

AREA

1

BEVERLY HILLS

NEW LISTING

628 N SIERRA DRIVE



Beverly Hills | Open Tuesday | Nov 7th 11am - 2pm | \$7,850,000

This classic Tudor-style home beautifully blends character with contemporary lifestyle commanding its deserving place on one of the best streets in The Beverly Hills Flats. The main floor showcases a formal living room, dining room, kitchen with adjoining breakfast area, a gorgeous wood-paneled study and a light-drenched family

room complete with a wet bar overlooking the lush grounds. Elegant French doors open to a resort-like backyard with a large swimming pool, spa and a detached guest house. The upstairs features a large master suite designed by renowned architect Richard Landry with a dual sided fireplace and separate office nook.

ROCHELLE ATLAS MAIZE
direct number: 310.968.8828
office number: 310.274.4000

bre#:01365331
rochelle@rochellemaize.com
www.rochellemaize.com

RM ROCHELLE MAIZE
LUXURY ESTATES
THE NEXT LEVEL OF REAL ESTATE





CHIC & PRIVATE FRENCH CONTEMPORARY WITH GORGEOUS GROUNDS BY APPOINTMENT ONLY



807 N CAMDEN DRIVE, BEVERLY HILLS

A chic French contemporary home perfectly situated on one of Beverly Hills most beautiful streets. **Approx 7,175 sq.ft. house on 16,556 sq.ft. lot with 5 bedrooms and 6 baths.** Exquisite period detail is effortlessly combined w/ New York chic design. This residence has been meticulously renovated as designer's own with elegant furnishings throughout. This property is grand for entertaining and intimate for friends and family. Downstairs features a chef's kitchen w/large Carrera marble island, family room w/adjoining breakfast room, living room w/doors to the patio & garden, FDR & a lounge/bar. Upstairs is a spacious master suite w/lavish his & hers separate baths & walk-in closets. There are 3 further en-suite bedrooms on this level. A 3rd level contains a large sunlit gym, office space & massage room. The property is private and surrounded with mature impeccably manicured landscaping, covered outdoor living/dining spaces, brick pathways & a swimmer's pool. Wonderful guest house is perfectly tucked at the far edge of the backyard hidden with trees and with its own beautiful patio courtyard for guests.

OFFERED AT \$45,000/MO FURNISHED OR
\$70,000/MO - HOLIDAY/SHORT TERM RENTAL (3 MO MIN)



GINGER GLASS

BROKER • AGENT • ATTORNEY

310.927.9307

ginger@gingerglass.com



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AREA

2

BEVERLY HILLS POST OFFICE

NEW LISTING

2261 BOWMONT DR



Beverly Hills | Open Tuesday | Nov 7th 11am - 2pm | \$2,095,000

This beautifully updated retreat features an open floorplan with new hardwood floors throughout, formal dining room, eat-in kitchen with sky light and new appliances, and lush grounds with plenty of outdoor entertaining space. This light and bright home is surrounded by mature trees, landscaped grounds and an expansive

front lawn that sets a serene backdrop — perfect for indoor/outdoor Southern California Living. Ideally located just minutes from the heart of Beverly Hills, in Warner Avenue school district. Enjoy the close by shops and restaurants that Beverly Hills has to offer. Welcome Home!

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office number: 310.274.4000

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AREA
2

BEVERLY HILLS POST OFFICE

EXCLUSIVE CLASSIC CONTEMPORARY VILLA IN MULHOLLAND ESTATES OPEN TUESDAY 11-2



3367 CLERENDON ROAD, BEVERLY HILLS

Classic contemporary Villa in the exclusive guard gated Mulholland Estates perfectly situated on a beautiful corner lot walking distance to community tennis courts, basketball, playground and community center. **Approx 5,717 sq.ft. house on 14,597 sq.ft. lot with 4 bedrooms and 5 baths.** Dramatic double height entry and high ceilings throughout with oak floors throughout. Beautiful formal living with fireplace, dining room, large pool/ game room (formerly large office with doors to the outside) and fabulous open kitchen to family room with built-in custom cabinetry/wet bar with all rooms opening with french doors to the private backyard with pool/spa and yard. Hotel-like master suite with his and her baths and walk-in closets, fireplace and terrace overlooking the pool. Two additional large suites upstairs and maids room down. Salt water pool and spa. 3 car garage and large driveway.

OFFERED AT \$6,495,000



GINGER GLASS

BROKER • AGENT • ATTORNEY

310.927.9307

ginger@gingerglass.com



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MAKING THE MARKET WORK™

The MLS™ is a community of 16,000+ real estate professionals that work together to make real estate transactions happen, using shared information and rules to which they all agree.



AREA
3

SUNSET STRIP -
HOLLYWOOD HILLS WEST



1146 SIERRA ALTA WAY | LOS ANGELES

OFFERED AT \$2,950,000

4 BEDROOMS | 3.5 BATHS | A PPROX. 5,536 ACRE LOT | BUILT IN 1926

PRIVATE AND GATED HOME BEHIND TOWERING HEDGES ABOVE SUNSET BLVD. THIS REFINED, SPANISH JEWEL SITS ON THE LAST STREET BEFORE BEVERLY HILLS. GENEROUS, TWO-STORY HOME FEATURES A DETACHED GUEST HOUSE AND A GLISTENING SWIMMING POOL. FRENCH DOORS AND TALL WINDOWS OPEN TO: A SATILLO-TILED PATIO, FOUNTAIN, LUSH BACKYARD, LARGE POOL, AND A FLAGSTONE TERRACE. A SERENE OASIS JUST STEPS AWAY FROM SUNSET STRIP AND BEVERLY HILLS.

1146SIERRAALTAWAY.COM
OPEN TUESDAY, 11AM-2PM



VAHÉ SHAGHZO
VAHÉ ALEXANDER SHAGHZO

310.777.6388 | VAHE@VAHESHAGHZO.COM | WWW.VAHESHAGHZO.COM
COLDWELL BANKER RESIDENTIAL BROKERAGE-BEVERLY HILLS NORTH



**GLOBAL
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AREA
6

BRENTWOOD

Designer Perfect in Flats



853 S GRETNA GREEN WAY
Nov 7th 11-1:30

Private and gated, prime corner 9,000 sf lot w/ 2 bd, 1.5 ba, 1,700 sf house, guest house, pool, spa & detached two car garage. Impeccable quality and finishes inside and out. Formal living room, charming den with built in wetbar, FP, French doors open to outdoor dreamy

entertaining space. Kitchen w Viking appliances. Two, light & spacious beds in main house. Custom bath w marble throughout, steam shower and dual sinks. Plans and permit to build 3,700 sf modern home designed by Renzo Zecchetto.

Offered At **\$2,795,000**



Katy Landrum
310.601.0868

KT Partners
katylandrum.com

11368 HOMEDALE STREET

Brentwood Glen

BRENTWOOD



OPEN TUESDAY 11-2PM

This wonderful traditional home epitomizes Brentwood Glen living with the perfect balance of privacy and room for entertaining. Two master suites, one up and one down, are just the beginning, with additional maid's quarters and a bonus room that works great as an office or nursery. The kitchen was fully renovated in 2016 and features professional-quality, stainless appliances, and beautiful countertops. The backyard is highlighted by the huge pool with attached jacuzzi, both built in 2013. A laundry area, three full baths, and a breakfast nook round out the rear portion of the home, while the formal living, dining, and great rooms greet you upon entry after pulling into the two-car garage. There is also great potential to expand or add-on; the possibilities here are endless. Have a backyard barbecue by the pool, or go explore your new neighborhood on a sunny afternoon in one of the best neighborhoods on the Westside!

Offered at \$2,148,000



FORBES | HALLIBURTON

Randy Forbes, JR.	310.345.7082	forbesteam1@gmail.com
Diane Forbes-Halliburton	310.339.6486	
Ryan Axelrod	310.339.0804	

www.forbeshalliburton.com

AREA
6

BRENTWOOD



853 S. GRETNA GREEN WAY, BRENTWOOD

In the Heart of Brentwood Flats

Private Showplace Traditional Compound on deep 9K± lot with sparkling swimmer's pool, picturesque patio gardens, and guest house. Pristine Pride of Owner that you will want to make yours...

Offered for \$2,795,000 | 853SouthGretnaGreen.com



Susan Stark
310.345.7450
susanstarkhomes@gmail.com

Joan Caplis
310.748.2208
joancaplis@gmail.com



**GLOBAL
LUXURY**

Gibson International & Coldwell Banker do 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 01061339/00629011

Hancock Park's Finest Condo

AREA
18

HANCOCK PARK – WILSHIRE



316 N ROSSMORE AVE, UNIT 305
Tuesday November 7th from 11-2 pm

HANCOCK PARK'S FINEST FULL-SERVICE BUILDING. LANDMARK COUNTRY CLUB MANOR BUILDING CIRCA 1926. WITH 24 HOUR DOORMAN, VALET PARKING, SECURITY, GYM, LUSHLY LANDSCAPED GARDENS W/ SPA. THIS LIGHT & BRIGHT EXCEPTIONALLY LARGE (1,600+ SQFT) 3 BEDROOMS & 3 BATHS.

HARDWOOD FLOORS, DINING ROOM, LARGE LIVING ROOM, EASTERN VIEWS & TOWARDS COURTYARD, HIGH CEILINGS CROWN MOLDINGS. A RARE FIND. 2 BLOCKS FROM LARCHMONT VILLAGE, CLOSE TO STUDIOS. VALET PARK FOR OPEN HOUSE

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



Brian Moore
310-849-4990

1801 Hillhurst Ave
Los Angeles CA 90027
LAVintageHomes.com

Buyer and their agent to verify all info through their own due diligence.



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Questions? Call 310.358.1833 or email marketing@themls.com

6705 HANNUM AVE

CULVER CITY, CALIFORNIA 90230

3 BDRM 2.5 BATH 2,049 SQFT \$900,000



Magnificent three level townhouse in the prestigious Playa Pacific community. Beautiful new floors and recessed lighting throughout. Spacious living room with FP opens up to a spectacular entertainer's patio. Formal dining room followed by the large open kitchen with stainless steel appliances. Great family room off the kitchen with guest powder room. A large master with high ceilings, FP, walk-in and beautiful bath with separate shower and tub. Two lovely beds with the shared bath are on the same level.

6705HANNUM.COM



SHERRY SADA
REALTOR © BRE #01010733
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OFFICE 310.441.0111
SHERRYSADA07@GMAIL.COM



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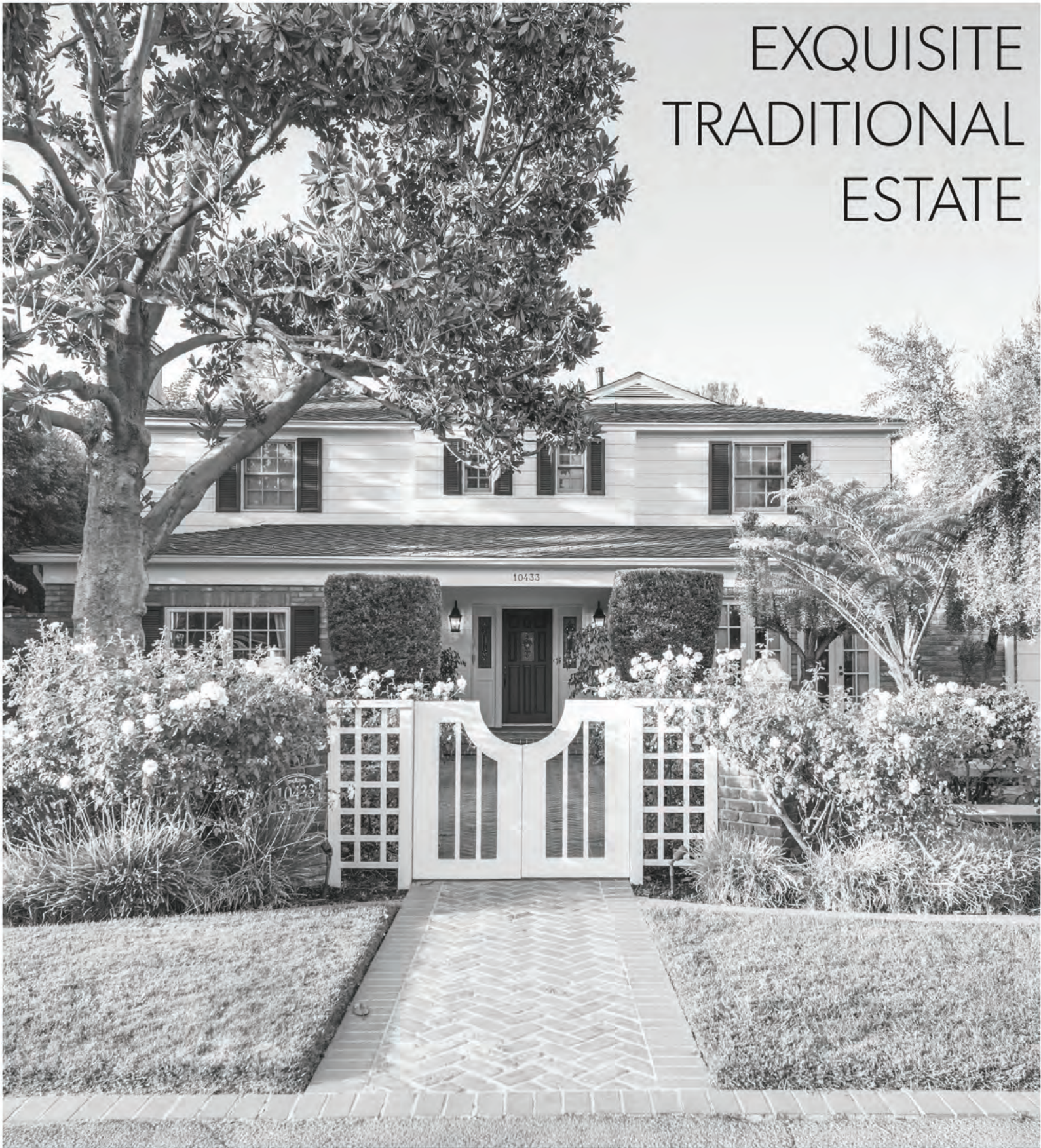


TOM SWANSON
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TOM@WESTSIDETOM.COM

Information has not been verified, is not guaranteed, and is subject to change. This is not intended as a solicitation if your property is currently listed with another broker.

