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INTERNATIONAL

TUESDAY, NOVEMBER 24, 2015

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

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POINT OF VIEW

Siena Way, Bel Air

DEVELOPMENT OPPORTUNITY • CITY, OCEAN AND GOLF COURSE VIEWS • 3.2 ACRES • \$52,000,000

For Inquiries
310.405.9244 SienaWay.com





WWW.864STRADELLA.COM

BY APPOINTMENT ONLY

864 STRADELLA RD, BEL-AIR

\$49,995,000

Branden Williams, Rayni Williams, Michael LaMontagna
310.691.5935

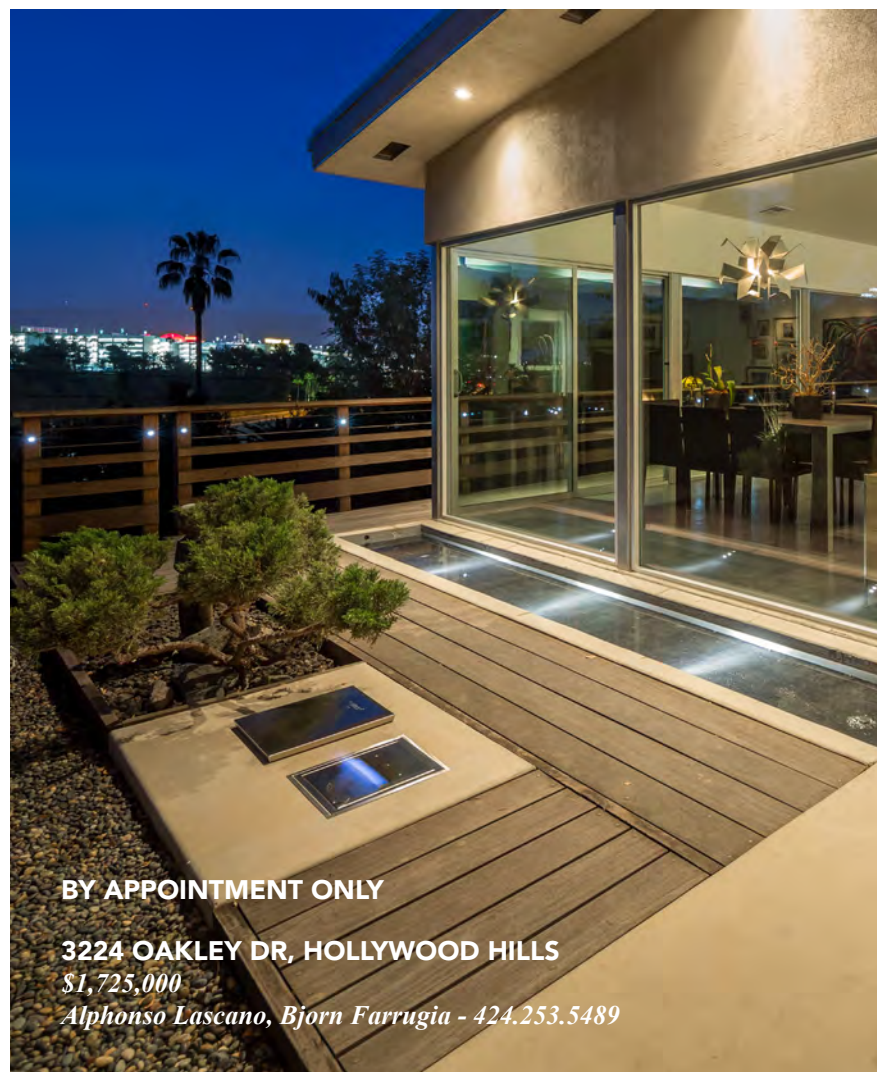


BY APPOINTMENT ONLY

7944 WOODROW WILSON DR, HOLLYWOOD HILLS

\$4,199,000

David Kramer - 310.691.2400



BY APPOINTMENT ONLY

3224 OAKLEY DR, HOLLYWOOD HILLS

\$1,725,000

Alphonso Lascano, Bjorn Farrugia - 424.253.5489



BY APPOINTMENT ONLY
917 N CRESCENT DR, BEVERLY HILLS
\$38,000,000
Drew Fenton - 310.858.5474



BY APPOINTMENT ONLY
1806 LOMA VISTA, BEVERLY HILLS
\$11,175,000
Branden Williams, Rayni Williams
310.691.5935



BY APPOINTMENT ONLY
9233 SWALLOW DR, SUNSET STRIP
\$18,950,000
David Yocum - 310.560.6164

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Joyce Key



DAN GLASER
REAL ESTATE GROUP



ELITE
PROPERTIES
REALTY
A FULL SERVICE COMPANY
SINCE 1982



1940 BEL AIR ROAD OPEN TUESDAY 11 - 2



Casa Lago, Bel Air's newest masterpiece, rests atop a private bluff overlooking the sparkling waters of the Stone Canyon reservoir. As Bel Air's closest property to the waterfront, Casa Lago recalls the great villas in Italy's lake region with stunning 300-degree views and immaculate gardens chiseled into the hillside.

