



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

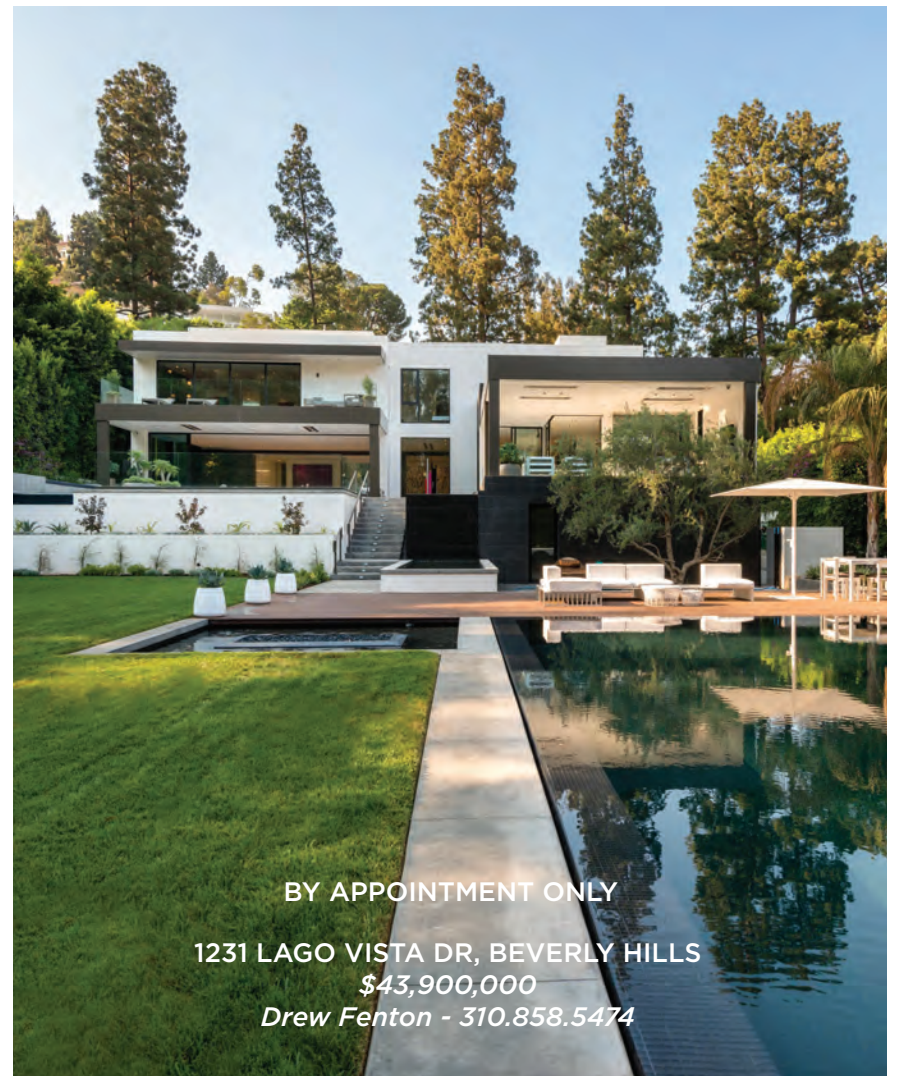
(Featured properties start at upper left corner then clockwise)

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



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

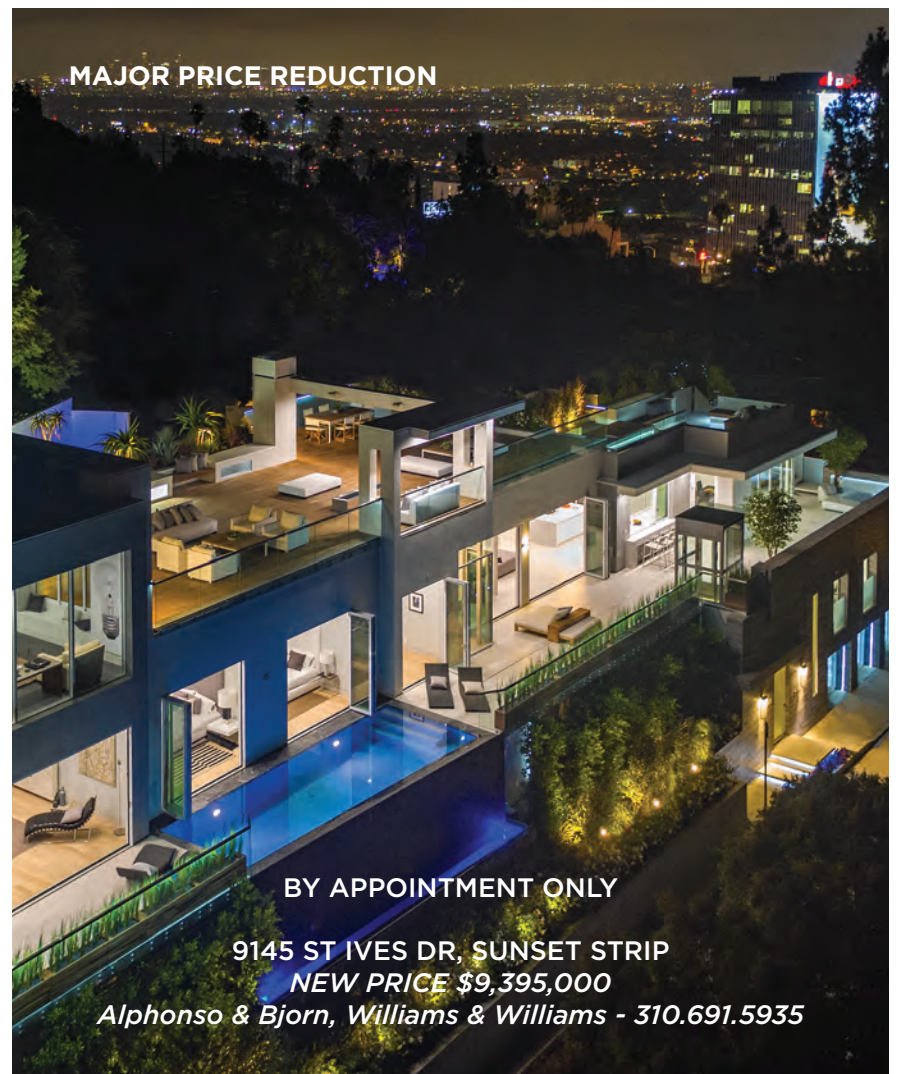




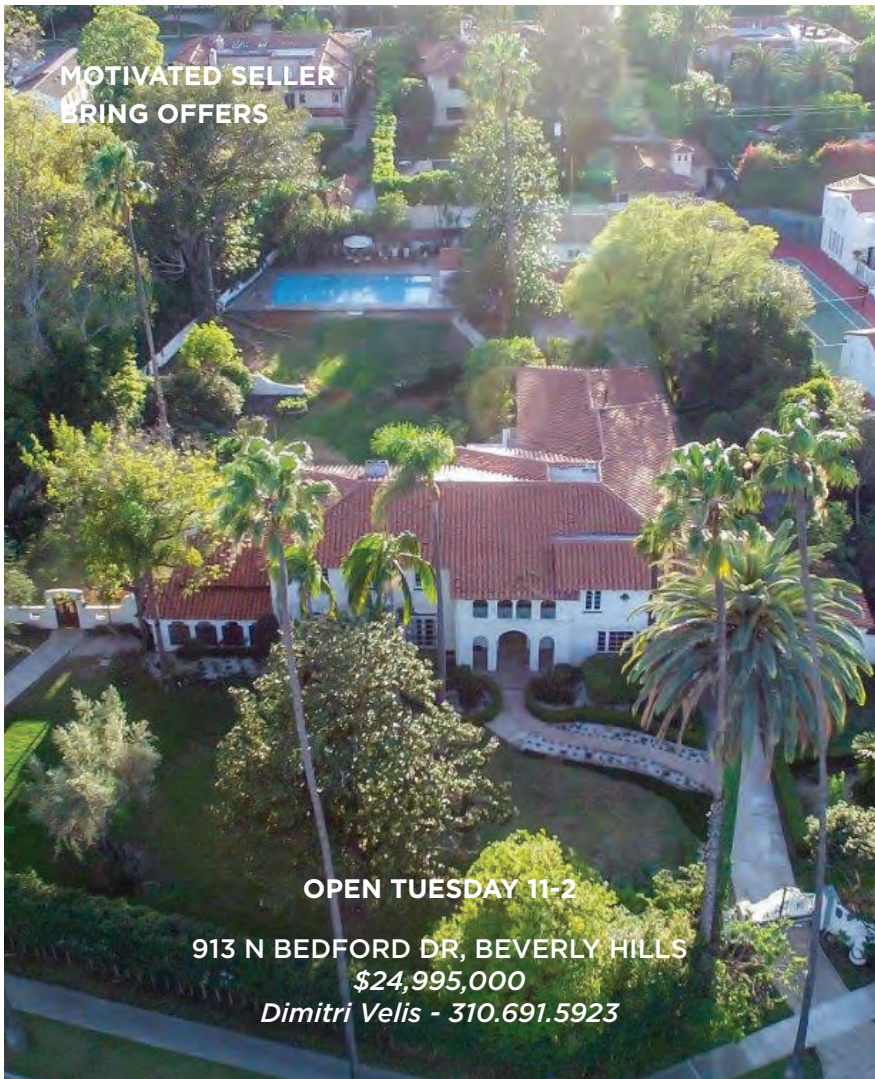
BY APPOINTMENT ONLY
1231 LAGO VISTA DR, BEVERLY HILLS
\$43,900,000
Drew Fenton - 310.858.5474