AREA
74

TOLUCA LAKE



EXQUISITE TRADITIONAL ESTATE



10433 Kling St, Toluca Lake
presented by Craig Strong

10433 KLING STREET | TOLUCA LAKE

OPEN TUESDAY FROM 11 - 2

AREA
74

TOLUCA LAKE



Exquisite Traditional Estate in Toluca Lake. Beautifully upgraded and maintained. A formal entry is flanked by step-down living room and dining room. Finely crafted wall and ceiling molding, French doors, rich walnut hardwoods, mosaic tile and travertine floors. Three fireplaces. Professionally designed kitchen with custom cabinetry, honed granite countertops, stainless appliances, Wolf gas cooktop. Roomy den has beam ceiling. Upper level offers large bedrooms, beautiful bath and fitness studio. Luxurious master with fireside sitting area, free-standing tub, etched glass panels, twin vanities, granite tops, heated stone floor, walk-in closet. Great room with wet bar, granite tops, wine frig, icemaker. Resort-style pool and spa, remote control heater. Enchanting bridge to guesthouse, sauna and cabana. New fire pit. Dine al fresco under pergola. 3-car garage with custom floor. State-of-the-art technology to operate lighting, WiFi, alarm system. **Offered at \$3,799,000**
www.10433Kling.com



CRAIG STRONG
 Executive Director, Aaroe Estates
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craig@strongrealtor.com
strongrealtor.com

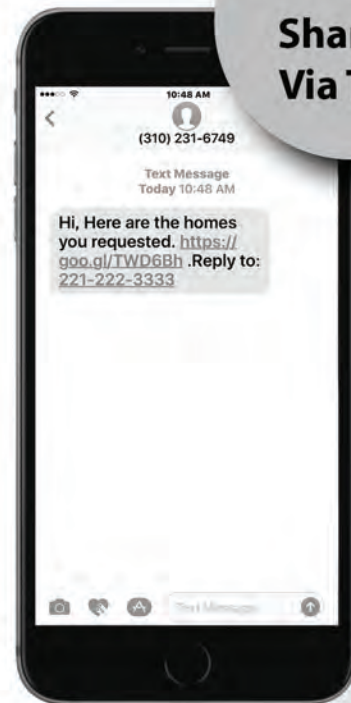


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1:30 - 2:30 PM

Register at bit.ly/mlsreports0929pm

Questions? Call our Help Desk at **310.358.1833**

JOHN METTLE

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As an agent working with Buyers, I am glad to have John Mettle in the Field. John's reports are the most thorough, professional, and user-friendly. The format of his reports with pictures, summary and itemized sections helps me and my Buyers understand and discuss what the concerns and issues are with the house. It makes it easier for me to get estimates from contractors and helps me negotiate credits with the Sellers because the issues are clearly spelled out in his reports for everyone to understand.

D.W.G. (Realtor)

Your report is fine tuned; very detailed and well documented with photos. The summary pages made it so easy to get estimates from different vendors. Thanks John, for a great job

R. A. (Realtor)



MOBILE: (818) 400-0227

JMETTLE@GMAIL.COM

WWW.JOHNMETTLEHOMEINSPECTIONS.COM



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TUESDAY

01 Beverly Hills Single Family

400 CASTLE PL	Open	11-2	NEW
\$11,450,000	5+6	MID-CENTURY	




MLS#17-268002
Rona Passman 310.403.3811
HILTON & HYLAND

EXQUISITE MID-CENTURY MASTERPIECE BUILT BY ROBERT SKINNER

Gated on a quiet Cul-De-Sac in coveted Trousdale Estates, this property is perfect for the connoisseur who wants to live in a work of art. Skylights flood home w/natural light. Open floor plan w/terrific indoor-outdoor flow. State of art screening room. Incredible office loft. Fab pool area is CA dream w/outdoor fireplace & multiple seating areas. Surrounded by lush, mature trees for privacy. A truly rare and special trophy property that could not be replicated today.

HiltonHyland.com

410 WALKER DR	Lunch	11-2	NEW
\$7,995,000	3+4	CONTEMPORARY	



MLS#17-285384
Susan Kastner 310-382-8555
PARTNERS TRUST SANTA

"SERVING CATERED LUNCH"

Beautifully designed Sophisticated 3BR, 3.5BA + Den home in Trousdale w/explosive jetliner views of city, mountains & marina. Entr into this priv oasis which entails open flr plan for ent, tile entry, HW flrs, a grmet chef's kit w/walk-in pan, Sub Zero & Viking appli opens to brkft area, Lg fam rm w/FP, fir to ceiling windows, DR, + office/den w/FP. Lavish mstr suite lrg walk-in closet, sliding drs that lead to patio, 3rd BR en suite & Ldry rm off kit. Surround sound throughout

BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other

1138 SAN YSIDRO DR	Open	11-2	NEW
\$3,999,000	4+3	MID-CENTURY	



MLS#17-285458
Neyshia Go, Ariel Aviv 310-882-8357
JAG & CB

STUNNING MID-CENTURY ARCHITECTURAL

1960s architectural by Edwin Fields in Beverly Hills proper. Sleek light-filled spaces, soaring ceilings, floor-to-ceiling walls of glass, designer finishes, and various outdoor entertaining areas. Bright and airy living room opens to a stunning backyard with pool w/ waterfall, fire pit & sitting area, & grassy lawn. Additional deck feat outdoor dining w/ kitchen. 4 bedrooms +media room & gourmet kitchen. Master suite feat private roof deck, newly remodeled bathroom, and custom walk-in closets.

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

240 S OAKHURST DR	Open	11-2	632H2	NEW
\$3,295,000	4+3	2sty-CONTEMP MED		



MLS#17-285458
Steven Geller 310 777-6237
COLDWELL BANKER BHN

4 BEDROOM, 3 BATH, MOVE IN CONDITION!

Remodeled 2 sty home w/3Br downstairs & grand scale master suite upstairs. Open floor plan w/marble and hardwood floors. Master w/soaring ceiling, beautiful bathroom w/spa tub, and huge walk-in closet. Gourmet kitchen w/Viking appliances & granite counters opening to Family room w/French Doors opening to yard w/outside kitchen, firepit & waterfall. Large family & formal dining rooms. Large bonus area upstairs & office area above garage. Beverly Vista School District.

Gourmet Kit,Marble Flrs,Open Floor Plan

1115 WALLACE RDG	Open	11-2	red
\$15,995,000	4+5	CONTEMPORARY	



MLS#17-231184
Jade Mills 310-285-7508
COLDWELL BANKER

SPECTACULAR TROUSDALE ESTATE - INCREDIBLE NEW PRICE!

This newly constructed trophy property is a sensational offering of classic Modern architecture that makes an unparalleled statement of vision & design while showcasing stunning panoramic city to ocean views. Situated on an almost 30,000 sq.ft. lot on a private cul-de-sac in prime Trousdale Estates, the property is completely private, gated, & hedged. The apx. 5,500 sq.ft. home was flawlessly designed & crafted with the highest quality systems & materials. Saltwater pool & spa.

Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn

1808 ANGELO DR	Open	11-2	rev
\$12,495,000	5+6	TRADITIONAL	



MLS#17-252358
Myra Nourmand 310-888-3333
NOURMAND & ASSOCIATE

First time on the market in over 40 years! Gated tennis court property w/ large front yard & original swimming pool. Up a long private driveway sits this charming Traditional home of 5 bed/ 6 bath on over 36,000 sqft of land. Great opportunity for an incredible development site. One of the most beautiful settings you have ever seen in Beverly Hills Proper w/ lush greenbelt views. Once in a lifetime opportunity to purchase one of the most prime locations in Beverly Hills. Hurry this won't last!

PLEASE PARK ON THE STREET

628 N SIERRA DR	Open	11-2	rev
\$7,850,000	6+7	TRADITIONAL	



MLS#17-282454
Rochelle Maize 3109688828
NOURMAND & ASSOCIATE

STUNNING ON SIERRA IN THE BEVERLY HILLS FLATS

This classic Tudor-style home beautifully blends character with contemporary lifestyle commanding its deserving place on one of the best streets in The Beverly Hills Flats. The main floor showcases a formal living room, dining room, kitchen with adjoining breakfast area, a gorgeous wood-paneled study and a light-drenched family room complete with a wet bar overlooking the lush grounds. Elegant French doors open to a resort-like backyard with a large swimming pool, spa and a detached guest house.

Blt-Ins,Dryer,Rng/Ovn,Fridg,Wshr

01 Beverly Hills Condo / Co-op

300 N SWALL DR #257	Open	2-5	NEW
\$1,595,000	2+3	TRADITIONAL	




MLS#17-275280
Nancy Sanborn 310-777-2858
BERKSHIRE HATHAWAY

WELCOME TO THE EXCLUSIVE FOUR SEASONS COMPLEX IN BH

Take advantage of the largest floorplan in the bldg. Let your imagination run wild with this 2 bed + Den & 2.5 bath, mostly in original condition. Features include formal entry, den w/ wet bar, very large light & bright living rm, formal dining rm & eat-in kitchen. Living rm, dining room & kitchen all open to the large patio perfect. Master suite is complete w/multiple closets & expansive bathroom. Full service bldg w/24-hour valet, doorman & concierge. Trust sale, no court confirmation required.

SanbornTeam.com

325 N OAKHURST DR, UNIT 203	Open	11-2	NEW
\$1,575,000	2+2.5	1sty-CONTEMPORARY	




MLS#17-285458
Faye Sarafian-Erdman (310) 386-2497
NELSON SHELTON

THE ONE YOUR CLIENTS HAVE BEEN WAITING FOR!!!

Totally remodeled Contemporary Front unit, large living rm w/ high ceilings & fireplace, 2 balconies, master bedroom with sitting area, hardwood floors, custom walk in closets, master bath with dual sinks, marble floors and counter tops , large ensuite second bedroom, gourmet kitchen with Caesar stone counter and built-ins, A/C, Washer/Dryer hook ups, full service security building with concierge, roof top pool and sundeck, spa, gym. This IS NOT LAND LEASE!!! Nothing like it on the market!

A/C,stove,refrigerator

9950 DURANT DR #207	Open	11-2	NEW
\$950,000	2+2	CONTEMPORARY	



MLS#17-285018
Peter Whyte 310-777-6327
COLDWELL BANKER

RE-DONE BEVERLY HILLS CONDO

Recently updated with beautifully appointed features. Hardwood floors & custom cabinetry throughout. DR with built-in banquet. Kit. has granite counters & new cabinets. Both bathrooms updated. 2 car parking. Roof-top pool with BBQ & 360 degree views. Close to BHHS and Century City.

TUESDAY

131 N GALE DR, UNIT 1B	Open	11-2	NEW
\$599,000	1+1	MID-CENTURY	



SOPHISTICATION AND STYLE

The heart of this home is its huge living room that can easily accommodate two separate living spaces, such as a separate office or den. There is also an updated kitchen with granite counters and stainless steel appliances that opens to a spacious dining area. The living area is also extended by a large patio area perfect for lounging outside. The generous master bedroom features ample closets and large en suite bathroom with separate shower and tub.

