



OPEN TUESDAY 11-2

**AREA
3**

**SUNSET STRIP -
HOLLYWOOD HILLS WEST**

**1249 N DOHENY DRIVE | SUNSET STRIP
\$8,799,000 | NEW LISTING**

Contemporary Villa located behind gates and hedges just above the Sunset Strip sets a new standard of living by combining modern luxury and style with a resort-like compound setting. Designed for entertaining, indoor/outdoor living spaces open to pool, lawns and sculpture garden. Dramatic entry with sweeping staircase welcomes guests to grand living room and formal dining room. Masterfully crafted and built by Bret Baret. Exceptional quality from the gourmet kitchen with family room to screening room. Stunning master suite featuring luxurious dual baths and large custom walk-in closets. Gym, massage room and staff quarters. Gated circular motor court and 2 car garage. **Web# 17290594**

AB THE ALTMAN BROTHERS

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AREA
3SUNSET STRIP –
HOLLYWOOD HILLS WEST

CELEBRITY HIDEAWAY



1684 N CRESCENT HEIGHTS
Tuesday, 11:00 to 2:00

PRICE REDUCED! ART-MODERNE INSPIRED CONTEMPORARY ABOVE THE SUNSET STRIP. SET BEHIND TALL HEDGES IN A RESORT-LIKE SETTING, THIS HOME HAS A BOUTIQUE-HOTEL VIBE AND OFFERS THE ULTIMATE IN LUXURY AND PRIVACY. MAIN HOUSE HAS 2 BEDROOMS + DEN + 2.5 BATHS. SEPARATE GUEST UNIT WITH ADDITIONAL BATH HAS

ITS OWN ENTRANCE AND CAN BE USED AS A GYM, SCREENING ROOM, OR PRIVATE OFFICE. THIS SMART HOME IS EXQUISITELY DESIGNED AND HAS APPROXIMATELY 3,799 SQFT OF LIVING SPACE ON A 9200+ SQFT LOT.

Offered At **\$3,850,000**



Brad Downs
3104353225

202 N. Canon Drive Beverly Hills, CA 90210

Broker does not guarantee accuracy of square footage, lot size or other information concerning condition or features of property provided by seller or obtained from public records. Buyer is advised to verify independently accuracy of information through inspection with appropriate professionals.

Updated View Home

AREA
3

SUNSET STRIP -
HOLLYWOOD HILLS WEST



8638 FRANKLIN AVE

Contemporary home, updated and expanded w/Head-On City Views! Main floor features an open plan, chef's kitchen w/ Miele stainless steel appliances, custom cabinets and Ceaserstone counters that's open to a living room and dining room all looking out to

panoramic views. Fleetwood doors give an indoor/outdoor feel. The 2nd level offers a generous master w/ views, wraparound deck, fireplace & spa-like bath. There are 2 additional bedroom suites, powder room and laundry that complete this home.

Offered At **\$2,500,000**

Barry Dane
310-309-0025

AREA
5

Beautiful Gated Community

WESTWOOD - CENTURY CITY



2122 CENTURY PARK LN #313
11/28/17 11-2 Open to Public

Welcome! A lovely, spacious unit in the highly sought after Park Place Community. With high ceilings and plenty of natural light, 3 bedroom 2.5 bath unit is an incredible place to call home. As you walk in through the foyer you

will notice the large and beautifully updated kitchen, with new stainless steel appliances, which opens up to the light and bright dining and living room. High ceilings through out. 24/7 security, gym, saunas, bbq areas, pools, tennis courts, side by side parking.

Offered At **\$1,199,000**



Souzan Khatami
 310-499-8420

2945 Westwood Blvd.,
 Los Angeles CA 90064
 10101GalaxyWay.luxlvi.com


EXCLUSIVE
 REALTY, INC.

