





BY APPOINTMENT ONLY

9380 SIERRA MAR DR, SUNSET STRIP
\$22,995,000
Branden Williams, Rayni Williams - 310.691.5935



BY APPOINTMENT ONLY

965 N ALPINE DR, BEVERLY HILLS
\$12,950,000
Drew Fenton, Barbara Duskin - 310.858.5474



BY APPOINTMENT ONLY

1514 SAN REMO DR, PACIFIC PALISADES
\$11,950,000 | FURNISHED LEASE \$38,500/MO
Judy Feder - 310.890.0033



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 INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

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



CRAIG ELLWOOD, DESIGN

THE DAPHNE RESIDENCE, 1961 HILLSBOROUGH, CA

Writing on architecture, Craig Ellwood has written: "The real art in architecture is not arbitrary style or ethereal symbolism, but the extent to which a building can evoke pleasure and profound emotion, the extent to which a building can spiritually uplift and inspire men while simultaneously reflecting the logic of the technique that alone can convey its validity to exit." The Daphne Residence achieves these high art goals, conveying serenity by the symmetry of its design, precise detailing, and the subliminal effect of the immediate presence of the reflecting water in the courtyard pool. With its primary visual orientation across the broad expanse of the contiguous Burlingame Country Club golf course, the Daphne Residence continues to uplift and inspire all those who are sensitive to the gifts of true art. Residence includes: 5 Bedrooms, 4 baths, Maid's, & 2 car carport.

architectureforsale.com

\$5,000,000
CROSBY DOE

R.M. SCHINDLER, ARCHITECT, 1944

BETHLEHEM BAPTIST CHURCH COMPTON, CA

R.M. Schindler, Architect. Bethlehem Baptist Church, 1944. Los Angeles Historic-Cultural Monument #968. With Schindler's complete control of "space, climate, light and mood," he creates a space well-suited for its purpose. Originally designed for a small African-American congregation, nearly everything about the church was unique (including the original color scheme which ranged from warm blue to eggplant, to purplish red.) "With no attempt to imitate masonry," Schindler's design achieved a sense of massiveness through the distinctive exterior banding. The horizontal bands of stucco siding which appear to be wood, tie the building to the streetscape. Schindler placed the L-shaped church at the corner, with a bar of classrooms to either side of an existing house. A patio for all three pieces was created and unified with a loggia. A three-dimensional cross rising above the building's entrance and repeated in the skylight just below, speaks to the possibilities and hope for the future.

SCHINDLERCHURCH.COM

\$1,490,000
ILANA GAFNI



HARWELL HAMILTON HARRIS, F.A.I.A.

THE MARY & LEE BLAIR RESIDENCE, 1939 LOS ANGELES, CA

It is so common for real estate practitioners to utilize superlatives in advertising property with words like stunning, amazing and masterpiece that they have become virtually meaningless within the context of real property promotion. For this reason I have carefully avoided their use. Here, the exception proves the rule. With clear conscience I claim the Blair Residence to be a genuine Masterpiece of Southern California's built environment. Following a meticulous multi-year restoration the property reflects a timeless brilliance in terms of siting, use of materials, use of space, suitability to purpose, and fully resolved architectural integrity. The magic of the artists' residence and studio is alive and well, ready to enliven and enhance the life of the next special owner(s) whose needs are compatible with this unique offering. Located in the Hollywood Hills just West of the Cahuenga Pass, the residence is sited for privacy and views of the San Fernando Valley on a carefully landscaped hillside slope, and includes open plan living areas, bedroom, bath, artist's studio and original poured concrete 2 car garage.

architectureforsale.com

\$1,600,000
CROSBY DOE



SPF:a ARCHITECTS, ZOLTAN PALI, F.A.I.A.

THE CAVERHILL RESIDENCE, 2008 — BEVERLY HILLS, CA

First Offering: There is no artifice in this striking work of architecture. Form, program, and detail are brilliantly resolved to serve the function of modern good living in a private space where indoor-outdoor distinctions disappear at will. Here, Zoltan Pali, F.A.I.A. carefully sites the residence for both mountain and ocean vistas on a wide, flat, private drive atop the highest ridge above Trousdale Estates. At the street, the residence is commanding in the Western architectural tradition, yet paradoxically affords a lifestyle of peaceful living in accord with nature in the Eastern architectural tradition, interpreted for the 21st Century. Residence includes 4 bedrooms, 5 baths.

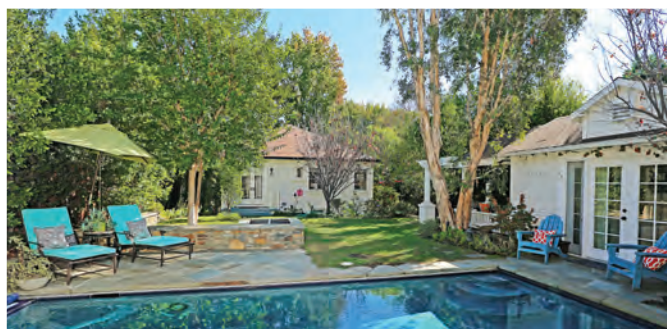
CAVERHILLRESIDENCE.COM

\$8,500,000
CROSBY DOE

architectureforsale.com™

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ASSOCIATES
310.275.2222

Crosby Doe Associates, Inc. 9312 Civic Center Drive #102 Beverly Hills, CA 90210



Spaulding Square Character Bungalow

\$1,625,000

OPEN TUESDAY
NOVEMBER 3RD 11-2

3 BD

3 BA

1347 NORTH ORANGE GROVE, SPAULDING SQUARE

WWW.1347ORANGEGROVE.COM

- Beautifully Renovated Bungalow Circa 1919
- Located in Historic Spaulding Square HPOZ
- Newer Salt Water Pool & Guest House
- Tons of Charm & Character
- Lots of Light

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Malibu | Manhattan Beach | Ocean Park | Pasadena | Santa Monica | Shanghai*

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BY APPOINTMENT

5 BD
8 BA
tennis court

3901 VALLEY MEADOW ROAD, ENCINO
offered at **\$5,699,000** / 3901VALLEYMEADOW.COM
JENNY SAVITSKY | LEE ZAMOS / call 310.500.1395



OPEN TUESDAY 11-2

5 BD
4 BA
pool

12126 LA CASA LANE, BRENTWOOD
offered at **\$2,895,000** / 12126LACASA.COM
LISA KIRSHNER / call 310.500.1360



OPEN TUESDAY 11-2

3 BD
2 BA

3430 PRIMERA AVENUE, HOLLYWOOD HILLS
offered at **\$1,295,000** / 3430PRIMERA.COM
KAREN MISRAJE / call 310.500.3909



OPEN TUESDAY 11-2

3 BD
3 BA

11715 GOSHEN AVENUE, UNIT 101, BRENTWOOD
offered at **\$949,000** / 11715GOSHEN101.COM
DAVID BERG / call 310.500.3931

LOS ANGELES AFFILIATE OF



Partners Trust Real Estate Brokerage & Acquisitions 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 or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. CalBRE# 01869103.





aaroe dynamic
aaroe.com

NEW LISTING

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



NEW PRICE



6800 Mulholland Dr, Hollywood Hills
6800mulholland.com
Ken Shields
\$1,825,000
310.270.5152

OPEN TUESDAY 11-2



8971 Keith Ave, West Hollywood
8971keith.com
Brian Mazurkiewicz
\$1,895,000
310.386.9086

NEW LISTING



1250 La Collina Dr
Beverly Hills | \$7,500,000
1250lacollinadr.aaroe.site
Aaron Kirman 424.249.7162
Neyshia Go 310.882.8357

SHOWN BY APPOINTMENT



625 Huntley Dr 302, West Hollywood
625huntleydr302.aaroe.site
Darren Winston
\$1,425,000
310.709.8980

OPEN TUES. 11-2 | NEW LISTING



6338 Invarene Ave, Hollywood Hills
6338Invarene.aaroe.site
Bryan Abrams
\$1,495,000
818.266.4300

JOHN AAROE GROUP



NEW PRICE

1286 Sunset Plaza Dr
Sunset Strip | \$5,149,000
1286sunsetplaza.aaroe.site

Scott Cort
310.612.2939

OPEN TUES. 11-2 & 5-7 | NEW LISTING



18918 La Montana Pl
Tarzana | \$5,500,000
Neutra, Architect
18918lamontana.com
Aaron Kirman 424.249.7162

OPEN TUESDAY 11-2



4727 Balboa Ave, Encino
4727balboa.com \$3,295,000
Sally Forster Jones 310.691.7888

SHOWN BY APPOINTMENT



780 Fairfield Cir, Pasadena
Paul Williams, Arch. 780fairfieldcircle.com \$2,580,000
Ted Clark & Heather Lillard 626.817.2123