R. Davis & C. Burns 310.418.8091
COMPASS

2261 BOWMONT DR	Open	11-2	NEW
\$2,095,000	3+3	TRADITIONAL	



IT'S BETTER ON BOWMONT IN BHPO-LOOKING AT ALL OFFERS

This beautifully updated retreat features an open floor-plan with new hardwood floors throughout, formal dining room, eat-in kitchen with sky light and new appliances, and lush grounds with plenty of outdoor entertaining space. This light & bright home is surrounded by mature trees, landscaped grounds and an expansive front lawn that sets a serene backdrop- perfect for indoor/outdoor Southern California Living. Just minutes from the heart of Beverly Hills, in Warner Avenue school district.

MLS#17-283010
Rochelle Maize 3109688828
NOURMAND & ASSOCIATE

Dshwshr,Dryer,Frzr,Micro,Rng/Ovn,Other

01 Beverly Hills Lease

242 S SPALDING DR #242	Open	11-2	rev
\$7,750	3+3	2sty-SPANISH	




TOTALLY RESTORED OLD WORLD CHARM FANTASTIC 3+3 POOL

Incredible find, best duplex on Spalding! Rare opportunity to live in absolutely gorgeous walled-in and secure Spanish Duplex with pool/spa. It has 2350 sq ft, light -filled rooms, chocolate brown hardwood floors, recessed lighting, huge living rm + fireplace, large formal DR, breakfast rm, kitchen with Caesarstone and stainless steel appliances, laundry rm, tons of storage and amazing closets A/C + alarm! Walk to BH High School, Roxbury Park, and all of Beverly Hills. Vacant and easy to show.

MLS#17-262718
Ronnie Kassoria 310 666-2334
NELSON SHELTON REAL

Blt-Ins., Washer -Dryer

1433 SUMMITRIDGE DR	Open	11-2	red
\$2,998,000	4+4	CONTEMPORARY	



3-STORY CONTEMPORARY HOME IN BHPO WITH CITY & OCEAN VIEWS


Open floorplan with 4 bedrooms, 4 baths featuring gourmet chef's kitchen, bamboo hardwood flooring and spacious living room. The French doors lead to the huge covered deck with spa, creating the perfect floor for indoor outdoor entertaining. Spacious master bdrm w/ fireplace and spa-like master bath. 2nd level down offers another complete kitchen w/ washer and dryer, which could be rented out separately.

MLS#17-284602
David Kramer 310-691-2400
HILTON & HYLAND

www.DavidKramerGroup.com

02 Beverly Hills Post Office Single Family

1426 HARRIDGE DR	Open	11-2	NEW
\$8,999,000	5+7	MODERN	



PRIME BHPO WITH PANORAMIC VIEWS FROM DOWNTOWN TO THE OCEAN!

Explosive front row views from Downtown Los Angeles to the Pacific Ocean. Move into the existing home or build a dream home utilizing the fully engineered architectural plans provided by award winning architects Shubin Donaldson. Permits have already been issued for a seven-bedroom, 11-bath, 15,600-square-foot modern home. Investors and developers welcome as this can be a spec build project also. Surrounded by massive multi-million dollar redevelopments.

MLS#17-279826
Alexis Boris
JOHN AAROE GROUP

9308 READCREST DR	Open	11-2	rev
\$7,995,000	4+6		



RENOVATED CLASSIC SPANISH COLONIAL

Travertine and Maple wood floors throughout, vintage French doors and hardware with clerestory windows brightening the living room overlooking the loggia, rolling green lawn and pool area. The master suite has a sitting room with city view, walk-in closet, and master bath. Additionally, there is an adjacent outdoor kitchen with seating and fire pit overlooking the pool area. This home offers comfort and privacy for the discriminating buyer.

MLS#17-277526
Richard Maslan 310.858.5473
HILTON & HYLAND

HiltonHyland.com

3367 CLERENDON RD	Open	11-2	NEW
\$6,495,000	4+5	2sty-CONTEMP MED	



Classic contemporary Villa in the exclusive guard gated Mulholland Estates situated on a beautiful corner lot walking distance to community tennis courts, basketball, playground & community center. Dramatic double height entry & high ceilings throughout w/oak floors throughout. Beautiful formal living w/fireplace, dining room, large pool/ game room & fabulous open kitchen to family room w/built-in custom cabinetry/wet bar. All rooms opening w/French doors to the pvt backyard w/pool/spa & yard.

MLS#17-285918
Ginger Glass 310-927-9307
COLDWELL BANKER BHN

Blt-Ins,Dshwshr,Dryer,Frzr,Rng/Ovn,Other

1455 LINDACREST DR	Open	11-2	rev
\$5,395,000	5+6	COUNTRY FRENCH	



CHARMING NORMANDY RESIDENCE IN PRIME BHPO

An exquisite collection of imported ornamental, architectural elements gathered over years of travel and dating from the 18th and 19th centuries. Beachwood chevron pattern and antique marble flooring, richly polished oak and pine doors, weathered antique beams throughout. 5 en-suite bedrooms, generous center island kitchen, family room, 2-story living room, formal dining room, loft library, gym, gentle gardens and secret seclusion. A transporting experience to another time.

MLS#17-282080
Ron de Salvo 310-777-6233
CB RES BROKERAGE

Blt-Ins

2511 BENEDICT CANYON DR	Open	11-2	NEW
\$3,995,000	5+7	CONTEMPORARY	



NEWLY REMODELED CALIFORNIA RANCH HOME

Private entrance off Benedict Canyon, into an open floor plan with soaring two story ceilings, including a spectacular brand new kitchen equipped with top of the line appliances. Near the dramatic front entrance is an en suite bedroom which perfectly doubles as a home office. The bdrm wing features 4 en suite bdrms, a large laundry room and a luxurious master suite with two spacious his and her bathrooms and walk-in closets. With a two car garage and 5 additional parking spaces.

MLS#17-285802
J.Bab/K.Ols/A.Kirm 310-623-8800
RR/JA

www.2511benedictcanyon.com

1456 ALTRIDGE DR	Open	11-2	rev
\$4,399,000	5+7	ARCHITECTURAL	



BEVERLY HILLS "FRANK LLOYD WRIGHT INSPIRED" 5BD VIEW HOME

21st Century BH modern 5BD+7BA architectural meets Frank Lloyd Wright. Harmonious horizontal lines, soaring pitched ceilings & inside balcony artwork railing. 1 mi from BH hotel w/180° downtown-ocean views from almost every room, gourmet Chef's kitchen, custom details throughout, 3 FLPs, 2-75' BALCs, 600 sf roof deck, impressive Master suite, loft craft rm/study, game rm, TV rm, 4 BDs below w/ view, laundry rm, & 3-car garage. Adjoining 5,777 sf view lot, potential street to street compound.

MLS#17-283340
ST. JAMES + CANTER 310.291.1029
BERKSHIRE HATHAWAY

WWW.1456ALTRIDGE.COM

03 Sunset Strip - Hollywood Hills West Single Family

9248 SWALLOW DR	Refresh.	11-2	NEW
\$9,450,000	6+6	MODERN	



HOLLYWOOD HILLS RETREAT

Private and gated estate designed by Xorin Balbes on coveted Bird Street cul-de-sac. Floor to ceiling windows flood living and dining area w/natural light. Fireplaces through out enhance the luxurious design plan. Outdoor grounds include pool & terrace w/views. Lutron system operates Fiber Optic and LED accent lighting, motorized shades and speakers. Other features: Terrazzo floors, Douglas Fir wood ceilings, Quartzite stone, Hansgrohe fixture, Italian tiled bath, pool & spa.

ESPRESSO BAR SOTHEBY'S	3109689212			MARC NOAH/AMBER KOEPF REED
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2604 DEVISTA PL	Open	11-2	NEW
\$2,995,000	3+4	MID-CENTURY	



MID-CENTURY MODERN

This stunning Mid-century home is located in the prized lower Nichols Canyon. Situated at the end of a cul-de-sac, the home is coupled with both extreme privacy and beautiful views of the canyon below. Enjoy the beautiful outdoor patio, pool deck, and pool, all with views over the canyon, accompanied by designer finishes, terrazzo floors, and a stunning kitchen with all stainless appliances. This is the perfect home for those looking to entertain and relax in a living piece of art.

Aaron Kirman JOHN AAROE GROUP	4242497162			Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg
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7814 WILLOW GLEN RD	Lunch	11-2	NEW
\$2,495,000	6+6	3sty-MEDITERRANEAN	

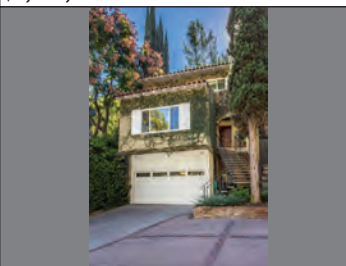


DRAMATIC HOLLYWOOD HILLS HOME

Grand Mediterranean home w/ 35 ft entry & circular staircase. Open living room w/fireplace, formal dining room. Kitchen w/large island & plenty of natural light; Viking & Subzero appliances. Breakfast area off kitchen, and family room w/ fireplace making a huge great room area. Upstairs 5 large bds and 4 baths. Master has 2 walk-in closets & fireplace. Outdoor courtyard and Rooftop terrace are ideal for entertaining.

Joe Custer	323-252-2264			joecuster.com
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8590 WONDERLAND AVE	Refresh.	10-1	NEW
\$1,229,000	2+2	2sty-CONTEMP MED	




LAUREL CANYON CONTEMPORARY SPANISH RETREAT

Open, light filled main floor w/Spanish Saltillo pavers thru-out the spacious living & dining areas. Private back patio w/luxurious Sundance spa, BBQ & gas firepit. Upstairs is 2 beds w/hardwood floors. Central air conditioning, built in wood shutters, recessed lighting. 2 car garage w/installed electric car charger and additional parking for 3 cars off street. Separate laundry room, Nest camera security system. Within easy walking distance to prestigious award winning Wonderland School.

Marsha Schoen ENGEL & VOLKERS BH	(323)823-9186			Alarm Sys, BBQ, Dshwshr, Elec car charg
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1440 N KINGS RD	Refresh.	11-2	red
\$3,989,000	4+4	2sty-CONTEMPORARY	




NEW PRICE! CHIC ARCHITECTURAL IN THE SUNSET STRIP

Located just above Sunset Blvd. Chic architectural of superior quality and modern design. Gallery entry leads to huge open living spaces, flooded with natural light. Two master suites plus two additional en-suite bedrooms. City views, large open gourmet kitchen with top of the line appliances. Guest suite/media room with projector and surround sound. Beautiful mix of surfaces throughout. Sparkling Pool with dramatic waterfall, in a lush and intimate setting.

AARON MONTELONGO JOHN AAROE GROUP	310-600-0288			APPX 5 HOMES ABOVE SUNSET BLVD
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2004 WATTLES DR	Open	11-2	red
\$2,795,000	4+5	MEDITERRANEAN	




PRIVATE, GATED, VIEWS, HUGE DECK, INDOOR POOL

Big stylish Mediterranean floating high above the city, in a small gated celebrity enclave. Entrance level has public spaces, including media room and substantial deck. Head on city views. Mid level has delicious master suite with two walk ins and Randolph Hearst'esque indoor pool and spa! A house with a pedigree--Queen Latifah and Alex Trebek lived here (not together!). Neighbors are the deer and chaparral of the Santa Monica Conservancy and miles of secluded hiking trails.

Chris Laib & Bryce Hayes KELLER WILLIAMS LF	323-797-1173			Dshwshr,Frzr,Grbg Disp,Rng/Ovn
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9050 ST IVES DR	Open	11-2	rev
\$34,995,000	3+4	CONTEMPORARY	



SUNSET STRIP DEVELOPMENT OPPORTUNITY 1.8 ACRES

Approximately 1.8 Acres on 4 Contiguous Lots with Panoramic Views from Downtown to the Ocean. The four lots include: 9050 St. Ives (\$16.5M · 44,905 sf lot) 9056 St. Ives (\$7.25M · 10,865 sf lot) 9060 St. Ives (\$6.25M · 9,151 sf lot) 136 N Doheny Dr (\$4.995M · 13,615 sf lot)

M. Nourmand & A. Sires NOURMAND & ASSOCIATE	(310) 666-3294			9050 & 9060 OPEN TODAY
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1646 BLUE JAY WAY	Open	11-2	rev
\$15,900,000	6+6	CONTEMPORARY	



PREMIER VIEW SITE PROPERTY ON PRESTIGIOUS BLUE JAY WAY

Unique opportunity to own a private compound with two detached guest-houses in the exclusive Bird Streets. This chic contemporary home with high-end, state-of-the-art finishes and spectacular views from most rooms, including both guest-houses, is an artisan's delight. The home includes a detached entertainment center with a large party area, commercial style kitchen and small theater. This is one of the most desirable properties Los Angeles has to offer.

