



Paula R. Green
310-613-1236
 paula@prgassociates.com

Distinctive Properties

139 S. GLENROY AVE.
 Los Angeles, California 90049



\$2,895,000
5 Beds, 6 Baths
 MLS #: 15-942387

EXQUISITELY RENOVATED 1930'S WESTWOOD HILLS TRADITIONAL - NEAR UCLA. REMARKABLE ATTENTION TO PERIOD DETAILS, AESTHETICS AND CHARM, WHILE OFFERING UP AN ENERGY EFFICIENT, WATER-WISE AND MODERN DAY SMART HOME. STUNNING PROVENCAL MASTER SUITE WITH JAW DROPPING CALCUTTA BATH-FEATURING ITALIAN PEDESTAL SINKS, LEFROY POLISHED NICKEL FIXTURES, CLAW FOOT TUB AND LEADED GLASS PICTURE WINDOW. LARGE EN-SUITE ROOMS WITH SPA-LIKE CARRARA BATHS AND VOLUMINOUS LIVING ROOM WITH EYE LEVEL CARVED MANTLE FIREPLACE, DEPICT A GRANDEUR OF A BYGONE ERA. DISTINCT 9" RUSTIC EUROPEAN OAK FLOORING. SUNLIT COOK'S KITCHEN, ELEGANT FORMAL DINING ROOM, LIVING ROOM WITH 20' HAND PAINTED WOOD BEAMED CEILING AND LUSH PRIVATE PATIO. WRAPAROUND TWINKLE LIGHT TRELLISED REDWOOD DECK AND WONDERFUL GRASSY YARD. WINE CELLAR. CENTRAL LOCATION. FREEWAY CLOSE. COVETED WARNER AVENUE SCHOOL.



See the Virtual Tour! www.tourfactory.com/1450150

Equal Housing Opportunity | All Information Deemed Reliable but not Guaranteed



AREA
1

192 N. Crescent Drive, Beverly Hills

OPEN TUESDAY 11-2PM

Phenomenal, open and bright unit in the heart of Beverly Hills Golden Triangle neighborhood. Three level townhouse with 2 bedrooms, very large den and 3 1/2 bathrooms. Kitchen has granite counter tops, custom cabinets with Viking stove, hood, wine cooler, Bosch dishwasher and Samsung refrigerator. Each floor has own zoned HVAC for maximum comfort and efficiency. Caesarstone counter tops in all bathrooms. Generously sized bedrooms. Master bath features Mr. Steam shower with Bluetooth speakers, Warm-up heated floors and more! Den is the perfect space for a home office or a third large bedroom. Laundry room provides extra storage. Massive roof top deck is perfect for relaxing and enjoying the beautiful view. 2 spaces in garage are side by side and there are 2 additional guest spaces in the garage. Don't miss this freshly appointed gorgeous unit! Please see Private Remarks.

Offered at \$1,349,000



CARRIE ROLLINGS MEYNET

310.622.7430 direct

310.650.3075 mobile

carrie@gibsonintl.com

Gibson International does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property, the buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. CalBRE# 01511225

AREA

3

SUNSET STRIP -
HOLLYWOOD HILLS WEST

2827 Nichols Canyon Place
Hollywood Hills, California



FIRST LOOK!!!

Modern Spanish Renovation

Open Tuesday, November 3rd, 11-2pm

Stunning Designer Renovation! This private hedged and gated property has been beautifully opened and modernized for the ultimate in California indoor/outdoor living. Spacious light living spaces open through all-new glass doors to an outdoor oasis featuring sparkling pool, lounge/fire pit, dining and grassy yard. Inside there is a gorgeous new designer kitchen with Ann Saks tile, premium appliances and new custom cabinetry. The formal dining flows into a large living room with very high ceilings and fireplace. The comfortable den flows from the living room onto the swimming pool and other outdoor living spaces. Three bedrooms and two stunning new bathrooms also occupy the lower level. The master suite is accessed via it's own private staircase and occupies the entire top floor of the home. The large two car garage provides direct access into the home. New wide-plank wood floors, hand selected fixtures, lighting and finishes complete this modern spanish home. Ideally located on one of upper Nichols Canyon's best and most private cul-de-sac streets, just blocks from Mulholland Drive.

Offered at \$2,375,000

NICK
SMALL



REALTOR®
CA DRE #01305971
310.461.0420
nick@nicksmall.com



NICKSMALL.COM

AREA
3

SUNSET STRIP –
HOLLYWOOD HILLS WEST

TWO FOR THE PRICE OF ONE!