OPEN TUESDAY 11-2



4270 Arcola Ave, Toluca Lake
4270Arcola.com \$6,750,000
Craig Strong 310.439.3225

SHOWN BY APPOINTMENT



6363 Zumirez Dr, Malibu
Artist rendering. 6363zumirezdr.aaroe.site \$2,100,000
Marlene Granderson 213.706.2422

SHOWN BY APPOINTMENT



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

SHOWN BY APPOINTMENT



2500 Jupiter Dr, Hollywood Hills
2500Jupiter.com \$3,750,000
Aaron Kirman & Mimi Starrett 424.249.7162

2432 32ND STREET, SANTA MONICA
LISTED AT \$3,289,000

OPEN TUESDAY 11-2PM

Hampton's Inspired Traditional Home. This newly constructed estate like property in prime Sunset Park. Pass the front door & be impressed by the light filled great room w/French doors leading outside to the private yard w/room for a pool. The desirable French oak wide plank flooring is consistent throughout the home & the attention to detail spent to design & finish the property will be appreciated.

SHERRI NOEL
www.243232NDSTREET.com

310.994.8721
sherri@sherrinoel.com



12549 KLING STREET, STUDIO CITY
NEW PRICE \$2,395,000

OPEN TUESDAY 11:30 - 2:30PM

Stunning, park-like grounds! Owned by the same family for 30 years it boasts almost an acre of land, anchored by a sprawling ranch house of nearly 5,000 square feet. 4 bedrooms and 4 baths including a master suite with spa bath. Warm Saltillo tile floors, wood beamed ceilings and massive cooks kitchen. Gated and private with pool, and 3 separate buildings - guest house, garage with 2 story loft. Stately mature palms, cactus garden. Motor court for 10 cars.

MARY ANNE SINGER

213.910.5937
Maryanne@residence-la.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 builtins 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



2436 COMMONWEALTH, LOS FELIZ
HUGE REDUCTION \$2,079,000

BY APPOINTMENT

Huge Reduction! Elegant Traditional, gracefully restored with today's comforts in mind channeling the CA lifestyle with a large LR, a warm family room opening to a patio with fplc. Original hardwood floors+crown moldings, 3 fplcs, cooks kitchen w/top appls. Updated baths with tile work. Large upstairs bdrms (incl master) generous patio, additional 1st floor bdrm + bath. Family floor plan. Oversized lot, saltwater pool/spa + entertaining spaces. Separate guest house.

CARTER+ORLAND
www.2436COMMONWEALTH.com

213.703.1001
DorothyCarter@kw.com



6393 BRYN MAWR DRIVE, HOLLYWOOD HILLS
LISTED AT \$1,390,000

OPEN TUESDAY 11-2PM

South-of-France flair secluded in "The Hills" at the top of Bryn Mawr Dr. Grand scale master bdrm suite w/balcony & amazing views of Hollywood and beyond. Two guest bdrms w/direct access to an expansive Hotel-like private patio with outdoor kitchen, cabana, built-in seating and dining areas. A chef's kitchen and an open floor-plan living/dining room w/fireplace perfect for the entertainer. Built new in 2007 & customized with numerous amenities.

LAURENT LOUVET/DON WIGHT 310.968.2322
dwight@thelouvetgroup.com



1322 S. SIERRA BONITA, LOS ANGELES
LISTED AT \$1,185,000

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

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SUNSET STRIP | Remodeled California Bungalow | \$1,699,000

Come fall in love with this gorgeous 3-bedroom and 2½-bathroom home with hardwood floors throughout, that's been remodeled with many upgrades with great taste and style. The gourmet kitchen offers a center island, and stainless steel appliances. The oversized living room has vaulted ceilings, skylights and French doors to the beautiful patio with 2 seating areas, and flows to the lush backyard that has a wonderful bonus room for a home office, gym or playroom. Located close distance to Runyon Canyon, shops and restaurants. web: 0027325

Beverly Hills Brokerage
David T Kessler 310.245.6715

THE ART OF LIVING



MALIBU | Point Dume Bluff Property 2BD/2BA | web: 1300101 | **\$11,245,000**
 Malibu - Cross Creek Brokerage
 Marcus Beck 310.456.9405, Michael Gardner 310.699.8428



BEVERLY HILLS | Mediterranean Villa 4BD/5.5BA | web: 0027323 | **\$8,995,000**
 Beverly Hills Brokerage
 Victoria Risko 310.882.0246



MALIBU | Jewel by the Sea 3BD/2BA | web: 1300092 | **\$2,295,000**
 Malibu - Point Dume Brokerage
 Wailani O'Herlihy 310.980.1195, Cormac O'Herlihy 310.980.1194



SUNSET STRIP | 8729 Wonderland Ave. 4BD/3.5BA | web: 0308505 | **\$1,999,998**
 Sunset Strip Brokerage
 Marc Noah 310.968.9212



WEST HOLLYWOOD | Stunning Condo 2BD/2BA | web: 0027209 | **\$1,395,000**
 Beverly Hills Brokerage
 Tanya Stawski 310.801.6033



HOLLYWOOD | Fountain + Gower 1258 N. Gower St. | web: 0286382 | **\$819,990**
 Los Feliz Brokerage
 Bryant, Reichling 323.601.8000

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

\$11,500,000
310.616.6213



Air Tower, Penthouse • Los Cabos
Yawar Charlie, Karen Sanchez
5 bed • 5 bath • 3,236 sf

\$3,336,000
323.547.8900



1919 4th Street, #B • Santa Monica
Sandra Miller
3 bed • 2.5 bath • 2,300 sf

\$2,499,000
310.616.6213



354 N. San Vicente Blvd • WeHo
Rosalie Klein
3 bed • 3.5 bath • 4,853 sf lot • New Construction

\$2,465,000
310.261.8878





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



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



912 N San Vicente, #1 • WeHo **\$1,275,000 | \$6,000 per/mo**
Yawar Charlie, Karen Sanchez 323.547.8900
3 bed • 2.5 bath • 1,740 sf



4011 Scandia Way • Los Angeles **\$839,000**
Yawar Charlie, Karen Sanchez 323.547.8900
3 bed • 2 bath • 6,748 sf lot



400 N. Monterey • Alhambra **\$880,000**
Amy Tsui 310.625.2889
4 bed • 3 bath • 2,090 sf • 7,312 lot



101 Ocean Ave. #C200 • Santa Monica **\$18,000/mo**
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



921 16th Street • Santa Monica **\$5,600/month**
Guy Reid 310.699.2601
3bd • 2ba



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THE ALTMAN BROTHERS



MAJOR PRICE REDUCTION | OPEN TUESDAY 11-2 & SUNDAY 2-5

8650 FRANKLIN AVENUE | SUNSET STRIP | 4 BEDROOMS | 4 BATHS | \$6,995,000

JOSH & MATTHEW ALTMAN

310.819.3250 | Josh@TheAltmanBrothers.com

AB THE ALTMAN BROTHERS

 **Douglas Elliman** EST. 1911
REAL ESTATE
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DOHENY ESTATES
9200 Swallow Drive | 7 Bedrooms | 8 Baths | \$21,995,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



MALIBU
78 Malibu Colony | 5 Bedrooms | 5 Baths | \$17,995,000
Cory Weiss 310.922.1124



HIDDEN HILLS
25199 Jim Bridger Road | 8 Bedrooms | 10 Baths | \$9,995,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



OPEN HOUSE TUESDAY 11-2

BEVERLY HILLS | NEW PRICE
9575 Hidden Valley Road | 4 Bedrooms | 6 Baths | \$9,995,000
Juliette Hohnen 323.422.7147



OPEN HOUSE TUESDAY 11-2

BEVERLY HILLS | NEW LISTING
9505 Hidden Valley Road | 5 Bedrooms | 6 Baths | \$6,995,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



OPEN HOUSE TUESDAY 11-2

SUNSET STRIP | PRICE REDUCTION
8650 Franklin Avenue | 4 Bedrooms | 4 Baths | \$6,995,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



SUNSET STRIP
9092 St Ives Drive | 4 Bedrooms | 4 Baths | \$3,795,000
Juliette Hohnen 323.422.7147