J.Babajian/T.Woods RODEO REALTY - BH	310-623-8800			www.1646Bluejayway.com
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9369 FLICKER WAY	Open	11-2	592G5	rev
\$12,500,000	5+6	ARCHITECTURAL		



HUGE PRICE CHANGE TO \$12,500,000. MAGICAL #1 VIEWS IN LA

THE ABSOLUTE #1 BEST, TRULY EPIC, FRONT ROW 300' CITY VIEWS IN LA. BEST BIRD STREET LOCATION JUST SECONDS FROM THE HEART OF THE STRIP. AMAZING ARCHITECTURAL MODERN, 5200SF. BRIGHT, BOLD AND DRAMATIC DESIGN WITH A WARM SENSUAL AMBIANCE THAT CAPTURES THE ESSENCE OF THE LA LIFESTYLE. MAJESTICALLY SITED ON AN INCREDIBLE PROMONTORY. TRULY THE BEST OFFERING ON THE MARKET TODAY. CUSTOMIZE THIS ICONIC HOME WITH YOUR OWN TOUCH. YOU'LL BE FOREVER CAPTIVATED WITH THE VIEWS IN THIS PRIME LA LOCATION!

Tania Ferris COLDWELL BANKER	310-713-8234			IconicLAViewModern.com
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9279 SIERRA MAR DR	Open	11-2	rev
\$11,500,000	3+3	CONTEMPORARY	



BEST DEVELOPMENT OPPORTUNITY IN THE COVETED BIRD STREETS


In the most sought-after "Bird Streets" neighborhood just 2 minutes from the strip, this pristine contemporary single story home rests on a private promontory with outstanding jetliner views from downtown to the ocean. Outside you will find a rare divers pool, spa and in-ground fire pit with multiple areas for entertaining and separate guest quarters. This property can also be sold with the neighboring 9301 lot.

Z. Goldsmith Jeff Hyland HILTON & HYLAND	310.908.6860			BirdStreetViews.com
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TUESDAY

TUESDAY

8952 ST IVES DR	Open	11-2	rev
\$4,899,000	3+4	ARCHITECTURAL	



STUNNING ARCHITECTURAL RETREAT

A modern retreat restored w/ exquisite attention to detail & craftsmanship. This very special property is situated just above the Sunset Strip on a rare street-to-street lot, down a long gated drive among the coveted bird streets. The architecture boasts extraordinary light & scale throughout. spectacular pl & surrounding terraces are perfect for entertaining & lounging. Sophisticated multi-level, open flr includes a family room & chef's kitchen w/ adjacent dining terraces. Heart stopping views

MLS#17-260938
Jonah Wilson 310.858.5465
HILTON & HYLAND

Available for lease \$20,000/mo

2401 OUTPOST DR	Open	11-2	rev
\$4,500,000	5+6	2sty-CONTEMPORARY	




STUNNING CONTEMPORARY!

Envisioned by Arano Design and constructed with the highest level of craftsmanship, this stunning contemporary home is the epitome of the California lifestyle; featuring tranquil hillside views, sumptuous finishes and the latest in smart home technology. An open concept design with a soaring grand entry foyer, rich wood floors and Fleetwood pocket doors and windows that seamlessly blend the interior with the exterior environment. Offering over 4,700 square feet of luxury living space.

MLS#17-272352
Tom Scrocco/Randy Isaacs 310-259-7355
COLDWELL BANKER-BHS

www.2401Outpost.com

2636 LARMAR RD	Open	11-2	rev
\$3,795,000	5+6	CONTEMPORARY	




SPECTACULAR CONTEMPORARY WITH GROUNDS, POOL AND VIEW.

Archit home located on exclusive cul-de-sac in the Outpost estates.Total tranquility and privacy. 2 story ceilings and an opn flr pln A "Smart House".Rooms flow seamlessly together.. A fabulous kitchen with top of the line appliances opening to the family room. 5 generous en-suite bedrooms. The grounds include a swimmer's pool, grassy yard and city views.Huge master suite with walk-in closets plus a luxurious bath, with radiant in floor heat. Contemporary living at its finest. Priced to sell.

MLS#17-283704
Neal Baddin 323-793-7405
COLDWELL BANKER RESI

BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

1427 QUEENS RD	Open	11-2	rev
\$3,685,000	4+4	3sty-MEDITERRANEAN	



HUGE PRICE REDUCTION - \$150,000!

Tasteful, designer done home in absolute move-in condition. 1 block North of Sunset puts you close to SkyBar, Chateau Marmont, Equinox and Sunset Plaza shops and restaurants but once you enter the gates of this property you'll feel like you're a world away. Chefs kitchen. Screening room. Hardwood floors and integrated sound system throughout. Master bedroom suite w/ custom walk-in closet, steam shower and views. Multiple private patios, sunny pool, entire property hedged and gated for privacy.

MLS#17-257714
Jim Noonan 310-801-8182
COLDWELL BANKER BHN

www.jimnoonan.com

7904 WOODROW WILSON DR	Open	11-2	rev
\$3,599,000	4+4	CONTEMPORARY	



GORGEOUS RENOVATION & EXPANSION OF OLD CALIFORNIA COMPOUND

Surrounded by lush landscaping, this home is a true entertainer's oasis in total seclusion on over half an acre. An idyllic setting overlooks the pool and spa area which also includes an outdoor kitchen perfect for exclusive parties. Enjoy high end hardwood floors throughout the 4 bedroom and 4 baths of living space. The interiors feature the luxuries of two full master suites with walk-in closets, a wood burning fireplace, and an oversized laundry room.

MLS#17-259904
J.Babajan/K.Olson/A.kir 31.623.8800
RR/JA

www.7904woodrowwilson.com

03 Sunset Strip - Hollywood Hills West			Lease
3112 FLOYE DR	Refresh.	11-2	NEW
\$7,000	3+2	CONTEMPORARY	




SLEEK CONTEMPORARY EXTERIOR W/ VIEWS

Inviting foyer to open LR with gas fireplace, Gorgeous views of the canyon & city lights. Kit w/ granite counters, ample cabinetry, lrg double door fridge & separate DR. Plentiful outdoor space & private patio. Lrg Master suite with remodeled MB. Upgraded guest bath features sunken tub with shower wall jets and double sinks. 3rd bdrm repurposed as an office, hardwood floors throughout. 2-car garage with direct access, washer/dryer, skylights, alarm, & storage. Gardner/Housekeeper included.

MLS#17-284944
Daniel Bauser (310) 465-7076
KELLER WILLIAMS BH

Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other

04 Bel Air - Holmby Hills			Single Family
10350 W SUNSET BLV	Lunch	11-2	NEW
\$29,500,000	7+9	FRENCH	




EXQUISITE PRIVATE OLD HOLLYWOOD CHATEAU

Elegant Holmby Hills estate on approx. 1.7 acres. Long private drive leads to lush grounds w/ private park, grassy yard, gardens, & walking paths. Grand formal dining & living room, library, bar, & chef's kitchen. Expansive terraces, grandiose pool & patio, luxurious bedrooms & spa-like baths. Crown moldings, beautiful arches & staircase, mahogany floors & pristine marble. This masterfully crafted home has been the venue of some of Hollywood's most glamorous occasions.

SFJones/BLowe/KGillon 310.691.7888
JOHN AAROE GROUP

10350sunset.com

1006 CHANTILLY RD	Open	11-2	NEW
\$19,900,000	7+10	MODERN	



ONE OF A KIND ARCHITECTURAL BEL AIR CONTEMPORARY

One of a kind architectural Bel Air contemporary tucked away privately behind gates. Sensational resort feeling with generous 10,000 sq. ft of open living space including 7 bedrooms and 10 bathrooms. This modern home is equipped with all the latest technology, 12' geometric custom skylight with LED lit panels, 7 fireplaces, fire-pit in the middle of the infinity swimming pool. Walls slide open to the elements creating a seamless indoor outdoor flow making this an ideal home for entertaining.

MLS#17-285088
Josh Flagg 13107508040
RODEO REALTY - BEVER

BBQ,Blt-Ins,Dshwshr,Elvtr,Micro,Other

1160 CASIANO RD	Open	11-2	NEW
\$5,000,000	5+7	2sty-TRADITIONAL	



AS SEEN IN LA MAGAZINE'S "HOMES WITH A PEDIGREE"

Handsomely nestled on a 3/4 acre lot sits a 5 bed 7 bath with views of the picturesque Moraga Vineyards, and the Getty Museum. This rare Dutch Colonial home was designed by Master Architect, Gerard Colcord. The new chef's kitchen & addition of a 2nd story were meticulously built to meet today's luxury standards & showcase Colcord's signature craftsmanship. French doors open up to a natural stone patio, black bottom pool, entertaining area, grassy lawn, and lush mountain views.

Jeremiah Eden 310-980-0261
SOTHEY'S BRENTWOOD

www.storybookbelair.com

1100 CASIANO RD	Lunch	11-2	NEW
\$3,590,000	5+4.5	2sty-CONTEMPORARY	



PRIVATE LOWER BEL-AIR RETREAT

Very private Lower Bel-Air retreat w/ expansive grounds & magnificent views. Enjoy everyday life in relaxed CA style in your wide-open canyon home w/ large casual, flowing entertaining spaces w/ alfresco moments everywhere. Soaring ceilings & tall picture windows. Master suite w/ spa-like bath. Large guest house w/ kitchen & living/dining rms. Pool/Hot Tub/Sauna. Grassy lawn. Located above Moraga Vineyard, minutes from UCLA, Beverly Hills & Brentwood. Warner or Roscomare Schools.

L Young/E Carswell 310.777.2879
BHHS/TELES

1100Casiano.com

TUESDAY

10375 TUPELO LN	Open	11-2	NEW
\$2,999,999	5+6	MEDITERRANEAN	




INCREDIBLE VALUE PER SQ FOOT IN PRIME BEVERLY GLEN

Newer construction on 3 parcels w/ spacious floor plan, chef's kitchen w/custom cherry wood cabinets, center island, dual sinks, high quality appliances. Custom doors & windows, limestone & dark hardwood floors, fireplaces, custom sound system, camera surveillance & motion security system. Master suite w/private balcony & walk-in closet. En suite w/dual vanities & whirlpool tub w/inline heater & steam shower. Backyard w/fire pit, solar heated pool, and illuminated waterfall.

MLS#17-285318
Sally Forster Jones 310.691.7888
JOHN AAROE GROUP

10375tupelo.com

2148 MANNING AVE	Open	11-2	NEW
\$1,499,000	3+2.75	SPANISH	



SANTA BARBARA SPANISH COURTYARD 3BED/2.75BATH + FAMILY ROOM

Enter privately landscaped gated courtyard with covered patio and open space ideal for entertaining. Custom tiled foyer to lowered living room with authentic wood beamed ceiling, fireplace, picture window and additional windows overlooking courtyard and greenery. Large family room with fireplace and french sliding doors to private back deck and grassy yard. Newly remodeled open chef's kitchen with quartz countertops, subway tiled backsplash, stainless steel appliances including 6-burner range.

MLS#17-285910
Chad Lund / Patty Best (310)801-2641
TELES PROPERTIES

www.2148ManningAvenue.com

2983 TIFFANY CIR	Open	11-2	NEW
\$1,699,000	3+3		




NEW BEL AIR LISTING OPEN TUESDAY

Cul-de-sac hills home in Roscomare Road Elementary School area. Double-door entry opens to formal foyer. Step-down formal living room with high pitched ceiling and great center fireplace. Living room opens up to large formal dining room. Remodeled eat-in-kitchen, expansive family room with brick fireplace and wood floors, wonderful backyard with pool and yard. Upstairs is the large master suite featuring high ceilings, sitting area and private balcony. Easy Westside + Valley access. No HOA.

Art Carlin 818-618-2296
WISH SOTHEBYS REALTY

05 Westwood - Century City			Condo / Co-op
1 W CENTURY DR, UNIT 27D	Open	11-2	NEW
\$4,898,000	2+2.5	CONTEMPORARY	




SOPHISTICATED CONDOMINIUM IN THE CENTURY

Sophisticated Condominium in The Century, one of the newest & finest full-service buildings in Los Angeles, featuring stunning panoramic North facing city & mountain views. This condominium features designer quality finishes & beautiful custom furniture that is included in the sale. Private elevator to formal foyer, spacious living room w/adjointing dining area, gourmet kitchen, & spacious terrace. Incredible master suite w/terrace & luxurious marble bath. Five-star building amenities.

Jade Mills 310-285-7508
COLDWELL BANKER

Elevator, Refrigerator, Range/Oven

1524 STONE CANYON RD	Open	11-2	red
\$14,999,000	4+5	2sty-COUNTRY ENGLISH	



GERARD COLCORD DESIGNED COMPOUND W/ GUEST HOME

For sale & lease this estate featured in Architectural Digest encompasses nearly 8,772 square feet of livable space including the guest home. Oak plank floors lead to an impressive great room featuring soaring pitched ceiling & brick fireplace. Dotted with Oak and Sycamores, the property features views of Bel Air's rich canyonside. With park-like grounds, full outdoor BBQ & pool/spa leisure area, this sheltered estate commands a tranquil existence year-round, beckoning entertaining & respite.

