clerestory windows, well-positioned skylights accentuate soaring ceilings while numerous walls of glass open to a serene, natural canyon retreat w/ pool. Ideally designed for SoCal indoor/outdoor living.

MLS#16-129564
Michele Moses 424.202.3247
TELES PROPERTIES

www.1952NorthBeverlyDrive.com

1249 N DOHENY DR	Open 11-2	NEW
\$8,995,000	6+7 CONTEMPORARY	



INCREDIBLE VALUE ON PRIME LOWER DOHENY

Spectacular Contemporary estate. Approx 8,000 sf of living space w/exceptional quality thru-out. Incredible indoor & outdoor living spaces open to pool, lawns & sculpture garden. 2-story entry, sweeping staircase, dramatic living room, formal dining room, office, state-of-the-art kitchen w/family rm, screening rm & more. Resort-like master ste featuring luxe dual baths & walk-in closets. Gym, massage rm, & staff quarters. Completely private in one of the most sought after locations in the city.

MLS#16-172444
Kurt Rappaport 310-860-8889
WEA

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

12055 SUMMIT CIRCLE	Open 11-2	rev
\$10,250,000	7+8 CONTEMPORARY	

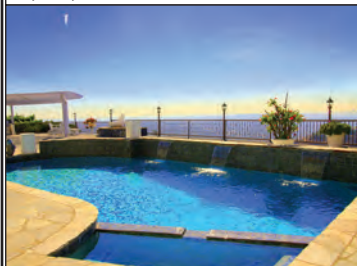


MAJOR PRICE REDUCTION

REDUCED \$500,000! Reconstructed, expanded and professionally designed gated Estate in the exclusive community "The Summit". 7BD + 8BA including magnificent Master Suite with dual baths, his & her closets. Gourmet kitchen w/Viking appliances opens to family room, home theater w/seating for 20+ guests, private resort-like backyard with pool, spa. Crestron, surveillance cameras and electronic gate for ultimate security. Was in escrow for \$12.5M. Extremely motivated!

MLS#16-129564
Elsa, David & Jennifer 310-663-4100
NELSON SHELTON

2331 ACHILLES DR	Refresh. 11-2 593A2	NEW
\$3,959,000	6+4 CONTEMP MED	




UNOBSTRUCTED CITY VIEWS PLUS HUGE YARD & POOL

Overwhelming City Views all the way to the Ocean made even more spectacular by the wide 100-Ft Patio Frontage lining the View. Huge Flat Yard & Oversize Deck offer enough space to easily entertain over 250 guests. Glamorous newly-designed Waterfall Pool & Spa. Huge yard also offers BBQ kitchen, Dining Area & Covered Patio. Spacious 5135 SqFt traditional interior has 5 bedrms up including the Master Suite, plus a ground floor Guest Bedroom. Almost all rooms face the View.

MLS#16-174068
Elayne Ceder 323-656-8140
JOHN AAROE GROUP

BBQ,Blt-Ins, Washer, Dryer

12038 CREST CT	Refresh. 11-2	rev
\$9,450,000	5+6 MODERN	



EXQUISITE MODERN REMODEL WITH SPECTACULAR VIEWS

Spectacular Modern home in the guard gated Summit with unbelievable canyon and city views. Fresh off of an extensive remodel this home has a magnificent open floor plan perfect for modern living and entertaining. This home includes 5 bedrooms and 5 baths and is approx. 7,000 sq ft on approx 15,000 sq ft lot. The backyard is an entertainer's dream! This home is sleek and elegant with many custom features and all state-of-the-art appliances. Impeccable attention to detail. Truly a MUST SEE!!!

MLS#16-164480
Sara Afghani (818)577-8227
NELSON SHELTON

2625 NICHOLS CANYON RD	Refresh. 11-2 GPS	NEW
\$2,550,000	5+4 CONTEMPORARY	



STUNNING HOLLYWOOD HILLS OASIS! MAJOR PRICE REDUCTION!

Gorgeous, completely remodeled home on a rare, flat lot in Nichols Canyon! Inside, the open floor plan features soaring ceilings and natural light. The huge master suite with enormous walk-in closet, fireplace and balcony overlooks lush gardens, pool and spa. Ultra-modern kitchen boasts Viking appliances, Carrara marble and custom lighting. A cozy breakfast nook, formal dining area and private maid's quarters give this home everything you could ask for. Truly an entertainer's paradise.

MLS#16-175038
Darren Winston 310-709-8980
JOHN AAROE GROUP


2625nicholscanyon.aaroe.site

TUESDAY

1747 NICHOLS CANYON RD	Open	11-2	NEW
\$2,299,000	2+3	CRAFTSMAN	
	LOWER NICHOLS CANYON CRAFTSMAN OASIS		
Craftsman Oasis in Lower Nichols Canyon; 3 bedroom 3 bath, Gorgeous solar heated salt water pool with spa, huge great room, Chef's Kitchen with Viking appliances, honed granite countertops, window sills and ledges, white and golden onyx tile and countertops in baths, 14ft Cathedral Ceilings throughout. Recently outfitted with Security Cameras, a Lutron wifi controlled lighting system, Nest, Wifi Jandy remote pool system. Huge Cabana with fire pit.Ficus hedge, fenced and gated.			
MLS#16-175280			
John Houston 323-791-5146		BBQ,Cbl,Cing Fan,Dshwshr,Dryer,Other	
RODEO REALTY INC.			

2059 HIGH TOWER DR	Open	11-2	NEW
\$1,149,000	2+2	1sty-MEDITERRANEAN	
	SUPER CHARMING & SPACIOUS HOLLYWOOD COOL		
Discover this very special home nestled in the Hollywood Hills / Hollywood Heights neighborhood as you pass through artisan door surrounded by tall hedges. Features include lovely front yard, charming porch, tiger cut oak floors, inlaid coves, and nooks with arched windows throughout. Private with two separate work/studios in enclosed backyard. Great location near studios, The Bowl, and Hollywood & Highland.			
Tim Swan 310-991-3559		Very Special & Private!	
BERKSHIRE HATHAWAY			


8360 MARMONT LN	Lunch	11-2	NEW
\$2,215,000	2+3	VILLA	
	NEVER ON MARKET! CHARM & PRIVACY IN GREAT LOCATION!!		
Cul-de-sac walled & gated charmer in verdant setting. 1-story villa w/cathedral ceiling in living room, overlooking a totally private swimmer's pool & lush landscaping. In back, a charming lanai opens out to a large, sunny, paved courtyard. 2 bdms, large walk-in closet, 2 baths + a cozy den at one end. Small formal dining room, original kitchen, powder room, workshop. Total privacy, yet only minutes to all the glamour & action. Last but not least, a "who's who" list of past celebrity occupants			
MLS#16-174706			
Annie Constantinesco 310-860-8899		Dshwshr,Dryer,Grbg Disp,Fridg,Wshr	
WEA			

3548 MULTIVIEW DR	Open	11-2	red
\$2,895,000	3+4	MEDITERRANEAN	
	REDUCED AGAIN! FANTASTIC VALUE		
HUGE REDUCTION! Brand new gated Hollywood Hills home with views, views, views! This newly constructed 3 bedroom + 3.5 bath home is built in an Italian Mediterranean style with a modern flair. This special residence offers panoramic views over the Hollywood Hills and the mountains beyond. The views are enjoyed both indoors and outdoors from the beautiful and expansive travertine tiled deck around the salt water pool & spa for the ultimate in indoor-outdoor living. This is a 21st century home.			
MLS#16-129888			
Michael Dickson 310 918-5383		Blt-Ins,Dshwshr,Grbg Disp,Intrcm,Micro	
NELSON SHELTON REAL			


2655 BYRON PL	Refresh.	11-2	NEW
\$2,075,000	5+5	TRADITIONAL	
	REDUCED \$170,000. ENERGY PRICE!		
Gorgeous home, fully updated, in top-rated Wonderland Avenue school district! Five bedrooms, 4 1/2 baths with lush, private flat yard, pool, spa and built-in BBQ. Spacious open kitchen with stainless steel appliances and adjoining maids quarters. The upstairs boasts a huge master suite with bedroom-size dream closet. Upstairs rooms offer sweeping canyon views and private bathrooms. Minutes from both West Hollywood and Studio City. This house truly has it all!			
MLS#16-175048			
Darren Winston 310-709-8980		DarrenWinston.com	
JOHN AAROE GROUP			

1344 N OGDEN DR	Lunch	11-2	red
\$1,599,000	2+2	CRAFTSMAN	
	A unique opportunity to live in the much sought after and Historical, Spaulding Square neighborhood. Best location on the street. Hardwood floors & crown molding throughout. Beautiful craftsman with tons of classic charm and numerous upgrades. Avocado & Lemon trees. Decks off the master and kitchen. Hot tub, Gorgeous German green stone kitchen, instant water heater, charming attic dormers. Pride of Ownership.		
MLS#16-155414			
Rhonda Kohn 310-351-7100		Blt-Ins,Dshwshr,Fridge,Frzr,Grbg Disp,	
KELLER WILLIAMS-SANT			


1733 N CRESCENT HEIGHTS	Open	11-2	NEW
\$1,450,000	4+4	MEDITERRANEAN	
	BRING YOUR CREATIVE CLIENTS !		
Historic Property once home to Actress Mary Pickford! Bring your designers and developers! Major fixer...4 bedrooms, 2.5 baths in main house plus guest quarters! Beautiful hardwood floors, high ceilings, 2 car garage.			
MLS#16-174652			
Mann/Marshall 310-720-0010		N of Sunset	
COLDWELL BANKER RESI			


9368 FLICKER WAY	Open	11-2	rev
\$7,500,000	3+5	MEDITERRANEAN	
	STUNNING MEDITERRANEAN VILLA WITH INCREDIBLE VIEWS		
Stunning Villa in the Bird Streets features panoramic city & ocean views. You are welcomed w/natural light & an inviting open floor plan featuring a sunken living room w/fireplace & high wood-beamed ceilings. Main level includes large dining & family room off the kitchen. Master suite is entire 2nd floor. SITUATED ON A DOUBLE LOT, THIS HOME HAS 2 SEPARATE APNS: (4392-005-011 and 4392-005-012). APN ending in 011 has lot area: 6,317 & APN ending in 012 has lot area: 6,070 for a total of 12,387.			
MLS#16-163960			
Tracy Tutor Maitas 310.595.3885		Blt-Ins	
DOUGLAS ELLIMAN			


2937 NICHOLS CANYON RD	Open	11-2	NEW
\$1,250,000	3+2	1sty-MID-CENTURY	
	AMAZING MID-CENTURY OPPORTUNITY		
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!			
MLS#16-163794			
Terri Gerger 323.333.2537		Richard Dorman Architect	
KELLER WILLIAMS			


3581 MULTIVIEW DR	Open	11-2	rev
\$5,099,000	6+6.5	CONTEMPORARY	
	CELEBRITY-WORTHY COMPOUND		
Just REMODELED! Huge motor court. 9,300 sq.ft. 6 bed/6.5 baths. High ceilings. Open floor plan. Grand living room connects to sizable dining room & Chef's Kitchen. The East Wing of the home has massive THEATER, two bedrooms, junior master suite w/outdoor patio & GYM. Vast master suite has endless closet space & DUAL, luxurious baths. West Wing has bedroom & en-suite bath, plus multiple lounge/bonus areas. Beautiful SFV/Universal Studio views from the pool & spa.			
MLS#16-163794			
Roger Perry 310-600-1553		www.RogerPerry.com	
RODEO REALTY - BH			


9274 WARBLER WAY		Open	11-2	rev
\$4,750,000	5+5.5	SPANISH		
				
180-DEGREE OCEAN/CITY/CANYON VIEWS!				
Bird Streets Celebrity Home! 5 bed/5.5 ba, 5000+ sqft home on three (3) levels! Double story entrance. Open Floor Plan. Kitchen jeweled with VIKING ® appliances and opens to dining & family room. Four (4) private & spacious bedrooms in the main house. Connected Guest Unit has separate entrance w/full kitchen, office, bedroom. Ample theater room, Gym & Wine Cellar! Pool area has views and enclosed cabana/lounge room. A private retreat in the PREMIUM area of the Hollywood Hills.				
MLS#16-156052				
Roger Perry 310-600-1553		www.RogerPerry.com		
RODEO REALTY - BH				

2562 OUTPOST DR		Open	11-2	rev
\$4,150,000	5+5	MEDITERRANEAN		
				
A PIECE OF HOLLYWOOD HISTORY - PRICED FOR IMMEDIATE SALE				
Legendary Hollywood Estate filled with romance & charm. One of the great classic Outpost Estates situated on an enormous lot (over 20,000 sf). Pure, unspoiled original Mediterranean architecture w/thick plaster walls, original tiles, hand carved fireplaces, & beautiful ironwork. Perfect for entertaining. Spectacular 2-story entry leads to a magnificent LR w/beamed ceilings & French doors & windows opening to gardens, pathways, & swimmer's pool. Paneled library, formal dining room, & guest house.				
MLS#15-959497				
Kurt Rappaport 310-860-8889		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn		
WEA				

2673 ZORADA DR		Open	12-2	rev
\$3,695,000	5+7	CONTEMPORARY		
				
2673 ZORADA DR				
A light-filled, 2 story foyer with soaring ceilings welcomes you to this beautifully remodeled contemporary jewel in the Hollywood Hills with beautiful views! Abundant natural light floors the home through over sized windows, while the open-concept great room on the main level flows to spacious terraces, outdoor barbecue and pool capturing sweeping canyon views. A chef's kitchen opens to a full bar, living room with fireplace, den and outdoor dining pavilion, a true entertainers paradise.				
MLS#16-162564				
Valerie Fitzgerald 310-285-7515		BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other		
COLDWELL BANKER				


1800 OUTPOST DR		Open	11-2	rev
\$2,525,000	4+3.5	SPANISH		
				
BREATH-TAKING SPANISH REVIVAL!				
Fully Gated and 100% Private! 4 bed/3.5 bath, almost 3,400sqft classic Hacienda Estate on an oversized 13,300+ sq/ft flat lot. A true entertainer's home, walk into a beautiful over-sized living room with beamed ceilings which opens out to a glorious courtyard and pool area. An ample dining room flows into the Chef's Kitchen which boasts Viking® appliances and granite countertops. Walk to every amenity! Luxury living in the heart of the city!				
MLS#16-153556				
Roger Perry 310-600-1553		www.RogerPerry.com		
RODEO REALTY - BH				