VENICE
419 28th Avenue | 3 Bedrooms | 4 Baths | \$3,785,000
Josh & Matthew Altman 310.819.3250
Billie Scelza 310.699.6590



ENCINO
4718 White Oak | 6 Bedrooms | 10 Baths | \$3,595,000
Tracy Maltas 310.722.2267



OPEN HOUSE THURSDAY 11-2

BURBANK | NEW LISTING
3313 Wedgewood Lane | 5 Bedrooms | 6 Baths | \$2,699,000
Josh & Matthew Altman 310.819.3250
Andy Hairabedian 626.318.0907



BEVERLYWOOD | NEW LISTING
8902 Gibson Street | 4 Bedrooms | 1.5 Baths | \$1,199,000
Jeeb O'Reilly 310.980.5304
Tori Barnao 323.633.1878



SUNSET STRIP
1259 N. Clark Street | 2 Bedrooms | 2.5 Baths | \$1,865,000
Gersh Gershunoff 213.359.0328
Tori Barnao 323.633.1878

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

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COMMISSION*



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THE
WAVERLY

RELATED

JOAN'S ON THIRD™ SANTA MONICA NOW OPEN

Townhouse Collection is 70% Sold | Final 2 Townhomes Now Available
Two Bedroom Residences from \$1,300,000

Sales Gallery open by appointment only Monday - Saturday 10am - 6pm • 310.394.1100
1755 Ocean Avenue, Santa Monica, CA 90401 • WaverlySantaMonica.com

*sale must be closed on The Townhouse Collection to qualify for commission

The developer reserves the right to make modifications to the floor plans, pricing and unit dimensions of residences or other areas at any time. This is neither an offer to sell nor a solicitation to buy in any state where prohibited by law or where prior registration is required. Developer shall have no obligation to sell any residence unless the purchaser executes a sale agreement and other documents required by the developer and such documents are executed and accepted by the developer. The development will be subject to the jurisdiction of a homeowners association and owners will be obligated to pay assessments to the association for maintenance of common facilities. Please review the association budget and Final Subdivision Public Report issued for the development by the California Department of Real Estate for more information. CA BRE #01005145.



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COMMISSION

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Perched above iconic Ocean Avenue overlooking panoramic views of the Pacific, Penthouse 903 boasts over 3000 square feet of elegantly appointed interiors featuring honed marbles, polished quartzites and warm wood tones. Located just steps from the sand in the heart of Santa Monica, The Seychelle offers unparalleled services and amenities that include an attended lobby with concierge, a rooftop pool and entertainment lounge set against a backdrop of ocean views, a fitness center with yoga studio, a business center and a glamorous pet spa. Penthouse 903 is an unprecedented opportunity to call one of Southern California's beloved beach cities home. Priced at \$10,000,000.



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1755 Ocean Avenue, Santa Monica, CA 90401 • SeychellePenthouse.com

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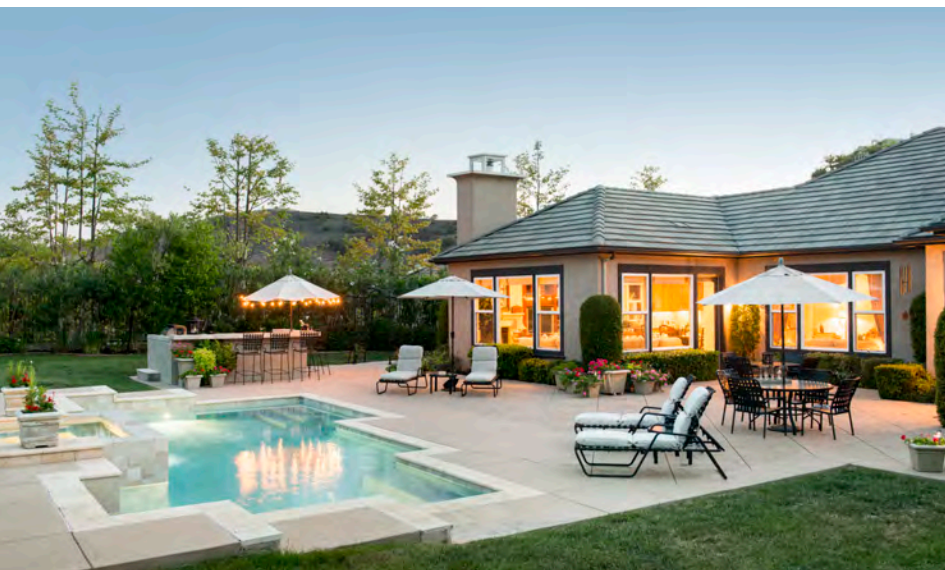
25085 ASHLEY RIDGE ROAD, HIDDEN HILLS • OFFERED AT \$8,999,995
Tomer Fridman • Tomer.Fridman@SothebysRealty.com • 310.926.3777

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Associates

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26611 MONT CALABASAS DRIVE, CALABASAS • OFFERED AT \$2,199,000
Tomer Fridman & Kathy Bernal
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5366 WELLESLEY DRIVE, CALABASAS • OFFERED AT \$3,098,000
Dana Olmes & Jeff Biebuyck
www.DanaandJeffLuxuryHomes.com • 818.581.6068/818.486.1763



26625 MONT CALABASAS DRIVE, CALABASAS
Offered at \$2,649,000/\$14,000/mo
The Baldwin Scott Thomas Team
KarenandSerena.com • 818.442.7072/310.926.7482



23219 CANZONET STREET, WOODLAND HILLS
Offered at \$899,900
The Baldwin Scott Thomas Team
KarenandSerena.com • 818.442.7072/310.926.7482



23927 ARCHWOOD STREET, WEST HILLS
Offered at \$645,000
Cindy Nexon
Cindy.Nexon@SothebysRealty.com • 818.657.4441



23863 OAKFIELD ROAD, HIDDEN HILLS
Offered at \$2,495,000
Dana Olmes & Jeff Biebuyck
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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-story 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

Fred J. Bernstein (310) 300-0599

CalBRE #01476689



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

Stephen Shapiro (310) 860-8888

CalBRE #01257836



Spectacular Contemporary Estate, Holmby Hills

\$35,500,000

Incredible scale & state-of-the-art amenities. 16,000+ sf home w/high ceilings, open spaces & walls of glass. Dramatic 2-story LR, formal DR, gourmet kitchen + catering kitchen, screening rm, gym & massage rm, wine cellar, elevator & more. Gorgeous master ste + 6 add'l BR ste on approx 1.4 acres. Infinity pool w/waterfall, gardens, outdoor kitchen, & tennis court. www.weahomes.com/listing/faring

Kurt Rappaport (310) 860-8889

CalBRE #01036061



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

Kurt Rappaport (310) 860-8889 • Richard Ehrlich (310) 860-8885

CalBRE #01036061

CalBRE #01267136



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

JOIN LEADING



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

Incomparably elegant and breathtaking luxury residence at the Montage Beverly Hills. This light and bright 3 bedroom + 3.5 bathroom luxury corner condo features a magnificent rotund living room with immaculate fireplace and astonishing 180-degree views of Beverly Hills landmarks in every direction- from the famed restaurant row of Canon Drive to bustling talent agencies on Wilshire Boulevard to the world-renowned shopping mecca of Rodeo Drive. WebID 498128

BEN CASPI 310.499.2091 BenC@nestseekers.com



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

Newly remodeled 3 bed/2 bath home less than 2 miles from the beach. This excellent floor plan w/abundant natural light 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 featuring Cherry Wood Cabinets w/ pull-out shelves, Granite counter tops and stainless steel appliances. Master bedroom and dining room lead to a private entertainer's patio with plenty of privacy. Bathrooms have been updated with decorator finishes and fixtures. Custom 1/2 inch thick shower glass enclosure, Travertine floors and Glass Mosaic Tiles throughout the master bathroom. Home comes w/Touch Screen Controlled Central Air & Heating, ADT Security System Installed. BONUS: Home comes with approved plans for an additional 73 sq ft on main floor+1562 sq ft 2nd addition. All this minutes away from Silicon Beach, Playa Vista, LMU and great local restaurants and shopping. WebID 531600

**SEBASTIAN WOLSKI 310.278.8861X2111
sebastianw@nestseekers.com**

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BRAND

Nearly

700

SALES PEOPLE
& SUPPORT STAFF

15

OFFICE
LOCATIONS

14613 ROUND VALLEY DRIVE, SHERMAN OAKS

\$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 310.278.8861x2072

SamR@nestseekers.com



This is a light and bright, 3 bedroom, 3 bathroom condo situated in the heart of beverly hills. With a recently well done remodel, this is a move in ready home with over 2100+ sf of living space. The galley kitchen flows beautifully from the separated dining area to the living room. Sit out on your private balcony with coffee and a croissant as you gaze over the tree tops onto the hollywood hills and city. With over-sized bedrooms and a fantastic master bathroom, you will feel right at home the moment you walk in. Some of the recent upgrades include hardwood floors throughout, recessed lighting and plantation shutters. This is a well taken care of home with many beautiful features. The building has only 36 units.