RENDERING
BY APPOINTMENT ONLY
717 N TIGERTAIL RD, BRENTWOOD
\$12,950,000
Tyrone McKillen - 949.212.8721



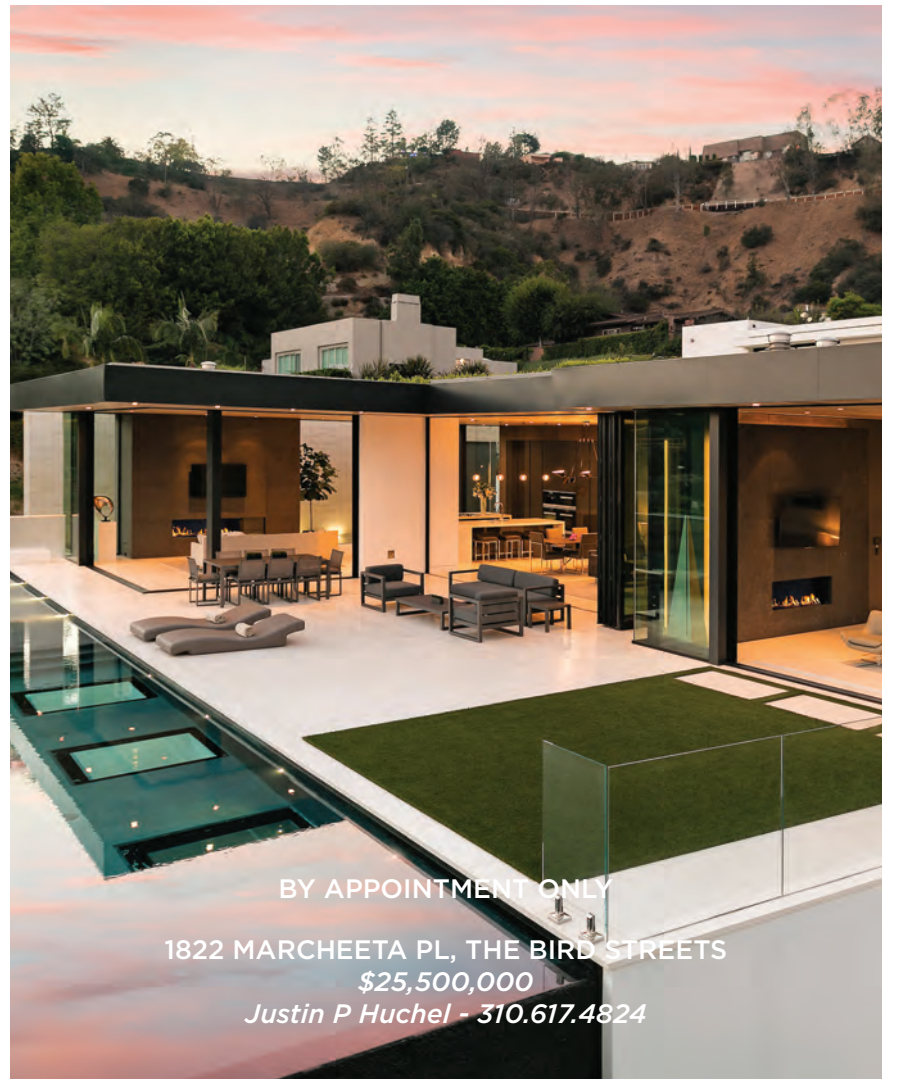
MAJOR PRICE REDUCTION
BY APPOINTMENT ONLY
9145 ST IVES DR, SUNSET STRIP
NEW PRICE \$9,395,000
Alphonso & Bjorn, Williams & Williams - 310.691.5935



**MOTIVATED SELLER
BRING OFFERS**

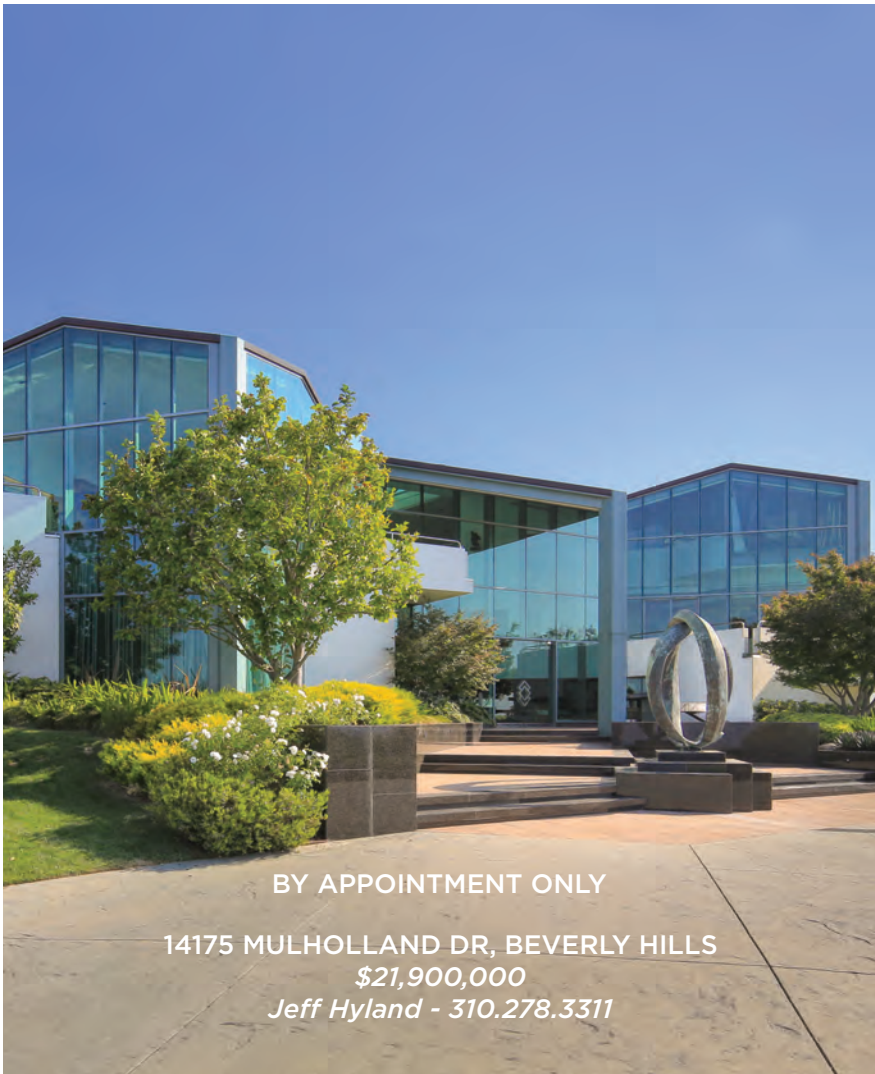
OPEN TUESDAY 11-2

913 N BEDFORD DR, BEVERLY HILLS
\$24,995,000
Dimitri Velis - 310.691.5923



BY APPOINTMENT ONLY

1822 MARCHEETA PL, THE BIRD STREETS
\$25,500,000
Justin P Huchel - 310.617.4824



BY APPOINTMENT ONLY

14175 MULHOLLAND DR, BEVERLY HILLS
\$21,900,000
Jeff Hyland - 310.278.3311

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



CLIFF MAY DESIGN

BELL CANYON'S MODEL HOME – Bell Canyon, California

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

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

CROSBY DOE
ASSOCIATES

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

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



ARTHUR & ALFRED HEINEMAN, ARCHITECTS

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

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

1233Wentworth.com

\$4,780,000 Matthew Berkley

architecture**for**sale.com™

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WESTWOOD HILLS

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Meticulously Remodeled Carbon Beach Jewel

21844 PACIFIC COAST HIGHWAY
MALIBU

Offered at \$10,950,000

KATIE BENTZEN

310.804.8423 | katie.bentzen@thepartnerstrust.com



CARBONBEACHCLASSIC.COM

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GLOBAL PARTNERS

JOHN AAROE GROUP



BEVERLY HILLS P.O.
1324 Benedict Cyn Drive
\$3,500,000
Donovan Healey
310.903.1876



NEW LISTING

OPEN TUESDAY 11-2
BEVERLY HILLS P.O.
12024 Summit Circle
\$3,095,000
Maya Hazen Manshel
Aaron Kirman
310.902.5060



SUNSET STRIP
8657 Metz Place
\$2,288,000
Susan Andrews
323.829.8811



PACIFIC PALISADES
1060 El Medio Place
\$6,200,000
Gloria Carmona
323.350.8686

aaroe.com

- BEVERLY HILLS
- TOLUCA LAKE
- BRENTWOOD
- PASADENA
- SUNSET STRIP
- DOWNTOWN LA
- BALDWIN HILLS
- STUDIO CITY
- SHERMAN OAKS



BEVERLY HILLS
 1110 Benedict Cyn Drive
 \$7,995,000
 Sally Forster Jones
 310.691.7888



NEW PRICE
BEVERLY HILLS
 928 N. Beverly Drive
 \$6,950,000
 Afa Shafa
 310.748.8050



NEW PRICE
SHERMAN OAKS
 4021 Hopevale Drive
 \$3,099,000
 Jay Martinez
 Gil Dirige
 323.377.8332



WEST HOLLYWOOD
 345 Westbourne Drive
 \$2,400,000
 Brian Mazurkiewicz
 310.386.9086



NEW LISTING
BEL-AIR
 323 N. Mapleton Drive
 \$25,000,000
 Aaron Kirman
 Neishia Go
 424.249.7162