8712 SUNSET PLAZA TER		Open	11-2	rev
\$1,199,000	3+2	TRADITIONAL		
				
CHARMING HOME WITH CITY VIEWS IN PRIME LOCATION				
Charming Monterey style home nestled on a private cul-de-sac with some city views. Three bedrooms and two bathrooms. There is a large living room and formal dining room. Cozy front yard space and the backyard offers a terraced entertainment garden. Vaulted ceilings, hardwood floors, and Chef's Kitchen. Master suite features a private bath, and an open beam ceiling. Lots of potential.				
MLS#16-174240				
S.F. Jones/ B. Lowe 310.691.7888		8712Sunset.com		
JOHN AAROE GROUP				

04 Bel Air - Holmby Hills		Single Family	
1075 MORAGA DR		Open	11-2
\$3,700,000	4+3	1sty-TRADITIONAL	
			
CLASSIC LOWER BEL AIR FIXER			
Classic Lower Bel Air Ranch Home awaits your developer or fixer clients. This diamond in the rough overlooks the lush Moraga Vineyards. In the heart of the Santa Monica Mountains and 5 miles from the Pacific Ocean, this private, tree-lined street is one of the most beautiful and coveted on the Westside.			
Samantha Nugent 310-383-5319		1075moraga.aaroe.site	
JOHN AAROE GROUP			

10550 DOLCEDO WAY		Open	11-2	rev
\$17,995,000	5+10	MODERN		
				
PREMIERE BEL AIR LOT				
Accessed at the end of a small cul de sac and sequestered up a long driveway, the property offers unparalleled privacy and security. With approximately 2.4 acres of land w/ roughly 1 acre flat, an oversized N/S tennis court and existing 1 bdrm, 2 bath guesthouse, this is the ultimate offering in estate lots in LA. Plans for an 18,000 sq ft residence by renowned Architect Harrison Designs and permits have been pulled and are included so close escrow and start building your dream home right away.				
MLS#16-164832				
David Kramer 310-691-2400		www.DavidKramerGroup.com		
HILTON & HYLAND				

525 BELLAGIO TER		Open	11-2	rev
\$11,495,000	5+7	3sty-MODERN		
				
BRAND NEW SHOWCASE HOME. UNBELIEVABLE QUALITY & DESIGN				
BRAND NEW CAPTIVATING OCEAN VIEW MODERN furnished by Minotti. Best designed home to be built this year in Lower Bel Air. 3 yrs in the making, this warm&inviting 5bd 6.5ba home reps a triumphant achievement in new contemp architecture. Masterfully crafted using the most expensive materials: Onyx, Natural Quartzite, & leather granite countertops, white oak cabinets, Hickory Hwd & Limestone Flrs, Pckt Fleetwd drs,14 flat-scrn TVs, 40 white glass carbon ceil speakrs, & Control4 Home System.				
MLS#16-172144				
Paul Czako 310-995-1963		BEST NEW Home 2 be Built in Lower BelAir		
GUSSMAN CZAKO ESTATE				

05 Westwood - Century City		Single Family	
1526 GLENDON AVE		Open	11-2
\$3,995,000	5+5.5	3sty-TRADITIONAL	
			
TIMELESS TRADITIONAL IN THE HEART OF WESTWOOD!			
This 3-story home features 5 Bedrooms, 5.5 Baths, 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. The soundproof theater with a 120" screen. Hedged/gated for optimal privacy.			
The Sunset Team 310.274.3900		www.1526Glendon.com	
KW HOLLYWOOD HILLS			

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

X 2357 GREENFIELD AVE		Lunch	11-2	NEW
\$2,495,000	5+4.5	2sty-ARCHITECTURAL		




SPECTACULAR ARCHITECTURAL GEM

Brand new Modern home designed by Leavitt + Moss. Spectacular Architectural gem boasts 3,474 sq ft with 5 bed, 4.5 baths & media room. There is a large entertaining area with 12 ft ceilings that consists of a chef-inspired kitchen with Thermador appliances, living room with a modern linear fireplace surrounded by marble and a dining room with sliding doors that pocket in the walls. The entire house is automated with I-Pad in-wall System. Don't miss out on this perfect entertainers space.

David Berneman 888-721-2228
GOLDEN BEE REALTY

Pool/Spa, Central IPad w/ Sonos System

10433 WILSHIRE #PNTHS E		Open	11-2	NEW
\$1,750,000	2+3	CONTEMPORARY		



PRESTIGIOUS PENTHOUSE AT THE WILSHIRE-HOLMBY

Prestigious penthouse at the Wilshire-Holmby w/ stunning panoramic views of Holmby Hills/Bel Air. 2 spacious bedroom suites w/ 2.5 baths + den that incl/ built in bar. Sit by the fireplace & enjoy the light/ bright open flow floorplan that allows convenient access to the balconies from the dining room & each bedroom. The kitchen offers new appliances. Master suite offers 2 closets incl/ a generous walk in, Jacuzzi tub & separate shower. Guest suite offers plenty of closet space & stunning views.

MLS#16-174616
424-285-3855

RODEO REALTY- BW Janelle Clough / Wendy & Shel Kirshner

2207 BENECIA AVE		Open	11-2	NEW
\$1,289,000	3+3	TRADITIONAL		



PRIME LOCATION WITHIN A QUICK STROLL TO WESTFIELD MALL

Century City Adjacent beautifully updated 3 bed/2.75 bath 2-story Traditional w/ ideal open floor plan. LR w/ crown molding & fireplace opens to spacious dining rm, perfect flow for entertaining. Updated kitchen w/ granite countertops & maple cabinetry & stainless steel appliances. Spacious master suite w/ French doors opening to backyard & remodeled master 3/4 bath includes designer marble & river rock shower tile. Updated full bath w/ separate bath & shower & marble finishes.

MLS#16-174822
Chad Lund 424-202-3295
TELES PROPERTIES

www.2207BeneciaAve.com

X 10551 WILSHIRE BLV, UNIT 1503		Lunch	11-2	NEW
\$999,000	2+2.5	1sty-CONTEMPORARY		



AMAZING VIEWS-SEE FULL PG AD ON 25-COME BY FOR LUNCH

Ready to move in unit in the full service Regency Wilshire w/panoramic views. This condo features,hardwood flrs,lg balcony,granite kitchen w/breakfast bar & stainless steel appliances,living rm w/fp,dining area w/wet bar & built ins. The mstr bed has a seating area & 2 lg walk in closets,marble mstr ba w/double sinks,lg stall shower & lg tub.Powder rm, service entry w/laundry room & SxS washer & dryer.Building features, 24-hour valet/doorman, pool, spa, lg gym, storage, guest parking& lg rec rm.

Jonathan Sands 310.704.6612
RODEO REALTY BH

www.10551wilshire1503.com

1931 S BENTLEY AVE		Open	11-2	NEW
\$1,239,500	3+2	SPANISH		



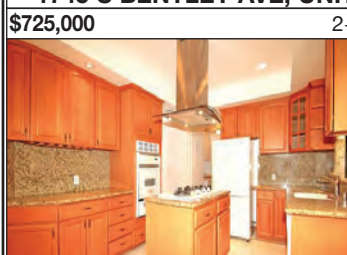
CHARMING COURTYARD SPANISH

Enter through a romantic courtyard to a 1930s Spanish w/ authentic details. The spacious light & bright liv rm has a high barrel ceiling, stunning picture window & a real fireplace framed in Batchelder tiles. A large frml din rm opens to the kit w/ charming brkfst nook. 3 bd+2 ba & a bonus rm w/ priv entrance that's great for an office, den, or playroom. Backyard patio, 2 car garage, laundry rm, central heating/AC & hrwd flrs throughout. Located in the coveted Westwood Charter School District.

MLS#16-172824
Mary Beth Woods 310-463-1599
COLDWELL BANKER

www.1931sbentley.com

1745 S BENTLEY AVE, UNIT 2		Open	11-2	NEW
\$725,000	2+2.5	1sty-CONTEMPORARY		



BEST VALUE FRONT FACING REMODELED 1,526 SQ. FT.

Light & Bright Front Facing with South-East Exposure. No Sepulveda Blvd. Noise or Annoying Electrical Wires to View. Beautifully Remodeled Thru-out only a few years ago with Custom Hardwood Floors, Recessed Lights, Granite Counter-tops thru out the unit. Large Kitchen with Center-Isle & Sun filled Breakfast Room + Large Laundry Room Over-size Master Suite with Huge Remodeled Spa-Type Bath with Soaking Tub & Separate Shower 2nd Bedroom suite with bath. Foyer with 1/2 bath Low HOA dues \$350.

Jerry Bliss 310-948-0277
KELLER WILLIAMS RLTY

11166 W SUNSET		Open	11-2	rev
\$4,495,000	5+5.5	2sty-TRADITIONAL		



GORGEOUS TRADITIONAL

Magnificent gated home situated on a lg lot at the intersection of Bel-Air & Westwood. Gorgeous architecture w/motor court & dual gates. This home boasts a great open fl plan & high beamed ceilings. There are five bd suites, incl a sumptuous master w/dual closets. The kitch/great rm is a dream w/ subzero & Viking appl & a great view of the back yard & pool. There is an office, temp controlled wine closet & upstairs fam rm. The grassy back yard is lg w/lovely landscaping + BBQ area.

MLS#16-172810
Smith & Berg | Stearns 310-500-3931
PARTNERS TRUST BH

11166sunset.com

1632 CAMDEN AVE #203		Refresh.	11-2	NEW
\$550,000	2+2	1sty-TRADITIONAL		



EXCELLENT WESTSIDE COMMUNITY!

Excellent Westside Community! Spacious 2 bedroom/ 2bathroom courtside condo on a quiet, tree-lined street, in prime north of Santa Monica Blvd., Westwood location. Walking distance to UCLA and Westwood Village, trendy shops, parks, restaurants, coffee shops, with easy access to freeways. This bright, open unit has two generous bedrooms with great storage. The unit has carpet throughout. Secure building with gated garage, 2-car parking with extra storage. Access to Fairburn Elementary School.

MLS#16-175030
Sharalee Flesche 310-967-9025
WESTSIDE REALTY GRP

Dshwshr,Elvtr,Frzr,Grbg Disp,Micro,Other

05 Westwood - Century City Condo / Co-op

1333 S BEVERLY GLEN BLV, UNIT PHB		Open	11-2	NEW
\$3,750,000	2+2.5			




SENSATIONAL PENTHOUSE WITH WRAP-AROUND TERRACES & PANORAMIC

Magnificent 3,295sf Penthouse in chic Mid-Century full service building. Large entryway foyer. Open Living room with fireplace, formal dining room, both with soaring ceilings, wood floors and walls of glass. 24-hour doorman and valet. Glamorous living in the city! BeverlyGlenPenthouse.com

Linda May 310.492.0735
HILTON & HYLAND

Co-Listed w/ Steve Frankel, CB

440 VETERAN AVE, UNIT 202		Open	11-2	NEW
\$549,000	2+2	TRADITIONAL		



PRIME WESTWOOD LOCATION, NORTH OF WILSHIRE!

PRISTINE, MOVE-IN CONDITION UNIT WITH TWO SEPARATE BEDROOM SUITES CONVENIENTLY CLOSE TO UCLA & WESTWOOD VILLAGE. GENEROUSLY PROPORTIONED ROOMS AND PRETTY VIEWS FROM EVERY WINDOW. LIVING/DINING AREA WITH LOVELY WOOD LIKE FLOORS, FIREPLACE, WET BAR AND BALCONY. GENEROUS CLOSET SPACE AND CENTRAL AIR CONDITIONING. RENOVATED BUILDING IN PRIME WESTWOOD LOCATION, NORTH OF WILSHIRE, NEAR SHOPS, RESTAURANTS AND THEATERS.

Kathy A. Douglas 310.820.9320
BERKSHIRE HATHAWAY

TUESDAY

1 W CENTURY DR #22B	Open	11-2	rev
\$6,350,000	3+3.5	1sty-ARCHITECTURAL	
			
<p>SOPHISTICATION AT THE CENTURY - PLEASE RSVP TO 310-777-6371</p> <p>Step into this sensational 3 bedroom unit at The Century with private elevator access to your unit. Luxury Building on nearly 4 acres featuring grand spaces with high ceilings, wood floors, and breathtaking sweeping views from downtown to the ocean. Gourmet kitchen with breakfast bar features stainless appliances and adjacent patio for outdoor dining. The spacious master has a sitting area, marble bath, walk in closet and patio. Two additional bedroom suites complete this fantastic unit!</p>			
<p>MLS#16-157860</p> <p>Jane Siegal 310-777-6371 COLDWELL BANKER RESI</p> <p>Please RSVP to JSiegal1@yahoo.com</p>			

339 N BUNDY DR	Refresh.	11-2	NEW
\$5,395,000	6+6.5	2sty-CAPE COD	
			
<p>BRENTWOODS NEWEST EAST COAST TRADITIONAL MASTERPIECE</p> <p>Brand new construction home boasting approximately 6,000sf, gorgeous coffered ceilings, wainscoting, custom wood work, moldings, beautiful Oak floors & custom tile work throughout. Over-sized eat in kitchen opens up seamlessly into the Family Room that overlook the lushly landscaped rear yard with BBQ, outdoor kitchen, & sparkling pool/spa. 4 of the 6 bedrooms are upstairs with one generous bedroom on the main floor & one in the lower level adjacent to a screening room, family room & wine bar.</p>			
<p>Milstein/Silver 310.867.5598 KW BEVERLY HILLS</p> <p>www.339Bundy.com</p>			

05 Westwood - Century City Lease

10601 WILSHIRE #901	Open	1-2	rev
\$13,500	3+4	CONTEMPORARY	
			
<p>WILSHIRE HOUSE 3BED./3.5 BTH WITH COVETED MOUNTAIN VIEWS!</p> <p>A rare & sophisticated NY-style 3bed/3.5bth designer perfect residence in the fabulous Wilshire House, LA's most exclusive Hi-rise with full amenities. Formal entry hallway, Grand Living & Dining rooms with unobstructed mountain views, gourmet kitchen with top-of-the-line stainless steel appliances, Spacious Master Suite with huge built-in walk-in closet and a sensational bathroom with window overlooking panoramic views, two separate additional en-suite bedrooms. Elec. shades thru out.</p>			
<p>MLS#16-158782</p> <p>Mazda Houghoughi 310-271-4040 ELITE PROPERTIES REA</p> <p>Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp.</p>			