2013 GLENCOE WAY | LOS ANGELES 90068

DUPLEX | INVESTMENT | 12,867 SQFT LOT (PUBLIC RECORDS)
\$1,669,000

Two unique & enchanting Hollywood Heights view homes on lush spacious street to street lot with exciting vistas. The gorgeous turn of the century authentic craftsman home (2 + 1 over studio) is rich in handcrafted wood finishes and enjoys views west towards Hollywood and the coast. The modern loft style home (1 + 1.75) over a 4 car garage faces east with iconic views of Hollywood sign & Observatory. Fascinating possibilities here – see MLS# 15-931729.

Karen Medved
CalBRE License# 01235215

T: 310/266.4236

F: 323/908.4129

karen@teammedved.net

www.teammedved.net



kw
KELLERWILLIAMS.

Keller Williams Studio City | 4061 Laurel Canyon Blvd., CA 91604

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AREA
3SUNSET STRIP -
HOLLYWOOD HILLS WEST

MAJOR REDUCTION



MODERN CAPE COD RENOVATION

2426 Greenvalley Road, Hollywood Hills, California

Spotless Renovation of Classic 1930's Cape Cod Home: Expanded and modernized from the ground up, this fantastic newly remodeled home features a spacious open floor plan for today's living. Beautiful new textiles have been employed to deliver smart modern design to this classic two story traditional home. The open kitchen features all new cabinetry, stainless steel appliances, quartz countertops and custom back splashes. The living areas open through glass to a private yard featuring mature trees, large patio and custom water fountain. The lower interior level of the home also features two beautiful bedroom suites with designer bathrooms plus a stylish powder room off the living room. Up the fabulous sweeping staircase awaits the large private master suite which occupies the entire upper level. All new systems & beautiful new floors, doors, windows and lighting make this an absolutely turnkey home. Ideal location in the Hollywood Hills just blocks from the Mulholland Tennis Club and The Wonderland Elementary School.

Reduced \$100,000!!! | NOW PRICED TO SELL!! | OFFERED AT \$1,399,000

BROKER'S OPEN TIME

Tuesday, October 20th from 11am-2pm

NICK
SMALL



NICK SMALL
REALTOR®

CalBRE License #01305971

310.461.0420
Nick@NickSmall.com



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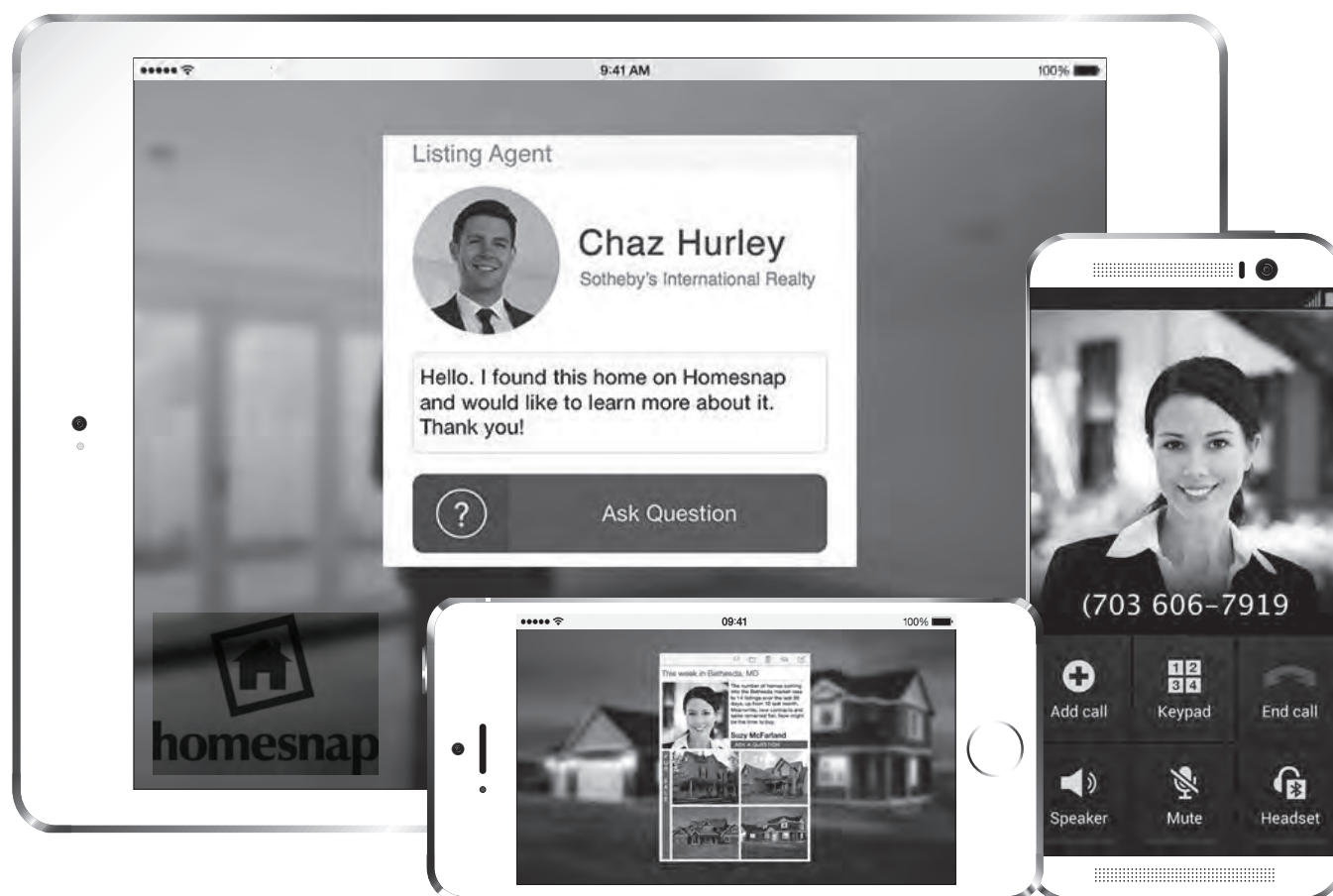
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Luxurious Custom Built Home!