521 VERNON AVENUE, VENICE
LISTED AT \$3,380,000

OPEN TUESDAY 11-2PM

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

JANIN PAINE 310.560.5088
www.PROPERTYBYJANIN.com Janin@PropertyByJanin.com



5682 HOLLY OAK DRIVE, LOS FELIZ
LISTED AT \$2,550,000

BY APPOINTMENT

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

BRYAN MIYAMOTO 323.300.1188
www.BRYANMIYAMOTO.com Miyamoto@kw.com

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

OPEN TUESDAY 11-2PM

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

TERRI GERGER 323.333.2537
www.TALKTOTERRI.com tgerger@pacbell.net



1526 GLENDON, WESTWOOD
LISTED AT \$3,995,000

OPEN TUESDAY 11-2PM

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

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



4768 BRYN MAWR, LOS FELIZ
LISTED AT \$2,359,000

OPEN TUESDAY 11-2PM

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

CARTER + ORLAND 323.300.1025
www.CARTERORLANDESTATES.com dorothycarter@kw.com



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

OPEN TUESDAY 11-2PM

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

DIANA HART 310.415.7433
www.LOCATIONLAHOMES.com dianajhart@gmail.com



Sotheby's

INTERNATIONAL REALTY

OPEN TUESDAY 11 - 2



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

PATRICIA RUBEN

patricia.ruben@sothebyshomes.com | 323.333.3801

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BRENTWOOD | 215 NORTH SALT AIR AVENUE

5BD/5BA | \$5,295,000 | web: 0344026
Joan Sather 310.740.0302



MALIBU | POINT DUME RANCH, VIEWS

3BD/2BA | \$4,495,000 | web: 1300180
Shen Schulz 310.980.8809



BHPO | SIMPLICITY AND ELEGANCE

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



MALIBU | 18425 COASTLINE DRIVE

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



HOLLYWOOD HILLS | GORGEOUS POST & BEAM

2BD/2BA | \$1,600,000 | web: 0027589
Craig Nadeau 213.280.0544, David T Kessler 310.245.6715



HOLLYWOOD | SOPHISTICATED URBAN CONDO

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

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

\$18,995,000
310.266.0947



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

\$11,990,000
310.266.0947



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

\$5,800,000
310.699.2601



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

\$2,775,000
323.935.8680



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415 7th St · Santa Monica **\$9,500,000**
Sandra Miller 310.616.6213
7 bed · 10 bath · 8,954 sf · 15,000 sf lot



406 S Sycamore Ave · Hancock Park Adjacent **\$3,790,000**
Rosalie Klein 323.935.8680
5 bed · 6 bath · 6,502 sf lot



9512 Tullis Dr · Beverly Hills **\$2,199,000**
Y Charlie | K Sanchez | A Aldrete, The Agency 323.547.8900
3 bed · 3.5 bath · 2,188 sf · 4,950 sf lot



6652 Lindenhurst Ave · Beverly Grove **\$1,595,000**
Rosalie Klein 323.935.8680
2 bed · 2 bath · 7,098 sf lot



915 12th St #5 · Santa Monica **\$1,399,000**
Sandra Miller 310.616.6213
2 bed · 3 bath · 1,512 sf



Mar Adentro · Los Cabos **\$841,950 - \$5,553,600**
Yawar Charlie | Karen Sanchez 323.383.3753
Hotel & Residences | 5 Star Luxury Destination



5235 White Oak Ave #5 · Encino **\$655,000**
Rosalie Klein 323.935.8680
3 bed · 2.5 bath · 1,907 sf



531 11th St · Santa Monica **\$29,995/mo**
Guy Reid | Raphael Barragán 310.699.2601
6 bed · 8 bath · 6,394 sf · 7,509 sf



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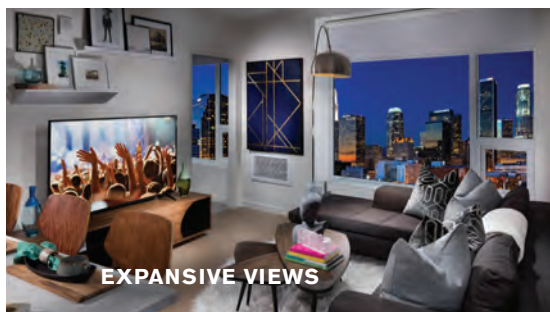
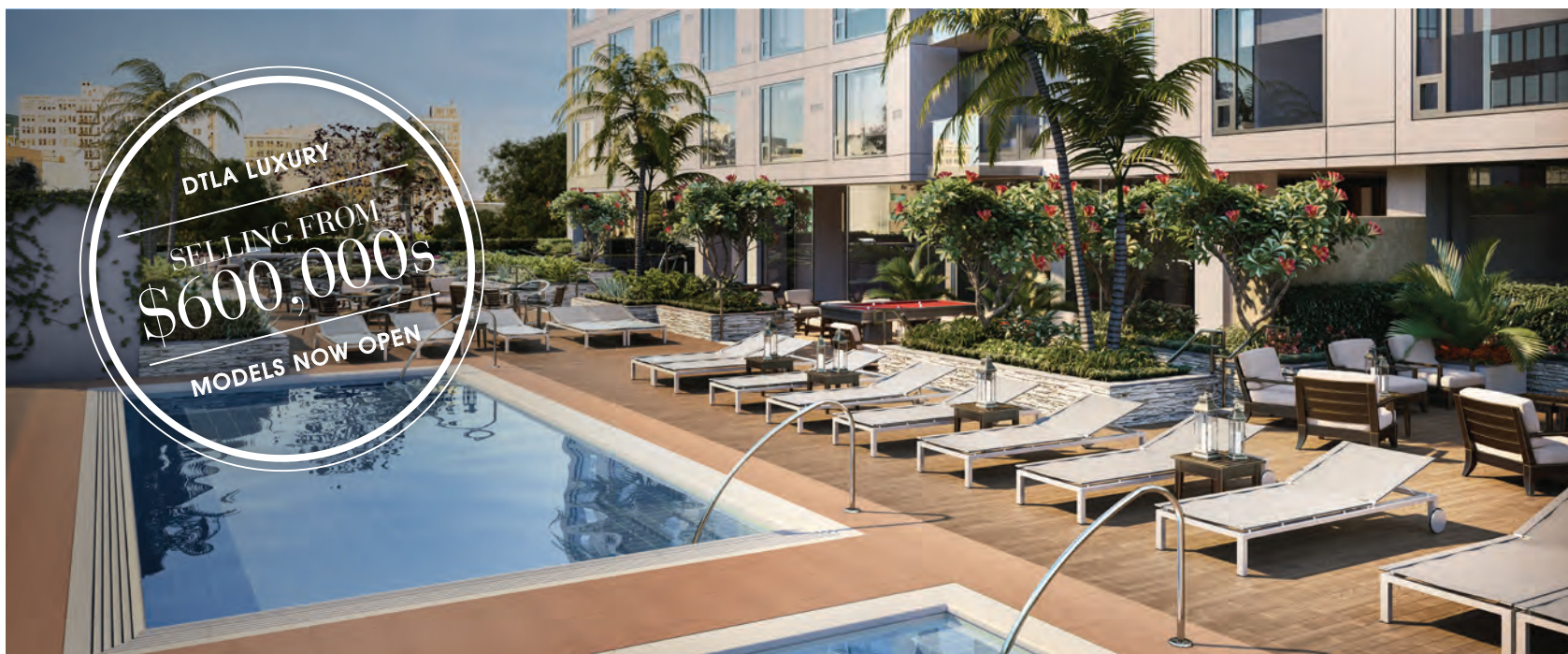
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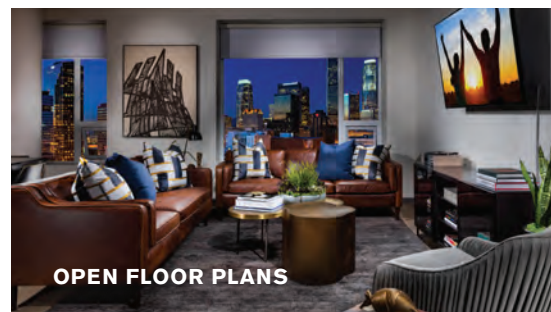
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Villa Sul Mar is perched high above the Pacific Ocean

609 Paseo Del Mar, Palos Verdes Estates
5 bedrooms | 6 bathrooms | 7,590 sf living | 23,883 sf lot | Offered for \$11,900,000

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



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6501 Esplanade, Los Angeles

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

Represented by Robin Fox

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



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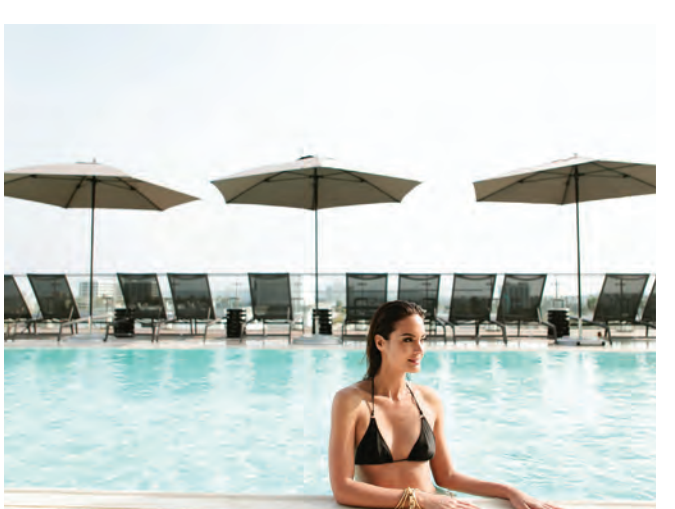
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Kurt Rappaport (310) 860-8889 | CalBRE# 01036061
Mark S. Gruskin (310) 924-5769 | CalBRE# 01324387