JASON GALARDI 310.278.8861x2087

Jgalardi@nestseekers.com



CAREER TO THE NEXT LEVEL, CALL JASON GALARDI AT 310-980-1256

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MAGNIFICENT EAST-COAST TRADITIONAL WITH POOL IN THE HOLLYWOOD HILLS



9034 BURROUGHS ROAD, HOLLYWOOD HILLS

Hamptons in the Hollywood Hills! Newly remodeled home with ultra high-end finishes throughout. Elegant living room with soaring ceilings, hardwood floors and wood-burning fireplace. Large formal dining room. Gourmet eat-in kitchen with center island and new Viking appliances. Family/media room with bar area and French doors that open to yard. Powder room and downstairs office or bedroom. Upstairs features a sumptuous master suite with pitched ceilings, second fireplace and balcony with canyon and city views. Gorgeous new master bath with steam shower and large walk-in closet. There are two very large additional bedroom suites both with new baths. Private backyard with lush lawns and beautiful pool and spa. Located on a quiet cul-de-sac in the prized Wonderland Elementary School district. Two-car garage. Beautiful living in the Canyons!

OFFERED AT \$3,800,000

OPEN TUESDAY 11AM - 2PM



For more photos, visit www.9034Burroughs.com



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DISTINCTIVE HOMES

CALL 310.281.3981
www.SteveFrankel.com

SPECTACULAR CONTEMPORARY ESTATE WITH POOL AND GUEST HOUSE



4515 ENCINO AVENUE, ENCINO

Stunningly remodeled Contemporary estate. Open loft-like floor plan with sensational state-of-the-art kitchen and surrounding entertaining areas as the heart of the home. Sun-drenched family room with pitched beam ceilings. Large formal dining room. Ultra high-end finishes throughout. Sumptuous master suite and three secondary bedroom suites. Magnificent manicured grounds with mature landscaping, swimmer's pool and guest house. Located on a shady cul-de-sac, this gated home offers tremendous privacy with large motor court and ample parking. A rare find.

OFFERED AT \$3,229,000

OPEN TUESDAY 11AM - 2PM



For more photos, visit www.4515EncinoAvenue.com



ANDREA KORCHEK

CALL 818.371.0933
www.AndreaKorchek.com



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CALL 310.281.3981
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Oasis in Los Angeles



948 N. Orlando Avenue

Set on gated, lushly landscaped oversized lot, on highly desired Orlando Ave., this amazing enclave is anchored by a majestic Sycamore, numerous palm specimens and a bamboo forest surrounded by tranquil fountains. Entering the private courtyard, framed by thick hedges, you pass by the Buddha water garden into the world of Zen. The gracious 1-story Traditional home features: living room with fireplace, French doors and floor to ceiling picture windows, overlooking ancient Indian columns set on an extensive patio overlooking the rear garden sanctuary. The beautifully designed gourmet kitchen is a cooks' delight featuring the finest appliances replete with Carrara marble surfaces and large center island for eating and/or serving. The family room, adjoining the kitchen, is accented by a 2nd fireplace. Antique Indian double doors in the dining room open to private gardens and Koi pond. There are 2 en-suite bedrooms in the main house. The magical backyard includes: outdoor, sheltered dining pavilion, gazebo enclosed hydro spa, conversation fire pit, professional outdoor BBQ Viking cooking station and a huge sundrenched swimmers' infinity pool. A separate Guest House has 1bed/1 bath, spacious living room and kitchen. The 2 car garage is oversized with plenty of storage. A true retreat with meandering walkways, invites the soul to experience peaceful moments of meditation, yet centrally located a stones' throw from great restaurants and shopping. www.948Orlando.com

Proudly Offered for \$3,795,000



PETER WHYTE 310.777.6327

pwhyte@coldwellbanker.com

www.peterwhyteproperties.com

CalBRE # 00643152



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view

FEATURED *Properties*

MALIBU | \$8,995,000
Represented by Irene Dazzan-Palmer
and Sandro Dazzan (310) 317-9354

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AGOURA HILLS | \$1,249,000
 Meticulously remodeled 1sty. Artistically designed.
 Outdoor frpl. 3 car garage
BETH NOVAK (805) 495-1048



BEL AIR | \$5,998,000
 4Br | 4Ba Enter the gate to this exquisite home.
ARDAVAN MOFID (818) 240-1111



BEVERLY HILLS | \$1,250,000
 Best location in the bldg. w/panoramic views of
 Downtown LA & Beverly Hills.
CYNTHIA RADOM (310) 288-0479



CALABASAS | \$3,200,000
 Exclusive GG Community of "The Oaks of Calabasas"
 ONE STORY 4+3.5 Ralph Lauren style home.
DOUG ARBETMAN & LINDA KICKER (818) 378-4001



CALABASAS | \$1,438,000
 Mid Century modern tree house w/walls of glass, 4BR
 3BA. Gourmet kitchen, LG master suite
TRACY & PATTY (818) 919-4071



CHATSWORTH | \$910,000
 Back on the market! Enter through a double with glass
 door entry. Gleaming hardwood floors
BASSEM FATTAH (818) 269-5227



CHEVIOT HILLS | \$2,529,000
 5+4.5 A recently remod, Spanish home w/ breathtaking
 view.
BENJAMIN S. LEE (310) 858-5489



ENCINO | \$649,000
 Prime Encino 2+2+fam rm w/cooks kitchen, grassy yard
 & pool.
STEVE SHRAGER (818) 606-7862



HANCOCK PARK | \$3,995,000
 Celebrated architect Paul R. Williams Tudor style 5bd,
 4.5ba home in heart of Hancock Park
CHRIS ABBOTT (323) 210-1430



LA CAÑADA FLINTRIDGE | \$1,690,000
 5BD/2BA Arts & Crafts, LR & DR w/ fpl, pool, La Cañada
 USD. www.4910Palm.com
JANICE T. MCGLASHAN (818) 949-5230



LADERA HEIGHTS | \$1,195,000
 Impressive Ladera Crest home, 2 FR, gourmet kitchen,
 granite counters, luxurious MBR suite
BOB WALDRON & JESSICA HEREDIA (310) 337-9225



LOS ANGELES | \$8,995,000
 Stunning Brentwood Park estate on 26,839 sq ft flat lot.
 Pool, gym & 2bd/2ba guesthouse.
FIORA ASTON (310) 480-3585



Arcadia (626) 445-5500	Calabasas (818) 222-0023	La Cañada Flintridge (818) 790-3334	Manhattan Beach (310) 802-5700
Beverly Hills North (310) 777-6200	Glendale (818) 240-1111	Los Feliz (323) 665-5841	Marina del Rey (310) 301-3500
Beverly Hills South (310) 273-3113	Hancock Park North (323) 464-9272	Malibu Colony (310) 456-3638	Montecito (805) 969-4755
Brentwood (310) 820-6651	Hancock Park South (323) 462-0867	Malibu West (310) 457-6550	COLDWELLBANKERHOMES.COM



MALIBU | \$2,900,000
 Ocean vu hm w/AC, high-speed Internet, hw flrs, nice yd, 4+3+den. Also for lease/\$7900/mo.
MARY ANN SAXON (310) 770-3940



MALIBU | \$799,000
 Spectacular mountain/sunset view 2 bed/2 bath in Point Dume Club
ELLEN JOHNSON (310) 801-4157



MANHATTAN BEACH | \$4,500,000
 Once in a lifetime opportunity to build your dream compound | Stunning 180° Views
CRAIG O' ROURKE & TAYA DICARLO (310) 714-5452



MONTECITO | \$5,850,000
 Classic, coveted Spanish style estate with red tiled roofs. Bougainvillea-covered arches.
KATHLEEN MARVIN & BARBARA KOUTNIK (805) 450-4792