AREA
5

WESTWOOD - CENTURY CITY



2210 Selby Ave, Los Angeles CA, 90064

Major Price Reduction!

~~Old Price \$3,499,000~~

New Price \$2,899,000

Open Tuesday | 11.03.15 | From 11:00AM-2:00PM

Open Sunday | 11.08.15 | From 2:00PM-5:00PM

- Brand New and beautiful contemporary home (4,670SF) open floor plan.
- Between Century City & Westwood
- Westwood Charter School is only ONE BLOCK AWAY.
- Great attention given to details
- 5 bedrooms + 5.5 bathrooms + office and recreation room.
- This home is solar ready
- High ceilings wood floors skylights wet bar & fireplace in the living room
- Quartz & Carrara White tops
- Spacious Master large balcony & huge bathroom
- Built-in Barbecue in backyard



Shawn Sedghi

D: 310.696.4000

O: 310.271.2229

A: 355 N. Canon
Dr. Beverly Hills
CA, 90210

AREA
10

WEST HOLLYWOOD VICINITY

BROKER'S OPEN | TUESDAY 11AM-2PM



9037 ELEVADO STREET | WEST HOLLYWOOD



Charming character side by side duplex in the heart of the Norma Triangle on a beautiful tree-lined street 1/2 block from Beverly Hills and in close proximity to everything West Hollywood has to offer. Both units have hardwood floors, inside laundry, air & heat, many upgrades and are being delivered VACANT. The larger unit has a dining room, good sized kitchen and lovely den opening to bedroom and private back yard. A great owner user or investment property. A great opportunity in an A++ location!



Bill Barker
Sales Associate

CalBRE#: 01248100

billbarker@coldwellbanker.com | (310) 666-8301 C | (310) 979-3910 O

Asking Price: \$1,385,000



RESIDENTIAL BROKERAGE



BENTO BOX 5

Crescent Heights + Romaine



WEHO | LA 90046

OPEN TUESDAY 11AM-2PM

1001

N Crescent Heights

AREA
10

WEST HOLLYWOOD VICINITY



THE LAST REMAINING HOUSE AT BENTO BOX 5

Open floor plan living areas • Flexible layout options for bedrooms, work areas and family activity spaces • Penthouse suite with indoor-outdoor living areas, outdoor fireplace, gas barbecue connection and panoramic views • Pre-wiring for smart home systems and audio/visual • Multiple climate-control zones • Fleetwood dual-glazed roller bearing sliding doors • Milgard dual-glazed windows • Bosch kitchen appliances • Toto dual-flush toilets • Hans Grohe plumbing fixtures • Kohler sinks • Hardwood floors • Indoor laundry areas • Independent structures on fee-simple lots • Architecture by Modative • Driveway access from Romaine Street • Firesprinklers throughout • Walkscore.com®-rated 92