237 S CARMELINA AVE	Open	11-2	NEW
\$3,550,000	3+3	2sty-CAPE COD	
			
<p>CLASSIC CAPE COD ON DESIRABLE BRENTWOOD AVENUE.</p> <p>This warm & welcoming home has a central hall floor plan and traditional ambiance with its formal living and dining rooms. The sunny informal dining room and gourmet kitchen (w/ center-island) provide comfortable family areas. Kitchen Counter tops are Carrera marble & appliances are stainless steel. Timeless charm is created by the hardwood floors, crown moldings & classic details throughout. The French doors in the sunny family room open to a private backyard with pool and gardens.</p>			
<p>MLS#16-163952</p> <p>James Respondek 310-255-5411 SOTHEBY'S INTERNATIO</p> <p>Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan</p>			


10724 WILSHIRE #711	Open	11-1	bom
\$10,000	2+3	16sty-HIGH TECH	
<p>Prestigious Park Wilshire views that include the ocean,airport, century city a full 180 degrees. This modern high design home , 2 beds, a top of the line kitchen with balcony , Full Service Building.</p>			
<p>MLS#16-171738</p> <p>Yasmin Kashani 310-666-4477</p> <p>Cbl,Cent Vac,Dryer,Elvtr,Frzr NELSON SHELTON REAL</p>			

12120 TRAVIS ST	Open	11-2	NEW
\$3,299,000	5+5	2sty-TRADITIONAL	
			
<p>REMODELED CONTEMPORARY / TRADITIONAL ON LARGE PRIVATE LOT</p> <p>Remodeled contemp/traditional blend of style on large private lot. Dramatic cathedral high ceilings, dark hardwood floors massive glass doors to captivate the indoor/outdoor living.Yard w/grassy area & kid's play-set (plenty of room for a pool), Entertaining patio, spa w/ waterfall & separate detached bonus room. Downstairs master w/ 2 additional bedrooms downstairs. Upstairs offers guest rm w/ full bath & large office (could be 5th bedrm) w/ access roof top deck w/ tree top views.</p>			
<p>MLS#16-174514</p> <p>Robert Radcliffe 310-255-5454 SOTHEBY'S</p> <p>BBQ,Blt-Ins,Dshwshr,Grbg Disp,Hood Fan</p>			

06 Brentwood Single Family

661 MORENO AVE	Open	11-2	NEW
\$9,590,000	4+5.5	2sty-TRADITIONAL	
			
<p>PRISTINE TRAD ON DOUBLE LOT (23K SQ FT/ASSR) IN HEART OF BW</p> <p>Recently remodeled Trad done w/ grt taste & quality on a rare dbl lot w/ appx 23k Sq Ft of land/assr on coveted Moreno. Reminiscent of a seaside estate on Nantucket. Perfect flr plan, gorgeous park-like yard, pool, outdr entertaining pavilion & the very best BW lifestyle - just a stone's throw to Ctry Mart, Montana & BW Ctry Club. 4 BR,5.5 BA, fab cook's kit/fam rm, library/den, step dn LR, lg FDR, fab master + upstairs fam rm. Special. Includes adjacent property @ 555 26th St in SM.</p>			
<p>David Offer 310-820-9341 BERKSHIRE HATHAWAY</p> <p>www.661moreno.com</p>			

868 S BUNDY DR	Refresh.	11-2	NEW
\$2,995,000	6+5	MEDITERRANEAN	
			
<p>WELCOME TO THE COMFORTABLE ELEGANCE OF THIS BEAUTIFUL HOME</p> <p>Completely remodeled w/the highest quality materials & architectural talents of Phylis Clarkson. Formal entry, formal DR w/att butler's pantry, modern eat-in kit w/huge center island, lg FR w/French drs leads to private yrd. Main flr also incl maids quarters & BR that currently functions as a library. 2nd Flr has lg Mstr BR w/sitting rm, walk in closet w/ custom built-ins, soaking tub & spacious shower. 2nd floor also features a full apt style guest quarters incl kitchenette w/attached Fam Rm.</p>			
<p>MLS#16-175200</p> <p>Nancy Sanborn 310-777-2858 BERKSHIRE HATHAWAY</p> <p>www.SanbornTeam.com</p>			

661 MORENO AVE	Open	11-2	NEW
\$7,495,000	4+5.5	2sty-TRADITIONAL	
			
<p>PRISTINE TRAD ON 13,178 SQ FT/ASSR IN HEART OF BW</p> <p>Recently remodeled Trad done w/ grt taste & quality appx 13k Sq Ft of land/assr on coveted Moreno. Reminiscent of a seaside estate on Nantucket. Perfect flr plan, gorgeous park-like yard, pool, outdr entertaining pavilion & the very best BW lifestyle - a stone's throw to Ctry Mart, Montana & BW Ctry Club. 4 BR,5.5 BA, fab cook's kit/fam rm, library/den, step dn LR, lg FDR, fab master + upstairs fam rm. Special! Avail to be purchased individually or together w/ adj property at 555 26th St in SM.</p>			
<p>David Offer 310-820-9341 BERKSHIRE HATHAWAY</p> <p>www.661moreno.com</p>			

245 S BURLINGAME AVE	Open	11-2	red
\$7,350,000	5+6	2sty-TRADITIONAL	
			
<p>SOPHISTICATION AND CHARM IN BRENTWOOD PARK</p> <p>Rare opportunity in Brentwood Park. Secluded park-like setting w mature trees. Spacious public rms. Living rm w large windows overlooking beautifully landscaped front gardens. Formal dining rm w French drs to brick courtyard. Hi ceilings, crown moldings, hand finished hardwd floors. Cook's kitchen w butler's pantry opens to brkfst & fam rm. Walk-in wine cellar (stores over 180 cases), game rm w bar & office. Built-in BBQ, pool & spa. Unique slate roof. Detached. guest suite/gym. 3 car garage.</p>			
<p>MLS#16-174500</p> <p>Hugh Evans 310-500-1331 PARTNERS TRUST BW</p> <p>Blt-Ins,Dshwshr,Hood Fan,Rng/Ovn,Fridg</p>			

TUESDAY

418 S GREтна GREEN WAY		Open	11-2	red
\$4,495,000	5+7	2sty-TRADITIONAL		



NEW CONSTRUCTION TRADITIONAL IN THE TRANSITIONAL STYLE

Handsome finishes & detail, shiplap paneling, Marvin windows & designer fixtures. Bright rms w/French oak hrwd flrs. Liv rm w/FP & spac din rm w/butler's ptry opens to a grmt chefs kit w/Thermador appl, center isl, brkfst rm & off area. Grt rm w/accordion drs opens to covered pat, built-in BBQ, yrd w/rm for pool & outdoor casita w/FP & 1/2 ba. Addtl 5th bd w/enste ba, off & pwdr rm. Spac mstr ste upstairs w/high ceil, deck, 2 walkin closets & elegant ba plus 3 bd w/enste ba, fam rm & laun rm

MLS#16-158672
Mary Beth Woods 310-463-1599
COLDWELL BANKER

www.418gretnagreenway.com

06 Brentwood		Lease		
485 TUALLITAN RD		Open	11-2	rev
\$19,500	6+6	3sty-TRADITIONAL		




Immaculate 3-story, unfurnished, home built in 2007. Traditional style w/Living room/Dining room flowing into a cook's Kitchen w/adjacent Family/Media room all opening to grassy yard w/Pool. 1st floor has elegant wood paneled Office. 6bed/6bath, Master suite w/2 walk in closets, sun deck & sitting room part of Master. Other features: Spa, Sauna, 3rd floor game room/gym, & flat grassy yard along w/too many luxuries to detail such as custom SONOS music system. New wall paper in LR and MB.

MLS#16-112218
Edward Tinney 310-888-3330
NORMAND & ASSOCIATE

Dshwshr,Dryer,Fridg,Wshr

215 N SALT AIR AVE		Open	11-2	rev
\$5,295,000	5+5	MID-CENTURY		




COVETED NORTH SALT AIR RIM - .46 ACRE !!

Prime Brentwood north of Sunset. Jon Jerde Mid-Century architectural estate on .46 acre of land. (per assessor). Almost 100% flat. Gated flag lot provides extra privacy. Generous motorcourt. Coveted Saltair "rim" location north of Sunset. The large & peaceful yard provides sunny views of the Santa Monica Mountains. Landscape architect was Emmet Wemple. Serene & quiet, yet minutes from Brentwood's shops & top quality restaurants.

MLS#16-169974
Joan Sather 310-255-5450
SOTHEBY'S INTERNATIO

Bit-Ins,Dshwshr,Grbg Disp

08 Cheviot Hills - Rancho Park		Single Family		
2788 MONTE MAR TER		Open	11-2	NEW
\$7,500,000	6+8	4sty-ARCHITECTURAL		



ARCHITECTURAL MASTERPIECE IN CHEVIOT HILLS

This astounding masterpiece, created by renowned architect Fred Dagdagan is one of the most prestigious properties in all of Cheviot Hills. Every square inch is smartly utilized. Four floors of high quality living and recreational spaces. 6BA/8BA, two offices, designer chef's kitchen w state-of-the-art appliances, formal dining room w artfully lit wine room. A backyard ideal for sports enthusiasts and entertaining w BBQ & outdoor kitchen. Studio quality screening room, elevator & roof-top deck.

MLS#16-174152
Benjamin S. Lee 3108585489
COLDWELL BANKER RESI

BBQ,Bit-Ins,Dshwshr,Dryer,Elvtr,Other

517 N GRENCRAIG RD		Refresh.	11-2	rev
\$2,595,000	4+3	2sty-MID-CENTURY		



REDUCED TO \$2,595,000! READY TO SELL!

This restored Mid-Century modern Hawaiian view home has 4 beds & 3 baths and a 2 car garage (1 up/3 down). The living room is an entertainer's delight w/ a concrete floating fireplace w/ natural wood beamed ceilings. This indoor/outdoor living space opens w/ glass doors to Brazilian wood deck w/ serene canyon & tree top views & fountain.

MLS#16-149462
Gwen Fritzinger 310-622-7421
GIBSON INTERNATIONAL

Remodeled Mid- Century Home- Reduced!

3280 EDITH ST		Open	11-2	NEW
\$2,150,000	4+3	CONTEMPORARY		



JUST LISTED


Located on a private, quiet cul-de-sac street in the California CC section of Cheviot Hills. 4 bedrooms, 3 baths, family room, and pool. Ideal for a family or developer. The lot is 9,043 sq ft!

MLS#16-173814
Rick Cummings 310-285-7507
COLDWELL BANKER RESI

Dshwshr,Grbg Disp

06 Brentwood Condo / Co-op

11628 CHENAULT ST, UNIT 103		Open	11-2	NEW
\$1,435,000	2+2.5	4sty-ARCHITECTURAL		



AMAZING NEWER ARCHITECTURAL TOWNHOUSE IN HEART OF BW!

Redone & perfect for entertaining. Dramatic bright LR/DR w/ 2 story clgs, fp, & pvt patio. Eat-in kit w/ granite counters & ss appl. Fab MBR w/ lux bath w/ dual vanities, tub, shwr & lg walk-in clos. Lg guest BR suite features travertine full bath, shower w/ tub & walk-in clos. Lg media rm & top flr loft for home office. Private roof deck w/ views. New eco-friendly flrs of natural cork & epoxy finishes. 2 zone heat & air. Private direct access 2 car garage. Close to all San Vicente Blvd offers!

Judy Ross-Bunnage 310-285-7504
COLDWELL BANKER RES

10278 DUNLEER DR		Refresh.	11-2	rev
\$3,795,000	5+6	TRADITIONAL		



ELEGANCE AND SOPHISTICATION AT EVERY TURN

Gourmet kitchen with professional-grade appliances, carrera marble counters, large island, and breakfast area. Bright-airy family room adorned with coffered ceiling, fireplace, surround sound speakers. Wide 17' folding doors to backyard, stone patio, grassy lawn with BBQ. Elegant formal dining room with coffered ceiling adjacent to living room with fireplace and cove lighting. Spacious master suite with comforting fireplace, inviting bathroom, private balcony, and two spacious walk-in closets.

MLS#16-167080
Marek Swiderski 424.256.9480
RODEO REALTY - PP

www.10278Dunleer.com




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2607 PATRICIA AVE	Open	11-2	rev
\$3,555,000	4+5	SPANISH	



PATRICIA IS TRULY A BEAUTY.

Best! new construction, custom luxurious Spanish home, Casa de Patricia, by the acclaimed Stewart-Gulrajani Design Team, overlooks the serenity of the golf course. Cool ocean breezes, chirping birds, & timeless beauty are abundant here. Wonderful mature landscaping creates multiple private outdoor lifestyle experiences in the two wonderful yards. Gorgeous home with high ceilings & amazing spacious floor plan.

MLS#16-139900
Paul Wylie 323-515-9585
LAMERICA REAL ESTATE

Blt-Ins,Dshwshr,Hood Fan,Micro,Fridg

09 Beverlywood Vicinity *Single Family*

1464 GLENVILLE DR	Open	11-2	NEW
\$2,595,000	4+2.5	2sty-SPANISH	



UNIQUE 4BR SPANISH GEM IN FABULOUS BEVERLYWOOD ADJ. LOCATION

Spectacular 4BR+2.5BA Spanish in prime Beverlywood Adj neighborhood blends exquisite period details w/ contemporary elegance. Courtyard w/Salttillo tile & F/P, dramatic stepdown LR, formal DR, gourmet kitchen, powder rm & den. Upstairs features lrg master, adj sunroom/office/4thbrdm & 2 add'l BR. Boasts prvt backyard w/ patio, lrg grass area & 2story 2BR+1BA GH. Main house just under 3000sf; GH 1100sf. On highly desirable 1400 block of Glenville near Pico/Beverly shops. A gem unlike any other!

Jeremy Ives 310-858-1902
COMPASS

1464GlenvilleDrive.com

9402 HARGIS ST	Open	11-2	NEW
\$2,399,000	5+6	2sty-TRADITIONAL	



SPECTACULAR NEW BUILD BRIGHT AND AIRY

New construction on lovely street in Castle Heights neighborhood; this 3043 sq ft, 5 BR/5.5 BA Traditional home is tailor made for active family who appreciates design & function. An ultra stylish kitchen for the culinary enthusiast. Generous open concept living opens to environmentally friendly drought-resistant backyard. The master suite is a sprawling expanse of rooms, from the coved ceiling bedroom, gigantic walk-in closet & exquisite bath w dual vanity, sunken tub & quartz counters.

MLS#16-174852
Benjamin S. Lee 3108585489
COLDWELL BANKER RESI

Blt-Ins,D/W,Grbg Disp,Hood Fan,Rng/Ovn

8614 GUTHRIE AVE	Open	11-2	NEW
\$649,000	2+1	SPANISH	



PERFECT STARTER HOUSE IN GREAT LOCATION!