MLS#17-247866
Segal & Ojeda 310-902-7676
PARTNERS TRUST BW

Tim Mullin

X 10800 WILSHIRE #601	Lunch	11-2	NEW
\$2,775,000	2+2.5	1sty-CONTEMPORARY	



MANDATORY RSVP FOR ACCESS TO THE FULL-SERVICE CALIFORNIAN!

ACCESS CAN ONLY BE GRANTED TO THOSE AGENTS WHO RSVP PRIOR TO THE OPENING VIA EMAIL AT MJLIBOW@GMAIL.COM OR BY PHONE. EXQUISITE CUSTOMIZED SUNLIT NW CORNER UNIT WITH HILLSIDE, CITY, & OCEAN VIEWS. PRIVATE ELEVATOR ACCESS! "GREAT" ROOM DESIGN FOR ULTIMATE ENTERTAINING. 2-WAY FIREPLACE. STUNNING MARBLE FLOORS THROUGHOUT. SUPERB CENTER-ISLE KITCHEN WITH TOP APPLIANCES. HUGE MASTER SUITE WITH BUILT-INS, 2 WALK-INS, UBER LUXE BATH. SEPARATE STORAGE ROOM. 24 HOUR VALET. POOL. SPA. CONF. ROOM. DOG PARK!

MLS#17-285568
MICHAEL J. LIBOW 310-285-7509
CBRB - BH S

WWW.10800WILSHIRE601.COM

05 Westwood - Century City Single Family

735 THAYER AVE	Open	11-2	NEW
\$3,995,000	4+4.5	2sty-TRADITIONAL	



EXCEPTIONAL LITTLE HOLMBY TRADITIONAL

This Remodeled Little Holmby Traditional retains all its old world charm with updated finishes and a modern floorplan. The home features hardwood floors, large formal living room with fireplace, splendid formal dining room, gourmet center island kitchen with high-end stainless appliances, separate small office, expansive family room, 2 bedrooms suites down, 2 bedrooms suites up including a grand master with sumptuous bath, and a private grassy yard with ample room for a pool. Warner Ave School.

MLS#17-280106
James Bremner 310-622-7445
GIBSON INTERNATIONAL

www.735Thayer.com

1925 S BEVERLY GLEN BLV, UNIT 35	Open	11-2	NEW
\$899,000	2+2.5	3sty-CONTEMPORARY	



STUNNING TOWNHOME IN WESTWOOD!

Best value for condo in Westwood-Century City! Extremely spacious (over 1700 sf) & gorgeously remodeled 2 Bed + 2.5 Bath + Loft townhome in sought-after complex. Soaring 20-ft ceilings, large windows & incredible volume throughout. Huge Loft can easily be used as 3rd bedroom. Direct access, remodeled kitchen & baths, new floors, new moldings, laundry, wet-bar, patio, balcony, side-by-side parking & tons of storage. Beautiful grounds, spa, EQ insur. Walking distance to new Century City Mall!

Michael Carter 310-508-4528
KELLER WILLIAMS BH

www.1925BeverlyGlen35.com

X 11227 CASHMERE ST	Lunch	11-2	NEW
\$2,295,000	3+3	CONTEMPORARY	




WONDERFULLY UPDATED TRADITIONAL IN WESTWOOD HILLS

Wonderfully updated, sun-bathed Westwood Hills Traditional. Bright & bold interior spaces in a sensible floorplan. Formal living/dining area w/ focal fireplace. Great room w/ vaulted ceiling opens to cook's kitchen w/ informal dining area. Lovely alfresco spaces featuring a fabulous outdoor kitchen, lounging/dining areas, vegetable garden & peaceful water feature. Ensuite Master. Laundry room. Powder room. Direct access to 2-car garage. Newer drought resistant landscaping. Warner Ave School.

MLS#17-285040
Larry Young 310.777.2879
BERKSHIRE HATHAWAY

11227Cashmere.com

1300 MIDVALE AVE #212	Open	11-2	NEW
\$685,000	2+1	OTHER	



CONDO IN THE HEART OF WESTWOOD

Newly remodeled, bright unit in the heart of Westwood! With one of the largest balconies in the building, there is plenty of room to entertain guests. Gorgeous new kitchen and bathroom give it a modern feel with remote controlled window coverings. In a fantastic location near UCLA, shopping, restaurants & places of worship.

MLS#17-285198
Grace Hao Pan 310-817-3417
NELSON SHELTON REAL

Dshwshr

TUESDAY

10116 EMPYREAN WAY #201	Open	12-2	rev
\$1,795,000	2+3	1sty-FRENCH NORMANDY	



BEAUTIFUL 2ND FLOOR UNIT IN LE PARC!

It's a short walk or drive to the new Century City mall from this Le Parc 2nd floor unit! Enter onto the slate floors and step into a spacious, open floorplan full of possibility. A covered balcony overlooking the ponds & fountains w/french doors beckons to enjoy LA indoor/outdoor living. Featuring a master suite w/2 walk in closets, marble bathroom w/ dual sinks, enclosed toilet, separate tub & shower & marble bathrooms throughout the unit. Also for lease for \$8,500 per month.

MLS#17-239378
Jodi Bell Ticknor 310-428-7724
COLDWELL BANKER BHN Dshwshr

853 S GREтна GREEN WAY	Open	11-1:30	NEW
\$2,795,000	3+2.5	1sty-TRADITIONAL	



BRENTWOOD FLATS, ONE STORY TRADITIONAL, DESIGNER PERFECT!

Private and gated, prime corner 9,000 sf lot, approx 1,700 sf home w/ guest house, pool, spa & detached two car garage. Impeccable quality and finishes inside and out. Formal Living Room w/FP, charming Den w/ built in wetbar, FP, French doors open to outdoor dreamy entertaining space. Kit w Viking app & farm sink. Two, light & spacious beds in main house. Custom bath w marble throughout, steam shower and dual sinks. Plans and permit to build 3,700sf modern home designer by Renzo Zecchetto.

Katy Landrum 310.601.0868
KT PARTNERS pool, spa, guest house, detached garage

2122 CENTURY PARK LN #313	Open	11-2	rev
\$1,250,000	3+3	CONTEMP MED	



OPEN HOUSE ON 11-7-17 FROM 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.

MLS#17-277404
Souzan Khatami 310-499-8420
EXCLUSIVE REALTY INC Dshwshr, Frzr, Rng/Ovn, Fridg, Wshr

853 S GREтна GREEN WAY	Open	11-1:30	NEW
\$2,795,000	2+2	1sty-TRADITIONAL	



PRIVATE SHOWPLACE COMPOUND IN THE HEART OF BRENTWOOD FLATS

Quality remodeled 2 bed/1.5 bath on deep 9k+/- lot w/ swimmer's pool, patio gardens +gst house. Includes: Inviting living room w/fireplace; charming formal dining; gourmet ss kitchen w/cozy built in banquette; den/family w/wet bar & wine refrig. French doors open to patio gardens, entertainment area, & sparkling pool. 2 car garage w/ live-work-play guesthouse & ¾ bath. Bedroom wing includes 2 spacious bedrooms + beautifully updated bath. Pristine Pride of Owner that you will want to make yours...

Susan Stark/Joan Caplis 310.345.7450
GIBSON / CB BW www.853SouthGretnaGreen.com

05 Westwood - Century City Lease

1333 S BEVERLY GLEN #706	Open	11-2	NEW
\$6,975	2+3	7sty-CONTEMP MED	



STUNNING VIEW CONDO FOR LEASE

Panoramic view condo in chic Mid-Century full service building. Open Living room with fireplace, formal dining room, both with soaring ceilings, stone/tile floors and walls of glass. Gorgeous remodeled kitchen with custom cabinetry and top of the line appliances. Wonderful master suite with walk in closets and luxurious bath. Secondary bedroom plus powder room. Enormous wrap-around terraces, all overlooking city and ocean views. Perfect for large-scale entertaining. 24-hour doorman and valet.

MLS#17-277916
Corey Weiss 310.420.8101
JOHN AAROE GROUP www.1333beverlyglen706.aaroe.site

11368 HOMEDALE ST	Open	11-2	NEW
\$2,148,000	3+3	2sty-TRADITIONAL	



PERFECT TRADITIONAL IN PRIME BRENTWOOD GLEN

This wonderful traditional home epitomizes Brentwood Glen living with the perfect balance of privacy and room for entertaining. Two master suites, one up and one down, are just the beginning, with a bonus room that works great as an office or nursery. The kitchen was fully renovated in 2016 and features professional-quality, stainless appliances. The backyard is highlighted by the huge pool with attached jacuzzi, both built in 2013. There is also great potential to expand or add-on.

MLS#17-285812
Diane Forbes Halliburton 3103396486
GIBSON INTERNATIONAL forbeshalliburton.com

06 Brentwood Single Family

145 N CARMELINA AVE	Open	11-2	NEW
\$9,498,000	6+8	3sty-TRADITIONAL	



BRENTWOOD FLATS TRADITIONAL

This home offers a spacious open fl plan w/high design. Beyond the copper-lined white brick facade & t/out the living rm, dining rm & office, sophisticated details abound, from tray ceilings to blonde hardwood flrs to impeccable built-in cabinetry. Step into a covered outdoor lounge amidst a pool, grassy yard & outdoor kitch. The basement features a gym, wet bar, cedar wine cellar & cozy movie theatre. Upstairs, a dream master ste provides dual baths & closets on opposite sides of the bedroom.

MLS#17-286086
Smith & Berg 310.500.3931
PARTNERS TRUST BH 145carmelina.com

3827 MANDEVILLE CANYON RD	Open	11-2	591C2	NEW
\$1,849,000	3+3	1sty-RANCH		



PRIVATE RETREAT! OPEN TUESDAY 11AM-2PM

A Zen like atmosphere permeates the spectacular landscaping of this single level ranch home. Pvt rear garden visible thru walls of glass creating seamless indoor/outdoor space, featuring a pool, fire pit, outdoor kitchen & dining. Entertainer's dream and/or serene reflection. Master ste w/ walk-in closet & French drs that open to outdoors. 4th BR option. Updated bths. Formal living & dining, expansive family rm features pitched ceilings, FP & French drs. Great opportunity!

MLS#17-285832
Elizabeth Puro 310-418-5427
TELES PROPERTIES Refrigerator, Stove, Oven, Dishwasher

205 S CARMELINA AVE	Lunch	11-2	NEW
\$5,995,000	5+6	TRADITIONAL	




NEW TRADITIONAL IN THE HEART OF BRENTWOOD

Beautifully appointed with a grass lawn, pool with spa, enclosed cabana/rec room, and a hard-scape patio complete with barbeque and fire pit. The interior features high ceilings, skylights, an expansive two-story foyer, custom molding and paneling, and tall, light-filled windows. Media room, wine closet, breakfast nook, pantry, and gourmet kitchen. A family room with floor to ceiling sliders leads to an expansive back yard, where high fences and bushes give unique privacy. Not to be missed!

Rob Winans 310-722-8456
COLDWELL BANKER - BW

345 N ROCKINGHAM AVE	Open	11-2	rev
\$16,500,000	6+6	RANCH	



RARE OPPORTUNITY TO OWN THE BEST OF BRENTWOOD PARK VIEW RIM


Set upon a coveted 54,885 sq. ft. lot on N. Rockingham in Brentwood Park, this one-story ranch home and private, natural grounds is set behind gates on a one-acre plus flat lot with approx. 157' of frontage. One of the largest and most prestigious lots to maximize building while offering spectacular canyon and mountain views, this offering presents a rare opportunity to realize one's own trophy home and define a new era of luxury and elite urban living. Shown by appointment to qualified buyers.