More at www.BENTOBX5.com

3 Bedrooms

3.5 Baths

2,080 SF

\$1,595,000



ERIK LERNER AIA LEED AP REAL ESTATE BROKER #01225073

310 734 8120 VOICE | TEXT

ERIKLERNER@REALESTATEARCHITECT.COM

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AREA
14

SANTA MONICA

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THE WAVERLY

1705

Ocean Avenue
UNIT 301

SANTA MONICA

\$2,675,000



WWW.FRONTCORNERUNIT.COM

**FRONT FACING UNIT – 3RD FLOOR**

- Large 2 bedroom 2.5 bath
- Views from 3 sides
- Master and Guest room with Suites
- Open Marmol Radziner designed Kitchen
- Quartzite counters & island
- Bleached Oak floors
- Marble bath & Separate shower
- Electric black out blinds throughout

AMENITIES

- 24-hour concierge
- 5th floor skybridge lounge with gourmet Kitchen
- Fully equipped fitness center
- Adjacent to Tongva Park and Urban Santa Monica
- Landscaped walking plazas with public artworks
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- Bike storage and Pet Spa
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OPEN HOUSE SUNDAY 1-4 PM

**DAN AND CHARLEE NESSEL**

Dan: 310-365-0195

Charlee: 310-755-8180

Dan@Nesselhomes.com



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AREA
20

HOLLYWOOD



VINTAGE HOLLYWOOD TOWNHOME - OPEN TUE 11/3 11-2PM

6200 BANNER AVE #2 Los Angeles, Ca. 90038

Offered at **\$599,000**

Charming 2+1.5 3-level 20's townhouse in an 8-unit walled & gtd complex boasting a 2-story LR w/ floor/ceiling chimney, exposed beams, hwd floors & an industrial skylight. The 2013 kitchen features S/S appliances, granite counters, a pantry & dining nook. A pvt patio, in-unit W/D & a direct access pvt. 1-car garage complete this offering which has only 1 common wall & feels like an SFR. Minutes from Larchmont, Farmers Mkt., Arclight, 4 studio facilities & all the new Hollywood shopping & dining



Michael Tunick
323-646-3893

CalBRE 01321406



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\$200+K Annual Income Duplex!

AREA
20

HOLLYWOOD



1201 N ORANGE DR

Unreal turn-key duplex that is currently producing \$200,000+ a year in gross revenue in one of Hollywood's hottest area. Fully remodeled! Beautifully developed by a top Hollywood architect/designer. New bathrooms, gourmet kitchens with new appliances, very private outdoor space, central air/heat, stackable washer/dryer

in each unit, with a 2 car enclosed garage with a gated driveway for 2 more cars. Take this opportunity to own this CASH COW! It zoned to be a quadruplex or a condo development.

Offered At **\$1,594,900**



Aaron Mark Johnson
323-810-3045

abc@xyzgroup.com



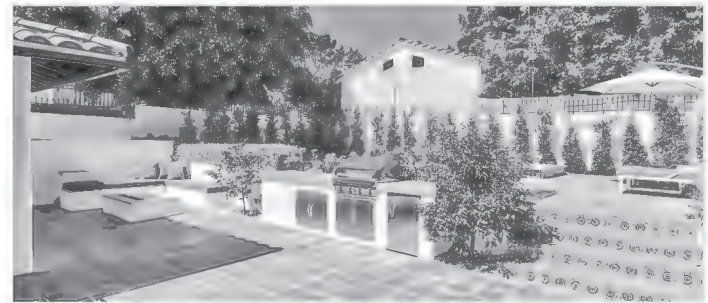
**5115 LOS FELIZ BOULEVARD | LOS ANGELES, CA****\$2,795,000**

6 BED / 4½ BATH SPANISH MEDITERRANEAN • 3,912 SQUARE FEET

Exquisitely remodeled Spanish Mediterranean meticulously merges modern chic with Spanish charm. A long, gated driveway leads you to a strikingly beautiful interpretation of over 3,900 SF featuring the perfect floorplan and grand spaces throughout. The carefully crafted renovation of this 6 bed, 4½ bath home leaves no stone unturned, no detail overlooked and no surface untouched.

Each area of this special property flows seamlessly into the next, allowing for the quintessential indoor-outdoor lifestyle. A perfectly manicured backyard with pristine pool and spa, built-in BBQ and oversized firepit completes this extremely special offering. This home is totally redone with the finest finishes; bring your most discerning buyer!