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

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

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



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

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

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



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

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

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



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

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

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



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

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1526 Glendon Ave

\$3,995,000

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from 11am to 2pm

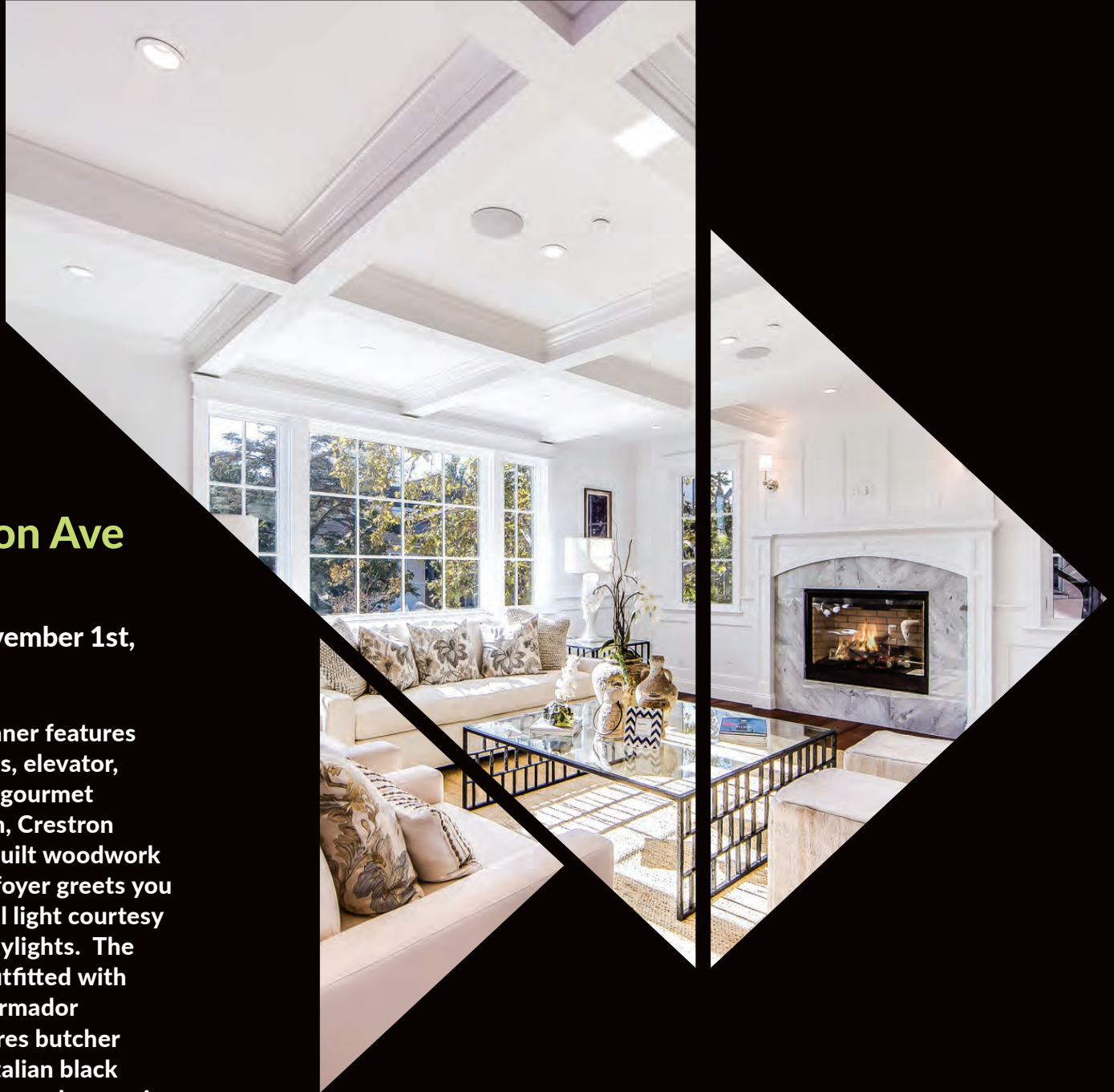
This luxe 3-story stunner features 5 Bedrooms, 5.5 Baths, elevator, theater, 2 car garage, gourmet kitchen, laundry room, Crestron system, and custom built woodwork throughout. A grand foyer greets you with a flood of natural light courtesy of the 12-foot long skylights. The designer kitchen is outfitted with Chef's Collection Thermador appliances, and features butcher block walnut wood, Italian black marble stone, wine bar, and a massive walk-in pantry. The indoor/outdoor living boasts 16' Windsor bifold doors that open up to the enviable backyard featuring a pool, spa, water feature, patio, and 2 fire-pits. Take a ride in your personal elevator down to the basement, where you can relax in your very own soundproof theater with a 120" screen. This green home is outfitted with 100% LED lighting, maximizing its energy efficiency. Hedged and gated for optimal privacy.

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OFFERED AT : \$999,000

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

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

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BARBARA ALLEN (323) 610-1781



LADERA HEIGHTS | \$1,649,000

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PASADENA | \$3,450,000
 569woodland.com • Langham Hotel neighborhood • 5br/5ba•Pool•Spa•4,452sf home• 20,600sf lot
CAROL CHUA (626) 708-8022



PASADENA | \$1,350,000
 633 S Lake Ave #4 | Luxurious, 4-story Chateau style townhouse, 2 master BD suite | 2.5 BA
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PLAYA DEL REY | \$2,695,000
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SANTA BARBARA | \$6,850,000
 www.HopeRanchViewHome.com Medit. residence on a knoll w/ ocean, island and mountain views
LINDA LORENZEN (805) 886-1842



SANTA MONICA | \$6,399,000
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SANTA MONICA | \$1,649,000
 1118 3rd St #301 | Spacious 2BD/2BA condo down the street from Third Street Promenade.
STEVE SAWAII (310) 899-3584



SANTA ROSA VALLEY | \$1,200,000
 Bridlewood Estates 4+3. LV & DR w/dual sided frpl. 1+1 dwn (no clst) P/S. Horse facilities
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SARATOGA | \$1,890,000
 Beautifully Remodeled 3BD/2BA Home in Saratoga Park | Gorgeous Brand New Kitchen
ANNIE HO (310) 972-9602



VALLEY VILLAGE | \$1,399,000
 Heart of VVL, One Story, fenced/gated yard w swimmers pool, updated kitchen & baths
MATT FONDA & JEFF MCMAHON (818) 216-1545



WESTWOOD | \$995,000
 1820 Benecia Ave #105. Redone 2BD front corner unit w/ large balcony. Approx 1983 sqft
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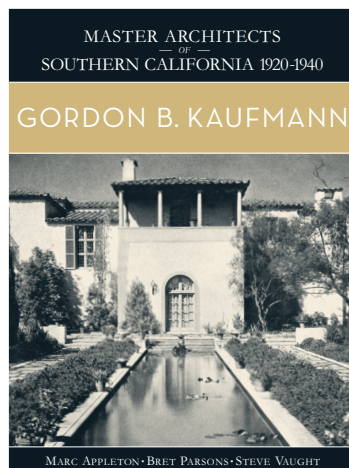
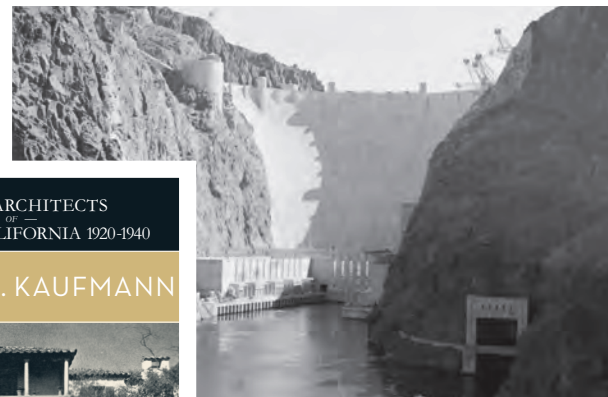
ARCHITECTURE & DESIGN

MASTER ARCHITECT GORDON B. KAUFMANN

by Bret Parsons

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

www.MasterArchitectsOfSouthernCalifornia.com



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

ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: MICHAEL C.F. CHAN



PASADENA | \$3,680,000

Striking Post Modern design fully realized, executive contemporary. www.1265Chateau.com