\$34,900,000

JOYCE REY EXECUTIVE DIRECTOR
(310) 285-7529 | Joyce@JoyceRey.com
JoyceRey.com CalBRE #00465013

SHAHRZAD ARDALAN
ELITE PROPERTIES REALTY
OFFICE (310) 271-4040
CELL (310) 367-9600
Shahrzad@eliteproperty.com
CalBRE #00936311



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PARTNERS *trust*



460 SOUTH LAS PALMAS AVENUE, HANCOCK PARK
HELLBERG/BERG | \$3,995,000 | 310.779.4325



12126 LA CASA LANE, BRENTWOOD
LISA KIRSHNER | \$2,895,000 | 310.500.1360



15281-15283 VALLEY VISTA BOULEVARD, SHERMAN OAKS
FELECIA WESLEY | \$1,499,000 | 310.256.6568



3430 PRIMERA AVENUE, HOLLYWOOD HILLS
KAREN MISRAJE | \$1,295,000 | 310.500.3909

PARTNERS *trust*



1368 GOUCHER STREET, PACIFIC PALISADES
DAVID KELMENSEN | \$2,499,000 | 310.500.1430



153 5TH ANITA DRIVE, BRENTWOOD
TIM BYRNE | \$2,445,000 | 310.801.3442



2501 SOUTH CANFIELD AVENUE, BEVERLYWOOD
MITCHELL WALLIS | \$1,249,000 | 310.770.6860



1164 FERNWOOD PACIFIC DRIVE, TOPANGA
ELAINE HANSON | \$825,000 | 310.924.1032



aaroe dynamic
aaroe.com

SHOWN BY APPOINTMENT

1740 Bel Air Rd
Bel-Air | \$23,350,000
Aaron Kirman
424.249.7162



OPEN TUESDAY 11-2



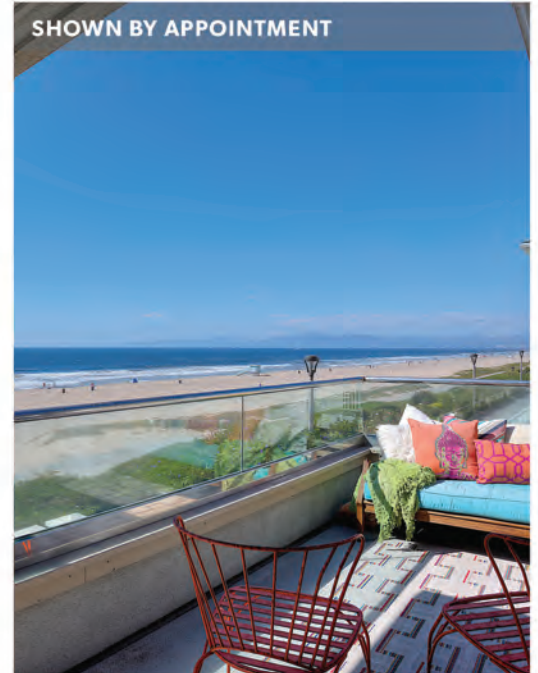
1805 Nichols Canyon Rd, Sunset Strip
1805nicholscanyon.com
Gil Dirige & Jay Martinez
\$1,195,000
310.801.0317

SHOWN BY APPOINTMENT



1726 N. Occidental Blvd, Silver Lake
1726occidental.com
Courville & Fung
\$1,499,000
323.315.7450

SHOWN BY APPOINTMENT



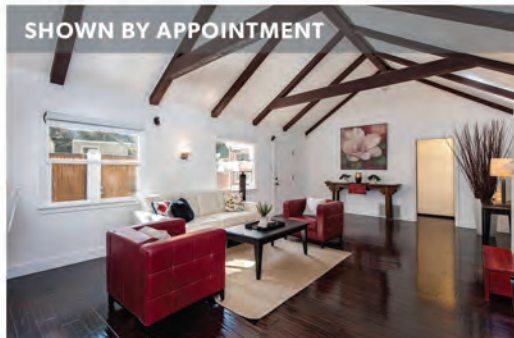
2722 The Strand
Manhattan Beach | \$28,500,000
2722thestrnd.aaroe.site
Lucy Kihm
323.315.7434