OAK PARK | \$1,500,000
 Pvt 16,000+ sq ft lot. Apx. 3300 sq ft of beautiful living space. 4+3.5. P/S, BBQ & frplc.
DILLON & RUFF (805) 495-1048



PACIFIC PALISADES | \$2,440,000
 Absolutely gorgeous gated & private 3 bedroom 2 bath recently remodeled Traditional.
LISA MORRIN (310) 230-2450



RANCHO PALOS VERDES | \$4,950,000
 7BD/7.5BA Stunning Mediterranean Home in Oceanfront Estates with Fabulous Casita
JANE ANGEL (310) 292-2290



SAN MARINO | \$1,838,000
 Noted Architect Wallace Neff/3BR/3BA hm/over 2,000SF/features many classic revival designs
JOSEPH CHIOVARE (626) 945-2236



SIERRA MADRE | \$533,000
 365 Mariposa Avenue #B, Sierra Madre
PAUL VILLEGAS & CONNIE OLMOS (626) 318-9100



SUNSET STRIP | \$2,295,000
 The peak of chic 3+2 in the Strip. Spectacular city views!
JANE SCHORE (323) 573-6562



VENICE | \$4,999,000
 Rare 4 unit Venice compound on a double 4842 sf lot located in the heart of Silicon Beach.
JAMES ALLAN (310) 704-0007



VENTURA | \$1,495,000
 Charm with island views close to beach and downtown, gourmet kitchen, saltwater pool.
KAREN HOFFBERG (805) 648-5051

A&D ARCHITECTURE & DESIGN

MY LUXURY HOUSEKEEPING VIEW

With Marta Perrone, Household Management & Maintenance Expert, by Bret Parsons



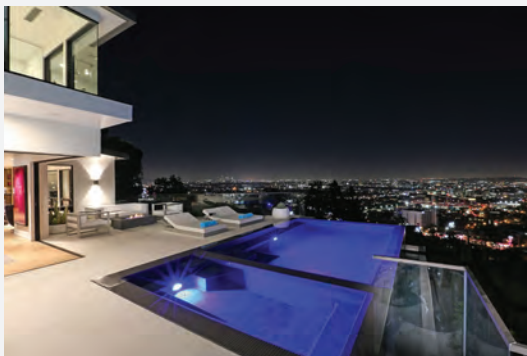
When a home buyer receives the keys to a new residence, there's tremendous excitement and exhilaration. Then, moments later, reality creeps in about maintaining a significant property. Along with the many joys come the logical questions and concerns: What's the best way to clean and organize my home? How many in staff? Scheduling? Which cleaning products to use on particular surfaces? What are the procedures to follow from the basement to the attic, and outside, too? How do the home systems work? Who maintains it? Who are the best service vendors in town? What about the pool? This is when you call Marta Perrone. She will appear to assess your home and lifestyle, create personalized household manuals (in any language required), set standards, protocols and schedules. She offers vendor and staffing recommendations, maintenance and personnel budgets, helps you choose the right products, supplies and tools, and will even set-up your laundry room, your utility room, and your personal closets. Marta's service is unique in that she seeks to create a blueprint for a well maintained home based on your lifestyle. Marta assists locally and nationally (ideal for those with multiple residences) in properties usually between 2,500 to 35,000+ square feet.

www.MartaPerrone.com



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ARCHITECT: ALEX BELCIANO



SUNSET STRIP | \$12,995,000

The new standard of luxury living! Promontory panoramic city to ocean views.

Victor Kaminoff (213) 718-7718

ARCHITECT: JAMES MAGNI



BRENTWOOD | \$10,350,000

Exceptional private, gated, exquisite Spanish Mediterranean estate exuding warmth & charm.

Joyce Rey, Executive Director (310) 285-7529

ARCHITECT: JOHN ELGIN WOOLF



SUNSET STRIP | \$6,395,000

3BR, 3.5BA private garden residence in a prime locale above Sunset Strip.

Stacy Gottula (323) 610-7191



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137 N. Woodburn Drive | Brentwood Circle Newly Priced \$10,850,000

Open Tuesday 11-2

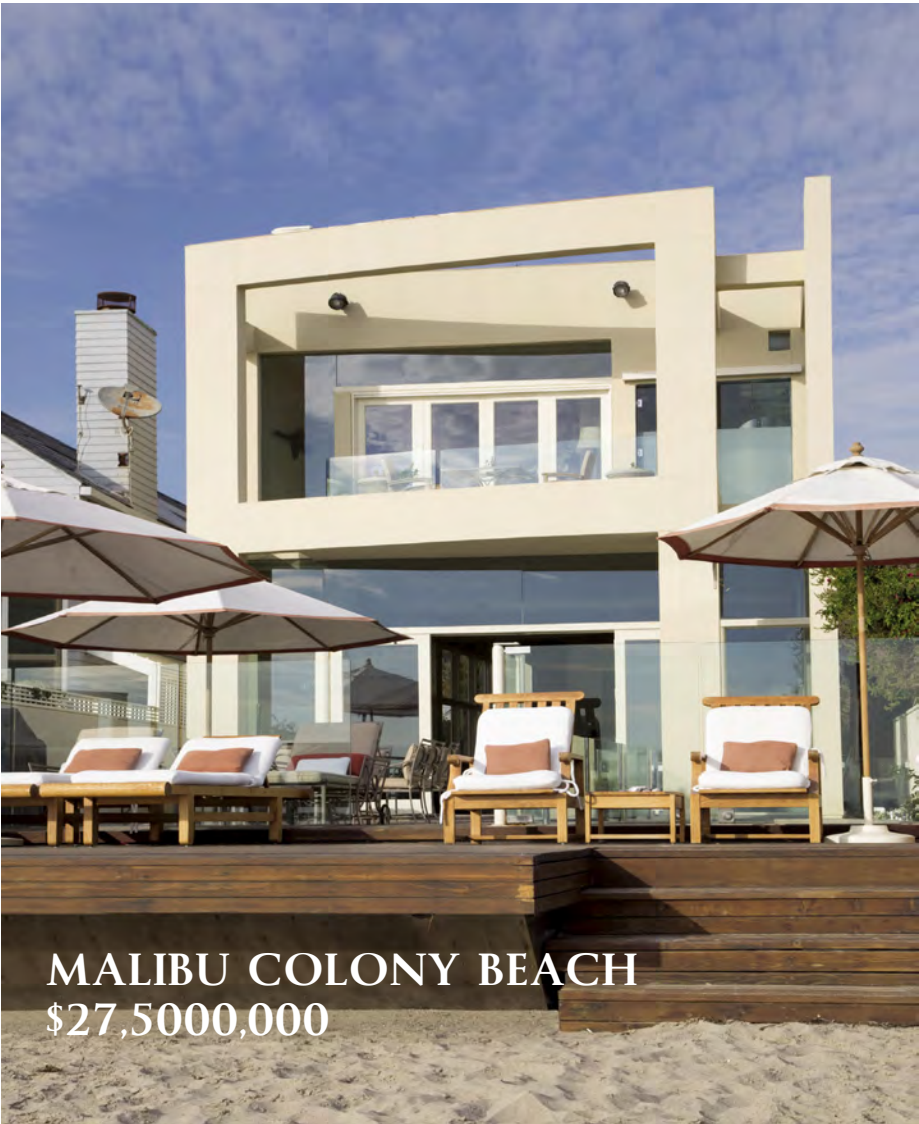
BRENTWOOD CIRCLE TRADITIONAL ESTATE

Located In The Exclusive Guard Gated Enclave Of Brentwood Circle, Rests A Magnificent Traditional Estate Set On A Rare Double Flat Lot Filled With Park-Like Grounds, Gardens, Fountains & Pathways. This 6 Bedroom/10 Bathroom Home Was Extensively Renovated/Expanded In 2008. Exquisite Finishes Throughout, With Every Amenity And Detail Meticulously Conceived. A Quaint Foyer Greet's You Upon Entry And Leads To The Formal Living Room And Restful Den. The Epicurean Kitchen With Center Island And Top-Of-The-Line Appliances Looks Out Onto The Garden/Pool And Is Poised To Serve The Most Discerning Guests In Either Of The Two Elegant Formal Dining Rooms. At The Center Of The House Is The Luxurious Two Story High Entertainment Room With State-Of-The-Art Audio/Visual Equipment, Custom Cabinetry, Dining Area And A Professionally Outfitted Bar. A Full Sized Light Filled Gym And Second Master Suite Complete The Downstairs. The Sumptuous Master Suite Features Dual Walk-In Closets, Marble Bathroom, Soaking Tub & Private Terrace. A Classic Wood Paneled Study, Bonus Room And Four Additional Bedrooms Complete The Upstairs. Amenities: Pool/Guest House, Outdoor Kitchen, Potting Shed, Putting Green, 2 Laundry Rooms, Craft Room, 2 Large 2-Car Garages/Motor Court, Lutron/Crestron Systems, Generator & A Water Conservation Irrigation System. A Private And Discrete Community And A Unique Opportunity To Live Your Luxury.