Catherine "Tink" Cheney (626) 233-2938

ARCHITECT: DANIJELA TRUBINT



HOLLYWOOD HILLS WEST | \$2,950,000

7668 Woodrow Wilson | Open Sun 2-5 | New Const designed by Danijela Trubint. 4BR, 5BA.

Eric Lowry & Kirk Frieden (213) 507-0950

ARCHITECT: BUFF & HENSMAN



PASADENA | \$1,475,000

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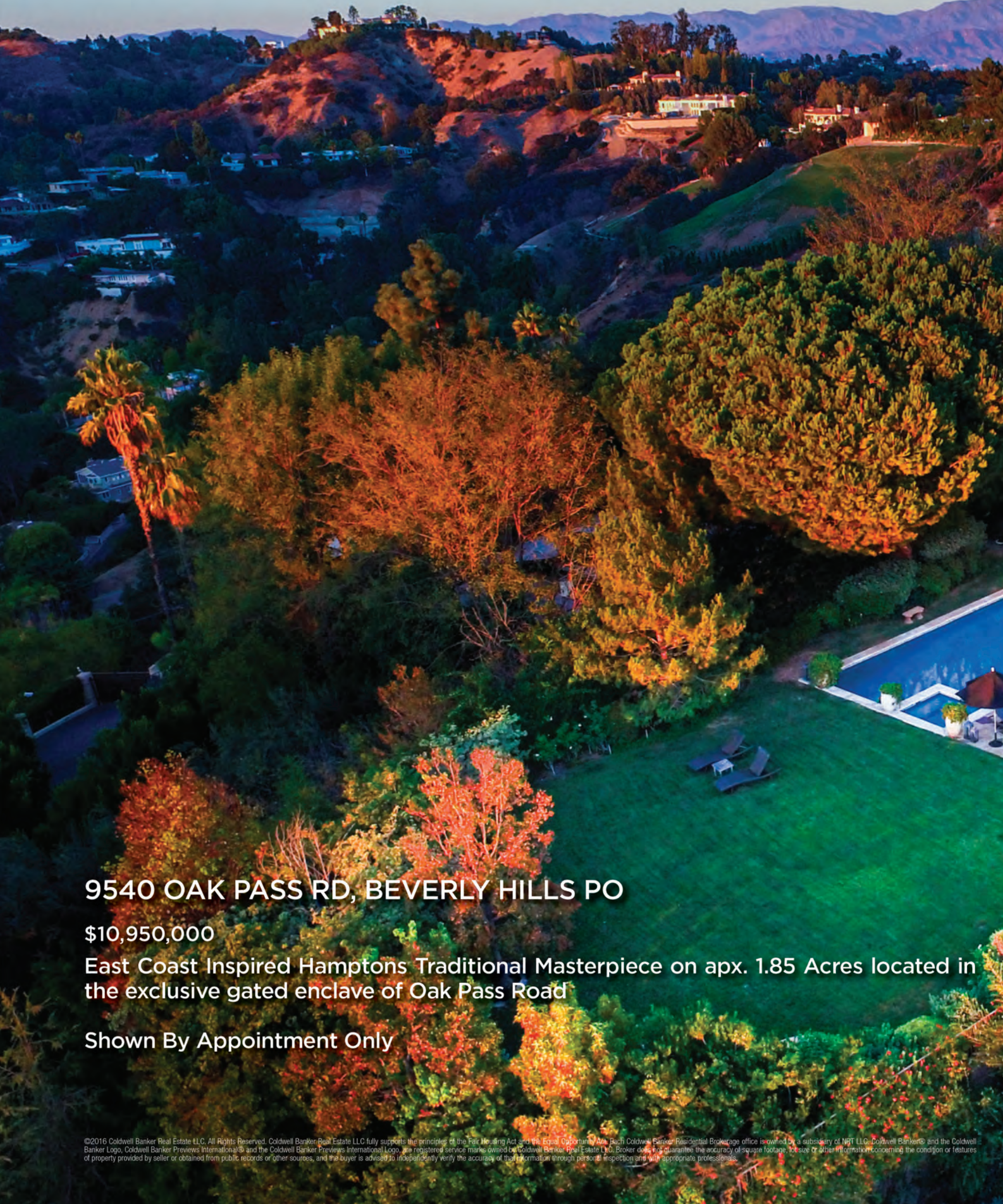
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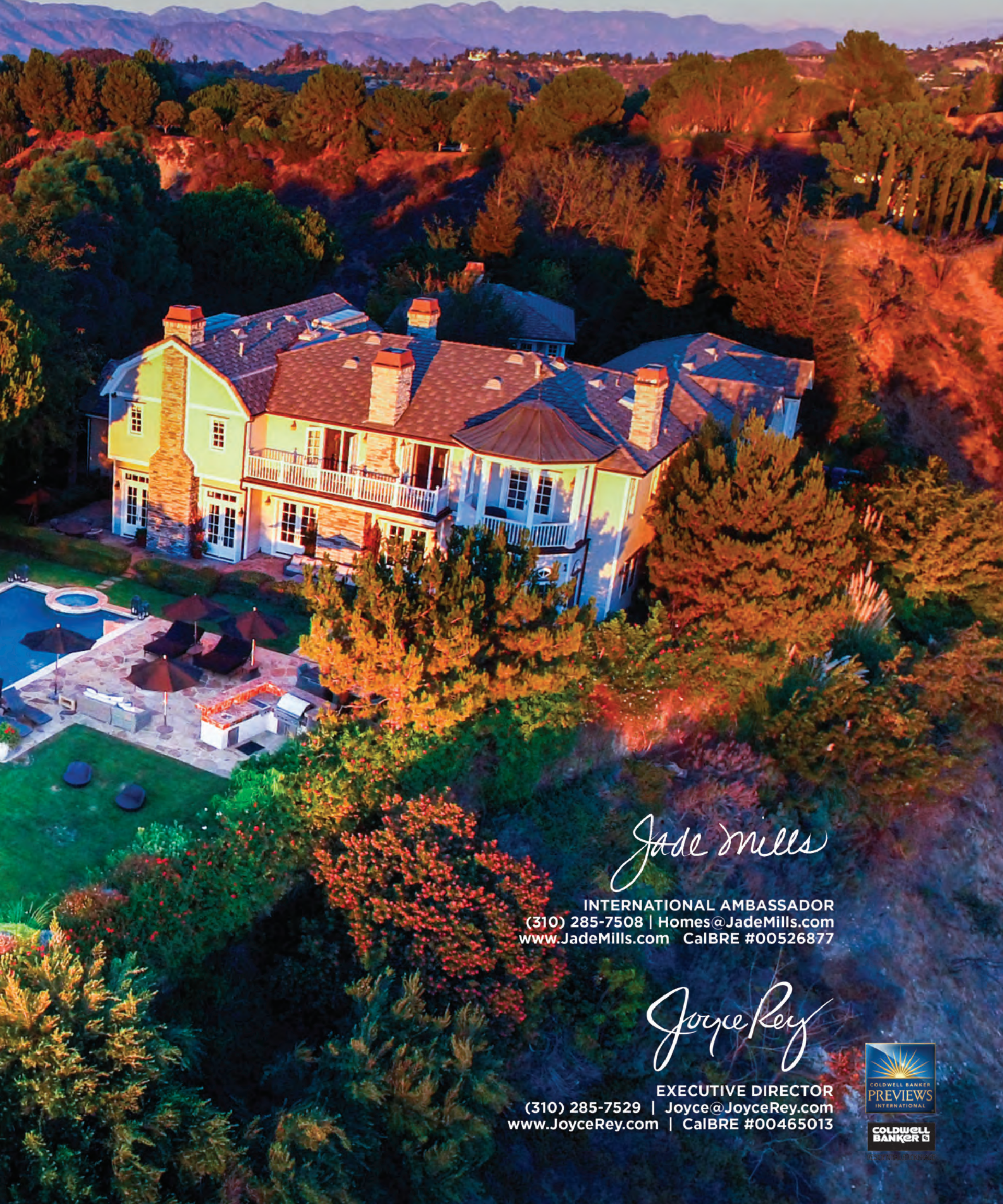


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OPEN TUESDAY
from 11am-2pm



525 Bellagio Terrace Lower Bel Air

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\$11,495,000

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Sunset Strip | 1439 Devlin Drive

4BD, 4.5BA | Approx. 4370 Sq. Ft. | \$6,700,000

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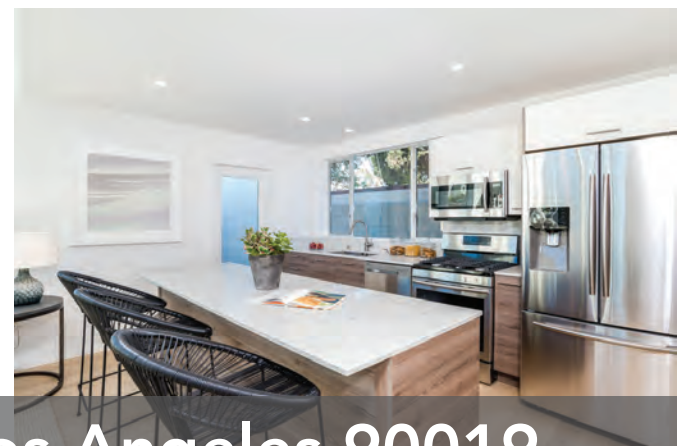


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Marc & Rory Shevin | 818.251.2456/818.251.2476



\$4,995,000 | 2602 3rd Street, Santa Monica | 4 units
Ian L Brooks | 310.428.6569



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



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



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



\$2,295,000 | 2644 Greenvally Road, Sunset Strip | 4BD/3BA
Elizabeth Friedman | 310.743.3301



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

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\$6,495,000 | 181 Granville Ave, Brentwood | 5BD/6BA
Jacklin Rafaelof | 310.709.9809



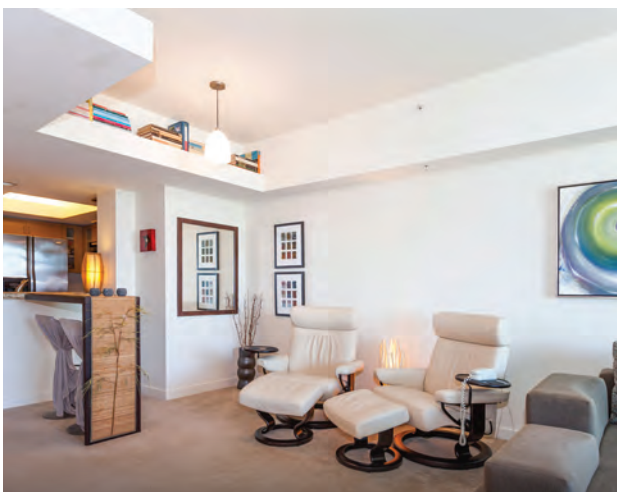
\$2,795,000 | 3251 Purdue Ave, Mar Vista | 5BD/6BA
S. Bubis/R. Frey | 310.255.3450/310.488.3595



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



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



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



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

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

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1464 Glennville Drive

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- » Heart of Los Feliz Village
- » Old world charm
- » Large lot
- » Individual garage
- » ElMiradorLA.com