Vacant now and ready to go into escrow! Great Condo Alternative in a great location between Robertson Blvd. & La Cienega near Beverlywood. New Copper plumbing throughout and a brand new roof - this home was built in 1937 with lots of charm. Formal Dining room and nice kitchen. Private detached garage and patio area makes this home the perfect condo alternative. Hardwood floors throughout and freshly painted. Walking distance to the Kaiser hospital on La Cienega, shops, restarants, etc..

MLS#16-154186
Kevin Stricklin 323-333-8309
KELLER WILLIAMS BEVE

1700 BAGLEY AVE	Open	11-2	red
\$2,550,000	2850000 4+4.5	2sty-CONTEMP MED	



EXQUISITE 4BR BRAND NEW CONSTRUCTION IN COVETED BEVERLYWOOD


Exquisite 4BR+4.5BA BVWD HOA new construction, custom built w/modern style & luxury. Spacious open flr plan featuring stylish living rm w/fp opening to formal dining area. Gourmet chef's kitchen w/Viking appls & generous eat-in/ lounge area. Master suite w/balcony, lrg walk-in & spa-like bath. French white oak hrdwd flrs, hi-end fixtures, surround system sound & security system thruout. Lrg grassy yard & impressive patio deck. Close to BH, Century City & Pico/ Beverly shops. Definitely a must see!

MLS#16-158244
Jeremy Ives 3108581902
COMPASS

1700BagleyDrive.com

10 West Hollywood Vicinity *Single Family*

926 N CRESCENT HEIGHTS	Open	11-2	rev
\$2,775,000	4+5	2sty-CONTEMPORARY	



MASTERPIECE IN THE HEART OF THE CITY!

4 Bed /4.5 Bath, NEW, Contemporary Home. Open floor plan blends kitchen & living areas, Opens to a private entertainer's backyard w/pool, spa & outdoor kitchen; Fleetwood® sliding, glass pocket doors disappear to create indoor/outdoor lifestyle. Designer finishes, appliances, & technology. One bedroom/office w/bath downstairs. 2nd floor has (2) sizable guest bedrooms & bonus area. Master Suite has a huge walk-in closet & spa bathroom. Close to every amenity incl. the Grove & Beverly Center.

MLS#16-165130
Roger Perry 310-600-1553
RODEO REALTY - BH

www.RogerPerry.com

10 West Hollywood Vicinity *Condo / Co-op*

1230 HORN AVE #412	Open	12-3	NEW
\$475,000	1+1	CONTEMPORARY	



OPEN 12PM - 3PM PRIME LOCATION ABOVE THE SUNSET STRIP

Situated on a cul-de-sac, above the famed Sunset Strip and moments from restaurants, shops and nightclubs, Features include washer/dryer in unit, fireplace, stainless steel appliances, granite countertops in kitchen. Building amenities include heated pool, sauna, spa, rooftop deck. The building is doing a common area one million dollar renovation with no assessment. Guest Parking Entrance to Garage on right side of building. Great Price, Must See!

MLS#16-175104
Lauren and Dara Stewart 310-968-3877
SOTHEBY'S

Washer/Dryer/Range/Oven/Dishwasher

10 West Hollywood Vicinity *Income*

1412 N CURSON AVE	Open	11-2	NEW
\$799,000		1sty-SPANISH	



CHARMING SIDE BY SIDE DUPLEX!

This stylish Spanish Duplex has great curb appeal and is perfect for an owner user or investor. The owner's unit will be delivered vacant at COE. It is ideally located close to the Sunset Strip and West Hollywood. An oasis in the city, these charming side by side units show and feel like single-family homes! Each has a private entrance, formal dining room, spacious living room, sliding doors to a private yard and hardwood floors. Off street parking for up to 4 cars!

Eric Lowry 213-507-0950
COLDWELL BANKER

11 Venice *Single Family*

813 AMOROSO PL	Lunch	11-2	671/J5	NEW
\$3,395,000	3+2.5	2sty-ARCHITECTURAL		



SPECTACULAR VENICE ARCHITECTURAL

Stunning Architectural home located on one of the most sought after walk streets in Venice. This contemporary 2 story 3 BR /2.5 BA spectacular residence, has some of the best design, contemporary finishes and features anyone could wish for. Including polished marble counter tops and floors, hardwood floors, high end appliances in the bespoke kitchen and soaring ceilings throughout. A truly one-of-a-kind Venice home in both design and location, all the best Venice Beach has to offer.

Mike Irvine 310 435 3093
BULLDOG REALTORS

www.813Amoroso.com

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market

TUESDAY

833 OXFORD AVE		Open	11-2	rev
\$2,675,000	3+3	CONTEMPORARY		



NEW CONSTRUCTION WITH MODERN TECHNOLOGY WILL BLOW YOU AWAY!

Oak floors throughout, high wood ceilings and clear story windows. Bifold French doors in the living room and master bedroom. Gourmet kitchen with Calcutta Gold marble countertops, Wolf range and sub-zero refrigerator. Master with cathedral ceiling and marble bath. Nest thermostats throughout and pre-wired for security and sound. Finished garage offers a variety of possibilities and is wired for an electric car charger. A very large redwood deck. Solar and in-floor heating. Close to Marina

MLS#16-167022
 Tony Myers 310-985-1872
 BERKSHIRE HATHAWAY H
 Clng Fan,Dshwshr,Dryer,Frzr,Rng/Ovn,

839 NOWITA PL		Open	11-2	rev
\$2,595,000	2+2.5	2sty-CONTEMPORARY		




VENICE WALK STREET SANCTUARY

2BR/2.5BA plus custom music studio above 1 car garage perfectly situated in prime walk street setting! Updated spaces & built-in details include open living & dining room with fireplace, kitchen/family room with French doors to expansive alfresco dining deck & secluded backyard, master suite & separate office feature large, private balconies. Custom-built recording studio above 1 car garage with 1/2 bath downstairs. Privacy, serenity & exceptional location close to Abbot Kinney shops/restaurants.

MLS#16-166192
 Jennifer Hughes 310-383-7299
 BULLDOG REALTORS
 www.839Nowita.com

11 Venice *Condo / Co-op*

351 SUNSET AVE #1		Lunch	11-2	NEW
\$1,933,000	2+3	3sty-ARCHITECTURAL		



SUN-SOAKED VENICE BEACH HOME

Bill Adams Design brings you this gorgeous enclave of classic architectural units convenient to myriad Venice Beach amusements. Sleek floor plan flows from sun-soaked living room to high-end kitchen. Floor to ceiling windows slide open to the balcony. Rooftop deck offers 360-degree views of the city. Exposed beams and decorative cinder blocks add industrial aesthetic throughout. Enjoy storage-friendly 2 car garage and in unit laundry. Don't miss out on this dwelling!

MLS#16-173388
 Tami Pardee 310-907-6517
 HALTON PARDEE
 Blt-Ins

11 Venice *Income*

615 6TH AVE		Refresh.	11-2	NEW
\$5,777,000	Duplex	3sty-ARCHITECTURAL		



2 SPECTACULAR ARCHITECTURAL HOMES W/ VIEW OF SM MOUNTAINS

Light, bright compound perfect for anyone looking to invest in Venice/ Silicon Beach. Walking distance to Abbott Kinney, Rose Corridor, Main St. Santa Monica, or The Beach! Flexible floor plans with limitless potential for the most creative. Gourmet kitchens provide Thermador, Viking, GE Professional appliances and Vivid White Ceasarstone Waterfall Countertops. Every bathroom has features that create intrigue. Stunning, surprising and creative use of space. Plus 6 car garage parking Must See!

3108494228
 SHAWN COX

13 Palms - Mar Vista *Single Family*

4340 STEWART AVE		Open	11-2	NEW
\$2,395,000	5+4	CONTEMPORARY		




CALIFORNIA DREAMIN' NEAR THE BEACH

Combining a stunning architectural design w/an address in sought-after neighborhood, this showplace offers a unique opp. for refined living near the beach. The open & contemporary design showcases 5 bdrms, 4 bas, high ceilings, picture windows, french oak wood flrs & skylights. Surrounded by gorgeous landscaping w/multiple sitting areas, desirable location is min. to Marina shopping & restaurants, trendy Washington Blvd, bike path & beach. This is California indoor/outdoor living at it's finest.

MLS#16-174574
 Stacy Blair Young (310) 367-7654
 TELES PROPERTIES
 4340stewartavenue.com

3461 STEWART AVE		Open	11-2	NEW
\$2,195,000	4+4	2sty-MODERN		




A MODERN HOME WITH AN ABUNDANCE OF SUNLIGHT!

A one of a kind brand new construction, greets you w/a spacious, open floor plan & glass walls which allow light to cascade into the great rm. The top of the line kitchen includes Caesar Stone counter tops & crisp white lacquer & walnut finishes. Wide plank French oak cover the floors & is incorporated into the fireplace and mantel wrapped in reclaimed wood. Relish in the outdoor space with a built-in BBQ, patio and yard. A quality home with an amazing open floor plan perfect for entertaining!

MLS#16-175016
 Sherri Noel 310.994.8721
 KELLER WILLIAMS-SANT
 BBQ,Dshwshr,Dryer,Micro,Rng/Ovn,Other

11911 ANETA ST		Refresh.	11-2	NEW
\$1,895,000	5+4	2sty-TRADITIONAL		




DEL REY CUSTOM HOME

Entertainer's delight with open concept kitchen/living room with island. 6 burner stove with griddle, Bosch Silence Plus dishwasher, Frigidaire Pro Sub Zero, Bosch microwave. Plenty of cabinet space and a walk-in pantry. Techie's will love all the bells and whistles; in ceiling speakers, CAT 5, A/V Smart Home Automation. Luxurious master bathroom with shower for 2, separate tub, and walk-in closet Playa del Rey Elementary is only 2 blocks away and has been receiving high ratings.

310-748-2902
 Donna Benton
 RE/MAX ESTATE PROP.
 SS Appliances, pool, spa,

4137 CHASE AVE		Lunch	11-2	NEW
\$1,445,000	3+2	1sty-CALIFORNIA BUNGALOW		



MODERNIZED MAR VISTA GEM

Classic 1940's charm comes alive in this Mar Vista home. This 1,209 sqft remodel rests on a 6600+ sqft lot. A cozy dining area is nestled behind a bay window overlooking the drought-friendly front yard. Enjoy updated kitchen features and subway tiling. The master suite has a romantic dark brick fireplace and sitting area. Enjoy new fixtures in both bathrooms. Dine alfresco in the lush backyard. Close proximity to Mar Vista's best restaurants and cafes makes this darling dwelling a great choice!

310-907-6517
 Tami Pardee/Penny Muck
 HALTON PARDEE
 Oven, Fridge, Washer/Dryer, Dishwasher

3233 MOUNTAIN VIEW AVE		Open	11-2	NEW
\$1,369,000	3+2	TRADITIONAL		



PRIME MAR VISTA LOCATION

Top of the Hill. Catch the breezes. It doesn't get much better than this. Prime Mountain View location between Stanwood and Palms. You've got choices here: Spruce it up, add-on or build new. 3 bedrooms, family room, 2 baths, 2 fireplaces. Surrounded by new homes ranging from 2.5 to 3 million dollars. Add value, move in and enjoy. Mar Vista School District. Close to North Venice baseball field on Grand View and great dog park west of Centinela.

MLS#16-175288
 Ron Wynn 310-621-1772
 COLDWELL BANKER RESI
 Clng Fan

THE MLS .COM **Property Website & Virtual Tour**

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

14 Santa Monica *Single Family*

463 18TH ST	Open	11-2	Y	NEW
\$5,900,000	5+5	2sty-MEDITERRANEAN		

HELLO NORTH OF MONTANA 18TH STREET

Elegant 2 story Mediterranean built under the "old code". The step down living room has a fireplace. It is connected to a generous formal dining room with finely crafted china/display buffet. The kitchen is perfect for cooking/baking. The upper level has three bedrooms and a master suite. The master suite has a balcony overlooking the serene backyard and an additional area. The three other bedroom are light bright and very spacious. Garage is connected to the houses.

Ellen Conrad 424 202-3288
TELES PROPERTIES

524 11TH ST	Lunch	11-2	NEW
\$4,900,000	4+4	2sty-ARCHITECTURAL	

CHARLES WARD DESIGNED

When having the pleasure of experiencing a house by Charles Ward one can't help but be overcome with the same emotions as walking through a Rudolph M. Schindler house. Inventive use of complex three dimensional forms & warm materials have a profound effect on all of the senses. From the street Ward's houses are unassuming, gated structures which then unfold in a subtle, profound path. The dimensions of the grounds in Santa Monica North of Montana's location lends itself to one of Wards best works.

Diana Braun Group 3108665039
COMPASS

Prime North of Montana Location

555 26TH ST	Open	11-2	NEW
\$2,095,000	0+0	OTHER	

WFUL OPPTY CLOSE TO BW COUNTRY MART. APX 9899 SQ FT LOT/ASS.

Wonderful opportunity in North Santa Monica within walking distance of the Brentwood Country Mart. Appx 9,899 square foot tree-filled lot affording great privacy with beautiful setting. Available to be purchased individually or together with 661 Moreno Avenue.

David Offer 310-820-9341
BERKSHIRE HATHAWAY

2425 29TH ST	Open	11-2	NEW
\$1,395,000	2+2	TRADITIONAL	

OPPORTUNITY IN SUNSET PARK!

In the heart of Sunset Park neighborhood. This home is on the market for the first time in over 60 years! Offering endless opportunities to renovate, customize or build new. Situated on a corner lot in the Grant Elementary School District. This 2 story, 2 bedroom and 2 bathroom home is being sold in as is condition. A wonderful opportunity to own in Sunset Park!

MLS#16-175216
Gaby Schkud 310.291.5800
JOHN AAROE GROUP

319 11TH ST	Open	11-2	red
\$2,825,000	2950000	2+2	

ONE WEEK ON MARKET & NOW REDUCED

Just reduced by over 100k on Oct 27th: Estate/Trust sale with NO court conf. Seller is interested in offers with short escrow, clean terms (only). Smaller traditional style 2 bdrm 2 bath home for renovating, expanding, building, etc. Living rm with fireplace opens to adjacent dining room. Spacious kitchen. Nice location near Georgina Ave --yet not far from all the shops, restaurants on Montana Ave.

MLS#16-170792
C. Scott Price 310-873-4113
RODEO REALTY- BRENTW

14 Santa Monica *Condo / Co-op*

1205 CALIFORNIA AVE	Lunch	11-2	NEW
\$1,279,000	3+3	3sty-CONTEMPORARY	

GREAT PRICE/GREAT UPGRADES/ GREAT LOCATION!