LuxuryBrentwoodEstate.com

Linda May
310.777.6247
Linda@LindaMay.com
LindaMay.com





MALIBU COLONY BEACH
\$27,500,000

SUSAN MONUS

(310)589-2477

susan@susanmonus.com



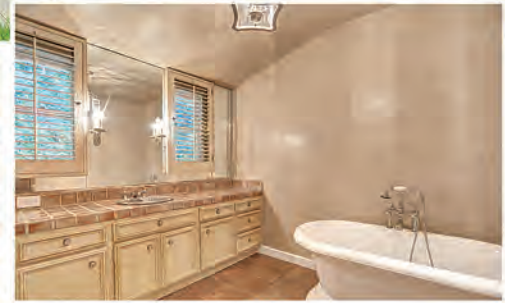
BROAD BEACH
\$15,000,000



MALIBU COVE COLONY BEACH
\$7,995,000



Walled and Gated 2story Courtyard Spanish



623 North Walden Drive • Beverly Hills

If you've seen this home before, you won't recognize it now!

- Updated with casual elegance and integrity
- Sunlit rms w/wd floors/beamed ceilings/French drs
- Dramatic 2sty entry with sweeping staircase
- 3 Bedrooms up, Dual rm guest suite down
- Separate large outdoor guest suite over garage
- Huge high beamed ceiling living room w/adjacent study
- Master suite overlooks front courtyard w/beautiful fountain
- Kitchen w/top built-ins and big breakfast room
- Family room opens to pool/pool bath/patios/lawns
- Nearly 95 ft frontage on premier Westend Flats road
- Intense curb appeal contributes to the allure of this rare gem



Grand Opening Tuesday, November 3rd • 11-2

\$6,495,000

Michael J. Libow
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(310) 285-7509



Joyce Rey
SS
STACY GOTTULA

9555 HEATHER RD, BEVERLY HILLS
OPEN TUESDAY 11 - 2

AVAILABLE NOW FOR LEASE: \$100,000 PER MONTH
FOR SALE: \$28,500,000

Immaculate gated & private estate on over 1.3 acres has been recently remodeled, its rich ambiance emulates a supreme Connecticut/Hampton residence. The estate offers outdoor kitchen, pool/spa, tennis and sports court, putting green, koi pond, bowling alley, theatre, game room & guest house with separate entrance.

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Magnificent Mediterranean Estate
16242 Shadow Mountain Drive, Pacific Palisades
www.16242ShadowMountainDrive.com
\$13,500,000
Shown By Appointment



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www.JadeMills.com | CalBRE #00526877

Ali Rassekhi
(310) 359.5695 | Rassekhi@Gmail.com
CalBRE #01183331



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THE OAK PASS OPEN

9540 Oak Pass Road, Beverly Hills PO

\$12,999,000

Open Tuesday 11-2

Lunch to be served by the famous Grilled Cheese Truck



Jade Mills

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THE OAK PASS OPEN

9739 Oak Pass Road, Beverly Hills PO

www.9739OakPassRoad.com

\$22,995,000

Open Tuesday 11-2

Lunch to be served by the famous Grilled Cheese Truck

Jade Mills

(310) 285.7508 | Homes@JadeMills.com

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*New Look, New Face
and a Huge Price Reduction
24 Hour Security Guarded and Gated
Community in Hancock Park / Fremont Place*



134 Fremont Place | Listed at \$4,200,000
Open Tuesday 11-2

This beautifully renovated Georgian Colonial Style Home. 24hr security guarded and gated 74 homes in Fremont Place. Classic details & architectural flourishes are preserved. All 3 fireplaces recently renovated with city permit. upgraded gourmet kitchen with high end stainless steel kitchen appliances, breakfast room leads toward sparkling pool with lush back yard. Living room, dining room and family room with fireplace and pool view. Guest house over the garage. Master bedroom with fireplace and master bath with hot tub. 2nd master bedroom has patio and 2nd master bath with hot tub. Library room with fireplace. All bathrooms are redone with natural stone marble floors. French doors & windows throughout. Central heat & air, hardwood floor through out. Huge attic and basement. 2 car garage and circular drive way in the front yard.



June Ahn

International President's Elite

cell: 323.855.5558

juneahn21@gmail.com

CalBRE: 01188513



Hancock Park South Office 119 N. Larchmont Blvd. Los Angeles, CA 90004

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BERKSHIRE HATHAWAY | California Properties

HomeServices



\$18,000,000 **591 High Mountain Rd, Arroyo Grande**
Kerry L Mormann 805.689.3242
Rancho Arroyo Grande, 3467± acres (assr). 6BD/9BA
home + guest house, AG land, vineyard & more!



\$13,950,000 **1892 Rising Glen Rd, Sunset Strip**
M. Canter/G. Salazar 310.704.4248/310.400.6756
Chic, pvt 5BD/6BA tennis ct European Villa compound w/
pool, wrap-around terraces & city views!



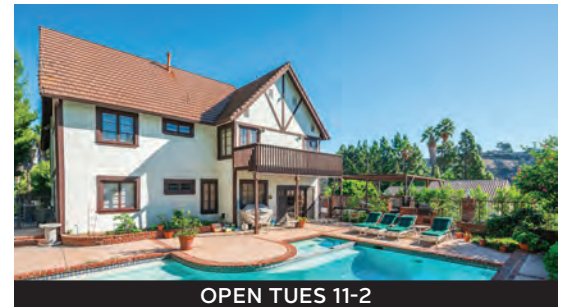
\$8,495,000 **1096 Lakeview Cyn Rd, Westlake Village**
Howard Zuckerman 310.710.8415
Stunning 8BD/6½BA estate. Apx 10,777 sf (per assr),
media room, game room, yard w/ outdoor living, pool.



\$4,595,000 **17819 Castellammare Dr, Pacific Palisades**
Marco Rufo 310.230.3765
This new 2014 residence enjoys 5 bedrooms, 5½ baths,
elevator, 4 balconies & 180° views.



\$3,895,000 **4415 Woodley Ave, Encino**
Shanks/Davis 818.326.2415/818.606.9805
View estate w/ 7BD/6BA, 5560 sf on 0.92 acres (per appr)
w/ infinity pool. www.4415Woodley.com



\$3,295,000 **7506 Hermes Dr, Mount Olympus**
Sheila Rose & Associates 310.890.1521
4BD/4½BA home on large corner lot w/ views. Two fam
rooms, large patio, BBQ, pool & spa. One owner.



\$2,995,000 **5158 Louise Ave, Encino**
Matt Epstein 818.789.7408
Amazing 2015 new construction. Gated single-level Trad.
5BD/6BA. 4800 sf on a 16,875 sf lot (bldr).



\$2,799,000 **1112 Wellesley Ave, Brentwood**
Sandi Jacoby 310.820.9312
Perfection & beauty! 5BD/5½BA w/ gated entry, open kit/
fam area, bonus room, wood floors, yard & patio.



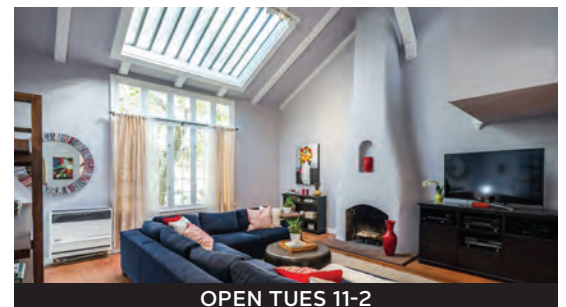
\$2,295,000 **25769 Vista Verde Dr, Calabasas**
Jane Cudworth 818.402.6231
One-of-a-kind 5BD/4BA Architectural in Monte Nido
featuring amazing views & updated kitchen.