SHOWN BY APPOINTMENT



13848 Cumpston St, Sherman Oaks
13848cumpstonstreet.com
Forster Jones & Walters
\$1,050,000
310.691.7888

SHOWN BY APPOINTMENT



920 N. Beverly Glen, Bel-Air
920beverlyglen.com
Forster Jones & Schlosser
\$1,099,000
310.691.7888

JOHN AAROE GROUP



OPEN TUES. 11-2 | NEW LISTING

136 N. Rossmore Ave
Hancock Park | \$4,250,000
136nrossmore.aaroe.site
Ira Soeboto
310.739.9181



SHOWN BY APPOINTMENT

3343 N. Knoll Dr
Hollywood Hills | \$2,099,000
3343nknoll.aaroe.site
Angelo Fierro & Aaron Kirman
323.821.5353



SHOWN BY APPOINTMENT

2625 Nichols Canyon Rd, Sunset Strip
2625nicholscanyonrd.aaroe.site \$2,175,000
Darren Winston 310.709.8980



SHOWN BY APPOINTMENT

801 N. Sierra Dr, Beverly Hills
801sierra.com \$14,750,000
Aaron Kirman 424.249.7162



SHOWN BY APPOINTMENT

1187 N. Hillcrest Rd, Beverly Hills
1187hillcrest.com \$135,000,000
Aaron Kirman 424.249.7162



OPEN TUESDAY 11-2

7865 Willow Glen Rd, Sunset Strip
7865willowglen.aaroe.site \$1,595,000
Elayne Ceder 424.249.7170



SHOWN BY APPOINTMENT

10480 Wellworth Ave, Westwood
10480wellworth.com \$1,699,000
Melinda & Scott Tamkin 310.493.4141



NEW LISTING

17856 Porto Marina Way
Pacific Palisades \$1,950,000
Adrian Grant 310.962.7142

1372 EDGEHILL PLACE, PASADENA
LISTED AT \$3,498,000

BY APPOINTMENT

Pasadena estate on over an acre of flat land featuring panoramic views over the Rose Bowl and beyond. Double glass door entry, high ceilings, an abundance of windows, and hardwood floors. Master suite is a secluded sanctuary with a wall of windows. Fresh air and sunlight fill each of the three bedroom suites. Pool house with kitchenette and frplc. A wooden pergola jets out from the home and stone flooring flows from the pool and spa. Much more to experience!

THE BERNES TEAM

626.204.3313

www.1372EDGEHILLPLACE.com

TheBernesTeam@gmail.com



3574 MULTIVIEW DR, HOLLYWOOD HILLS
LISTED AT \$2,495,000

OPEN TUESDAY 11-2PM

This 4 Bd/3 Bath mid-century modern view property provides today's buyer with privacy, prestige, and provenance. A superstar cast of America's top architects worked on this masterpiece of California Modernism: Richard Neutra, Alexander Ban, and Josef Van Der Kar lent their visions to the structure, while celebrated landscape architect, Garrett Eckbo, labored over outdoor environs. Beach-entry pool, viewing deck with fire pit. www.3574Multiview.com

JEFF YARBROUGH

323.854.4300

www.JeffYarbrough.com

jeff@JeffYarbrough.com



3812 VANTAGE STREET, STUDIO CITY
LISTED AT \$2,275,000

BY APPOINTMENT

Custom home with 5 bedrooms, 5.5 baths, dramatic 10' ceilings, hardwood floors, formal living room, formal dining room, and Chef's kitchen with Caesar Stone counters and center Island. Huge family room with built-ins opens to entertainer's yard featuring a pool and spa. Master suite complete with fireplace, balcony, sitting area, large over-sized closets and marble bath, separate shower and a spa-like oasis. Downstairs bedroom ideal for home office/maids.

OMEGA GROUP-RANDY WRIGHT

310.927.6818

www.3812VANTAGE.com

RandyW@OmegaGroup.LA



12689 ROSE AVENUE, MAR VISTA
LISTED AT \$1,749,000

BY APPOINTMENT

Newly constructed, modern 4 bed, 3 bath home with high end finishes, privacy, flooded with light. Open floor plan with large entry way and living/dining room that overlooks the front yard. Kitchen with huge island, Caesar stone counters and high end appliances. Built in closets, tons of storage space, water filtration system. Master suite with huge walk-in closet, spa-like bath opens to private backyard oasis with fruit trees, outdoor shower, private deck and garden area.

HEIDI PROSSER STEVENS
www.HOUSEONROSE.com

310.405.2477
heidi@prosserstevens.com



1842 HOLLYVISTA AVE, FRANKLIN HILLS
LISTED AT \$1,299,000

BY APPOINTMENT

Circ.1963 Mid-Century Modern brilliantly situated in the coveted Franklin Hills capturing sweeping west-facing views. Walls of glass, interesting angles, lofty beamed ceilings and open family space, all in a serene, convenient location. A seamless blend of indoor and outdoor space and a floorplan with effortless functionality. Enjoy the ethos of the era's architecture, progressive design spirit and some of Los Angeles' quintessential views.