Disclaimer

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

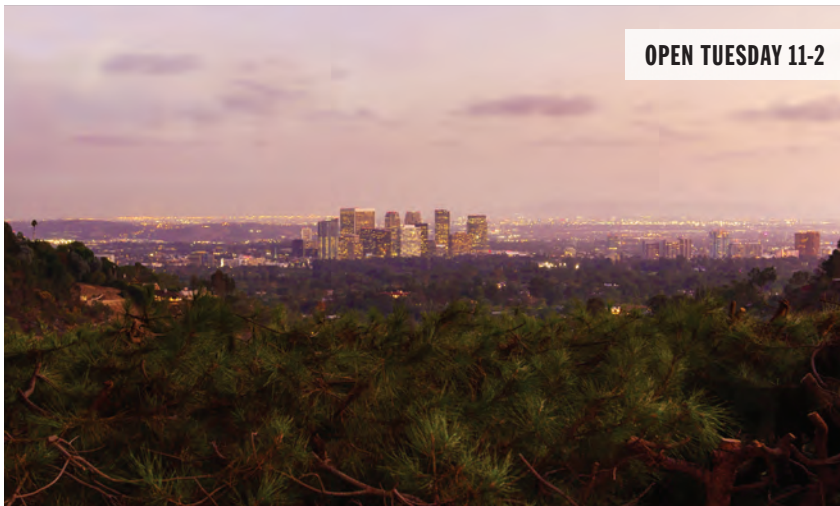
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BEL AIR
11531 Orum Road | 6 Bedrooms | 7 Baths | \$5,995,000
Juliette Hohnen 323.422.7147



BEVERLY HILLS
1218 Benedict Canyon Drive | 6 Bedrooms | 8 Baths | \$16,500,000
Juliette Hohnen 323.422.7147 | Annie Stewart 310.926.0434



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



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



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



CENTURY CITY
1 W Century Drive #28A | 3 Bedrooms | 5 Baths | \$12,750,000
Michelle Oliver 310.500.6111

150 E. CAVANO DRIVE, BEVERLY HILLS, CA 90212, 310.985.3888. © 2016 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. EQUAL HOUSING OPPORTUNITY. 

FOR A COMPLETE LIST OF PROPERTIES, VISIT ELLIMAN.COM/CALIFORNIA



ENCINO | PRICE REDUCTION

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



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

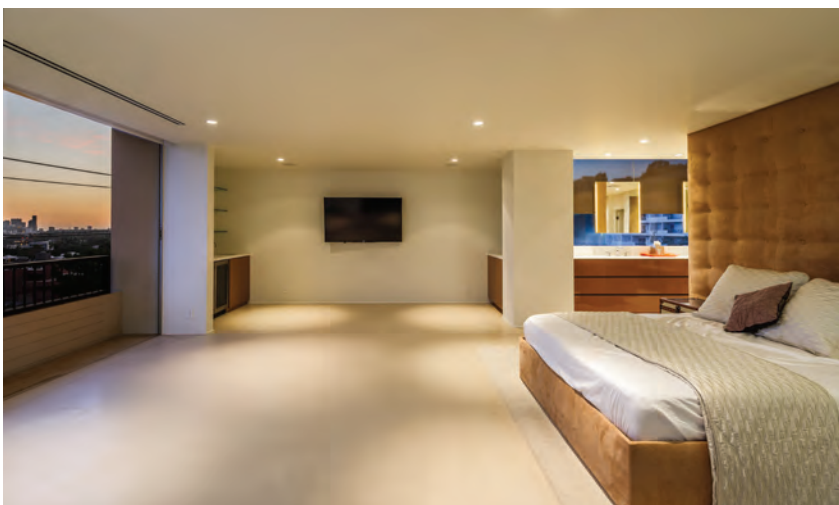


SUNSET STRIP | PRICE REDUCTION

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



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



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



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

THE ALTMAN BROTHERS



OPEN TUESDAY 11-2PM

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

JOSH & MATTHEW ALTMAN

O: 310.819.3250

JOSH@THEALTMANBROTHERS.COM

THEALTMANBROTHERS.COM

JACOB GREENE

C: 310.415.2653

JACOB@THEALTMANBROTHERS.COM

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AB THE ALTMAN BROTHERS

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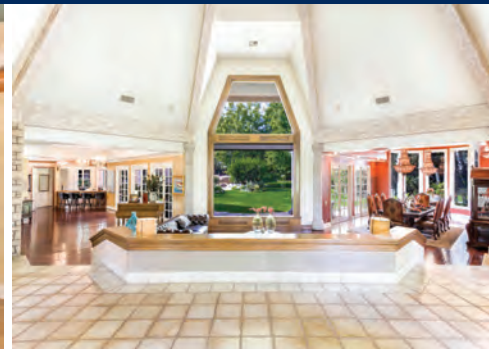
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*Broker must accompany client on their first visit to the sales gallery. **Offer valid on purchases from October 24 to November 30, 2016 and is valid on select Sol – Phase 4 homes, select Brisa – Phase 1 & 2 homes, and select Viva – Phase 1, 2 & 3 homes. Please see sales agent for more details. In a continuing effort to improve home plans, the builder reserves the right to modify or change plans, specifications, features and colors without notice. Floor plans and elevations vary by elevation style. Porches, balconies and windows all vary by lot and floor plan configuration. Square footages are approximate. All maps, plans, elevations and renderings are artist's conceptions and are not necessarily to scale. Please consult a sales representative for details. California licensed broker. CalBRE #01912034 – Comstock Homes Broker, Inc.



ZALTANA GARDENS REIMAGINED

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Kurt Rappaport
310-860-8889
kr@weahomes.com
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1249 N DOHENY DRIVE | \$8,995,000

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Kurt Rappaport
310-860-8889
kr@weahomes.com
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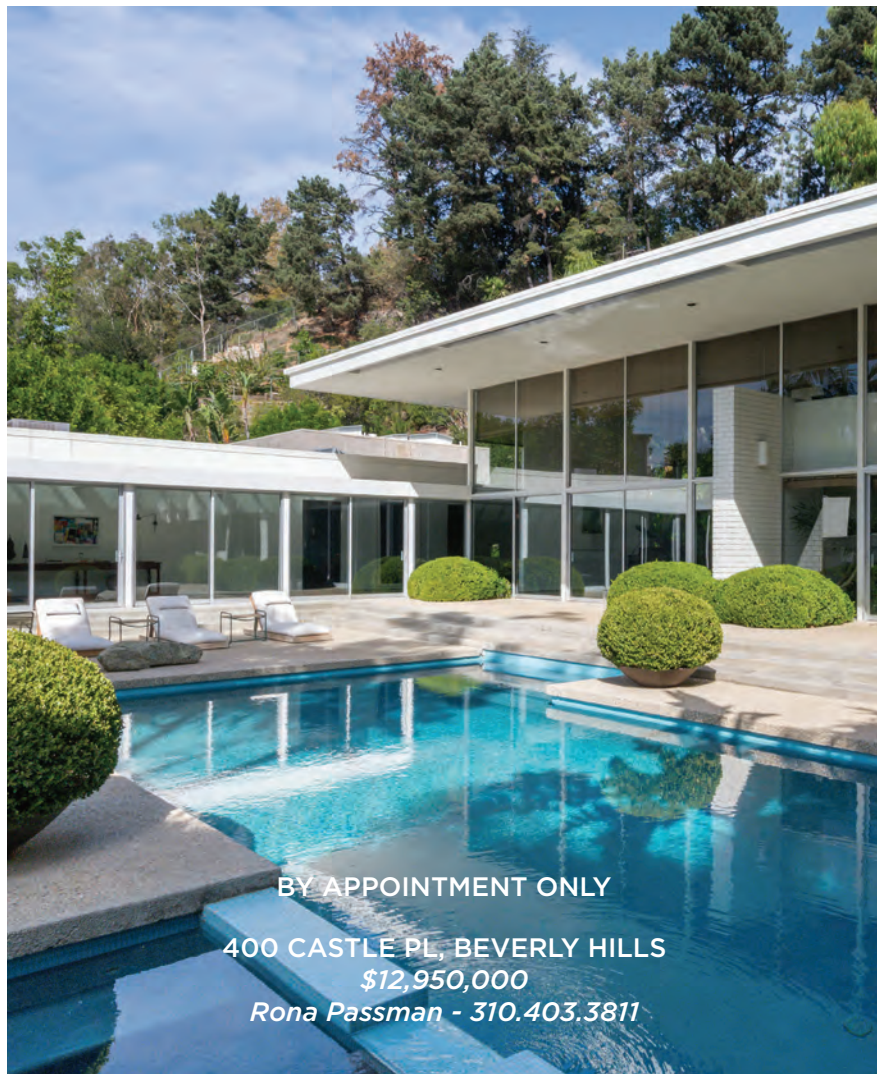


BY APPOINTMENT ONLY
13151 RIVERS RD, BRENTWOOD
\$18,995,000
Drew Fenton - 310.858.5474



RENDERING

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Rodrigo Iglesias, Helena Deeds - 310.699.3435