\$1,995,000 **1554 Knoll Circle Dr, Santa Barbara**
Nancy Kogevinas 805.450.6233
Ocean view 3BD/3½BA home w/ clean lines & open
floorplan, pool. www.1554.MontecitoProperties.com



\$1,495,000 **3451 Loadstone Dr, Sherman Oaks**
Monty Iceman 818.521.2568
Nestled in hills, updated Trad'l with large lot has
3BD/2½BA, family & dining room, private serene yard.



\$599,000 **6200 Banner Ave #2, Hollywood**
Michael Tunick 323.646.3893
2BD/1½BA townhouse in courtyard complex. 2-story LR.
FP, wood floors, patio & laundry. 6200Banner2.com

Visit us online at bhhsocalifornia.com

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In Focus LA
a bi-weekly lifestyle
newsletter



TOM DUNLAP HOMES

1916 ARTS & CRAFTS BUNGALOW, SUNSET SQUARE



1616 N GARDNER STREET

OFFERED AT \$1,725,000

Meticulously maintained and restored for today's living, this museum quality Arts & Crafts Bungalow sits peacefully above the street behind a private gate and manicured hedges. Steeped in tradition, the woodwork, fireplace, original hardware, leaded glass windows, flooring, and moldings will truly delight.



OPEN HOUSE:
TUESDAY NOVEMBER 3 | 11 AM - 2 PM

WWW.1616GARDNER.COM

BERKSHIRE HATHAWAY | California Properties
HomeServices

TOM DUNLAP
310.422.1404 | tomdunlaphomes.com

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Open House



CORNER LOT | CANYON & CITY VIEWS | OPEN TUE 11-2

7506 HERMES DR Los Angeles, CA 90046

Offered at **\$3,295,000**

This 4 bedroom, 4½ bath home sits on a large corner lot with approximately 19,119 sf (assessor) with city & canyon views! There are 2 family rooms, one upstairs, and one downstairs. Wood floors, 3 fireplaces & voluminous ceilings in many of the rooms. The kitchen has been recently remodeled w/ new countertops & refinished cabinetry. The property features a large patio, bar-b-que, pool & spa. Original owner. Stop by for lunch.



Sheila Rose
310.890.1521
sheila@sheilarose.com
CalBRE 00561218

Steven Davis
310.801.9457
steven@sheilarose.com
CalBRE 01969567



BERKSHIRE HATHAWAY
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California Properties

Marc & Rory Shevin Proudly Present
PRIME DEVELOPMENT OPPORTUNITY
3.38 SPECTACULAR ACRES IN GUARD GATED HIDDEN HILLS



25085 ASHLEY RIDGE, HIDDEN HILLS

Offered at \$8,995,000



Superb and wonderfully private 3.38 acre estate lot with an enormous building pad and pastoral views, sited in the private Ashley Ridge section with several celebrity owned luxury estates located in the immediate vicinity. Features include numerous mature trees, all underground utilities and partially completed architectural plans, including renderings, for a French style estate with an approximate 18,800 square foot main house, 800 square foot guesthouse, 1,200 square foot cabana with indoor spa, and garages for 9-cars, plus a studio. This is one of the most beautiful land parcels in all of Hidden Hills, in a superb location. Hidden Hills offers approximately 30 miles of hiking and equestrian trails, and this property may accommodate equestrian facilities if desired.



BERKSHIRE HATHAWAY
HomeServices
California Properties
23925 Park Sorrento, Calabasas, CA 91302

Marc & Rory Shevin

(818) 251-2456 • (818) 251-2476

Marc: CalBRE #00559629 Rory: CalBRE #00671618

theshevins.com

TOMER FRIDMAN

310.926.3777

Tomer.Fridman@SothebysRealty.com

CalBRE #0175017

Ewing &
Associates

Sotheby's
INTERNATIONAL REALTY

BERKSHIRE HATHAWAY | California Properties HomeServices



Hampton's-Style Traditional ~ OPEN TUESDAY 11:00-2:00

17417 RANCHO ST Encino, CA 91316

Offered at **\$4,795,000**

Located at the end of a long gated driveway & framed by an ancient Oak tree, sits this Magnificent Hamptons inspired custom commissioned residence in Prime Rancho Estates. Exemplary floor plan includes FDR, breakfast, true chef's kit w/high-end SS appls. The 1st floor is completed w/ playroom/gym & maids/guest rm & the upstairs level is comprised of 5 generous bds, library & office. The luxurious master ste has sumptuous spa-style bath. Lush pvt gardens & sprawling lawns surround this fine home.



Andrew Manning
818-380-2147
andrew@andrewmanning.com
CalBRE 00941825



Stephanie Payab
818-269-2796
stephpayab@gmail.com
CalBRE 01394407



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Fabulous Ocean & Canyon Views - REDUCED

745 LACHMAN LN Pacific Palisades, CA 90272

Offered at **\$3,295,000**

REMODELED MEDITERRANEAN W/OCEAN & CITY VIEWS. THIS PROPERTY FEATURES AN OPEN FLOOR PLAN W/ A LARGE LIVING ROOM W/ WOOD BURNING FIREPLACE, ADJACENT DINING ROOM & FAMILY ROOM W/ BUILT-INS & FIREPLACE. LIGHT & BRIGHT GOURMET KITCHEN W/BREAKFAST AREA. FRENCH DOORS FROM THE KITCHEN & FAMILY ROOM OPEN OUT TO THE LOVELY LANDSCAPED BACKYARD W/PRIVATE POOL & CANYON VIEWS. MASTER SUITE HAS FRENCH DOORS LEADING TO 2 BALCONIES W/ OCEAN VIEWS, A SPA-LIKE BATH, SITTING AREA & LARGE WALK-IN CLOSET.



Jody Fine
310-230-3770
jodyfine@bhhsca.com
CalBRE 00916736



315 S CAMDEN DRIVE BEVERLY HILLS

OPEN TUESDAY 11-2 | LUNCH SERVED

Gated 2 story Spanish, beautifully remodeled. 4 beds + 4baths with Versailles inspired marble, arched doorways and dark oak wood floors throughout. Chef's kitchen with state of the art appliances highlighted by Wolf range cook top, dual ovens, Miele stack with coffee maker, Subzero refrigerator. Formal dining room, large living room with fireplace, wonderful family room leading to back patio. This home is an entertainers delight. Included in this property is an indoor/outdoor audio system and two full home theater systems. Six car driveway features a Porte Cochere with custom 40amp electric car charging station. Separate guest house with complete living room, kitchenette, bathroom and private balcony. Priced to sell today! Hurry, this won't last.

Proudly offered at: \$3,950,000 | www.315camden.com



MYRA NOURMAND

myranourmand@nourmand.com

www.myranourmand.com

direct: 310.888.3333

bre#:00983509

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MARTY HALFON

marty@rodeore.com

www.halfonproperties.com

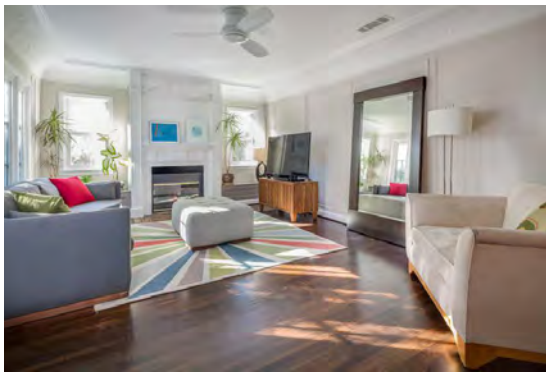
direct: 310.344.4465

bre#:00669674

www.rodeore.com



QUINTESSENTIAL STARTER HOME



721 N Martel Ave, Los Angeles, CA 90046

Located in the Melrose District, the epicenter of LA creativity, you are in close proximity to the major studios (Paramount & CBS) and production facilities. You are living on a tree-lined street, in a residential neighborhood and yet you're within walking distance to the great dining and shopping that Los Angeles is so well known for. This Country English charmer, which sits on an extra large 7000sf lot, has been lovingly remodeled in stages since 2005 and includes many upgrades.

Your new home is ready for you!

OPEN TUESDAY 11am to 2pm

\$1,349,000



SHAYNA LEE

Cell: 310 780 8907

shaynalee36@gmail.com

CalBRE #01922325



792 SAN LORENZO

SANTA MONICA CANYON

OPEN TUESDAY 11-2PM

6 BEDROOMS | 7 BATHROOMS | 6,472 SQ. FT. | 28,961 SQ. FT. LOT

View to Riviera's 6th hole! And on other side the beautifully redesigned home looks out to a lovely private yard with pool. Set on approx 30,000 sqft, this stunning entertainment, family home has a chic modern chef's kitchen, 5 bedrooms with en suite baths all having been brought up to today's expectations this past year. Master with vaulted ceiling, fireplace, balcony opening to golf course view and exquisite marble bath. Family room with large stone fireplace & bar. Gym, wine cellar, shared tennis court.