COLIN HOFFMEISTER
www.1842HOLLYVISTA.AVE.com

310.435.4206
ColinH@kw.com



1322 S. SIERRA BONITA, LOS ANGELES
LISTED AT \$1,150,000

OPEN SATURDAY & SUNDAY 1-4PM

Gorgeous English 3 bed, 2 bath with contemporary finishes. Great entertaining house with front courtyard with outdoor fireplace for evening dinners, backyard with huge covered deck with outdoor living room and full sound system. Garage has been utilized as writer and painter's retreat with upstairs loft and additional bath. 3rd bedroom listed is being used as an office or screening room

JEFF LEMEN
www.THECUNNINGHAMGROUP.net

310.482.2033
jefflemen@kw.com



Sotheby's

INTERNATIONAL REALTY



OPEN TUESDAY 11 - 2

HOLLYWOOD HILLS | 3001 Passmore Drive | \$2,695,000

Remarkable French Country compound on private, gated, 30,000± sq.ft. lot with hypnotic open views. Main house has 4 bedrooms, 4½ bathrooms and a separate gym. Follow winding paths to an enchanting, totally separated 1-bedroom, 1-bath guest house and a swimmer's pool with large adjoining deck plus covered living area with projection TV and gas fire pit. A state-of-the-art electronic system controls 7 flat screen TVs, music system, A/C, lighting electronic shades and full security. An amazing retreat. web: 0286433

Los Feliz Brokerage
James Foreman 323.314.1906

THE ART OF LIVING



PALISADES | PalisadesCountryEstate.com 7,700± sq.ft. on .93± acre | **\$7,995,000**
Pacific Palisades Brokerage
James Respondek 310.488.4400



BEVERLY HILLS | 811 North Doheny Drive 4BD/3.5BA | web: 0027341 | **\$2,980,000**
Beverly Hills Brokerage
Sonny Saito 310.622.7722



SANTA MONICA | Classic California Craftsman 3BD/2BA | web: 0308528 | **\$2,595,000**
Sunset Strip Brokerage
Marc Noah 310.968.9212, Amy Alcini 310.266.7929



LOS FELIZ | 5211 Franklin Avenue 4BD/4BA | web: 0286405 | **\$2,079,000**
Los Feliz Brokerage
Bryant, Reichling 323.854.1780



MALIBU | Awe-Inspiring Views 4BD/3.5BA | web: 1300123 | **\$1,789,000**
Malibu - Point Dume Brokerage
Lori Beckwith 310.795.8265



SANTA MONICA | Idyllic Santa Monica Setting 3BD/2BA | web: 0355493 | **\$1,495,000**
Brentwood Brokerage
Michael Hiatt 310.481.4342

SOTHEBY'S INTERNATIONAL REALTY, GREATER LOS ANGELES BROKERAGES

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FRANK SYMONS | Executive Vice President/Chief Operating Officer, Western Region | 310.724.7000
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A True International Real Estate Brand



415 7th St • Santa Monica
Sandra Miller
7 bed • 10 bath • 8,954 sf • 15,000 sf lot
\$11,500,000
310.616.6213



1919 4th Street, #B • Santa Monica
Sandra Miller
3 bed • 2.5 bath • 2,200 sf
\$2,299,000
310.616.6213



354 N. San Vicente Blvd • West Hollywood
Rosalie Klein
3 bed • 3.5 bath • 4,853 sf lot • New Construction
\$2,465,000
310.261.8878



29365 Castlehill Dr • Agoura Hills
Alan Bess
6 bed • 6 bath • 5,021 sf • 17,155 sf lot
\$2,350,000
310.867.1900



ENGEL & VÖLKERS®



15023 Moorpark St · Sherman Oaks **\$1,499,000**
Olga Laron 310.849.9687
5 bed · 4 bath · 5,254 sf lot · Duplex



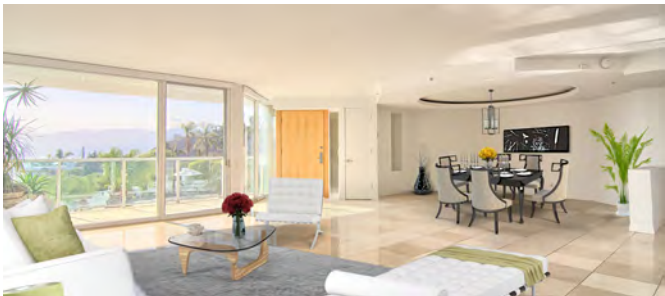
838 N Doheny, #503 · Los Angeles **\$995,000**
Richard Benichou 424.230.6499
2 bed · 2 bath · 1,237 sf



4011 Scandia Way · Los Angeles **\$799,000**
Yawar Charlie, Karen Sanchez 323.547.8900
3 bed · 2 bath · 6,748 sf lot



408 17th Street · Santa Monica **\$50,000/month**
Staci Siegel 310.592.6500
5 bed · 4.5 bath · 3,522 sf · 7,519 sq ft



101 Ocean Ave. #C200 · Santa Monica **\$16,500/month**
Sandra Miller 310.616.6213
2 bed · 2.5 bath · 2,902 sf



213 Via Cordova · Newport Beach **\$15,999/month**
Federico Salvatori 310.500.8213
4 bed · 5 bath · 2,980 sf



608 Lincoln Blvd. #A · Santa Monica **\$9,500/month**
Staci Siegel 310.592.6500
4 bed · 3 bath · 2,968 sf



921 16th Street · Santa Monica **\$5,500/month**
Julie Kirschbaum 310.308.8686
3 bed · 2 bath