MLS#17-279908
HIATT/STEARNS SIR/PT NorthRockingham.com

TUESDAY

210 N ROCKINGHAM AVE	Open	11-2	rev
\$15,950,000	7+9	MEDITERRANEAN	
BRENTWOOD PARK ESTATE			
<p>Set on a coveted lot on one of the most desirable streets in Brentwood Park, this magnificently custom built Mediterranean estate showcases grand living spaces. Gourmet kitch, grand formal DR, butler pantry, home office/lib w/ fp, 2 guest suites, and enormous LR w/ high ceilings. 4 add'l fam suites, home theater w/ stadium seating. State-of-the-art home automation, 4-car auto gallery off circ. drive, bbq area, fountain, pool w/ pool house add to luxury lifestyle.</p>			
			
<p>MLS#17-266592</p> <p>Joseph Babajian/Zizi Pak 310-724-7100</p> <p>RODEO REALTY - BH</p> <p>www.210rockingham.com</p>			

626 MORENO AVE	Open	11-2	NEW
\$8,900	3+3	2sty-SPANISH	
07 West L.A. Single Family			
2555 TILDEN AVE			
Refresh. 11-2			
\$1,595,000	3+2	1sty-TRADITIONAL	NEW
COMPLETELY REMODELED HOUSE IN GREAT LOACTION!			
<p>This completely remodeled home, located in prime west LA neighborhood, is a rare find which includes a back studio and giant bonus room with kitchenette and restroom. House features open and spacious kitchen design with pure white quartz countertops, new espresso custom cabinets with under-mount LED lighting, stainless steel appliances and wine fridge. Entire house has new LED recessed lighting throughout. Each bathroom has BEEN meticulously remodeled; and new double pane white vinyl windows</p>			
			
<p>Brent Parsons 310-770-6600</p> <p>POWER PROPERTY GROUP</p> <p>New stainless steel appliances, New HVAC</p>			

475 HALVERN DR	Open	12-2	rev
\$9,995,000	5+7	CONTEMP MED	
475 HALVERN DR			
<p>Walled and gated contemporary Mediterranean estate on a quiet cul-de-sac featuring sun filled skylit rooms that open to decks and terraces, courtyards overlooking a virtual private parkland, a resort like yard with pool and spa, outdoor stainless steel kitchen/frig/BBQ and a romantic fire pit open cabana setting. The home has soaring wood beamed ceilings, custom oak hardwood floors with rich details throughout that compliment the entry, living and dining rooms, chefs kitchen and family room.</p>			
			
<p>MLS#17-251614</p> <p>Valerie Fitzgerald 310-285-7515</p> <p>COLDWELL BANKER RESI</p> <p>BBQ,Dshwshr,Dryer,Grbg Disp,Rng/Ovn</p>			

08 Cheviot Hills - Rancho Park Single Family			
2554 VETERAN AVE			
Open 11-2			
\$1,799,000	5+4	2sty-TRADITIONAL	NEW
CHARMING TWO-STORY RANCHO PARK TRADITIONAL!			
<p>Craftsman-like warmth & charm characterize this tasteful & meticulously maintained traditional home. Stone entryway leads to the living room complete w/classic fireplace & rich hardwood floors leading to a delightful dining room w/ doors opening to lush yard. Updated kitchen features Thermador appliances, center island, and breakfast nook for informal dining. Large family room with pocket door system accesses the backyard creating a desirable indoor-outdoor flow. Boasting 5 en-suite beds including a secluded master wing, making this an opportunity not to be missed.</p>			
			
<p>Rory Posin/Kristian Bonk 310-839-8500</p> <p>RE/MAX WEST LA</p> <p>www.RESULTSRealEstateGroup.com</p>			

521 N ROBINWOOD DR	Open	11-2	rev
\$6,295,000	5+6	TRADITIONAL	
EXCEPTIONAL NEW TRADITIONAL WITH 360 DEGREE ROOF DECK VIEWS			
<p>Exceptional, refined new Traditional. Major ground up construction with soaring two-story foyer and light-filled open flow. Wonderful home for entertaining, with expansive living, dining and great rooms. Gourmet kitchen. Master suite with spacious volume. Three additional bedrooms up, all with ensuite baths. Media room, sparkling pool, rooftop deck with 360 degrees from the ocean to the Getty and Century City. A serene, oasis, blending indoor/outdoor living, comfort, and unparalleled design.</p>			
			
<p>MLS#17-282138</p> <p>Todd Baker 310-801-1475</p> <p>COLDWELL BANKER</p> <p>www.521NorthRobinwood.com</p>			

09 Beverlywood Vicinity Single Family			
1806 BAGLEY AVE			
Open 11-2			
\$3,395,000	5+6	CONTEMPORARY	rev
BEVERLYWOOD CUSTOM NEW CONSTRUCTION			
<p>Transitional, new construction in the heart of Beverlywood. Enter to natural light, an open floorplan, high ceilings, white oak floors, and Walker Zanger finishes throughout. Entertainer's kosher kitchen features Thermador appliances, center island, and breakfast nook for informal dining. Large family room with pocket door system accesses the backyard creating a desirable indoor-outdoor flow. Boasting 5 en-suite beds including a secluded master wing, making this an opportunity not to be missed.</p>			
			
<p>MLS#17-269856</p> <p>Meir Kroll 310-341-4393</p> <p>THE AGENCY</p>			

912 N KENTER AVE	Open	11-2	rev
\$2,757,500	4+4.5	1sty-CONTEMPORARY	
STUNNING MID-CENTURY JEWEL BOX			
WWW.912KENTERAVE.COM			
<p>Private "Kenter Canyon" home sun drenched flat lot w/ zen-like gardens & surrounded by mature trees & nature. This sophisticated home has been beautifully remodeled w/ exceptional taste & designer touches throughout. Open plan dining-family-entertainment space washed oak hardwood floors & walls of sliding glass doors. Gourmet chef's kitchen including oversized center island, beverage cooler & state-of-the-art appliances. Exceptional master bedroom suite. This is a must see property!</p>			
			
<p>MLS#17-238338</p> <p>Omega Group-Todd Michaud 310.429.8191</p> <p>KELLER WILLIAMS HH</p> <p>www.OmegaGroup.LA</p>			


06 Brentwood Lease

1642 MANDEVILLE CANYON RD	Open	11-2	NEW
\$50,000	5+8	RANCH	
EXQUISITE RANCH STYLE ESTATE			
<p>This spacious 5 bed/8 bath home is approx 8,000 sf & features soaring ceilings, hrdwd floors, fireplaces & a magnificent master suite. Exotic mature trees & flowered grounds create a completely private oasis w/Zen-like paths & koi ponds. Swimming pool + pool house with a changing room, bath, kitchen, bar, high-beamed ceilings & a living room that also serves as a projection room. Inviting outdoor area is perfect for entertaining. Gated entry, most prime location on generous 3/4 acre private lot.</p>			
			
<p>MLS#17-275220</p> <p>Gretchen Barth 310-433-3131</p> <p>WEA</p> <p>BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp</p>			

09 Beverlywood Vicinity Condo / Co-op

1132 S DOHENY DR #201			
Open 11-2			
\$997,500	3+3	CONTEMPORARY	rev
RARE 3 BEDROOM + 3 BATH CONDO IN A+ BEVERLY HILLS ADJ. LOC.			
<p>Expansive, updated, and well-maintained THREE bedroom THREE bathroom condo in excellent BH adjacent location a short distance from shops, cafes, and houses of worship on Pico Blvd. This quiet and bright corner condo is located in a small 9 unit building and features INSIDE LAUNDRY, large kitchen, some views of downtown, 2 parking spots, brand new double-paned windows, hardwood floors, tons of storage with custom closets, and terrific floor plan. Don't miss this amazing property!</p>			
			
<p>MLS#17-284402</p> <p>Allie Joel Riley 310.467.4567</p> <p>TELES PROPERTIES</p> <p>Newer appliances, in-unit washer/dryer</p>			

09 Beverlywood Vicinity Income


8929 KRAMERWOOD PL	Refresh. 11-1	NEW
\$949,000	1sty-TRADITIONAL	
GREAT REYNIER HOUSE W/ RENTAL UNIT		
<p>Rare 2 bed/1 bath Beverlywood adjacent is exploding with upside potential situated on a R2 corner lot, added bonus of a separate rental unit. Great potential is hard to find. Tenant to remain in unit</p>		
		
<p>MLS#17-267078</p> <p>Laura Anderson 323-646-6569 KELLER WILLIAMS LARC</p> <p>Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp</p>		

10 West Hollywood Vicinity Single Family

931 N LA JOLLA AVE	Open 11-2	NEW
\$3,985,000	4+5 2sty-MODERN	
SLEEK AND SMART MODERN MASTERPIECE		
<p>Stunning Architectural Masterpiece in West Hollywood that sets the bar for New Construction. Sleek and Smart, this gem is well-thought out and buyer-friendly at every turn, featuring LED lighting throughout. Control all of the home's functions from the touch of your smartphone or tablet with a Crestron Smart System. The home's 4 bedrooms are 4.5 bathrooms are exceptionally appointed, leaving even the most-discerning impressed.</p>		
		
<p>MLS#17-271982</p> <p>The Sunset Team 310.274.3900 KW DTLA</p> <p>www.931LaJolla.com</p>		

8901 ROSEWOOD AVE	Open 11-2	rev
\$1,649,000	3+3 SPANISH	
STUNNING & SERENE PRIVATE & GATED 1920S SPANISH BUNGALOW		
<p>This pvt & gated 20s Spanish bungalow situated in the sought after WeHo. 2 bds+2 bas, +a charming 1 bd/1 ba casita. Updtd w/designer finishes & modern apptmnts. Formal lvng rm, dark Walnut wd flrs, w/a charming, mantled frpic & picture window. The dramatically decored DR leads into the chef's kit (feat. in Better Homes & Gardens), flowing directly to the outdr dining area, great for entng. Lux mstr bdrm feat. an ensuite ba, dual closets, & French drs opening to bkyd, w/stone patio & fountain.</p>		
		
<p>MLS#17-277914</p> <p>Jacob Dadon 818.264.8780 JOHN AAROE GROUP</p> <p>www.8901rosewood.aaroe.site</p>		

10 West Hollywood Vicinity Condo / Co-op

818 N DOHENY DR #205	Open 11-2	NEW
\$950,000	2+2	
DOHENY PLAZA SPACIOUS 2 BEDROOM 2 BATHROOM CONDO		
<p>Spacious 2 bedroom , 2 bath, condo available in highly desirable DOHENY PLAZA. The building amenities include: Valet, 24hour Security and Concierge Desk,Pool and Meeting Room. Great Location, close to shops and restaurants in West Hollywood and Beverly Hills.</p>		
		
<p>MLS#17-279516</p> <p>JOANNE FISKE 323-791-9122 JOHN AAROE GROUP</p> <p>Dshwshr,Elvtr,Frzr,Rng/Ovn,Fridg</p>		


1010 N KINGS RD, UNIT 110	Open 11-2	NEW
\$575,000	1+1 CONTEMPORARY	
EXTRA-LARGE ONE-BEDROOM + DEN AND HUGE PATIO		
<p>Bright south-facing condo in fantastic building in A+ location. Spacious living room w/hardwood floors, smooth ceilings & enormous patio perfect for entertaining. Large master BR w/a custom WIC w/shoe and jewelry racks. Kitchen w/newer cabinets and quartz counter-tops, glass tile back-splash, & stainless steel appliances. Nice bathroom with updated vanity and double sinks, deeper Kohler tub. Unit has two tandem parking spaces & extra storage in garage. Building has pool and secured entry area.</p>		
		
<p>MLS#17-283974</p> <p>Allie Riley/M.Collins 310-467-4567 TELES PROPERTIES ICB</p> <p>Den, 2 parking spots, storage, XL patio</p>		

11 Venice Single Family

3954 GLENCOE AVE	Open 11-2	NEW
\$2,100,000	4+5 2sty-MODERN	
PRIVATE VENICE OASIS		
<p>Contemporary 4 bedroom, 4.5 bath home sits on 6,249 SF lot behind private gates. Oak floors, open concept kitchen, family room, and adjoined dining. Upstairs, master wing w/ walk-in closet, luxurious bath, and patio. 2 additional br upstairs, family room and laundry. Separate room w/ bamboo floors and 12" ceilings (unpermitted) off large yard ft. outdoor speakers, firepit, covered kitchen/living room, artificial grass, and fruit trees. Venice zip with Culver City tax parcel, police, and schools.</p>		
		
<p>MLS#17-270078</p> <p>Anthony Marguleas 310.922.4241 AMALFI ESTATES</p>		


734 PALMS BLVD	Open 11-2	rev
\$4,845,000	3+2.5 2sty-ARCHITECTURAL	
STUNNING VENICE ARCHITECTURAL RESIDENCE		
<p>A true masterpiece balancing simplicity, luxury & a modern lifestyle that embraces the outdoors. Designed by architects Marmol Radziner, this visionary 2-story, 3BR/2.5BA (plus office) architectural home uniquely blends spectacular indoor/outdoor spaces with the best contemporary finishes & features including open plan living/dining room, exceptional double height cook's kitchen, 700 SF covered outdoor living space with fireplace & cozy ceiling heaters & private backyard with room for a pool.</p>		
		
<p>MLS#17-270078</p> <p>Jennifer Hughes 310-383-7299 BULLDOG REALTORS</p> <p>www.734Palms.com</p>		


480 S VENICE BLVD	Refresh. 11-2	rev
\$3,600,000	3+3 3sty-ARCHITECTURAL	
IT'S HALLOWEEN! DON'T BE SPOOKED! STOP BY FOR A TREAT !!!		
<p>Amazing DesignHAUS 24 remodel incorporates the edgy vibe of Venice with an open airness of the nearby beach. A dramatic custom-designed bookcase and sprawling light installation highlight the open layout of the home. Enjoy lush plantings + swim spa on the hidden terrace. Capturing the essence of outdoor California living & a look of the Venice Canals that border the home, the rooftop deck with built-in kitchenette + colorful potted plants is a great backdrop for both relaxing & hosting parties.</p>		
		