OFFERED AT \$16,750,000

DEEDEE HOWARD

424.230.3755



An international associate of Savills

THEAGENCYRE.COM





153 S. BURLINGAME AVE | BRENTWOOD

OFFERED AT \$11,495,000

DAVID SOLOMON
424.400.5905

ANNA SOLOMON
424.400.5903



6 BEDROOM | 8 BATHROOMS
8,184 SQ. FT. | 26,750 SQ. FT. LOT

153BURLINGAME.COM

OPEN TUESDAY 11-2PM



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THEAGENCYRE.COM





2201 SUNSET PLAZA DRIVE

SUNSET STRIP

4 BEDROOMS | 4.5 BATHROOMS | 3,627 SQ. FT. | 35,251 SQ. FT. LOT

Newly remodeled stunning contemporary home overlooking sparkling city views serves a wow factor like nothing else in the Sunset Strip. This entertainer's dream home includes the ultimate in California living with indoor-outdoor feel with access to the pool/spa, sun deck, outdoor shower, Fleetwood doors, open living area with vaulted ceilings, Viking appliances and impressive custom details throughout. Don't miss this impressive retreat.

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$4,150,000

DAVID PARNES
DPARNES@THEAGENCYRE.COM
424.400.5916

JAMES HARRIS
JAMES@THEAGENCYRE.COM
424.400.5915



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6253 HOLLYWOOD BLVD. #303 | HOLLYWOOD | \$500,000
1 BEDS | 1 BATH | 850 SQ. FT.
RISHI KUMAR | 424.230.3708

NEW LISTING



601 COMSTOCK AVE | LITTLE HOLMBY | LEASE AT \$13,500/MO
6 BEDS | 9.5 BATH | 5,420 SQ. FT. | 48,623 SQ. FT. LOT
BLAIR CHANG | 424.230.3703 | JOEY BRAUER | 424.271.3341



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1417 BRINKLEY AVE

BRENTWOOD

OFFERED AT \$3,450,000

3 BEDROOM + OFFICE | 3 BATHROOMS

3,621 SQ. FT.

8,732 SQ. FT. LOT

CINDY AMBUEHL
424.321.4947

OPEN TUESDAY 11-2PM

NEW LISTING



An international associate of Savills

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543 NORTH BEACHWOOD DRIVE

HANCOCK PARK

3 BEDROOMS | 2 BATHROOMS | 1,818 SQ. FT. | 6,345 SQ. FT. LOT

OPEN TUESDAY 11-2PM

NEW LISTING

A 1920's bungalow re-imagined. Hedged for privacy and located close to Larchmont Village. An open floor plan allows for perfect entertaining flow. Master suite plus separate guest bedroom and bath connects to a third bedroom/library; pool and outdoor dining patio with fireplace. Wood floors and pitched ceilings help to create a dramatic and creative living space. A very special in town residence.

OFFERED AT \$1,725,000

AILEEN COMORA
424.230.3746

PAUL LESTER
310.488.5962



An international associate of Savills | THEAGENCYRE.COM





1634 BLUE JAY WAY

BIRD STREETS

4 BEDROOMS | 4 BATHROOMS | 3,560 SQ. FT. | 26,769 SQ. FT. LOT

Behind gates at the end of a long, private drive under a canopy of trees, this gorgeous ivy-covered Paul Williams traditional with sweeping city-to-ocean views sits on one of only a few prized flag lots in the famed Bird Streets. Filled with natural light, interiors feature hardwood floors, dual master suites, a theater, creative workspace and gym. French doors from nearly every room open to an elegant terrace of al fresco dining spaces and a pool overlooking the LA skyline.

VIP EVENT | RSVP ONLY

TUESDAY 5-7PM

OFFERED AT \$11,900,000
OFFERED FOR LEASE AT \$29,500/MO

PAUL LESTER
310.488.5962

AILEEN COMORA
424.230.3746

MICHAEL PEREZ
424.253.7432

MONIQUE NAVARRO
424.354.2674



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1901 WEEPAH WAY

LAUREL CANYON

3 BEDROOMS | 3 BATHROOMS | 2,137 SQ. FT. | 3,977 SQ. FT. LOT

Gated and private on one of Laurel Canyon's most coveted streets, this renovated hunting lodge emotes country living and has appropriately been named Camp Weepah by its current owners. One is greeted by enchanting and whimsical outdoor dining and sitting areas where an oak tree serves as an organic canopy. In keeping with the period style, the interior features such soulful details as beamed ceilings, built in shelving and a dutch door. Caretakers cottage equipped with bedroom suite and kitchen.

MAX NELSON
424.238.2482

OPEN TUESDAY 11-2PM

NEW PRICE

OFFERED AT \$1,295,000



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OPEN SUNDAY 1-4 PM

5252 AMESTOY AVE | ENCINO | \$5,595,000

NEW PRICE

WWW.AMESTOYVILLA.COM | SUPERLATIVE ESTATE | 9,848 SQ. FT. | 26,913 SQ. FT. LOT
JIMMY HIRSCH | 424.321.4945 | CRAIG KNIZEK | 818.618.1006



OPEN TUESDAY 11-2 PM

15882 HIGH KNOLL ROAD | ENCINO | \$1,795,000

WWW.15882HIGHKNOLL.COM | PRIME ROYAL OAKS LOCATION | VALUE PRICING
CRAIG KNIZEK | 818.618.1006 | DEBRA JAFFE | 424.230.7433



An international associate of Savills

THEAGENCYRE.COM





9653 OAK PASS ROAD

BEVERLY HILLS POST OFFICE

LUNCH ON US BY THE FAMOUS GRILLED CHEESE TRUCK

Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.

ERIC LAVEY
310.908.6800

THE OAK PASS OPEN
TUESDAY 2-5PM

OFFERED AT \$5,995,000



An international associate of Savills | THEAGENCYRE.COM





1023 CHEVY CHASE DRIVE

BEVERLY HILLS

6 BEDROOMS | 5 BATHROOMS | 4,494 SQ. FT. | 13,120 SQ. FT. LOT

Located in prime Beverly Hills on a flat, street-to-street lot, this original Spanish style home with charming character presents an exceptional opportunity to rebuild or restore. Set back from the street, the property offers a serene setting with a large yard, plus privacy provided by mature trees. Per the Under Built report, one could add 2,248 SF to create a total of 6,742 SF on this beautiful Beverly Hills enclave. Has not been on the market in over 40 years since being owned by iconic celebrity.

BARON STEINBRECHER

424.320.5247

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$5,995,000



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1650 N. KINGS ROAD

SUNSET STRIP

4 BEDROOMS | 3 BATHROOMS | 2,750 SQ. FT. | 6,550 SQ. FT. LOT

East Coast Traditional with modern luxuries and upgrades, ideal for entertaining. Formal dining and living room, open kitchen plus living room provide an effortless flow. Master suite with spa-like bath, large walk-in-closet plus separate dressing room or flexible home office. 3 guest bedrooms, 2 baths, grassy lawn, gazebo plus outdoor dining! Centrally located above the Sunset Strip in the desirable Hollywood Hills.

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$2,295,000

ALEX BRUNKHORST

424.231.2418



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THE COSMOPOLITAN BW



2 BDR, 2 BDR + DEN, AND 3 BDR RESIDENCES RANGING FROM \$865,000 - \$2,200,000



441 S BARRINGTON AVE
BRENTWOOD

424.400.5943
THECOSMOBW.COM

Welcome to The Cosmopolitan BW, a limited collection of 45 modern, luxury residences steps away from the very best of Brentwood. Enjoy the quintessential, relaxed Brentwood lifestyle and unrivaled walkability to acclaimed schools, dining, shopping, and nightlife. Exquisitely designed for the modern lifestyle, the residences at The Cosmopolitan BW feature flexible 2 to 3-bedroom floor plans with open-concept living and an elegantly clean simplicity.

OPEN TUESDAY - SUNDAY 12PM - 5PM | BROKERS OPEN TUESDAY 11AM-2PM

OVER 65% UNDER CONTRACT

SOPHISTICATED, MODERN LIVING *in the heart of* BRENTWOOD

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The Agency CA RE #01904054