Terrific townhse in grt location so of Montana, in Roosevelt Elem District. Direct entry. Hrdwd flrs & fireplace in Liv Rm which opens to front patio. Granite kit w Viking stove & great cabinetry. Custom built ins.. Next level w 2 bedrms & lrg bath w tub & shower. Master Suite w firepl, marble counters in master bath. Large rooftop patio area. Side by side gated parking w electric car charger & room for more storage. Close to Expo Line, great shopping and restaurants, parks, and the Promenade!

MLS#16-172004
Randy Freeman 310-420-9242
BERKSHIRE HATHAWAY

randyfreeman4realestate.com

801 25TH ST #2	Open	11-2	NEW
\$890,000	3+3	TRADITIONAL	

LOCATION, LOCATION, LOCATION!

Moments from Franklin Elementary School and moments from Montana shops, cafes, restaurants! Located in a residential neighborhood. A beautiful light and bright 2 bedroom plus office with balcony (possible 3rd bedroom) townhome with a step down living room, private patio, dining area offering outdoor living space, large kitchen with breakfast bar, side by side parking in subterranean garage with steps leading up to the private patio.

MLS#16-175242
Gaby Schkud 310-291-5800
JOHN AAROE GROUP

101 CALIFORNIA AVE #602	Open	11-2	671D2	rev
\$1,850,000	2+2	CONTEMPORARY		

A RARE OPPORTUNITY TO OWN A FRONT CORNER UNIT

One of the most prestigious Ocean/Coastline/ Mountain and City view buildings in the heart of Santa Monica The Beach is right outside your front door, down the recently re-built California Incline. Location, Location, Location!! Two blocks from 3rd Street Promenade, best restaurants, trendy shops & bars. Close to Santa Monica Pier, Palisades Park, Santa Monica Mall, Fairmont Hotel and Montana Ave. Full service concierge building w/ 24 hour doorman. Stunning views from every window and balcony.

MLS#16-170564
Anne Austin (213) 718-1527
COLDWELL BANKER HPS

Blt-Ins,Cbl,Dshwshr,Elvtr

14 Santa Monica *Lease*

2205 DEWEY ST	Lunch	11-2	671 J3	NEW
\$6,950	2+2	1sty-TRADITIONAL		

COME FOR LUNCH 11-2

Fully Furnished 2 Bedroom + Convertible Den, 2 bath home on huge lot in Prime Sunset Park. Convertible den w/ Murphy bed & built-in desk makes a perfect 3rd Bedroom or home office. Detached 1-bedroom Guest House + 3/4 bath (unfurnished). Light & Bright Home w/ open floor plan. Updated Kitchen, Living Room, Dining Room, Family Room w/ Hardwood Floors throughout. Great Master bed / bath with walk-in closet & direct access to patio and back yard. Oversized 3-car garage & plenty of extra parking.


Gwen Tanguay-Arin Larson (310) 390-6655
REDWOOD REALTY

Do RIGHT by Your Sellers
Put their Property in the MLS

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

TUESDAY

531 11TH ST	Open	11-2	rev
\$29,995	6+8	CONTEMPORARY	




NORTH OF MONTANA RARE NEW CONSTRUCTION LEASE

This rare New Construction lease sits in a prime North of Montana location. Custom designed by an award winning architect, this contemporary estate is detailed with custom features throughout. The Entry Foyer reveals a double height ceiling and leads to stunning living areas. Kitchen offers top shelf appliances and becomes the Lifestyle Center for the home, opening to a beautiful backyard with a heated terrace and outdoor kitchen.

MLS#16-168952
Raphael Barragan 310-663-3676
ENGEL & VOLKERS LA

BBQ,Dshwshr,Dryer,Elvtr,Micro,Other

801 OCEAN AVE #502	Refresh.	11-2	671/C1	rev
\$10,000	2+2	1sty-CONTEMPORARY		



SPECTACULAR OCEAN VIEWS!


Enjoy the ultimate luxurious beach lifestyle. Beautifully remodeled 5th floor fully furnished 2 BD/2 BA in approx. 1,621 SF. Ocean views from the front facing balcony are gorgeous. Open floor plan features an elegant master suite w/sitting area & direct ocean views. Open remodeled kitchen w/top of the line appliances incl. laundry. Living & dining areas are filled w/natural light & refreshing ocean breezes. Amenity rich bldg. includes: pool, BBQ, fitness room, secured access, on-site mgmt. & 1 pkg space.

MLS#16-170244
Julie Lovett 3108993514
COLDWELL BANKER RESI

Washer/Dryer,Range/Oven,D/W,Elevator

15 Pacific Palisades *Single Family*

15207 WHITFIELD AVE	Lunch	11-2	NEW
\$3,400,000	3+2	2sty-RANCH	



REMODEL OR CUSTOM BUILD IN PRIME LOCATION

Rare opportunity to develop! Spectacular views of the ocean, bay and city lights. Just above the Village. Multi level yard with amazing views. Ready for new development. Per Seller-Plans and permits will be included. Original home features 3bed/2ba with fireplace, hardwood floors, kitchen w/ granite counter. Sold "as is"!

MLS#16-170244
Sewit Eshetu (310) 962-3069
RODEO REALTY BRNTWD

Built-in

16621 CALLE BRITTANY	Open	11-2	NEW
\$2,649,000	4+4.5	3sty-CONTEMP MED	



"THE PENINSULA"

Contemporary Mediterranean located in the exclusive gated "Peninsula" with Ocean/Mountain/Canyon VIEWS. Flexible floor-plan features dramatic stone Entry, Living Room w/ soaring ceilings, Master Suite w/sitting area, Family Room opens to yard w/Pool, Gourmet Kitchen, Dining Room, Library/Study & balcony - PLUS - a separate level with Bed, Bath & Bonus room. 4-car direct entry garage, private pool, lush landscaping & 24-hr security patrol. Includes membership in the Summit Club and Highlands Park.

MLS#16-157202
Sharon & John + Craig 310.573.7737
COLDWELL BANKER-PAC.

www.16621CalleBrittany.com

17795 CALLE DE PALERMO	Open	11-2	rev
\$3,895,000	5+5.5	2sty-TRADITIONAL	



BEAUTIFUL CONTEMPORARY TRADITIONAL


Beautiful Contemporary Traditional in the exclusive guard gated community of the Palisades Country Estates. Great family home, end of a cul-de-sac, 5 spacious en suite bedrooms, bright sophisticated cook's kitchen, breakfast area and walk-in pantry. Family room, living room and den/office provide direct access to the backyard where you'll find an entertainer's delight featuring an outdoor BBQ area, fireplace, covered patio and fantastic pool, replete with waterfall and integrated water slide.

MLS#16-170720
Susan Newirth 310-600-5096
PARTNERS TRUST BRENT

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

15 Pacific Palisades *Lease*

709 SWARTHMORE AVE	Open	11-2	NEW
\$6,650	4+2	1sty-TRADITIONAL	



Location, location! This one story 4 bed, 2 bath home is situated in the heart of the Village. Close to restaurants, shops and schools, this is an ideal location if you want to be near it all. With hardwood floors and an updated kitchen, this house is the perfect place to call home. The layout of the home is very functional, w/ a good size family room, dining area and kitchen at the front of the house, and 3 individual beds off of the main hall which leads to master at the back of the home.

MLS#16-174834
Anthony Marguleas 3106631446
AMALFI ESTATES

Rng/Ovn,Fridg

15 Pacific Palisades *Residential Manufactured/Mobile Home*

16321 PACIFIC COAST HIGHWAY	Open	11-2	NEW
\$795,000	2+2	MOBILE HOME	



NEWLY BUILT W/ AMAZING BEACH VIEWS

New beach home built in 2015 w/ unobstructed views of the ocean from Palos Verdes to Malibu. Large 2br + 2ba w/ great open flr plan. Stunning mstr ste w/ spa like master bath w/ separate soaking tub & shower. Massive outdr deck w/ best ocean views in all of the palisades, fantastic for parties & entertaining. Chef's kitchen w/ stainless steel appliances, lrg center island & tons of cabinet & storage space. Also features: 3-car covered parking, high ceilings, extremely light & bright, & custom built-ins.

MLS#16-174506
Walker Spanier Group 310-893-0101
KELLER WILLIAMS-SM

Neil Spanier / Scott Walker

16 Mid Los Angeles *Single Family*

1712 VINEYARD AVE	Open	11-2	NEW
\$699,000	3+2	1sty-CALIFORNIA BUNGALOW	



TURNKEY CRAFTSMAN BUNGALOW IN MID-CITY!


Close to all the shops and dining on Pico Blvd, Culver Arts District, Miracle Mile & Larchmont. This 3BR, 2BA modern home has been re-imagined & offers designer touches throughout. So many highlights to feature! Bedroom master suite addition was done in 2016 with permits. All the bathrooms and kitchens have been well remodeled with new quartz & carrara marble countertops, and hand-picked tile. Native plants and drought tolerant landscaping. Simply stunning!! PRICED TO SELL

MLS#16-174100
Rachel Hsieh/Bryan Marks 310.913.6557
KELLER WILLIAMS - LF

www.JerryANDRachel.com

16 Mid Los Angeles *Income*

1646 S HIGHLAND AVE	Open	11-2	NEW
\$599,000		TRADITIONAL	



DUPLEX- GREAT OPPORTUNITY

Brand new custom, drought-tolerant landscaped front and backyard surround this charming Mid-City 1-level duplex on a large lot. This is a great opportunity to own and live in the middle of it all. Amenities include crown moldings, high ceilings and hardwood floors throughout. Conveniently located 3 blocks from the new Midtown Crossing, this is a must see. Ideal for an owner/occupier with private yard and development opportunity for a 3rd unit. A potential terrific long term investment.

MLS#16-174990
Karoline Rivers Altieri 310.266.9021
SOTHEBY'S



The Source Of Real Time Real Estate™

TUESDAY

18 Hancock Park-Wilshire Single Family

555 S MUIRFIELD RD	Open	11-2	NEW
\$7,849,000	5+7	TUDOR	



CLASSIC REVIVAL TUDOR WITH CONTEMPORARY SPLENDOR

Featured in Architectural Digest, this stunning revival property juxtaposes historic period details with contemporary splendor. The home features a spacious master retreat, 3 bedrooms, guest house, pool house, wine room, chef's kitchen, pub, formal dining & expansive great room. The backyard offers complete privacy & is perfect for effortless entertaining. Numerous patios surround the sparkling pool & spa with flagstone terraces and a sensational pool house that sets the stage for a grand party.

Amy Davis TELES PROPERTIES	424.285.5418	www.555SouthMuirfieldRoad.com
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722 S MUIRFIELD RD	Open	11-2	NEW
\$2,850,000	7+4	TRADITIONAL	



EXCITING NEW LISTING IN BROOKSIDE!

Completely remodeled light-filled home with an imposing entrance on a large corner lot. Grand living room, formal dining room, breakfast room, family room, kitchen, and laundry room. Five bedrooms and three baths on the second floor. Two bedrooms and multiple storage closets on the third floor.

MLS#16-174520	Sandy Boeck COLDWELL BANKER	(323) 687-655	Co-listed
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507 N LUCERNE BLV	Open	11-2	593/F7	NEW
\$2,198,000	4+3	2sty-MODERN		



HANCOCK PARK AREA BEAUTY! NEW LISTING! OPEN TUES 11AM-2PM

This hip, beautifully remodeled modern home has an open floor plan, new maple floors, a den or media room, an amazing gourmet kitchen, and a professionally soundproofed studio. The Master BR suite, located on the first floor, has a walk-in closet & a gorgeous master bath w/ double sinks, and separate tub & shower. The second floor has a large BR suite, & optional 4th bedroom, currently used as an office. Located in close proximity to Hancock Park's Larchmont Village w/ great shopping & dining.

Melissa Alt TELES PROPERTIES	424-202-3232	Refrigerator, Stove, Washer/Dryer
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105 N ST ANDREWS PL	Lunch	11-2	NEW
\$1,450,000	4+2	CRAFTSMAN	



BEAUTIFUL CRAFTSMAN HOME W/ GUEST STUDIO

BEAUTIFUL CRAFTSMAN HOME ON NICE QUIET STREET, TONS OF CHARACTER, WITH LOTS OF LIGHT. WOOD FLOORS THROUGHOUT HOME, CLOSE PROXIMITY TO LARCHMONT VILLAGE, GREAT FLOOR PLAN FOR LARGE FAMILY. THERE IS A WONDERFUL ZEN GARDEN AND GUEST/STUDIO IN THE REAR WITH A STORAGE/WORK ROOM.

MLS#16-170658	Clyde Jenkins COLDWELL BANKER HPS	(323) 217-6844
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501 S NORTON AVE	Open	11-2	NEW
\$1,395,000	4+4	2sty-TRADITIONAL	



ELEGANT 1930'S HOME IN PRIME WINDSOR SQUARE

Elegant, character driven 1939 2 story home in the heart of Windsor Square. Large entry foyer, large LR w/ fpl & crown moldings, FDR, eat in kit. w/ center island, separate laundry rm. Powder rm. Sun rm lead to rear yard. Upstairs, lrg master ste w/ recently remodeled bathrm & 2 other bdrms, one w/ private bathrm. Additional 2nd level, bdrm w/ its own bathrm w/ separate, private exterior entrance, apparently built by original owner for his chauffeur. One car garage. Coveted 3rd St. Elementary.

Pete Buonocore KW - LARCHMONT	323-762-2561	www.501SouthNorton.com
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851 N CHEROKEE AVE	Lunch	11-2	NEW
\$1,395,000	3+3.5	3sty-ARCHITECTURAL	



CUTTING-EDGE NEW MODERN HOME W/ROOF DECK!

Cutting-edge Modern single family home. Spacious open floor plan flows seamlessly w/ stunning wood floors, large windows & multiple patio spaces. Gourmet Kitchen equipped w/built-in Sub Zero, large eat-in bar & built-in speakers for entertaining. Two large bedrooms including the master en-suite w/dual sinks, Porcelanosa tile, rain-shower head & custom closet w/back lit vanity. Huge private roof top deck w/incredible city views & wet bar. Gated property with 2 car private garage & dual AC system.