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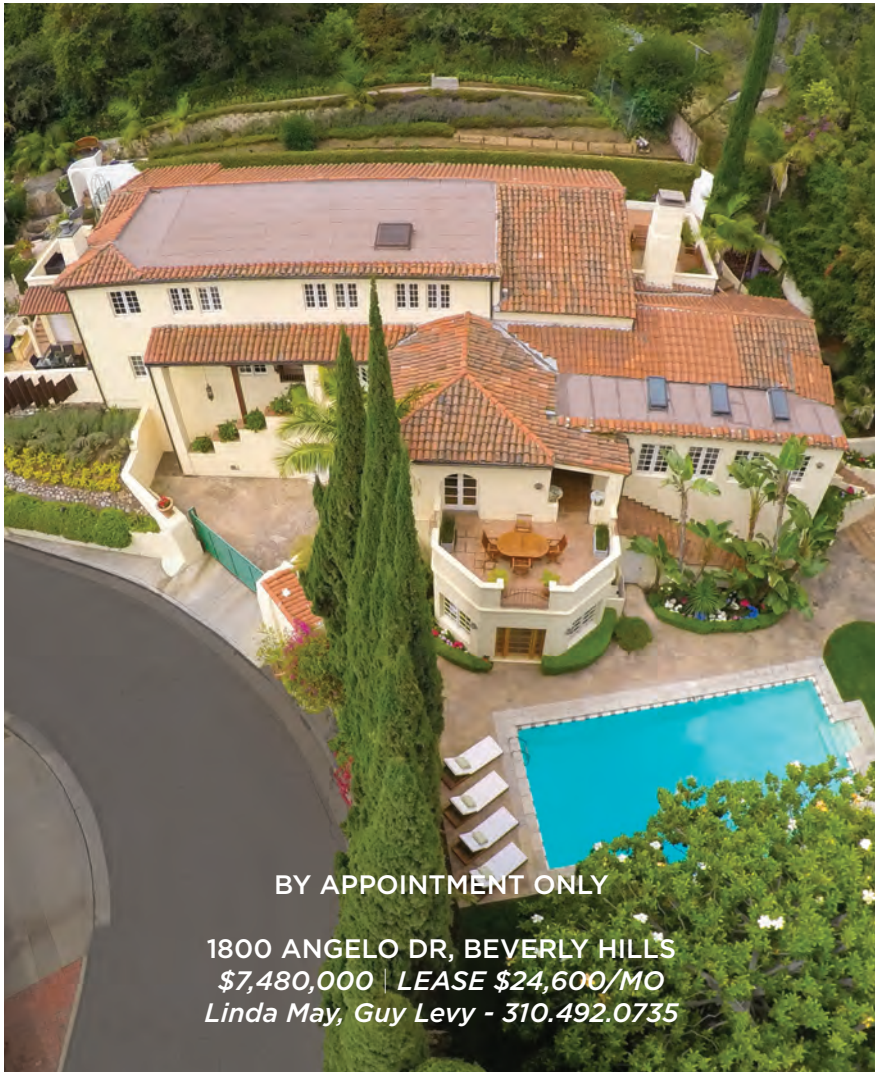
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\$2,600,000

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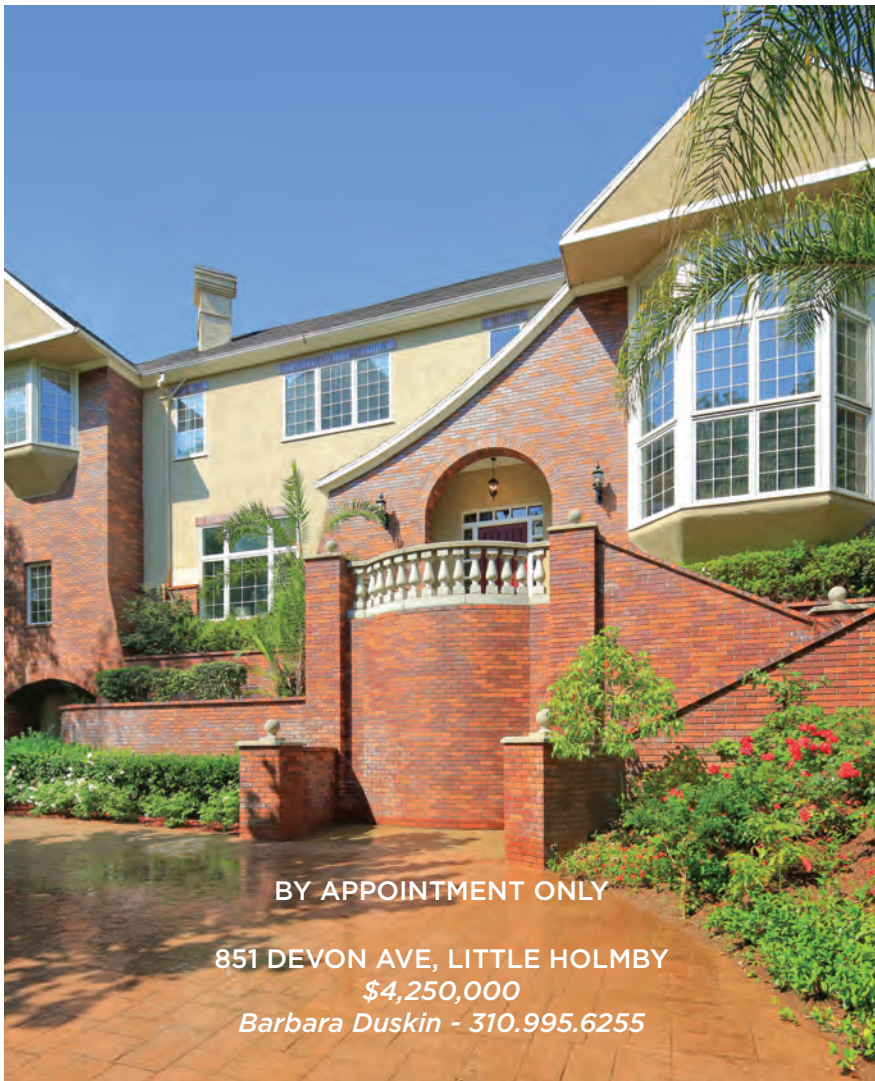


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EDUARDO UMANSKY
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5720 VALLEY OAK DRIVE

LOS FELIZ

OPEN TUESDAY 12-2PM

4 BEDROOMS | 4 BATHROOMS

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.

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12117 GREENOCK LANE

BRENTWOOD

5 BEDROOMS | 5.5 BATHROOMS | 4,800 SQ. FT. | 6,795 SQ. FT. LOT

This new modern construction smart home features 5 beds & 5.5 baths, all ensuite. Upon entering, you are struck by the open layout, natural light & features including a custom built glass wine closet. At the center sits a dining area surrounded by a floating glass staircase opposite to an outdoor sitting area. The open floorplan is an entertainer's vision, with consistent indoor/outdoor living area feel. Also equipped with a built in BBQ, fire pit, lighting system, climate, and music controls.

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8954 ST. IVES DRIVE

BIRD STREETS

4 BEDROOMS | 5 BATHROOMS | 4,250 SQ. FT. | 6,495 SQ. FT. LOT

Newly renovated modern stunner with panoramic views on St Ives! Step into the height of luxury in this designer done house in the famed celebrity filled Bird Streets. This is a unique opportunity to buy a newly renovated house at a price usually quoted for a fixer in this area. Minutes from fabulous shops, restaurants and night life on the famous Sunset Strip.

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12714 SEA SPRAY PLACE #6

PLAYA VISTA

3 BEDROOMS | 2.5 BATHROOMS | 2,141 SQ. FT.

A beachy brownstone that offers quality finishes and a gourmet chef's kitchen with quartz countertops and Viking appliances. Enjoy natural light in this pristine and sophisticated Mason home with 11-foot ceilings, open floor plan and oversized patio. The stunning master suite with bonus space features a bathroom that doubles as your own personal spa retreat with stylish amenities and smart closet space. Private two-car garage and access to all amenities that Playa Vista community has to offer.

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323.356.2650

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NEW LISTING

OFFERED AT \$1,898,000

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PLAYA VISTA'S LYFE KITCHEN



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NEW LISTING

OFFERED AT \$5,995,000

16003 VALLEY VISTA | ENCINO

OPEN TUESDAY 11-2PM & SUNDAY 2-5PM

6 BEDROOMS | 6.5 BATHROOMS | 7,699 SQ. FT. | 18,930 SQ. FT. LOT

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.

DAVID PARNES
424.400.5916

JAMES HARRIS
424.400.5915

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424.270.1656



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TUESDAY 11AM-2PM

701 N. ALPINE DRIVE | BEVERLY HILLS

Offered at \$7,995,000 | 5 BED | 6.5 BATH | FAMILY ROOM | 1 BED/1 BATH GUEST HOUSE | POOL

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nick.segal@thepartnerstrust.com
310.500.1388



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Offered at \$1,649,000

KATHY MARSHALL

310.740.1812

kathe@kathemarshall.com | kathemarshall.com

CALBRE #01006678



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COLDWELL BANKER RESIDENTIAL BROKERAGE
Beverly Hills North 301 N. Canon Drive, Beverly Hills, 90210

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Sunset Strip Mediterranean Fixer - Open Tuesday 11a-2p



1733 N Crescent Heights Blvd, West Hollywood - 90069

Once home to Actress Mary Pickford! 4 bedroom, 2.5 bath plus guest quarters-street to street lot. City Views Beautiful Hardwood floors, high ceilings & major fixer. Perfect for Designer/Developers or Creative owner/user.

Offered at \$1,450,000

DELPHINE MANN

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CALBRE #00546676



MANN | MARSHALL

COLDWELL BANKER RESIDENTIAL BROKERAGE
Beverly Hills North 301 N. Canon Drive, Beverly Hills, 90210

KATHY MARSHALL

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13650 MARINA POINTE DR #1804, MARINA DEL REY CA 90292

3 Bedroom | 3 Bath | Approx. 3,386 sq.ft. | Offered at \$3,995,000

Extraordinary, Exquisite & Rare Cove Penthouse

- Soaring ceilings & spectacular ocean/marina views anywhere with floor-to-ceiling glass & rare dual balconies.
- Staggering space with ultra-wide living/dining areas with incredible vistas & relaxing, cool evenings by the fireplace.
- Chef's kitchen delight with island, exquisite appliances & Studio Becker-designed cabinetry. Extraordinary penthouse boasting extra-large master bedroom w/ retreat, dual bathrooms with super-sized showers; a
- Guest bedroom with spacious walk-in & separate full bath & lastly, a flex den/guest room that could double as an office, media room or nursery.
- Outstanding amenities & world class services; close to everything worth having near.



RICK DERGAN | PANOS PAPADOPOULOS

BRE# 00972387 | BRE# 01401789

424-274-2533

www.SoldByARIA.com

CELEBRITY ENCLAVE!!