- Strikingly Beautiful Interpretation of Over 3,900 SF
- Perfect Floorplan with Grand Spaces Throughout
- Seamless Flow Perfect for Indoor/Outdoor Lifestyle
- Manicured Backyard with Pristine Pool & Spa
- Built-In BBQ & Oversized Firepit



For more information, contact:

**ARAM AFSHAR | BROKER-ASSOCIATE**310.702.0583 | aram@afsharproperties.com | BRE 01484569*Luxury Real Estate Specialist*

COLDWELL BANKER PREVIEWS - BEVERLY HILLS

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NYC BROWNSTONE IN L.A! GRIFFITH PARK NOT CENTRAL PARK

AREA
30

HOLLYWOOD HILLS EAST



TUESDAY, NOVEMBER 3RD 11:00 - 2:00

\$1,285,000

2606 CANYON DR

NYC Brownstone Central Park meets Hollywood Hills Griffith Park! Fantastic tri-level contemp offers: 4bds, 4bas, large Master w/huge walk-in closet, Chef's kitchen w/stainless steel appliances, stone counters, large island. Generous living&dining rms perfect for entertaining inside or out on upper deck with spa in total privacy! This is California living! First level perfect media/studio/home office. Amazing value in one of LA's best neighborhoods! With a little styl'n this is a show stopper!

KAREN LOWER

310 777 6354

Karen.Lower@ColdwellBanker.com

www.2606Canyon.com

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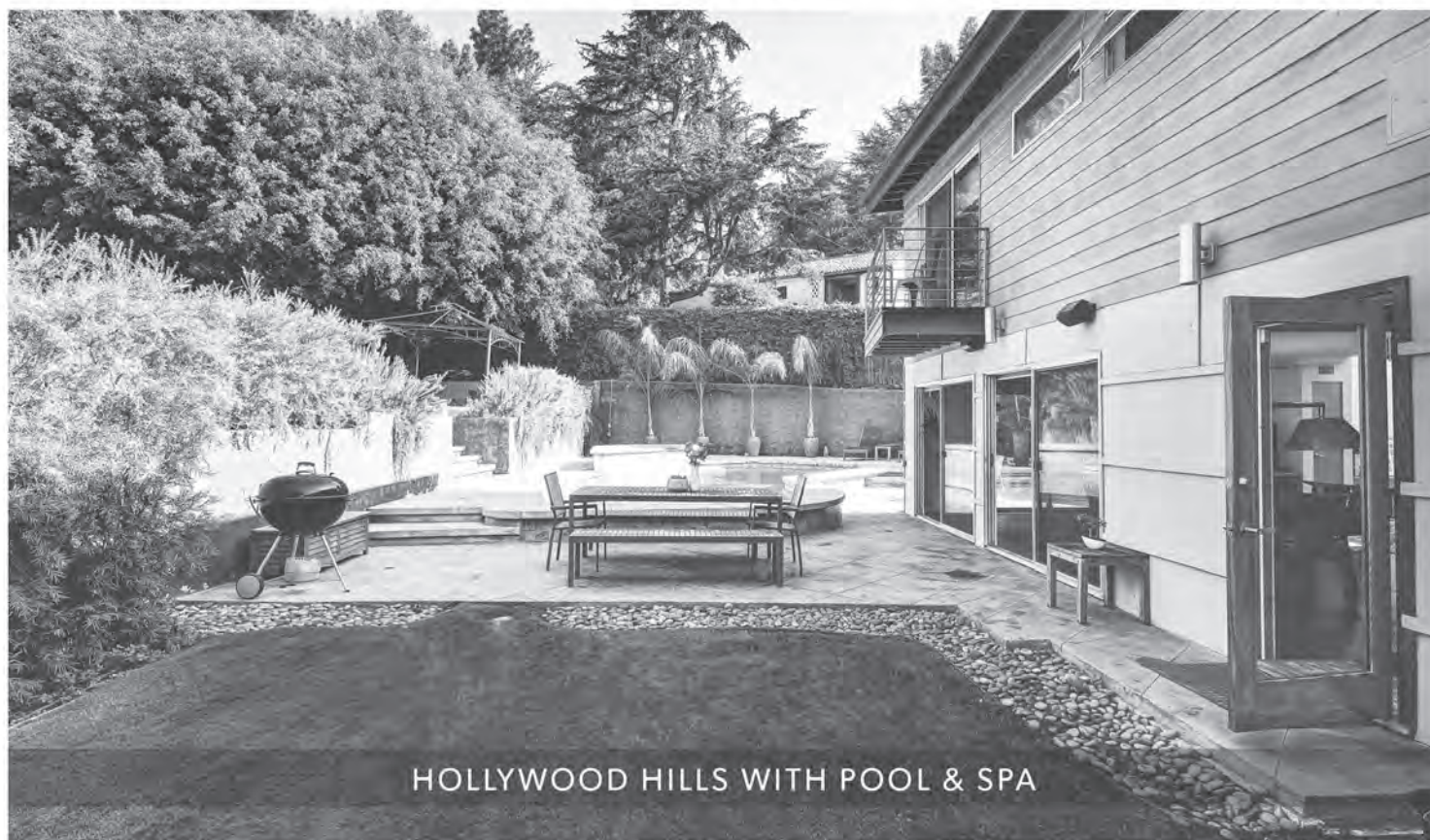
RESIDENTIAL BROKERAGE