ENGEL & VÖLKERS®

SANTA MONICA
SantaMonica.EVUSA.com
310.460.2525

BEVERLY HILLS
BeverlyHills.EVUSA.com
310.777.7510

LOS ANGELES
LosAngeles.EVUSA.com
323.937.5101

Argentina · Australia · Austria · Bahrain · Belgium · Canada · Chile · China · Colombia · Croatia · Czech Republic · Dominican Republic · France · Germany · Greece · Hungary · Ireland · Italy · Liechtenstein · Luxembourg · Malta · Mexico · Montenegro · Netherlands · Oman · Peru · Portugal · Qatar · Russia · South Africa · Spain · Sweden · Switzerland · Thailand · Turkey · UAE · United Kingdom · Uruguay · USA

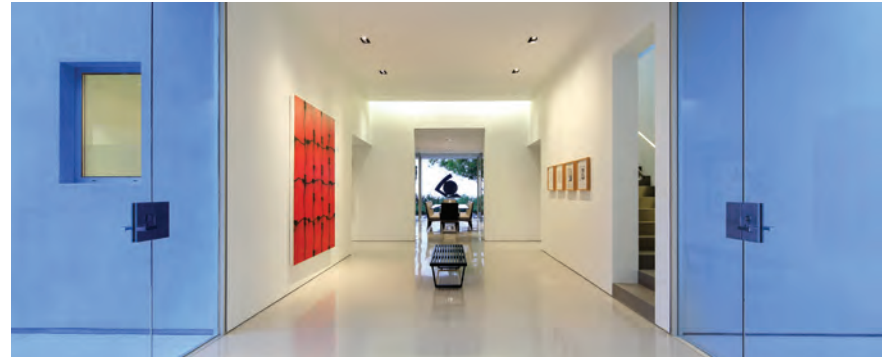
Engel & Völkers does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of that information. CalBRE# 01906886 | 01948399 | 01911544

GREAT LOS ANGELES HOMES



DOHENY ESTATES

9200 Swallow Drive | 7 Bedrooms | 8 Baths | \$21,995,000
Josh Altman 310.819.3250 Matthew Altman 323.791.9398



BEVERLY HILLS

1288 Angelo Drive | 3 Bedrooms | 6 Baths | \$19,900,000
Jim Crane 310.855.4595 Connie Blankenship 310.994.6451 Michelle Oliver 310.500.6111



MALIBU

6525 Point Lechuza | 4 Bedrooms | 4 Baths | \$12,995,000
Cory Weiss 310.922.1124



BRENTWOOD

526 N Carmelina Avenue | 6 Bedrooms | 5 Baths | \$9,995,000
Cory Weiss 310.922.1124



BEVERLY HILLS | NEW LISTING

2620 Benedict Canyon Drive | 5 Bedrooms | 6 Baths | \$6,995,000
Heather Bilyeu 310.924.4664 Josh Altman 310.819.3250



BRENTWOOD

12036 Benmore Terrace | 4 Bedrooms | 4 Baths | \$4,995,000
Juliette Hohnen 323.422.7147



HIDDEN HILLS | NEW LISTING

5150 Garrett Court | 6 Bedrooms | 7 Baths | \$4,495,000
Josh Altman 310.819.3250 Matthew Altman 323.791.9398

WEST COAST HEADQUARTERS | OPENING FALL 2015
150 EL CAMINO DRIVE | BEVERLY HILLS, CA | 310.595.3888

ELLIMAN.COM/CALIFORNIA

DON'T FIND THEMSELVES



MARINA DEL REY | NEW LISTING
3111 Via Dolce PH902 | 3 Bedrooms | 3 Baths | \$3,200,000
Josh & Matthew Altman 310.819.3250 Billie Scelza 310.699.6590



SUNSET STRIP | NEW LISTING
1650 Sunset Plaza Drive | 3 Bedrooms | 4 Baths | \$2,995,000
Josh Altman 310.819.3250 Matthew Altman 323.791.9398



VENICE
628-630 San Juan Avenue | 4 Bedrooms | 2 Baths | \$2,295,000
Juliette Hohnen 323.422.7147



WEST HOLLYWOOD
838 Doheny Drive #904 | 1 Bedrooms | 1 Baths | \$860,000
Eric Purcell 310.980.3742



SILVERLAKE | REDUCED PRICE
1630 Silverwood Terrace | 3 Bedrooms | 2 Baths | \$950,000
Juliette Hohnen 323.422.7147



HOLLYWOOD HILLS | NEW LISTING
7288 Woodrow Wilson Drive | 4 Bedrooms | 4 Baths | \$1,349,000
Josh Altman 310.819.3250 Matthew Altman 323.791.9398



WEST HOLLYWOOD
1351 Crescent Heights #309 | 1 Bedrooms | 1 Baths | \$490,000
Eric Purcell 310.980.3742

JOIN OUR LEADING BRAND...