Grant Linscott KELLER WILLIAMS RLTY	3233336222	fridge, stove, micro, w/d hookups, other
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1230 S GRAMERCY PL	Open	11-2	NEW
\$1,350,000	5+3	2sty-TRADITIONAL	



FANTASTIC FIXER OPPORTUNITY IN COUNTRY CLUB PARK 12,491 LOT

Rare offering in the coveted Country Club Park. Historic five bedroom home on a sprawling 12,490 square foot lot. Located on the north side of the gates enjoying privacy, security and less car traffic. Detached guest house with a bathroom. Covered outdoor spa and detached garage with bonus storage room. This home has not been on the market for over 50 years and has considerable deferred maintenance. Bring your contractors and designers and restore this timeless gem. There is so much potential.

MLS#16-175474	Daniel Brown & Ansel Kim THE AGENCY	323-868-6985
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458 S SYCAMORE AVE	Refresh.	11-2	rev
\$2,599,000	5+6	2sty-ARCHITECTURAL	



MAJOR \$100K PRICE REDUCTION! BRAND NEW 2 STORY MODERN!

Live the indoor-outdoor LA lifestyle. Covered patio, wonderful for entertaining and enjoying the pool/ spa. Dramatic rooftop deck with amazing views. Gorgeous kitchen, SS appliances, large center island and breakfast bar with sink and microwave. Sexy master suite with high ceilings, huge walk-in closet w large terrace, luxurious master bth. Wired for security, sound and smart-home technology, everything you need and more. Incredible location, close to hip La Brea, MUST SEE!

MLS#16-152486	Steven Aaron KW BEVERLY HILLS	(310)432-6589
Blt-Ins,Dshwshr,Micro,Rng/Ovn,Fridg		

541 N CAHUENGA BLVD	Open	11-2	rev
\$2,595,000	4+4.5	2sty-SPANISH	



GREAT NEW PRICE! GORGEOUS SPANISH!

Nestled between the LA Tennis & Wilshire Country Clubs in Hancock Park proper, this 4 bed / 4.5 bath Spanish (2 bed / 2.5 baths down & 2 bed+ office/2 baths up) was gutted w/ new 2nd story expansion + garage. Intimate courtyard w/ fountain off dramatic barrel ceiling living room; luxurious master suite; Formal dining, gourmet kitchen, custom maple cabinets, stainless appliances. 180 ft deep yard with 44 ft long, 9 ft deep black bottom salt water pool+ spa & fire pit. Move right in.

MLS#16-135146	Lisa Hutchins COLDWELL BANKER RES.	323-460-7626
Dshwshr, Rng/Oven, Washer, Dryer, Refrig		

704 N LAS PALMAS AVE	Open	11-2	bom
\$1,250,000	4+3	SPANISH	



CLASSIC SPANISH IN HIGH DEMAND LOCATION


Back on Market, Buyer did not perform. Wonderful opportunity to transform this 1920's Spanish home on R-2 lot. The home consists of 4 bedrooms, 3 bathrooms with some period details such as wooden ceiling beams. Central A/C and heat. The largest bedroom in the rear has its own private entrance-ideal for guest suite. Attention Investors and Developers: This property is on a prime corner lot right across the street from Hancock Park proper. Seller is highly motivated. Submit all offers.

MLS#16-150808	Marie Simon KELLER WILLIAMS LARC	310-497-6855
Dryer,Wshtr		

TUESDAY

19 Beverly Center-Miracle Mile *Single Family*

6360 MARYLAND DR	Open	11-2	NEW
\$3,099,000	4+4.5	2sty-MODERN	



RARE BEVERLY-GROVE MODERN

Exceptional newer modern in highly desirable Beverly Grove area. This RARE home feat. hrdwd flrs, soaring ceilings & wine rm. Formal DR & sitting area feat. wet bar & lead to open LR. Bi-folding doors lead to pvt yard w/sparkling pool, spa, & fireplace. Open kitch feat. Miele appliances, dual ovens, & opens to outdoor kitch & BBQ. One BD and 1.5 BA's downstairs, the 2nd story feat. 2 additional ensuite BD's w/private balc & bonus den. DBL doors lead to master w/pvt patio, & spa-like bath.

MLS#16-175002
 Kennon Earl 310.432.6492
 KELLER WILLIAMS BEVE

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

7463 ROSEWOOD AVE	Open	11-2	NEW
\$899,000	2+1	SPANISH	



PRISTINE SPANISH BUNGALOW IN MELROSE VILLAGE 90036!

Beautifully renovated character Spanish Bungalow in amazing Melrose Village location. Hardwood floors, fireplace, newer central AC, updated open kitchen w/ center island, updated bathroom, newer windows, copper plumbing, newer roof, bolted foundation, adorable patio/garden, & 1 car garage. Seconds to The Grove, Farmers Market, Trader Joes, Melrose, WeHo, Pan Pacific Park, Fairfax Village, & the best in shopping, restaurants, cafe's, boutiques, culture, entertainment and fun that LA has to offer!

Jimmy Martinez 323-377-0548
 PARTNERS TRUST BH

www.7463rosewood.com

120 S VISTA ST	Open	11-2	red
\$1,749,000	5+5	2sty-MONTEREY COLONIAL	



FIRST TIME ON THE MARKET IN OVER 50 YEARS!

Bring your designers and make this your dream home! Lovingly maintained 2-Story Monterey Colonial home in one of the most coveted neighborhoods, offering a step-down LR w/ fireplace, formal DR, kitchen and separate breakfast room. There is also a den with built-in bar, BR/BA and powder room down. Upstairs features 4 BR/3 BA. Lovely back yard has a spacious brick patio with shade trellis, built-in jacuzzi, grassy area and mature fruit trees, offering tranquility and privacy. Located in HPOZ.

MLS#16-160508
 N. Hartman/L. Brenner 323-860-4259
 COLDWELL BANKER HP

Dishwasher,Dryer,Freezer,Fridge,Washer

618 N GARDNER ST	Open	11-2	rev
\$2,498,750	4+5	SPANISH	



BEST SPANISH HOME IN MELROSE DISTRICT

Best value by mile - new construction in the incredible Melrose District! Designer home meets stunning classic Spanish architecture while custom tailored to today's homeowners. Perfectly situated close to the popular shops and restaurants on Melrose with high ceilings & open floor concept home is a premium custom home by the Stewart-Gulrajani Design Team. Walk past the living and dining room to a new kitchen with statuary marble on the island.

MLS#16-154022
 Paul Wylie 323-515-9585
 LAMERICA REAL ESTATE

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

147 N VISTA ST	Open	11-2	rev
\$1,789,000	3+3	1sty-SPANISH	



GORGEOUS SPANISH HOME BY THE GROVE!

Immaculate Spanish w/3BD + 2.5BA by the Grove. Home has been completely updated & features a Mahogany beamed ceiling in the living room w/new hardwood floors, leaded glass windows, recessed lighting, completely rebuilt fireplace using Batchelder & period tiles, & large formal dining room. The cook's kitchen includes custom cabinets, Sub Zero fridge, Wolf range & eat-in nook. Nest system, master bath w/dual head shower & separate soaking tub + Lutron smart system throughout. Multi-zoned AC/Heat.

MLS#16-138520
 Grant Linscott 323-300-1174
 KELLER WILLIAMS REAL

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

1213 S DUNSMUIR AVE #6	Lunch	11-2	rev
\$889,000	2+3	3sty-ARCHITECTURAL	



SIX NEW ARCHITECTURAL HOMES!


Introducing The Wilshire Vista - a luxury development of 6 NEW architectural homes. Walls of glass, wood floors, 2-car private garages w/direct entry, vaulted ceilings & incredible volume brings abundant natural light, form & function to each home. Main level feat. kitchen w/quartz counters & SS appliances, dining room, private terrace & open living room w/mezzanine level that can easily be turned into an additional bedroom. Expansive & private roof top decks w/ views minutes to the beach & DTLA.

MLS#16-172988
 Grant Linscott 323-333-6222
 KELLER WILLIAMS REAL

Blt-Ins,Dshwshr,Rng/Ovn,Fridg

19 Beverly Center-Miracle Mile *Income*

1068 MEADOWBROOK AVE	Open	11-2	633	NEW
\$1,480,000	Duplex	2sty-SPANISH		



SPECIAL DUPLEX IN MIRACLE MILE!


Spectacular 1928 Spanish-Colonial duplex restored to its original charm & splendor, interwoven w/ tasteful modern touches & upgrades. Located in Miracle Mile & convenient to Beverly Hills, West Hollywood, Hollywood & DTLA, this neighborhood gem features park-esque front landscaping w/ a classic Mediterranean fountain & large wood drive-gate; inner private & spacious courtyard w/ upper veranda; large backyard w/ stunning hardscape, paver-patio & specimen trees.

MLS#16-175144
 Jeffrey Lemen 310-482-2006
 KELLER WILLIAMS-SM

Blt-Ins,Dshwshr,W/D,Micro,Rng/Ovn

20 Hollywood *Single Family*

824 N JUNE ST	Open	11-2	rev
\$1,549,000	3+3	3sty-SPANISH	



AWARD WINNING DEVELOPMENT 1 HOME LEFT!


Award winning development! Only South facing home left! This immaculate home feat. a private yard w/beautifully tiled fountain, 2 large BD downstairs & a spectacular main living level w/walls that disappear to an open-beamed salttilo tiled patio w/fireplace & built-in BBQ. Incredible open spaces & volume w/approx. 10ft. ceilings. Cook's kitchen w/Bertazzoni range, wine fridge, huge island & custom cabinetry. Private Master Level w/huge deck. On a gated private street w/2 car direct entry garage.

MLS#16-154766
 Grant Linscott 323-300-1174
 KELLER WILLIAMS REAL

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

21 Silver Lake - Echo Park *Single Family*

2305 KENILWORTH AVE	Open	11-2	NEW
\$2,035,000	4+4	CONTEMPORARY	



SILVER LAKE'S MOST IMPRESSIVE MASTER SUITE!

Expansive room opens to panoramic views of mountains, tree-tops and Silver Lake reservoir recreation area. Calming spa-like bathroom with steam shower + tub overlooking bamboo grove. Generous walk-in closet. A unique & sophisticated home featuring soaring ceilings, dramatic details and open floorplan. Chef's kitchen w/ Jenn Air appliances ideally situated for entertaining. Fantastic screening room. Close to Los Feliz + Silver Lake retail districts.

MLS#16-165442
 Andrew Morrison 3232702277
 REDWOOD REAL ESTATE

Blt-Ins,Dshwshr,Dryer,Hood Fan,Fridge

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market

TUESDAY

X 2641 LAKE VIEW TER		Lunch	11-2	NEW
\$1,325,000	2+2.5	TRADITIONAL		




SILVER LAKE VIEW HOME WITH POOL

Character home in Silver Lake Hills with views of the Lakes, Hollywood sign and Observatory. open floor plan with fireplace, HW floors throughout. upper level offers two bd, 2 bth, updated galley kitchen. lower level offers family room, convertible bedrm and full bath. rear yard hosts a gorgeous pool, generous deck with spa over the 2 car garage. Ivanhoe School district.

Lori Ramirez 323-697-6124
COLDWELL BANKER RESI

AC, appliances, pool, spa

3648 SHANNON RD RD		Open	11-2	NEW
\$2,649,000	5+5	TUDOR		



THE HUNTER RESIDENCE

The Hunter Residence, 1929. This exquisite example of Tudor architecture has been lovingly maintained over the years. Beautiful original details & recent upgrades to major systems. On the main level, a grand living room w/ adjoining lounge featuring original stained glass. Updated kitchen & formal dining room. Upper level features a large master suite & 3 family bedrooms. Beautiful grounds that occupy a street-to-street lot. Lower level provides a large family/media room, fireplace & guest bed.

MLS#16-175258
Carter + Orland Estates
KELLER WILLIAMS REAL

www.CarterOrlandEstates.com

1743 GRIFFITH PARK BLV		Open	11-2	NEW
\$890,000	2+1	CALIFORNIA BUNGALOW		



CALIFORNIA BUNGALOW IN PRIME SILVERLAKE!

Bright and updated, contemporary bungalow in prime Silverlake. Set off the street for optimal privacy. Open floor plan allows the home to bathe in natural light, and enjoy the tremendous views of the Hollywood Sign and Griffith Observatory. Ample outdoor space, ensconced in greenery, affords the SoCal indoor/outdoor lifestyle we all crave. A must see!

The Sunset Team 310.274.3900
KW HOLLYWOOD HILLS

www.1743GriffithPark.com

X 4209 PARVA AVE		Lunch	11-2	NEW
\$1,695,000	3+4	1sty-TRADITIONAL		

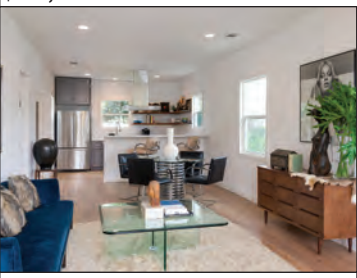


1940S TRADITIONAL IN LOS FELIZ HILLS - IL CAPRICCIO LUNCH!

40s Traditional, recently restored. Architectural details intact. Rare one level hillside home. Just blocks from the village & Griffith Park. City views from LRM; vaulted ceiling, built ins & fireplace. Peg & groove floors. Kitchen has granite counters, Farmhouse sink, & Bertazzoni stove. 3 bedrooms, all ensuite. Master has 2 closets, pedestal tub, & dual sinks. 3rd bedroom has separate entrance; could be office/studio. Detached garage w/workshop.

MLS#16-175308
Chris Laib 3238541820
KELLER WILLIAMS LF

X 2359 DALLAS ST		Lunch	11-2	NEW
\$699,000	3+2	MODERN		



ECLECTIC BOHEMIAN MODERN BUNGALOW - SHOJIN SUSHI FOR LUNCH

A thoughtful re-conception of a Modern California Bungalow. Open concept light & bright floor plan. Astonishingly beautiful upgrades include: recessed lighting, hwd flrs, Nest central heat & air, artist den, private green hedge on a fully fenced corner lot, tankless water heater, upgraded plumbing & electrical throughout, brand new dual paned windows & a detached 1 car garage. Kitchen with marble counter tops, subway tile back splash, stainless steel appliances and separate laundry area.

Linda Chamberlain 323.828.7269
NOURMAND AND ASSOC.

Fridge, Dishwasher, Stove

2260 BRONSON HILL DR		Open	11-2	NEW
\$1,599,000	4+4	3sty-TRADITIONAL		



CHARM & SPACE IN BRONSON CANYON

Character, space and serene views blend together perfectly in this terrific Bronson Canyon home on two lots. Flooded with natural light, the flexible floor plan has two bedrooms down and two bedrooms on the top floor. Two living rooms each with fireplace and a formal dining room plus a charming breakfast room. Top floor master bedroom has a magical, screened in porch looking out to serene canyon views. A rare find in a fabulous neighborhood offers the best of both canyon and city living.