8360 MARMONT LANE | \$2,215,000

REPRESENTATION BY:

Annie Constantinesco

310-860-8899

alc@weahomes.com

CALBRE# 00663756

OPEN TUESDAY, NOVEMBER 1ST • 11-2PM

- Cul-de-sac walled and gated charmer in verdant setting
- One story villa with cathedral ceiling in living room, overlooking a totally private swimmer's pool and lush landscaping
- In back, a charming lanai opens out to a large, sunny, paved courtyard
- Two bedrooms, large walk-in closet, two bathrooms + a cozy den at one end
- Small formal dining room, original kitchen, powder room, workshop
- Total privacy, yet only minutes to all the glamour and action
- Last but not least, a "who's who" list of past celebrity occupants

WEAHOMES.COM



WESTSIDE ESTATE AGENCY

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



1016 N. HILLCREST ROAD, BEVERLY HILLS
TUESDAY OPEN 11-2 CATERED LUNCH
TWILIGHT 6-8 WINE & CHEESE

Offered at \$14,995,000

Trevor Levin
tlevin@nourmand.com
cell: 310.866.8738
bre#: 01897050

Michael Nourmand & Adam Sires
mnourmand@nourmand.com
cell: 310.666.3294
bre#: 01281017 | bre#: 01399199



* CONTIGUOUS 10,000+ SQFT LOT WITH
EXPLOSIVE CITY & OCEAN VIEWS
0 SIERRA MAR DRIVE
Also Available at \$3,750,000



8410 GRAND DRIVE



4 BED | 4 BATH | POOL HOUSE | 300° VIEWS

PRIVATELY SET ABOVE THE SUNSET STRIP WITH 300 DEGREE VIEWS OF DOWNTOWN, THE CANYON, & THE OCEAN, THIS COMPLETELY RENOVATED, SEXY CONTEMPORARY HOME BOASTS REFINED FINISHES & TASTEFUL DESIGN THROUGHOUT.

LET'S TALK ABOUT YOUR NEXT MOVE.

OPEN TUESDAY, NOVEMBER 1ST

11AM - 2PM

SUSHI WILL BE SERVED

6 - 8PM

TWILIGHT WINE & CHEESE

EDUARDO DE LA RENTA
PROPERTIES
CALBRE 01897830

C 310.989.5535 | O 310.432.6400 | ELVAREZRENTA@MAC.COM

439 N. CANON DR., PENTHOUSE BEVERLY HILLS, CA 90210

kw BEVERLY HILLS
KELLERWILLIAMS REALTY

AMY DAVIS

424.285.5418 | amy.davis@telesproperties.com



Open Tuesday 11-2

555 South Muirfield Road, Hancock Park
5bd 7ba
Listed at \$7,849,000

CLASSIC REVIVAL TUDOR WITH CONTEMPORARY SPLENDOR

Featured in Architectural Digest, this stunning Revival estate 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 and spa with flagstone terraces and a sensational pool house that sets the stage for a grand party.

555SouthMuirfieldRoad.com





4152 Greenbush Avenue • Sherman Oaks • \$2,750,000 • 4152Greenbush.com

South of the Blvd East Coast Traditional with a splash of Contemporary! This incredible 5 bedroom, 5.5 bath home has been beautifully updated and professionally designed to create a dramatic yet comfortable and inviting ambiance. An artful blend of contemporary design elements through out include Wide plank White Oak flooring, extensive use of chair rail, raised panel wall detail, custom lighting, window treatments and coffer ceilings. Gracious Formal Living & Dining Rooms. A true "Chefs kitchen" with professional Viking stainless appliances, large center island w/ vegetable sink, honed Carrera marble top, wine refrigerator, butlers pantry & sunny breakfast nook opens to the adjacent family room with warming fireplace and French doors that lead to a covered porch, perfect for extended entertaining and daily family enjoyment. The sumptuous master suite boasts a pitched ceiling and private deck. The gorgeous spa-like bath features a soaking tub, steam shower, water closet and dual walk-in closets. Three additional ensuite bedrooms complete the second floor. Downstairs guest bedroom with private bath and private office with fireplace. Lushly landscaped grounds include large backyard with grassy area, colorful garden, sparkling saline pool and spa, plus side yard with synthetic grass and custom play structure. A must see to appreciate!



DanaAndJeffLuxuryHomes.com

DANA OLMES & JEFF BIEBUYCK
818.581.6068 / 818.486.1763



DANA & JEFF
LUXURY HOMES

Dana Olmes and Jeff Biebuyck are Realtor Associates, CalBRE# 00944676 & 01383921. Buyers advised to verify accuracy of all information through independent inspection by professionals. If your home is currently listed for sale this is not meant as a solicitation. Each office is independently owned and operated.

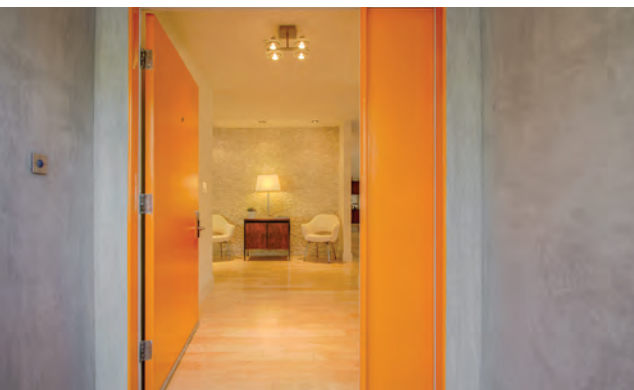
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MELISSA ALT & ASSOCIATES

OPENING DOORS ON THE WESTSIDE

424.202.3232 | melissa.alt@telesproperties.com | MelissaAlt.com

New Listing! Open Tuesday 11am - 2pm



507 N. Lucerne Boulevard
Hancock Park

4 bd 3 ba
Listed at \$2,198,000

Re-invented through a modernist lens, this hip Hancock Park remodeled 1960's home is a rare offering. Dine in the intimate dining area, or settle in the media room for a night of movies. The gourmet kitchen with center island & SS appliances blends into the living room with fireplace. Covered patio & grassy yard accessed through glass doors. The master BR suite, located on the first floor, has a walk-in closet & a gorgeous master bath w/ double sinks, & separate tub & shower. The second floor has a Large BR suite, & the optional 4th bedroom, currently used as an office. Professionally soundproofed studio w/ vocal booth. Beautiful new maple floors, freshly painted. Located w/in close proximity to Larchmont Village, with its great shopping and dining. 507NorthLucerneBlvd.com



A PORTION OF EVERY SALE GOES
TO HABITAT FOR HUMANITY, LA

Melissa Alt: California Bureau of Real Estate #01019836

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Spectacular Architectural Gem



2357 Greenfield Avenue, Los Angeles
www.2357greenfieldave.com



Brand new Modern home designed by Leavitt + Moss. This spectacular Architectural gem boasts 3,587 square feet with 5 bedrooms, 4.5 bathrooms plus a media room. The home's interior design has been appointed with the most thoughtful and luxurious features. The entire house is totally automated with Sonos and Lutron control systems that allows you to control all lights and built in speakers with the in-wall iPad or from any smartphone. There is a large open-concept entertaining area with 12 foot ceilings that consists of a chef-inspired kitchen with stainless steel Thermador appliances, large living room with a modern linear fireplace surrounded by Carrera marble and a dining room with Western sliding doors that pocket in the walls. These sliding doors lead you to the designer landscaped backyard with beautiful wood decking and a gorgeous pool and spa equipped with Omnilogic, which allows for full heating and lighting control from the in-house iPad or any smartphone. The elegant media room is furnished with floor to ceiling built-in cabinetry. The home also features an interior courtyard with beautiful wood decking and integrated benches, perfect for your morning coffee or afternoon tea. The all glass staircase leads you upstairs to three bedrooms, all with their own en-suite bathrooms and individual balconies. There is also an oversized laundry room with its in own sink. The spacious and sexy master bedroom suite boasts views of Century City off its deck as well as a sitting room and beautifully appointed walk-in closet. The master bathroom is the bathroom of your dreams with dual sinks, soaking tub and master shower with three separate spray heads. Don't miss out on this perfect entertainers space.

David Berneman

(888) 721-2228 x 1

david@goldenbeeproperties.com

www.goldenbeeproperties.com

CalBRE: 01912734



Open 11-2pm | Tuesday, November 1st



1952 N. Beverly Drive

Beverly Hills Post Office | 2 BR | 2 BA | Pool | \$1,850,000

ERNIE CARSWELL
&
PARTNERS

Simple but compelling sophistication is the hallmark of this authentic Mid-Century Modern one-story architectural residence in one of lower BHPO's most desirable & private locations. Ideally designed for California indoor/outdoor living & entertaining!


Michele Moses

TELES
PROPERTIES

818.400.1016

Michele Moses: Bureau of Real Estate #01518638

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Traditional Cape Cod

In Sherman Oaks



A Cape Cod masterpiece like no other! Breathtaking brand new construction designed with every detail taken into consideration using only finest materials and high end finishes. No expense was spared. It is designed with an open floor plan, beautiful custom oak floors, high ceilings and an abundance of natural light. Equipped with a control for smart home, and nest temperature controls, built-in surround sound systems, cameras, alarm and pre-wired for all your high tech needs. Stunning pool with custom-made tile and three waterfalls, spa, & outdoor cooking area with full BBQ & sitting area. Right in the heart of Sherman Oaks this home is truly one-of-a-kind - Luxury living at its best!

14290 Addison St.
5 Bed + 5.5 Bath
4,310 Sq. Ft.
Pool

Offered At:
\$1,999,999

Sophia Abikzer | 310.889.4097 | info@DreamhomesbySophia.com

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