2801 COLDWATER CANYON DR BEVERLY HILLS | \$2,600,000

Refurbish this double story 4bdr/3.5 ba house, remodel or build new on generous 17,831 sq. ft. lot. Alpine views overlooking Franklin Canyon from backyard patio/pool and second floor balcony. Spacious Master Bedroom suite w/ sitting room, bath w/jacuzzi. Library/Den with fireplace and wetbar. Laundry room and Double car garage. Coldwater Cyn. w/curb and gutter infrastructure. Huge backyard, patio and lovely oval pool. WebID# 530786

SAM REAL 323.533.1277 SamR@nestseekers.com



14613 ROUND VALLEY DR LOS ANGELES | \$2,095,000

Exquisite contemporary home in prime sherman oaks location. This gated and private estate features spectacular 180 degree views, large entertainment rooms, grande entrance, formal dining, large living room w/vaulted cathedral ceilings & large skylights. Wonderful grounds include pool, dining gazebo & full guest house. Compound includes elevator, billiard room and home theater. WebID# 530446

SAM REAL 323.533.1277 SamR@nestseekers.com



147 N BERENDO ST #403 LOS ANGELES | \$650,000

This exquisite 3 bedroom/2 bath Penthouse features wood flooring, gourmet kitchen, high ceilings, central AC/Heat, WD hookups, gated security, alarm systems, and 2 side by side parking spaces and some of the most incredible views from a condo! Near LA's Red Line in the heart of Los Angeles! WebID# 530694

SAM REAL 323.533.1277 SamR@nestseekers.com



353 S REEVES DR #100 BEVERLY HILLS | \$775,000

Gourmet, granite kitchen with built-ins. Open dining/living room with fireplace, separate den/office area. Large master with marble bath and good size custom wardrobe closets. Powder room with marble shower perfect for guests. French doors look out to flowers and trees. 2 car parking spot, rooftop sundeck, extra storage. Larger units also available. Tenant occ-24 hour notice. WebID# 530452 **SAM REAL 323.533.1277 SamR@nestseekers.com**



9958 WESTWANDA DRIVE | \$1,600,000

Elegant, comfortable and in great condition with recently updated bathrooms. Great living room with 18 ft. Ceilings, kitchen with breakfast area, family room with fireplace & bar, large master suite with his and hers large walk-in closets, totally separate guest suite with kitchen and living room area. Indoor outdoor flow through french doors lead to patios, fountains, gazebo & trails of gardens! Just 5 min from Beverly Hills hotel, & in the warner school district! **SAM REAL 323.533.1277 SamR@nestseekers.com**



410 NORTH PAULINA AVE | \$1,600,000

Located on a premiere street of South Redondo Beach, this 1963 built 4 bedroom and 1.75 bath beach home, situated high on a 5,000 sq.ft. lot has open floor plan, living room with fireplace and Brazilian cherry wood floors, spacious dining, contemporary kitchen with Caesarstone countertops, and stainless steel appliances. Detached 2-car garage. On a quiet and tree-lined street, close to award winning Redondo Beach school.

SAM REAL 323.533.1277 SamR@nestseekers.com

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BEVERLY HILLS | NEW YORK | HAMPTONS | MIAMI | LONDON

NEST SEEKERS BEVERLY HILLS PROUDLY PRESENTS



10542 WHIPPLE ST TOLUCA LAKE | \$3,499,000

This Custom Built Mediterranean retreat with hardwood floors, formal living room and family room both with grand wood burning fireplaces, formal dining room with built-in wet bar, granite kitchen with Thermador appliances, breakfast area, game room with Italian marble bar, wine cellar, gym, spacious bedrooms, luxurious appointed bathrooms with Walker Zanger tiles, master suite with grand fireplace and private covered patio overlooking backyard with pool & spa. WebID# 536627 **SEBASTIAN WOLSKI 310.776.9467 JERROD JONES 818.554.2199**



225 NORTH CANON DRIVE APT 7A | \$11,500,000

Luxury residence at the Montage Beverly Hills. 3 bedroom + 3.5 bathroom luxury corner condo features a magnificent rotund living room with fireplace and 180-degree views. With nearly 3900 SQ FT, it features custom crafted designer chandeliers. Parquet wood floors throughout the living room, study, dining rooms. Full stainless steel WOLF appliances, a private 584-bottle wine room, formal dining room, breakfast nook, and posh media room. WebID# 445992 Available for viewing by appointment only. **BEN CASPI 310.499.2091 BenC@nestseekers.com**



1222 N KINGS RD # 8 WEST HOLLYWOOD | \$899,000

Townhouse with marble tile and hardwood floors throughout. The private master suite is on it's own level large master bath and walk in closet, the living room has a fireplace and soaring ceiling great for art collectors, there's a dining area, large bright loft as well as a north facing patio with views of the sunset hills. The kitchen is beautiful with granite counters and newer ss appliances. This unit needs a little TLC. Tons of storage, low HOA's. WebID 536835 **MAUREEN STEINBERG 310.623.0506 Maureen@nestseekers.com**



7251 BALBOA #C, VAN NUYS, CA

Standard Sale. Very spacious 1,741sqft 3bd 2 1/2bath Townhouse with a beautiful remodeled kitchen and newer flooring throughout. Featuring a bright living room with wood burning fireplace, a wet bar, and access to outdoor patio. A true master bedroom with vaulted ceilings and walk-in closet. Bonus room on second floor that can be used as an office, bedroom, or den. Oversized two car garage.