AREA
30

HOLLYWOOD HILLS EAST

6338 IVARENE AVE | HOLLYWOOD HILLS

OPEN TUESDAY | 11 - 2



This wonderful remodeled 2 story, 4 bedroom, 3 bath, modern house in the Hollywood Hills sits on a rare flat lot, and has a salt-water pool & spa with a grassy play area. Kitchen has stainless steel appliances and Ceaser Stone counters. There are two fireplaces, one in the dining room and one upstairs in the Den. Flooring consists of Brazilian slate and bamboo. Great indoor out door flow for entertaining. This property is gated and completely private. A very special house. The adjacent 6,000+ sqft lot is also available for sale to complete this compound. **Offered at \$1,495,000**



BRYAN ABRAMS
Broker Associate
818.266.4300 direct
bryan@bryanabrams.com
bryanabrams.com

JOHN AAROE GROUP

AREA
53

WOODLAND HILLS

Lovely Traditional with Guest House

\$899,900



The Baldwin Scott Thomas Team Presents
23219 Canzonet St, Walnut Acres, Woodland Hills, CA 91367



A warm traditional home on a 9,134 sqft lot in coveted Walnut Acres. 2,212 sqft main house has 3 bds, 2.5 bths. Beautifully maintained, the property has been updated with plantation shutters, crown mouldings and recessed lights. The elegant master

suite has fireplace, bathroom, walk-in closet and access to the pool. 2 car detached garage has been converted to guesthouse. Detached pool house/office. Buyer to verify any and all information. Close to frwys, shopping, restaurants and award winning schools.



Serena Scott Thomas
310 926 7482



Karen Baldwin
818 442 7072



23647 Calabasas Rd Calabasas, CA 91367
www.23219canzonet.com

AREA
62

ENCINO

Exquisite Gated Tennis Court Estate



4840 Encino Avenue, Encino
Open Tuesday 11/03 11am-2pm
Offered at \$5,195,000



Harriet Cameron

818-380-2151

Harriet@HarrietCameron.com

BRE#00675971

Andrew Spitz

818-817-4284

Andrew@AndrewSpitz.com

BRE#00924610

Polished refinement graces every aspect of this private gated tennis court estate. Exceptional quality & craftsmanship are evident throughout the incomparable 6 bedroom 10 bath residence. Expansive rooms seamlessly transition to outdoor spaces creating the ultimate in California sophistication. Warmed by dark wood & limestone floors, voluminous ceilings & generous use of wood, the inviting home has been meticulously designed for both the casual & formal entertainer. Grand scale common rooms dot the flexible floor plan & include a den with full pub style bar, great room, family room with coffered ceilings, formal dining room & an upstairs media room with kitchenette & full bath (could be attached guest or in-laws quarters). The functionality & style of the epicurean kitchen is enhanced by an oversized marble island, granite counters, custom cabinetry, Wolf & SubZero appliances, walk-in pantry, cheerful breakfast area & a formal butler's pantry with secondary dishwasher & prep sink. A large second floor loft features an office, morning bar & guest suite with balcony overlooking the verdant exterior. The refined elegance is continued in the palatial master suite which offers dual center island walk-in closets, a sitting room with fireplace & a luxurious bath with fireplace, spa tub & 2 person multi-head steam shower. A three room children's wing features two ensuite bedrooms, private patio & a play room with fireplace & bath. Ideal for enjoying the temperate Southern California weather, the lush landscaped grounds feature a lighted North South tennis court with viewing pavilion & ½ bath, a sparkling pool/spa, grassy play area, covered patio, outdoor kitchen & an amazing enclosed lanai with fireplace. Other amenities include a smart home system, two chic powder rooms, multiple fireplaces, furniture grade built-ins, oversized mud room, maid's quarters, an abundance of storage & a three car garage.