<p>MLS#17-283774</p> <p>CJ Cole 310.773.6945 VENICE BEACH LIVING</p> <p>http://480VeniceBlvd.com</p>		


2313 MCKINLEY AVE	Open 11-2	rev
\$1,649,000	3+2	
VINTAGE BEACH COTTAGE		
<p>It has hardwood floors, a fireplace in the living room, and a center hall plan. There are several original details that have been preserved to make this a great opportunity. The en-suite master bedroom leads to a deck and parking area. The other two bedrooms are generous in size and share a full bathroom. The kitchen, large dining room, and living room boast a warm feeling for any gathering or occasion. This home is the one anyone wanting to live in Venice has been waiting for.</p>		
		
<p>MLS#17-279352</p> <p>Ellen Conrad 424.202.3288 TELES PROPERTIES</p> <p>2313McKinleyAvenue.com</p>		

1810 WALGROVE AVE	Open 11-2	rev
\$1,085,000	2+2 CONTEMPORARY	
<p>Open floor plan 2BR + office offers sophisticated contemporary features and finishes. This ground up remodel (2015) is fully permitted with custom kitchen & bath, granite counters, new tile floors, double pane windows, Viking range, and direct entry garage. Features include new HVAC (2016) tank-less water heater, copper plumbing, new 200 amp elec LED lighting, energy efficient insulation & several security features.</p>		
		
<p>MLS#17-283974</p> <p>Winston Cenac 310-963-9300 BULLDOG REALTORS INC</p> <p>Blt-Ins,Dshwshr,Grbg Disp,Phone Sys,Fridg</p>		

TUESDAY

11 Venice Condo / Co-op	
633 FLOWER AVE, UNIT 3 Open 11-2	NEW
\$1,499,000 3+3 1sty-MODERN	
	MODERN & SPACIOUS TOP-FLOOR VENICE CONDO! Bright, top-floor, front facing condo in the heart of Venice. Don't miss this sun drenched unit which includes a very open/inviting floor plan, high ceilings, fireplace, wood floors, cooks kitchen and a large private balcony. Two master suites and a generous third bedroom all with ample closet space. Very small building with low HOA dues. Close to Rose Avenue/Abbot Kinney/Main Street and the beach. The ultimate in Venice living!
nikki hochstein 310.968.1116 COMPASS	Dishwasher, Garbage Disposal, Range/Oven

12 Marina Del Rey Condo / Co-op	
3111 VIA DOLCE #503 Lunch 11-2	NEW
\$2,299,000 2+2.5 1sty-CONTEMPORARY	
	COME FOR LUNCH! CORNER UNIT WITH STUNNING PANORAMIC VIEWS! Panoramic mountain & ocean views in the coveted Latitude 33 Sky building. 10-ft ceilings & floor to ceiling windows flood the open concept family room w/light. Top of the line kitchen with SS appliances - Sub-Zero refrigerator & wine fridge, Wolf ovens, Bosch dishwasher. Both large bedrooms are ensuite & separated by a long gallery for privacy. Building amenities include concierge, 2 SxS parking spaces, state of the art fitness center. Moments to restaurants, shopping & the best of Silicon Beach.
MLS#17-284428 Peter & Ty Bergman 310-821-2900 BERGMAN/GIBSON INT'L	3111viadolce503.com


13 Palms - Mar Vista Single Family	
3675 INGLEWOOD Lunch 11-2	NEW
\$3,649,000 5+6 CONTEMPORARY	
	BRAND NEW CONTEMPORARY ON 12,300 LOT! Brand new contemporary on a 12,300+ lot. Formal living room with walls of glass & outdoor patio. Huge, open kitchen/family room with fireplace. Chef's kitchen with breakfast room, huge center island, quartz counters, custom cabinets & top of the line appliances. 5 Beds, 6 baths. Master bedroom with fireplace & large walk in closet. Master bath with huge walk in shower, dual sinks & soaking tub. Gorgeous back yard with pool, spa, grassy yard, outdoor kitchen & outdoor living room with fireplace.
MLS#17-285048 Gavin Fleminger 310-850-8053 NOURMAND & ASSOC	BBQ,Dshwshr,Grbg Disp,Micro,Rng/Ovn.

3318 COLBY AVE Open 11-2		NEW
\$2,685,000 5+5 TRADITIONAL		
	COMPLETELY REDONE ESTATE QUALITY TRADITIONAL POOL HOME As you enter, you are greeted by an open floor plan w/ hardwood floors throughout. The first floor has a formal living room & a great room w/a Chef's kitchen that is designed for modern living. You'll find 4 bedrms and an office in the main home & a detached 1 bedrm, 1 bath guest house by the pool. This home features built-in speakers, a custom book case, a pool & plenty of storage space. You'll enjoy living in this desirable area nestled in the prestigious Westdale/Trousdale neighborhood.	
MLS#17-284964 Sherri Noel 310-994-8721 KELLER WILLIAMS-SANT	Blt-Ins,Dshwshr,Micro,Rng/Ovn,Fridg	

4335 PURDUE AVE Open 11-2		NEW
\$1,299,000 4+2 1sty-TRADITIONAL		
	4 BEDROOM MAR VISTA HOME 4 bedroom home with additional office/den/ sitting area is conveniently located just minutes from Silicon beach, Ballona creek bike path, downtown Culver City, beach & offers quick & easy access to 405. Hardwood floors throughout most of the home. Living room with fireplace opens to dining room & kitchen with granite countertops & stainless steel appliances. Nice sized master bedroom has updated bathroom with sit in shower. Private backyard offers great opportunity for BBQing.	
MLS#17-279618 Ziga Weissseisen 424 256 8650 RE/MAX ESTATE PROPER	BBQ,Cing Fan	

2827 S BARRINGTON AVE Open 11-2		red
\$2,245,000 5+4 CONTEMPORARY		
	NEW CHIC FARMHOUSE CRAFTED TO PERFECTION Masterful design & modern luxury are embodied in this newly constructed 5 bedroom, 4 bath farmhouse in West LA. Wide plank, French oak floors extend into the formal living room w/high ceilings and an elaborate fireplace. The sensational kitchen is adorned w/crisp white cabinetry, Caesar stone counter tops, state-of-the-art Thermador stainless steel appliances and a walk-in pantry. This home is top of the line, move-in ready & just a short stroll to Starbucks, Wholefoods & the Mar Vista Park.	
MLS#17-265116 Joe Noel 310-994-8721 KELLER WILLIAMS-SANT	Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg	

3658 BEETHOVEN ST Open 11-2		red
\$1,895,000 4+5 MODERN		
	HIGH STYLE, HIGH QUALITY & SMART HOME TECHNOLOGY Enter to find an open floor plan w/wide plank oak floors throughout. The chef's kitchen is well-appointed w/ Thermador appliances & custom cabinetry. This smart home is equipped w/Control 4 w/an in-wall tablet, is wired for surveillance cameras & has an alarm system already installed. There is a Lutron wireless whole-home lighting package & energy efficient LED lighting throughout. The upstairs has 3 bedrooms & a master suite. Enjoy the beach life from up here w/city & mountain views.	
MLS#17-275116 Sherri Noel 310-994-8721 KELLER WILLIAMS-SANT	Blt-Ins,Dshwshr,Micro,Rng/Ovn,Fridg	


11268 TABOR ST Refresh. 11-2		red
\$887,000 925000 2+1 TRADITIONAL		
	CALIFORNIA BUNGALOW GEM FOR SAVVY BUYERS Savvy buyers can see the value in this California Bungalow gem in Mar Vista - can you? Large picture windows bring in the natural light (and those fresh Mar Vista breezes!) into the living room and dining room open floor plan- perfect for casual Football Sundays or weekday dinner time - while your feet will love the feel of the freshly installed carpeting. Located on a cul-de-sac for maximum privacy and central to Culver City, Century City, and UCLA, this is an absolute must-see value	
MLS#17-276712 Kerry Ann Sullivan 310-907-6517 HALTON PARDEE	www.HaltonPardee.com	

3486 WADE ST Refresh. 11-2		rev
\$2,995,000 5+4 3sty-MODERN		
	***REDUCED \$180K*** ARCHITECTURAL STUNNER EXPERIENCE "THE NEW NORMAL" OF MODERN LUXURY LIVING. Getty Stone walls, White Oak Flrs, & floating staircase. LR featuring Western Windows Bi-fold doors and fireplace; Family/Media Room; Chef's Kitchen w/ Vadara Quartz countertops; Private backyard w/ lounge area, firepit & BBQ; a Master Wing with fireplace, & large walk-in closet. Multi-zoned high efficiency HVAC, LED Lighting, whole-house air filtration system, energy recovery ventilation system & subterranean 2 car garage.	
MLS#17-262944 Dax Bauser & Julian Rios (310) 465-7076 KELLER WILLIAMS BH	BBQ,Blt-Ins,Dshwshr,Micro,Rng/Ovn,Other	

14 Santa Monica Single Family		
435 GEORGINA AVE Open 11-2		NEW
\$9,995,000 5+4.5 2sty-CRAFTSMAN		
	A STORYBOOK HOME ON APPROXIMATELY 1/2 ACRE Once in a lifetime... An opportunity to own one of the few remaining historic estate properties in Santa Monica. This home is located on one of the most prestigious streets in Santa Monica presents a timeless unspoiled classic design that allows for expansion without destroying its once intended character and charm. Certainly there are opportunities to expand and enhance this amazing home but you wouldn't want to do anything to destroy its tremendous charm.	
MLS#17-285874 Wynn Sawaii Aston 310.261.3777 COLDWELL BANKER RESI		

TUESDAY

238 19TH ST	Open	11-2	NEW
\$6,295,000	5+6.5		



NEWLY COMPLETED MODERN FARMHOUSE NORTH OF MONTANA!


Well-crafted living space with designer finishes throughout; an ideal floor plan with 5 bdrms and 6.5 ba. Approx. 5,050 sqft. Open kitchen with brushed brass hardware, full size Sub-Zero, stainless Wolf appliances and a lovely breakfast nook. Light, wide-plank hardwood floors, high ceilings, skylights, mountain views and generously sized entertaining rooms. Ample sized backyard with stone patio, BBQ area and pool bath surrounded by mature hedges, and plenty of sun to the pool and spa.

MLS#17-285988

John Hathorn 310-500-1288
PARTNERS TRUST SM

BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other

853 21ST ST #104	Open	11-2	NEW
\$1,820,000	2+3	3sty-MODERN	



MODERN MASTERPIECE IN PRIME SANTA MONICA

Incredible modern townhome built in 2012, located in prime Santa Monica one block south of Montana Avenue. Designed by renowned architect William Hefner, this pristine two-bedroom, two and one-half bath residence is simply stunning with a sophistication of luxury and style that feels like your own private art studio.

MLS#17-285724

Jeffrey T. Sandorf 310.625.4099
THE AGENCY

Dshwshr,Dryer,Fridg,Wshr

475 20TH ST	Lunch	11-2	NEW
\$4,598,000	5+6	2sty-SPANISH	



JOIN US FOR TACO TUESDAY!

Brimming w/elegant & sculpted interiors that evoke the best of 1920s architecture, the home's fully-outfitted kitchen featuring Wolf & SubZero appliances lies opposite the formal living room, a sunken gathering space bathed in natural light. A secluded backyard features a family-sized spa. The master bedroom is awash in luxury w/a pair of walk-in closets cloaked in cedar. This home is also equipped w/a sport court & is a stones throw from the Brentwood Country Mart and Montana Avenue shops.

MLS#17-285720

Smith & Berg 310.500.3931
PARTNERS TRUST BH

475twentieth.com

901 5TH ST, UNIT H	Open	11-2	NEW
\$1,299,000	2+3	CONTEMPORARY	



IMAGINE LIVING CLOSE TO THE BEACH

This spacious townhouse is in a convenient location close to the beach, the promenade, and Montana Avenue. When you enter you feel like you are in a private home. The main floor has a great room with a powder room. There is also a patio to enjoy the cool ocean breezes. Washer and dryer included in the unit. There are two generous bedrooms on the upper level with organized closets. One would love to call this place home.

MLS#17-285720

Ellen Conrad 424-202-3288
TELES PROPERTIES

422 24TH ST	Open	11-2	NEW
\$3,800,000	3+2	TRADITIONAL	



OPEN TUESDAY 11-2PM

Lovely two story traditional hasn't been on the market for over 60 years. Welcoming entry, guest closet, powder room. Spacious LR w/large windows, fireplace. Formal dining room makes this a great center hall plan. Kitchen, breakfast room & den open to the flat, grassy yard. Large master, upstairs w/en suite bath. Home has two other bedrooms sharing a full bath and a California basement. Near coveted Franklin School and Montana Avenue. Trust Sale no court confirmation needed.