HAYLEY COHEN 818.297.0828 HayleyC@nestseekers.com



1522 S CREST DRIVE | \$3,200,000

Modern new construction home with 6 bedrooms (plus detached conversion), 5.5 bathrooms, 2 fireplaces. Custom designer/kosher kitchen with Thermador appliances. Natural light bursts through the dramatic front window and throughout the home. LED lighting throughout. Smart system allows for remote lighting and security control. WebID 539572

SAM REAL 323.533.1277 SamR@nestseekers.com

TREVOR LAMBRIGHT 424.253.5592 TrevorL@nestseekers.com



7364 W 88TH ST WESTCHESTER | \$1,199,999

Newly remodeled 3 bed/2 bath home less than 2 miles from the beach. It features Andersen Frenchwood Doors & Windows, Brazilian Teak Wood floors, a floor-to-ceiling Onyx Marble fireplace in the large living room and another in the master bedroom. Updated kitchen with granite counter tops and stainless steel appliances. Master bedroom and dining room lead to a private entertainer's patio. All this minutes away from Silicon Beach, Playa Vista, LMU and restaurants and shopping. WebID 531600 **SEBASTIAN WOLSKI 310.776.9467 SebastianW@nestseekers.com**

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9M: 2 Bed. 2.5 Bath. Interior 2,077 SF + Terrace 96 SF. \$1,490,000

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HOLLYWOOD

THE PENTHOUSES

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WESTSIDE ESTATE AGENCY



The Park Bel Air

\$115,000,000

The finest "bespoke" estate collection to be built in LA. Perfect location directly across the street from Hotel Bel Air. There will be 3 homes on almost 11 acres. This is the first estate to be released. Permitted & ready to build. Enter a long gated drive to a private estate with its own gatehouse. The details are too voluminous to include all, but here are some of the details: 3 acres, city + ocean views, main residence: 42,539 sf (6 bdr en suite), guest house: 15,418 sf (5 bdr en suite, 4 staff en suite), IMAX theater, fitness center, 2-lane bowling alley, elevators, art vault, full-service spa & esthetician room, golf & race car simulator, underground auto gallery for 19 cars with underground connector tunnel, two pools (89 ft and 75 ft). All prospects must be fully vetted. Also for sale is lot only at \$45m. www.weahomes.com/listing/788-tortuoso-way

Kurt Rappaport (310) 860-8889 • Stephen Shapiro (310) 860-8888 • Fred J. Bernstein (310) 300-0599

CalBRE #01036061

CalBRE #01257836

CalBRE #01476689



Once in a Generation World-Class Estate, Brentwood

\$55,000,000

A pvt 10-acre compound w/city, ocean, & mtn views. Boasts a main residence w/a dramatic gallery entry hall, 7 BRs, 8 full baths, 4 half baths, chef's kitchen, 2-stry light filled library, prof. screening rm, paneled library, formal LR, outdr DR, & a luxe master ste. Swimmers pool, gym, tennis crt, 35 car garage, staff offices/facilities, security offices, 2 sensational gst hses, & rolling lawns. www.1911westridgeroad.com

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John Byers Architect - Hollywood History in BHPO

\$42,500,000

Also know as the "Barrymore Estate", built by famed architect John Byers for King Vidor in the late 1920's (Vidor sold it to John Barrymore). Main house w/3 BRs + a paneled den, library, DR, & an octagon-shaped LR. Paths & ponds + 2 gst cottages. Tremendous romance. A tree trunk floor in the den, fireplace in the entry, a one-time opium rm & a classic Old Hollywood pool w/waterfall. www.barrymoreestate.com

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Classic Bel Air Estate on Resort-like Grounds

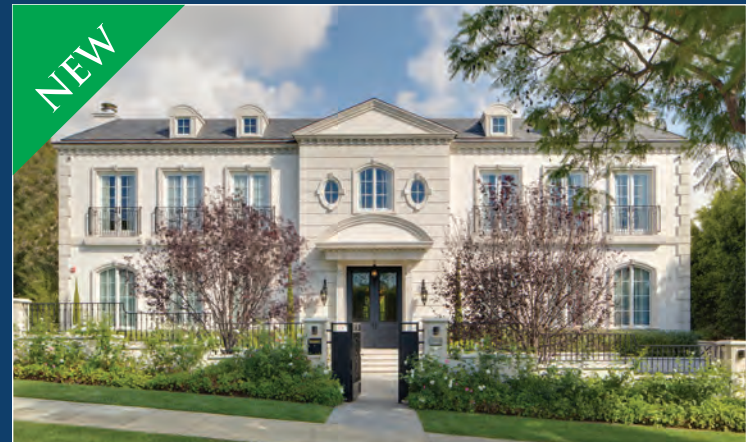
\$24,995,000

Situated on a promontory with unobstructed city to ocean views. This authentic courtyard Mediterranean features museum quality restoration & complete privacy. Spectacular living room w/coffered wood ceilings, pub/bar room, large screening room/theater, gym and more. Master suite with city views. French doors & windows throughout. Outdoor loggia/dining pavilion, lawn, pool & guest house. www.755stradella.com