MLS#16-174914
Banchik & Dantzier 310-503-6436
BERKSHIRE HATHAWAY

Clng Fan,Dshwshr,Grbg Disp,Rng/Ovn

2169 PRINCETON AVE		Open	11-2	NEW
\$679,000	2+1	COTTAGE		



DON'T MISS THIS SWEET OPPORTUNITY IN ECHO PARK!

Tucked up in the Echo Park hills sits this storybook cottage with beautiful canyon vistas from every room. This light and bright 2 bedroom 1 bathroom main house includes a separate lower-level studio apartment with bath for visiting guests or family. Relax on the two outdoor balconies or entertain on the romantic patio area under the wisteria covered pergola. Large basement storage space on lower level. Fruit trees and lush landscaping frame the views and provide privacy and seclusion.

MLS#16-175442
Bryant | Reichling 323-395-9084
SOTHEBY'S

www.2169Princeton.com

1823 N KENMORE AVE		Open	11-2	NEW
\$1,150,000	3+3.5	MODERN		



HABITAT 6- INTRODUCING 6 NEW ARCHITECTURAL HOMES

These single-family residences with no common walls envelope three-story floorplans constructed to enhance privacy, while allowing natural light and landmark views to illuminate thoughtful living spaces. Balanced and organic architectural elements borrow from the Scandinavian school of design, with ample use of natural materials like wood, marble, and steel. A clean, neutral palette is punctuated by striking tile patterns, walls of natural wood, and bold use of glass.

MLS#16-174204
Bryant | Reichling, Coke 323-671-2314
SOTHEBY'S

www.Habitat6.com

22 Los Feliz Single Family

5720 VALLEY OAK DR		Open	12-2	NEW
\$6,250,000	4+4	2sty-ARCHITECTURAL		



MAGICAL COMPOUND ON PRIVATE STREET

An exceptional compound inspired by the Great Lakes of Minnesota and the Colorado Rockies. Main house with an open living, dining areas; walls of glass look out to and open to the most magical back yard. Master suite plus 2 additional bedrooms and baths. Full guesthouse. Brazilian walnut floors, redwood exterior, and mature sycamore and oak trees. A truly magical place to call home.

MLS#16-161632
A Comora/P Lester 424-230-3746
THE AGENCY

Blt-Ins,Elvtr,Other

4768 BRYN MAWR RD		Open	11-2	REDUCED TO SELL!
\$2,359,000	4+4	SPANISH		



REDUCED TO SELL!

Amazing Reduction on Los Feliz trophy home! Hidden high in the best part of Los Feliz hills, with amazing downtown views sits this Spanish Colonial. A courtyard, perfect for entertaining, and featuring a sparkling pool & spa. Original details intact, such as hardwood floors tile work and original wrought iron. Living room with high beamed ceiling, fireplace and attached small library. 3 beds upstairs and large family room + guest bedroom downstairs. Many balconies and patios to enjoy views!

MLS#16-131240
Carter + Orland Estates
KELLER WILLIAMS REAL

TUESDAY

2149 E LIVE OAK DR	Open	11-2	rev
\$6,995,000	6+8	CONTEMPORARY	



HUGE PRICE REDUCTION!


It's like owning your own country! Nostalgia meets modern in the the star-studded Los Feliz Oaks. This stunning and unique compound commands the hills of Los Feliz, all the more impressive because of it high walls, gates, hedges, and private drive leading to a grand circular motor court. The original 1922 architecture is classic East-Coast Manor House, and its Gatsby leanings have been updated in cool modernist style, amplifying the grand volume and incredible light.

MLS#16-158492
Sloane + Silver 310-786-1844
SOTHEBY'S BH

LOS FELIZ

22 Los Feliz *Lease*

4455 LOS FELIZ BLVD #403	Refresh.	11-2	NEW
\$3,750	1+1	4sty-MID-CENTURY	



Los Feliz Towers...sought after for its Manhattan style living in beautiful Los Feliz. This large southern facing one bedroom/one bathroom unit located in the West Towers of the Los Feliz Towers. Great floor plan hosting Downtown Los Angeles and Catalina Island views. Large living and dining room with a large den just off the living room which opens to a large balcony. New kitchen cabinets and counter tops and a very beautiful bathroom with separate shower and tub.

MLS#16-175198
Rafik Ghazarian
BERKSHIRE HATHAWAY H

Cbl,Dshwshr,Micro,Rng/Ovn,Fridg

28 Culver City *Condo / Co-op*

4900 OVERLAND AVE, UNIT 290	Refresh.	12-2	NEW
\$489,000	2+2	2sty-CONTEMPORARY	



TOP FLOOR END UNIT W/VIEWS


Light & airy 2+2 top floor end unit located at back of complex with views. One of the best locations in the complex. Sliding glass doors open to private patio and tree top views of Carlson Park & the hills. Soaring wood beam cathedral ceiling in LR; skylight in bathroom; lots of closet space. Stone gas log fireplace; separate dining area. Remodeled kitchen. Gated complex w/2 tandem covered parking spots. Renovated w/new carpet & paint. Adjacent to bike path. Close to downtown CC. Will go fast!

Joan Moon 310-895-0990
RE/MAX ESTATE PROP

microwave, diswasher

29 Westchester *Single Family*

7227 S SEPULVEDA	Open	11-2	rev
\$2,795,000	6+4	OTHER	



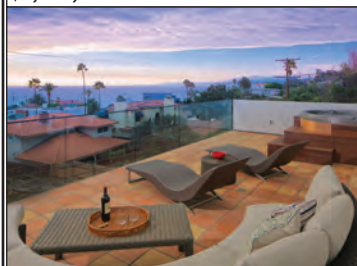
PRIME 3/4 ACRE DEVELOPMENT OPPORTUNITY IN WESTCHESTER

One-of-a-kind opportunity to develop a 3/4 of an acre gated compound off of a private street in Westchester. The lushly landscaped flat lot, which spans an impressive 34,429 sq ft, allows for single family uses and offers the unique opportunity to build multiple single-family homes or tract map subdivisions w/ city views. The existing structures include an approx. 2,400 sq ft main house w/ 3BD& 2BA, and an approx. 1,500 sq ft guest apartment w/ 3BD & 2BA.

MLS#16-175366
Coberly/Partipilo/Kitchi 310.351.6234
PARTNERS TRUST

31 Playa Del Rey *Single Family*

7551 TRASK AVE	Lunch	11-2	NEW
\$2,695,000	4+4	2sty-CONTEMPORARY	



LUNCH CATERED BY TENDER GREENS. OCEAN VIEW NEW CONSTRUCTION.

Just completed Gorgeous 4Bd 4ba Contemporary Mediterranean perched on Playa's sought after Oceanside Bluff W/ breathtaking Ocean views from Catalina to Malibu. Set above the street a tiered landscaped garden w/ a citrus garden & Japanese Maple. Large gourmet kitchen opens to Ocean view deck w/ quartz counters & Carrera Marble. 2nd Story Family room & gorgeous Master affords dramatic Ocean views & breezes. Ultimate rooftop deck w/ spa tub boasts some of the best views on the Westside.

MLS#16-174794
James Allan 310-704-0007
COLDWELL BANKER RESI

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

39 Playa Vista *Condo / Co-op*

5625 CRESCENT PAR, UNIT 305	Open	11-2	NEW
\$799,000	2+2	3sty-CONTEMPORARY	



CONTEMPORARY 2 BEDROOM AT THE METRO

Elegant contemporary two bedroom condo at the much sought after Metro in Playa Vista. This 3rd floor unit has been impeccably maintained and is awaiting its new owner. The sumptuous master suite includes two closets, dual sinks, and a soaking tub. The unit also includes a dine-in kitchen, fireplace and a patio. A great value in the booming Silicon Beach community!

Alex Quaid 3107171054
PARTNERS TRUST OP

53 Woodland Hills *Single Family*

4444 CANOGA AVE	Open	11-2	NEW
\$980,000	4+3.5	2sty-CONTEMPORARY	



GATED 2 STORY CONTEMPORARY HOME


Gated luxuriously renovated 4BR/3.5 BA contemporary Home located South of the blvd. with abundant sophistication & style; resort-like tropical garden, large salt water pool & Spa; Open floor plan smooth concrete floors, Gourmet kitchen boasts Caesar-stone & Marble counters, custom cabinets & Viking appliances; bedrooms ample in size w/hardwood floors; bathrooms w/ designer cabinetry & decorative flourishes. Excellent schools, only 5-minute-drive to the Village mall & 20 minutes to the beach!

MLS#16-174958
Or Brodsky 310-623-2319
COLDWELL BANKER BHN

www.4444Canoga.com

62 Encino *Single Family*

16003 VALLEY VISTA BLV	Open	11-2	NEW
\$5,995,000	6+6.5	2sty-CAPE COD	



SEE FULL PAGE AD

This gated Cape Cod estate has raised the standard for new construction. The perfect fusion of traditional and contemporary design, this meticulously planned and thoughtfully crafted home includes the finest details, finishes and amenities. The grounds include a separate recreation room featuring living room, wet bar, bedroom and bath. An outdoor living room with fireplace and outdoor dining room with BBQ plus massive swimmers pool surrounded by a grassy yard complete this magnificent estate.

PARNES/HARRIS/POMMEPUY 310-733-8038
THE AGENCY




The Source Of Real Time Real Estate™

TUESDAY

16033 SABANA LN	Open	11-2	NEW
\$2,449,000	4+4	MODERN	
			
NEWLY PRICED, MID-CENTURY MODERN WITH VIEWS			
Extraordinary views await you on a quiet Cul-De-Sac in the hills of Encino. A classic Mid-Century Modern, remodeled and reconfigured with an entirely new plan for today's living, captures the ever-changing 180 degree views of the mountains and valley. All thoughtfully appointed in serene colors, textures and finishes that will satisfy the most demanding aesthetic. Brentwood & Bel Air adjacent, with easy access via Mulholland and Sepulveda to Beverly Hills and Westwood.			
MLS#16-175462		HiltonHyland.com	
Thomas Glabman 310.614.7345		HILTON & HYLAND	

4334 KESTER AVE	Lunch	11-2	NEW
\$1,199,000	5+4	2sty-TUDOR	
			
CHARACTER RICH TUDOR HOME IN PRIME SHERMAN OAKS LOCATION!			
1st time on market in 30 years, this amazing Tudor home has beautiful detail throughout, from the wood floors to the dramatic 2 story entry with incredible clerestory window, a sweeping double staircase, the leaded glass windows, wood paneling and used brick that surrounds you. Formal living room, fabulous over-sized family room with built-in bookcases and fireplace, formal dining room, eat in kitchen, all leading out to enchanted yard with spa. Master w/ensuite, fireplace, sitting room.			
Randi Lieberman 818 903-8007			

72 Sherman Oaks Single Family

3846 SHERWOOD PL	Lunch	11-2	NEW
\$2,999,999	4+5	MEDITERRANEAN	
			
LUNCH & PSYCHIC WITH BREATHTAKING VIEWS			
Breathtaking 270 degree views of the canyon & city. Perched high atop, this pristine estate boasts high ceilings & abundance of natural light throughout. Jetliner views sweep through the floor to ceiling windows in the grand living room. Luxurious Master with immaculate city views, fireplace, 2 large walk-in closets, dual-sink vanity, & separate shower/bath. All bedrooms have views of the canyon & city. Plus solar heated Jacuzzi (size of a lap pool), steam room, theater room, elevator & office.			
MLS#16-173548		www.3846sherwoodplace.com	
Mehry Ziai (310) 897-0762		SOTHEBY'S INTL RLTY	

14101 CHANDLER BLVD	Lunch	12-2	rev
\$1,595,000	5+6	TRADITIONAL	
			
\$15,000 BONUS TO SUCCESSFUL SELLING AGENT!			
Entry is bright and opens to spacious living room with dramatic vaulted ceiling, walls of glass, fireplace and beautiful Brazilian mahogany floors. Cook's kitchen with center island, granite counter tops, six burner Thermador range, two separate ovens & sinks, and eat-in area. Formal dining room with adjacent granite counter top serving area with wine refrigerator. Private master suite with fireplace. Grassy backyard with covered patio. Gated front and side entry driveway. Four zone HVAC.			
MLS#16-108364		Dshwshr,Hood Fan,Rng/Ovn,Fridg	
James Muske 310.281.3901		COLDWELL BANKER RESI	

72 Sherman Oaks Condo / Co-op


14539 VALLEY VISTA BLV	Open	11-2	NEW
\$2,995,000	5+4		
			
ARCHITECTURAL MASTERPIECE			
Contemporary home on a huge lot with spectacular views! Newly complete "down to the studs" renovation and expansion! Striking, finely crafted highlights include high vaulted & coffered ceilings, tasteful crown moldings, classic paneling, rich bamboo flooring & recessed lighting. Master suite with FB and sensational bath and balcony overlooking the valley below. Great room with entertainers wet bar over looks pool and spa. Must see to appreciate. Virtual Tour on MLS or www.14539ValleyVista.com			
Linda Ballou 818-378-4417		RODEO REALTY-STUDIO	

4485 HAZELTINE AVE #1	Lunch	11-2	NEW
\$839,000	2+3	MODERN	
			
BEAUTIFUL NEW CONSTRUCTION TOWNHOUSE			
Magnificent new Modern construction located on desirable corner in sought after Sherman Oaks. Enter through the elegant courtyard into the glamorous unit. Open floor plan w/ ceramic & laminate throughout. Ultimate luxury & lifestyle feel. Kitchen fits Bosch stainless steel appliances, Italian imported cabinets, caesarstone countertops, & Fisher Paykel fridge. Luxurious Master fits walk-in closet, dual-sink vanity, separate shower/bath, & private balcony w/ serene views. ELEVATOR ACCESS to garage.			
MLS#16-174122		www.4485hazeltine.com	
Mehry Ziai (310) 897-0762		SOTHEBY'S INTL RLTY	

13061 HARTSOOK ST	Open	11-2	NEW
\$1,465,000	3+2	MID-CENTURY	
Original 1951 Mellenthin "Bird House" by Devall Design & Home. Lavished with today's comforts and amenities. Vaulted ceilings, bay window, built-ins, "smart" features. Chef's kitchen, swimming pool.			
MLS#16-172894		Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng	
Kate Blackwood 323-791-9442		DEASY PENNER & PARTN	