Beautiful Gated Mediterranean Estate

Brokers Open House: Tuesday 11/3 11-2pm and Friday 11/6 11-2pm

Public Open House: Sunday 11/8 1-4pm

AREA
62

ENCINO



3757 Hayvenhurst Avenue, Encino



Offered at \$1,849,000

7bed, 5bath, apprx. 3,687sf on 16,818 sf lot. Privately set high above street level in the Lanai School District. Original Corazon hardwood floors, graceful archways, French doors & windows throughout. Formal dining room off chef's kitchen. Family room w/ in/outdoor access that includes built-in sun room & fireplace. 5 downstairs bedrooms w/ spacious master suite, stone fireplace, walk-in closet, & private patio. 2 bedrms upstairs. Sun drenched heated swimming pool w/ professional landscaping.

www.3757Hayvenhurst.com



Keith Scaduto

323 539 8250

Keith@KeithScaduto.com

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8350 Wilshire Blvd

Beverly Hills, CA 90291 Offered At: \$20,450,000 | MLS#: 14-9934988



Living is easy in this impressive, generously proportioned contemporary residence with lake

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AREA
72

SHERMAN OAKS



Just Reduced! Twilight Wine Open House - Tues, Nov 3, 5-7!

4938 MORSE AVE Sherman Oaks, CA 91423

Offered at **\$1,695,000**

Come see this second-owner, twice lovingly reconfigured hidden gem. An East Coast foyer flows into an enlarged farmhouse-style kitchen & entertainment-oriented dining area. The inviting living room retains the charm of Mellenthin with a stone fireplace & vaulted ceiling. A 2nd floor master features a luxe en-suite bathroom, walk-in closet & sunlit study. Enjoy the beautifully landscaped backyard, built-in BBQ & cedar hot tub/deck. Zoned HVAC units, 3 car garage ample driveway. 4938morse.com



Susan K. Sanford
323.646.2422
sanfordsk@att.net
CalBRE #01965277

AREA
73

STUDIO CITY

New Contemporary with Views!



3768 Berry Dr, Studio City

Offered at \$3,995,000

This 2015 gated and private contemporary masterpiece is an absolute architectural statement! Located in the celebrity enclave in the Studio City hills and offering 16 foot ceilings, 4 bedrooms + media room, home gym, zero edge cascading salt water pool and spa, 5.5 bathrooms and great views of Studio City and mountains. Internationally recognized architect and design team Santiago Dieppa has created a wow factor throughout. This residence is a prized work of art, Total Control smart home system, 26 speakers in 16 zones, 5 cameras with wiring for 16, see through & Eco fireplaces, full outdoor kitchen. Miele and Viking appliances, tempered casing and tilt windows. This artful & unique design complete with rare materials and spectacular views makes a perfect home.

Tom Scrocco

Realtor® - CalBRE #01245433
T (310) 887-0255
C (310) 259-7355
Tom@TomAndRandyProperties.com



Randy Isaacs

Realtor® - CalBRE #01252713
(310) 887-0244 T
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Randy@TomAndRandyProperties.com



www.TomAndRandyProperties.com

9000 Sunset Boulevard Suite 100
West Hollywood, CA 90069



AREA
74

TOLUCA LAKE

Toluca Woods Charmer

4928 Placidia Ave, Toluca Woods 91601

Beautiful traditional in Toluca Lake adjacent neighborhood of Toluca Woods. Featuring 3 Beds + 3 Baths, plus large 4th room usable as guest room, private office or children's play room, and an additional sun room with French doors. Versatile floor plan allows for many living and entertaining configurations. Formal entry with art walls, custom lighting, crown moldings and hardwood floors. Formal dining room opens to a large cook's kitchen with custom cabinets, endless granite countertops, SS appliances, solar tubes, and a center island with seating area. Large laundry room with Neptune W&D. Master bedroom has vaulted ceilings, fireplace and French doors which open to a secluded, lushly landscaped back yard with a newer 7-person hot tub with custom composite deck and included Kenmore Barbeque, all surrounded by many wonderful fruit and palm trees. Master bath has over-sized Steam shower and skylight. Too many upgrades to mention but some include: custom "Swiss Trax" modular flooring system + built-in cabinets in custom-created garage and additional carport. High-def infrared security cameras with "wirepath" technology, custom "amplified" whole-house Wi-Fi system, upgraded "Honeywell" alarm system, pre-wired in ceiling speakers, gated dog run, circular driveway with pavers and SO much more. Just minutes away to the major studios, freeways, restaurants and shopping.