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\$24,995,000

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MALIBU | "IN THE COUNTRY MART" 23410 CIVIC CENTER WAY, MALIBU, CA 90265 (310) 456-1171

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Hidden behind tall privacy hedges this miniature compound awaits the discerning buyer. Set up as a charming duplex 847/849 Orange Grove has separate entrance gates for both homes. This front house features two bedrooms and bath, living room with fireplace, dining room and a breakfast bar that opens to the kitchen with separate laundry room. The back house has its own living room with fireplace a single bedroom and bath and kitchen area and features an oversized deck.

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BEVERLY HILLS

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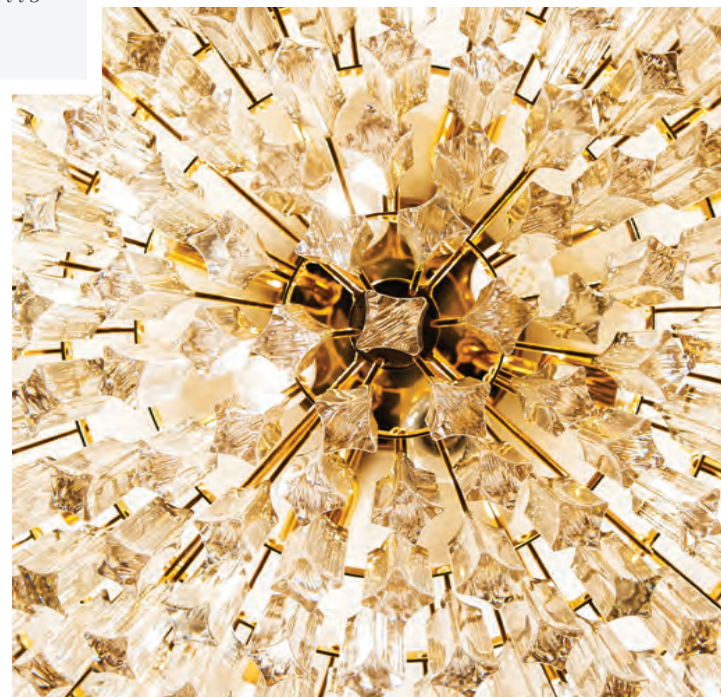
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view

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JOE BRECKNER (818) 528-2291



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LISA HUTCHINS (323) 460-7626



HOLLYWOOD HILLS | \$3,800,000

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STEVE FRANKEL (310) 281-3981



HOLLYWOOD HILLS WEST | \$2,100,000

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GENE BUSH (310) 657-5050



LA CAÑADA FLINTRIDGE | \$2,595,000

5BD | 5BA 2 Story Contemporary, LR&FR w/fireplace, FDR, 2 master suites, La Canada Schools.

JANICE T. MCGLASHAN (818) 949-5230



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CARLA & MOLLY LOWE (424) 702-3043



LOS ANGELES | \$895,000

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MALIBU | \$5,495,000

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BILL MOSS (310) 293-5503



MANHATTAN BEACH | \$2,200,000

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Manhattan Beach (310) 802-5700

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MARINA DEL REY | \$1,475,000

Spectacular top/corner condo unit w/ocean vws on quiet walk street on the Marina Peninsula

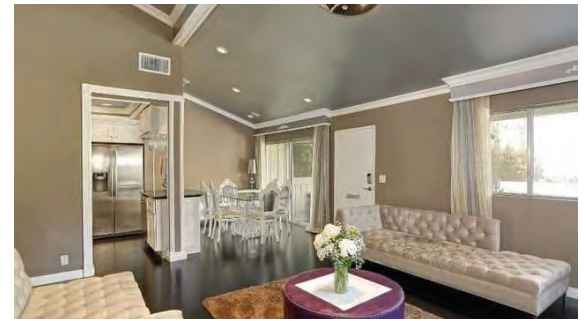
ANN YELLIN (310) 666-1316



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2 Bedroom + 1 Bath. 1920s beach cottage on the sand.

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SCOTT JAMES & CHRIS STILLMARK (626) 327-1836



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SAN MARINO | \$1,680,000

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SHERMAN OAKS | \$1,249,000

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BEVERLY HILLS

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Heart of Outpost

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SUNSET SQUARE - BEST LUXURY CRAFTSMAN



- 5 En-Suite Bedrooms
- 4,125 Square Feet
- Guest Suite
- Saltwater Pool/Spa
- Offered at \$3,100,000

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310.570.2334
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1556 N. Sierra Bonita Ave

SYCAMORE SQUARE – SPANISH REVIVAL



- 4 En-Suite Bedrooms
- 4,270 Square Feet
- Library/Study
- Saltwater Pool/Spa
- Offered at \$2,468,000

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