4485 HAZELTINE AVE #2	Lunch	11-2	NEW
\$739,000	2+3	MODERN	
			
BEAUTIFUL NEW CONSTRUCTION TOWNHOUSE			
Magnificent new Modern construction located on desirable corner in sought after Sherman Oaks. Enter through the elegant gated private entry. Open floor plan with ceramic and laminate throughout. Ultimate luxury & lifestyle feel. Inviting kitchen features Bosch stainless steel appliances, Italian imported cabinets, caesarstone countertops, & Fisher Paykel fridge. Luxurious Master fits a walk-in closet, dual-sink vanity, separate shower & bath, & serene views. All bedrooms are spacious & en-suite.			
MLS#16-174138		www.4485hazeltine.com	
Mehry Ziai (310) 897-0762		SOTHEBY'S INTL RLTY	

13061 HARTSOOK ST	Refresh.	1-2	NEW
\$1,465,000	3+2	MID-CENTURY	
			
ORIGINAL 1951 MELLENTHIN "BIRD HOUSE" RE-IMAGINED			
Re-imagined by Devall Design & Home. Lavished with today's comforts and amenities. Master suite with vaulted ceiling, spacious bath and fitted walk in closet. 3rd bedroom or den/office with bay window and built-ins. Home includes all new appliances, Chef's kitchen, living room with vaulted ceiling and fireplace, resort style modern swimming pool with shallow lounge shelf, entertainer's back yard with dining courtyard, Sonos sound and outdoor lighting.			
MLS#16-172894		Dshwshr,Dryer,Hood Fan,Rng/Ovn,Other	
Kate Blackwood 323-791-9442		DEASY PENNER & PARTN	

4485 HAZELTINE AVE #5	Lunch	11-2	NEW
\$670,000	2+3	MODERN	
			
BEAUTIFUL NEW CONSTRUCTION TOWNHOUSE			
Magnificent new Modern construction located on desirable corner in sought after Sherman Oaks. Enter through the elegant gated private entry. Open floor plan with ceramic & laminate throughout. Ultimate luxury & lifestyle feel. Kitchen fits Bosch stainless steel appliances, Italian imported cabinets, caesarstone countertops, & Fisher Paykel fridge. Luxurious Master fits walk-in closet, dual-sink vanity, separate shower & bath, & private balcony w/ serene views. All bedrooms are spacious & en-suite.			
MLS#16-174208		www.4485hazeltine.com	
Mehry Ziai (310) 897-0762		SOTHEBY'S INTL RLTY	

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market

TUESDAY

73 Studio City *Single Family*

3521 BERRY	Open	11-2	NEW
\$1,550,000	3+3	MODERN	




PRIVATE GATED STUDIO CITY HOME

Owner Has Found Replacement Prop. Very Motivated!! Hidden Behind the Gates High in the Hills of S.C. Is This Single Level Contemporary Loaded W/charm & Character, This Home Features 3 Bedrooms, 2.5 Bathrooms, Eat in Kitchen, Formal Dining Room, Huge Living Room, a Private Library. True to the Architectural Style, Walls of Glass Bring True Serenity. Yard Has Room for Pool. Carpenter School Check With City.

MLS#16-168944
Brenda Chandler Cooke 310.614.3434
HILTON & HYLAND
HiltonHyland.com

95 Mount Washington *Single Family*

462 WREN DR	Open	11-2	NEW
\$649,000	2+2	CALIFORNIA BUNGALOW	



REMODELED CHIC MOUNTAIN RETREAT IN WONDERFUL LOCATION

Perched in one of the most coveted pockets of Mt Washington, this totally remodeled, quintessentially chic mountain retreat with new French oak hardwood floors has been meticulously re-crafted from top to bottom. With an over 300 square-foot newly built deck with built-in wine fridge and Lion 5 grill barbecue it's the perfect place to entertain or enjoy the beautiful views of the hillside and city in the distance. In coveted Mount Washington Elementary school district!

MLS#16-173630
S.F. Jones/ J. Smith 310.691.7888
JOHN AAROE GROUP
462Wren.com

WEDNESDAY

3268 BERRY DR *Open 11-2*

\$1,099,000	4+2	TRADITIONAL	NEW
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4BD+2BA ON BEAUTIFUL STREET IN PRIME STUDIO CITY!

This 4 bedroom and 2 bath home is nestled in the hills of Studio City south of Ventura Blvd., Situated on a beautiful quiet street with an open floor plan that is great for entertaining. The living room leads through the sliding glass doors to the serene back yard. With over a 10,000 sq. ft. lot the backyard has a tranquil feel amongst the country like setting. Grassy backyard with enough room for someone to place a pool. The master suite also leads out to the back yard.

MLS#16-175182
Tom Scrocco/Randy Isaacs 3102814347
COLDWELL BANKER BHS
www.TomAndRandyProperties.com

397 MUSEUM DR *Open 11-2 595-B4*

\$559,000	1+1	1sty-COTTAGE	NEW
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THE LATEST DWELL CELEBRATES SMALL SPACES, BIG...


Design & the joy of smart solutions for living in a scaled back footprint...if you are drawn to this "less is definitely more" esthetic than pack your curated, scaled back life style & find the bliss the owners of this Mt Washington cottage have created. And if you are adding another Volt or Plug In to the neighborhood, a lower electrical rate charger is ready & waiting! Or leave the car on the parking pad & head a few blocks to the convenient Gold Line station.

Liz Johnson 323-397-6041
COMPASS PASADENA
Bonus Bedroom

WEDNESDAY OPEN HOUSES

75 Valley Village *Single Family*

4936 CARPENTER AVE	Refresh.	11-2	NEW
\$1,299,000	3+3	TRADITIONAL	



VALLEY VILLAGE CHARMER - SEE FULL PAGE AD IN AREA 75

Located in the award winning Colfax Charter Elementary School District on a street reminiscent of a country lane this 3 bedroom and 3 bathroom home is tastefully updated and move in ready. Sited on a spacious sized lot (9884 Square feet according to the assessor) with a beautiful pool and grassy yard. Open living at its best with a great kitchen and large family room. Not to be missed!

Barry Fields 310-920-5926
SOTHEBY'S INT'L RLTY
Loaded with character and style

81 Glendale *Single Family*

1360 WESTERN AVE	Open	10-1	NEW
\$699,000	3+2	1sty-TRADITIONAL	




FIRST TIME EVER ON THE MARKET!!

FIRST TIME EVER ON THE MARKET!! Charming Traditional with nice curb appeal. Situated on an almost 8400 square foot flat lot, this light and bright 3 bedroom, 2 bath home features living room with wood burning fireplace, hardwood floors throughout and detached 2 car garage. Amazing upside potential. Close to Kenneth Village shopping, Brand Park and easy access to freeways. DONT MISS THIS ONE!!

J. Giddins & T. Clarke 310.666.6365
SOTHEBY'S INT'L RLTY

81 Glendale *Single Family*

3258 E CHEVY CHASE DR	Refresh.	11-2	NEW
\$799,000	2+2.5	MID-CENTURY	



ECLECTIC 1940'S JAPANESE INSPIRED MID-CENTURY TRADITIONAL

Eclectic 1940's Japanese inspired mid-century traditional. Set on a park like lot in Chevy Chase Canyon, this cool house has a playful modern vibe. Living room has floor to ceiling windows and the dining room opens to an inviting veranda. Fun retro kitchen and full bath & powder room. The best ever cat/dog enclosure is just off the front bedroom and the back bedroom has a private patio. Downstairs office has separate entrance and .75 bath. Super large garage/art studio/work-at-home space

Bill Lustig 310-770-0283
JOHN AAROE GROUP

Questions? Need Assistance?
Contact our Help Desk Department!

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

THURSDAY OPEN HOUSES

32 Malibu Beach *Single Family*

26814 MALIBU COVE COLONY DR Refresh. 10-12 \$10,999,000 5+6 ARCHITECTURAL		rev OPEN AND SPACIOUS CONTEMPORARY BEACH HOUSE Approx. 50 ft of beach with the best coastline views in Malibu. Located at the end of Malibu Cove Colony Dr, this 24 hr guarded cul de sac offers the utmost in privacy and security. Sumptuous master suite, gourmet kitchen, open living room and dining, and several options for guest suites. Walk to Paradise Cove and beyond at low tide and a few hundred yards from the surf. One of the largest and most gorgeous homes on the street
MLS#16-110638 Myra N. & Nicole C. 310-888-3333 NOURMAND&ASSOCIATES		
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn		

86 Pasadena *Single Family*

1333 WENTWORTH AVE Open 10-1 GPS \$11,500,000 7+7 CRAFTSMAN		rev MOTIVATED SELLER! BRING ALL OFFERS! This gracious 1910 estate in the Oak Knoll neighborhood has been the Pasadena Showcase House of Design twice, both this year and in 1993. The completely remodeled Craftsman style kitchen features apron-front sinks & an island with statuary Grigio marble counter. The master bath has a floating glass shower stall sized for two. A large carriage house now serves as a guest home. The expansive grounds include a swimming pool, wisteria arbor, koi pond, and outdoor kitchen with wood-fired pizza oven.
MLS#16-159936 Darren Winston Motivated! JOHN AAROE GROUP		
1333wentworth.aaroe.site/		

95 Mount Washington *Single Family*

397 MUSEUM DR Open 10-2 595-B4 \$559,000 1+1 1sty-COTTAGE		NEW THE LATEST DWELL CELEBRATES SMALL SPACES, BIG... Design & the joy of smart solutions for living in a scaled back footprint...if you are drawn to this "less is Definitely more" esthetic than pack your curated, scaled back life style & find the bliss the owners of this Mt Washington cottage have created. And if you are adding another Volt or Plug In to the neighborhood, a lower electrical rate charger is ready & waiting! Or leave the car on the parking pad & head a few blocks to the convenient Gold Line station.
Liz Johnson 323-397-6041 COMPASS PASADENA		
Bonus Bedroom		

FRIDAY OPEN HOUSES

56 Chatsworth *Single Family*

22594 ZALTANA ST Refresh. 11-2 \$3,495,000 5+6.5 2sty-COUNTRY ENGLISH		NEW ZALTANA GARDENS REIMAGINED Re-imagined for a new generation with a fresh, classic nod to it's Traditional European architecture.This custom Estate was designed by famed architect Ronald G. Firestone, A.I.A.. Located in the prestigious Guard Gated Community of Indian Springs Estates.Behind private gates and down a circular driveway past the majestic oak trees and boulder.This neighborhood is home to celebrities, professional athletes and those that covet privacy and security while surrounded by space and a sense of nature.
Stephen & Liz Kaseno 818470-3422 EWING - SOTHEBY'S		
Over 8000 square feet on over 2.2 acres.		

72 Sherman Oaks *Single Family*

13016 ADDISON ST Refresh. 11-2 \$830,000 2+1.5 1sty-TRADITIONAL		NEW 2 BD TRADITIONAL RANCH STYLE HOME IN SHERMAN OAKS Welcome to this storybook 2 bedroom traditional ranch style home w/large front yard enclosed with a white picket fence. French doors lead to the patio & a lovely private backyard that is great for playing and entertaining. This home boasts a fabulous gourmet kitchen w/stainless steel six burner oven, bread warmer & griddle and custom made glass cabinets. The LR has wood beamed ceilings & a brick wood burning fireplace. Updated bathrooms & hardwood floors. Great street & wonderful location!
Jennifer Kleinert 310-281-4591 COLDWELL BANKER BHS		
www.13016Addison.com		

BY APPOINTMENT

19 Beverly Center-Miracle Mile *Lease*

1275 S ORANGE DR \$3,800 3+2 SPANISH		NEW ROMANTIC UPPER DUPLEX IN MIRACLE MILE Stunning Spanish style 3 bed/2 bath upper duplex w/ courtyard fountain. Upper unit over 1700 sqft with a full wrap-around balcony, window a/c in each bedroom, living room with wood burning fireplace, breakfast room,new paint, beautiful decorator fixtures, hwd floors and new carpet in each bed. Complete cook's kitchen with stainless steel stove, fridge, microwave, dishwasher, washer and dryer. Also includes 2 car garage with automatic opener, and beautiful, tranquil zen garden. Move-in ready.
MLS#16-171018 Marianne Singer 213-910-5937 KELLER WILLIAMS LARC		
Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other		

22 Los Feliz *Lease*

1930 RODNEY DR 594A3 \$5,950 2+1 MEDITERRANEAN		NEW HISTORIC EL MIRADOR COURTYARD APARTMENT FOR LEASE This historic courtyard apartment at El Mirador - circa 1936 - is a, two bedroom two-story townhome in the heart of Los Feliz Village. Renovated residence marries old world artistry and craftsmanship with state-of-the-art technology and design and includes stained-glass windows, old-growth hardwood floors, all new appliances including dishwasher and washer/dryer, central heat and air, Nest learning thermostat, DSC alarm system, high ceilings, formal dining room and garden-view balconies.
MLS#16-173262 Neil Smith 310-990-9641 NORMANDIE ASSOCIATES		
EIMiradorLA.com		

42 Downtown L.A. *Lease*

880 W 1ST ST #522 \$3,500 2+2 CONTEMPORARY		NEW DUAL MASTER SUITE CONDO IN FULL SERVICE BUNKER HILL LOCATION Unit in Promenade West - heart of Civic Center. Spacious 2 bed, 2 bath unit features spacious living room w/ recessed lighting, balconies, custom closets, central heat/air, hwd floors, decorator paint. Kitchen w/ granite counters, stainless steel fridge, stove, dishwasher, and microwave. Full service building w/ amenities such as pool, spa, gym, clubhouse, grassy commons with bbq and 24-hr security. 2 parking spaces included. Around the corner from shopping and entertainment.
MLS#16-171532 Marianne Singer KELLER WILLIAMS LARC		
Dshwshr,Micro,Rng/Ovn,Fridg		

THURSDAY, FRIDAY & BY APPOINTMENT

SUNDAY OPEN HOUSES

01 Beverly Hills

Lease

131 S MAPLE DR #PH1	Open	2-5	NEW
\$9,750	3+2		




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9955 DURANT DR #PH	Open	2-5	rev
\$10,999	3+3	CONTEMPORARY	



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12 Marina Del Rey

Condo / Co-op

4050 GLENCOE AVE #220	Open	2-5	NEW
\$599,000	1+1.5	ARCHITECTURAL	



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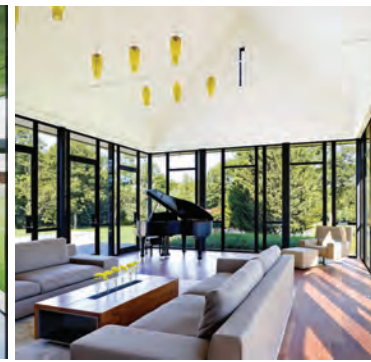
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