Open House 11/01 from 1pm - 4pm
Brokers Open 11/03 from 11am - 2pm

Offered Price: \$1,125,000



CYNTHIA LAND

Cell: 310-308-6660

Cynthia@CynthiaLandHomes.com

CalBRE License #01339977

www.4928placidia.com



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BETA GO

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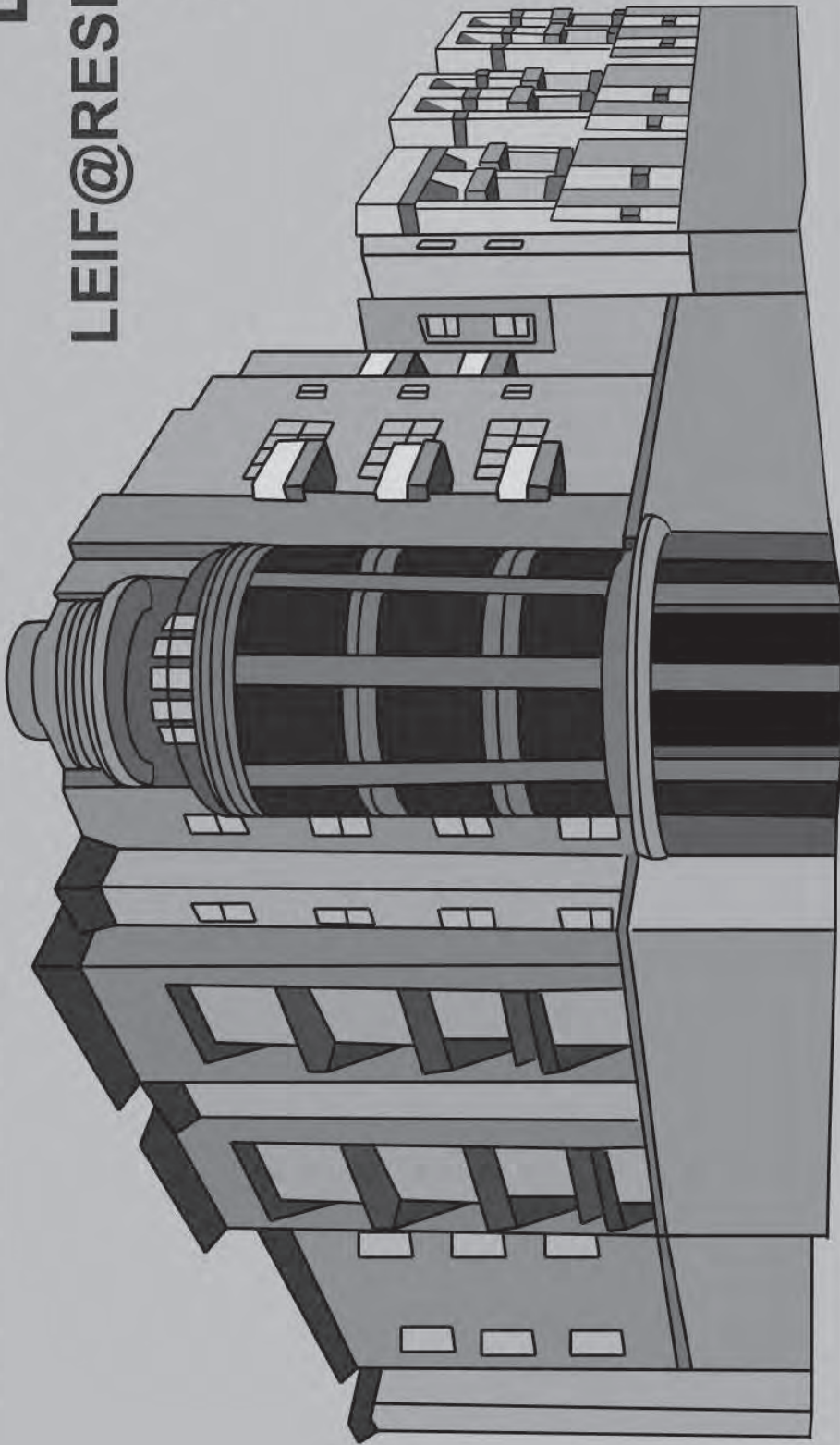
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Open House Today

Burbank Village Walk - Condos, Unit 426

Walking distance to Downtown Burbank. Convenient for shopping and dining out!

Leif Martinoff
LEIF@RESIDENCE-LA.COM
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