GORGEOUS GARDEN & PATIO CONDO WILSHIRE CORRIDOR ALTERNATIVE



1530 Camden Ave, #101 Los Angeles 90025 | \$1,297,000
OPEN TUESDAY, NOVEMBER 28TH 11-2PM LUNCH SERVED



Extraordinarily rare opportunity to call home w/ this gorgeous luxury condo w/ expansive private patios & gardens in Westwood! Approx. 2,165 Sq Ft of open floor plan living sprawls across this bright, spacious & quiet corner flat in an immaculately kept 2006 Mediterranean bldg accented by a Zen water fountain & garden. A grand entry leads you into the sun-filled living, dining, breakfast & kitchen areas all connecting for great flow. The home features elegant crown moldings, a beautiful living room fireplace, dark hardwood floors, high ceilings, tons of windows & an entertainer's dream approx 1,000 sq ft Private Patio & Garden w/ outdoor Fireplace! The Chef's kitchen features a Viking range & steel appliances. The luxurious master suite is complete w/ a large walk-in closet, huge sunken tub, separate shower & dual sinks. 2nd BR has total privacy, ample closet space & a 2nd large bath. A magnificent office / 3rd BR option adjoins off the entry. Laundry room w/ custom cabinets in the unit, 2 parking spots, ultimate building security & more!

www.GardenPatioCondo.com



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AREA
10

WEST HOLLYWOOD VICINITY



1249 N FORMOSA AVENUE | WEST HOLLYWOOD

\$1,188,000

Luxury, architectural 2BD/3BA town home with private direct access 1 car garage, private front yard & rooftop terrace featuring unobstructed views from DTLA to Hollywood Hills with kitchenette. Bright open plan w/top of the line designer finishes, chef's kitchen, en-suite bedroom & large master suite.
Web# 17291256



1253 ½ N FORMOSA AVENUE | WEST HOLLYWOOD

\$1,388,000

Stunning 3BD/3BA architectural town home w/private dedicated 2 car garage & rooftop terrace w/kitchenette & views of Runyon. Bright open plan w/top of the line finishes. Guest suite down & 2 en-suite bedrooms up, large walk in master closet w/custom built ins & private laundry.
Web# 17291254

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**831
ILIFF STREET
PACIFIC PALISADES**
5 BEDS | 6 BATHS | 4,300 SqFt (apx)
\$4,499,000

Shelter Homes LA does it again with luxurious design in the highly desirable alphabet streets in the Pacific Palisades! From elegant and hand picked finishes, to a flawless open floor plan, this almost 4,300sqft home is one to see. Walk through the grand entrance to the light and bright formal living and dining rooms. The seamless design of this home gives a sense of tranquility with brilliant uses of clean whites and an abundance of natural light. The gorgeous Chef's kitchen was built for entertaining - opening to the spacious family room and 10ft pocket doors leading you to the backyard with patio and built in BBQ! Notable features of this home include Control4 technology, security surveillance, and wainscoting throughout. Skillfully built with the utmost distinction if you are only satisfied with the best...this one is for you!

BROKERS OPEN
Tuesday, November 28th
11:00AM ~ 2:00PM

OPEN HOUSE
Sunday, December 3rd
1:00PM ~ 4:00PM

info@chernovteam.com
818.432.1524

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CALL TO SCHEDULE SHOWING



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AREA

19

BEVERLY CENTER – MIRACLE MILE



NEW PRICE! 1131 S Ridgeley Dr

\$2,295,000

Open Tuesday, November 28th
from 11am to 2pm

Welcome home to this luxurious contemporary compound featuring 5 designer bedrooms (currently 1 used as a TV room & 1 used as an office) and 4 bathrooms. The grand open floor plan with 10 foot ceilings allow the home's architectural details to really flourish. Let your inner chef shine in the exquisite gourmet Italian kitchen outfitted with top-of-the-line appliances including a Subzero refrigerator, 2 Miele dishwashers, Thermador double oven, stove and wine refrigerator, as well as your own walk-in pantry. Flowing in between the kitchen and living room, you will find the open and bright dining room. The plush Master bedroom has an en suite luxury bathroom, dual walk-in closet, and features a large balcony with ample space and views. Laundry room with plenty of storage, porcelain and Brazilian mahogany hardwood floors throughout the house, central vacuum system, Bang & Olufsen surround system, intercom, alarm system, and an alkaline water filtration system are just a few of the upgrades that set this stunner apart from its competitors. The backyard and outdoor patio are made for entertaining. Enjoy an excess of storage at 1131 S Ridgeley, including but not limited to, the sizable 2-story garage. The garage can comfortably fit 2 cars PLUS there is a 2-car carport available. Centrally located and just a short distance away from LACMA, La Brea Tarpits, The Grove, Farmer's Market, and boutiques/restaurants on Wilshire Blvd, this energy efficient house is ready for you to call it HOME. Hedged & gated for optimal privacy.

1131RidgeleyDr.com

The Sunset Team Alex Lombardo & Roberto Seixas

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