MLS#17-286164

Mary Beth Woods 310-571-1358
COLDWELL BANKER - BW

1237 22ND ST #2	Open	11-2	NEW
\$1,150,000	2+3	CONTEMPORARY	



BRIGHT AND OPEN UPGRADED TOWNHOME!

Enter to find a dramatic light filled living room w/skylights, new French oak flooring & a cozy fireplace. The newly refurbished kitchen has white cabinets, grey counters & stainless steel appliances. Upstairs are two spacious en-suite bedrooms; the master boasts high vaulted ceilings, a fireplace, walk-in closet, a refined bathroom & a loft on the top floor. You will enjoy the convenient location to Whole Foods Market, Douglas Park, restaurants & more. Don't miss out! call us today!

MLS#17-285896

Sherri Noel 310-994-8721
KELLER WILLIAMS-SANT

Dshwshr,Micro,Rng/Ovn,Fridg

14 Santa Monica Condo / Co-op

603 OCEAN AVE #4W	Open	11-2	671/C1	NEW
\$6,475,000	3+2.5	1sty-ARCHITECTURAL		



ELEGANTLY REMODELED PENTHOUSE - BEAUTIFUL OCEAN VIEWS!

Exclusive Penthouse - 3 BD/2.5 BA in approx. 2,694 sf. Located in prestigious El Tovar by the Sea. Elegant,modern home w/open floor plan,full of natural light. Gorgeous wood floors/sisal throughout. Expansive lvg & dng areas.Master suite w/luxurious bathroom&direct access to a North facing patio w/ocean & mtn views. Gourmet kitchen w/top-of-the-line appl. Exquisite ocean vws from the 2nd&3rd bdrms & large rooftop terrace. Amenity rich bldg.w/pool/spa,on-site mgmt.,indvl.pvt.garage.

MLS#17-286318

Julie Lovett 3108993514
COLDWELL BANKER RESI

www.603oceanave4W.com

101 CALIFORNIA AVE #103	Open	11-2	NEW
\$399,000	1+1	CONTEMPORARY	



AMAZING OPPORTUNITY FOR BUYERS WITH CONSTRUCTION EXPERIENCE.

Enjoy a world class location on Ocean Ave. and California Ave. at Santa Monica Bay Towers. Condominium has had extensive water damage and is in need of a top to bottom renovation by someone experienced with construction projects. Property has been taken apart; there is no kitchen, bathroom, ceiling, drywall or any salvageable surfaces. Excellent opportunity to design a property just the way YOU want it! Offers due Wednesday 11/8 at 5PM.

MLS#17-284632

Simon Salloom
COLDWELL BANKER RESI

None

1039 21ST ST	Open	11-2	NEW
\$1,995,000	3+2.5	SPANISH	



Beautiful Courtyard Spanish residence in prime Santa Monica set in a garden oasis and oozing with charm. Exceptional opportunity in super desirable Franklin School District.Custom re-built (in 1994) home is apx 2500 sq.ft w 3 Bedrooms/ 2.5 Baths and private office. Master Bedroom with lovely balcony and fireplace. Sunny, bright w/great enter flow. Common Interest Tenants in Common Ownership Project.

MLS#17-286110

John Paul Brozyna
COLDWELL BANKER RESI

Cbl,Dshwshr,Elvtr,Grbg Disp,Micro,Other

515 OCEAN AVE #704-N	Open	11-2	red
\$2,285,000	2+2	7sty-MODERN	



NEW PRICE! UPDATED, OCEAN VIEW CONDO!

Condo on Ocean Avenue with ocean views. Architecturally designed with a loft like flow and elegant, modern space. Customized throughout. Poliform cabinetry; solid white oak hardwood floors; Miele and Sub-zero appliances; Ceasarstone countertops; convertible den/bed; custom closets; high ceilings and much more. White water views from every room. Park Plaza building with pool, side by side parking, valet, on-site manager, gym, spa. Near Montana Ave. 3rd Street Promenade, shops and restaurants.

MLS#17-267364

Kaaren Kurtzman 310-500-1627
JOHN AAROE GROUP

Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Other

TUESDAY

101 OCEAN AVE #F401	Refresh.	11-2	red
\$1,850,000	1+2	ARCHITECTURAL	



GREAT NEW PRICE! COME FOR CHOCOLATE CHIP COOKIES!

Smart, sleek oceanside living in one of the premier buildings of Santa Monica. Enjoy your life with the ocean before you, plus the special privacy of nature as you are also partly surrounded by trees. 1 bed plus den, but den could easily become 2nd bed. Wood floors, easy floorplan, wonderful terrace space. The building offers: pool, spa, large gym, bbq patio, & 24 hour security. Easy beach access via back gate & tunnel right to the sand.

MLS#17-272944
Joan Sather 310-740-0302
SOTHEBY'S INTERNATIO

Blt-Ins,Dshwshr,Elvtr,Grbg Disp,Rng/Ovn

467 SURFVIEW DR	Open	11-2	NEW
\$3,750,000	4+3	2sty-TRADITIONAL	



PACIFIC VIEW ESTATES - BEAUTIFUL OCEAN VIEWS

Atop Pacific View Estates this home was recently redone. Amazing ocean views. Wide plank oiled French oak floors add warmth & elegance to the open lg areas & bdrms. Gourmet kit w/Belgian limestone counters, hand glazed backsplash tiles & state-of-the-art appliances. Mst bth w/ Calcutta marble. Lux laundry rm. Expansive yard w/various sitting areas & privacy. Experience crystal clear blue skies on the nearby hiking trails

Isabelle Mizrahi 310-230-3720
BERKSHIRE HATHAWAY

535 OCEAN AVE #3D	Open	11-2	rev
\$2,625,000	2+2	CONTEMPORARY	



PRESTIGIOUS OCEANAIRE BUILDING

Incredible ocean and park view luxury condo in the prestigious Oceanaire building designed by world-renowned architect A. Quincy Jones. Impeccably remodeled featuring an open floor plan, wood floors and walls of glass covered by custom motorized window shades. An expansive wraparound balcony creates a wonderful indoor/outdoor flow that epitomizes the California lifestyle. Entertain in the open Chef's kitchen with granite countertops and Thermador stainless steel appliances.

MLS#17-283020
Chris Hicks 310-820-9368
BERKSHIRE HATHAWAY

535ocean3d.com

1045 LACHMAN LN	Open	1-2	NEW
\$2,895,000	3+2.5	1sty-MODERN	



NEWLY UPDATED HOME WITH BEAUTIFUL CITY & OCEAN VIEWS!

Ready to move in! This newly updated residence offers 3 bedrooms & 2.5 bathrooms. Bright and open kitchen with Viking appliances, quartz counter tops and custom cabinetry. Spacious livingroom, dining area and familyroom all enjoy wonderful ocean and city views by day and mesmerizing city lights in the evening. Relax in the outdoors and entertain in the spacious patio overlooking the views along with grassy area and large sparkling pool.

Ali Rassekhi (310) 3595695
COLDWELL BANKER

Viking Appliances, Samsung Washer/Dryer

1119 23RD ST #8	Open	11-2	rev
\$1,899,000	4+3	TRADITIONAL	



FABULOUS SINGLE FAMILY HOME ALTERNATIVE, NORTH OF WILSHIRE

Over 2,000 sq ft remodeled townhouse. 4 bed, 3 full bath, plus office/work-out room. Franklin School District. Oak hardwood floors, plantation shutters, French doors leading to atrium, & gas fireplace. Cooks kitchen w/ stainless steel appliances, Wolf range, granite counters & breakfast bar. Master bedroom w/ vaulted ceilings, walk-in closet, en-suite bathroom. Laundry room w/ full-size washer/dryer. Central a/c & heat. Direct-access, 2-car private garage. Pet friendly building w/ EQ insurance.

MLS#17-283794
Andrew Thurm 310.345.2661
COLDWELL BANKER WSA

Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other

727 OCAMPO DR	Open	11-2	red
\$7,450,000	5+10	TRADITIONAL	



LUXURIOUS TRADITIONAL HOME

Stunning traditional home situated in Huntington Palisades. 5 bed & 10 baths. Approx. 7,494 sq.ft. living area with an entertaining/game room, theater, wine tasting room, and gym. Entertainers yard features pool, spa and built in BBQ.

MLS#17-252866
Khajak Z. Kassabian 310-319-9880
KHAJAK Z. KASSABIAN

BBQ,Blt-Ins,Cent Vac,DW,Grbg Disp,Other

14 Santa Monica Lease

905 BERKELEY ST	Open	11-2	NEW
\$11,500	4+4.5	2sty-MEDITERRANEAN	



PERFECT SANTA MONICA LOCATION WITH STUNNING OCEAN VIEWS

North of Wilshire in Santa Monica, featuring panoramic ocean and city views. The open design and flexible 3500SF floor plan includes an elevator, office/den, 4 beds with en suite baths, and an expansive master bedroom suite with Jacuzzi tub, his/her walk-in closets. Features new carpet and paint, spacious balconies, and a sizable heated pool/spa, perfect for entertaining & relaxing. Convenient to the beach, SM schools, Montana Ave shops/dining, and farmer's market, pet friendly & available now!

MLS#17-284292
Jessica Hoffman 310-633-0180
COLDWELL BANKER BHN

BBQ,Blt-Ins,Dshwshr,Dryer,Elvtr,Other

17536 CAMINO DE YATASTO	Open	11-2	rev
\$7,950,000	7+9	2sty-FRENCH	



GRAND ESTATE, TENNIS COURT, POOL, 33K SF LOT


Situated within the coveted Palisades Country Estates, a 24-hour guard gated community, this home is traditional luxury at its best. Spacious layouts, verdant surroundings, total privacy, and massive in-home movie theater, a home like this becomes your own personal resort. Tennis court, oversize pool, 33,597 sq ft lot and absolute tranquility are perfectly accompanied by convenient access to the charming downtown of Pacific Palisades, Santa Monica, and Malibu's famed Will Rodger's Beach.

MLS#17-262370
A. Afshar | R. Jancula 310.740.9719
COMPASS

17536CaminoDeYatasto.com

15 Pacific Palisades Single Family

742 RADCLIFFE AVE	Open	11-2	NEW
\$5,550,000	5+6	TRADITIONAL	



POOL, PRIVATE, OCEAN VIEW

Brand New Modern Farmhouse in the heart of Pacific Palisades. This elegant private estate consists of 5 beds + bonus room, 5.5 baths which fuses traditional living with modern sophistication. The inviting floor plan opens its door to an elegant formal living that flows into the gracious dining area. The gourmet kitchen showcases Wolf/Subzero appliances, elegant custom cabinetry with a large breakfast area.

MLS#17-284926
Marco Rufo 310-488-6914
BERKSHIRE HATHAWAY

Roof Deck!

18420 WAKECREST DR	Open	11-2	rev
\$2,395,000	3+2	1sty-MID-CENTURY	



QUEEN'S NECKLACE, SANTA MONICA BAY, WHITEWATER VIEW BEAUTY

Unique opportunity to purchase a wonderful one level mid-century home with major ocean views from living, family, dining rooms, and master suite. Ready for your enjoyment, or tailor to your taste and create a view showpiece to call home. Updated baths, new ocean view deck. HOA dues of \$100.00 is paid annually. Desirable location minutes to the beach, world class restaurants, Palisades, Santa Monica, Malibu centers.

MLS#17-279766
Marta Samulon 3104965996
GIBSON INTERNATIONAL

Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn

TUESDAY

16727 BOLLINGER DR	Open	11-2	rev
\$2,290,000	3+2	HACIENDA	




HACIENDA-STYLE HOME

Impeccable Spanish hacienda style home with 3 beds and 2 baths. Inside, wood floors lead to dining room and living room with vaulted beamed ceilings. Kitchen features granite countertops, GE and Bosch stainless steel appliances, and breakfast bar which opens to family room. Master bedroom has walk in closet, bath and shower. Down the hall, 2 beds with full bath. Accordion doors fold open to a tranquil backyard with built in BBQ, fountain, and dining area with wall mounted heaters.

MLS#17-284240
 Anthony Marguleas 310.663.1446
 AMALFI ESTATES

BBQ,Dryer,Rng/Ovn,Fridg,Wshr

245 S IRVING	Open	11-2	red
\$3,449,000	4+4	2sty-SOUTHERN COLONIAL	



GREAT NEW PRICE!


Elegant Colonial. Gleaming hardwood floors, new kitchen and baths! Sunny family room overlooking pool and guesthouse! 4 bed/2 baths up. Powder down. HPOZ.

MLS#17-275710
 Lisa Hutchins 323-460-7626
 COLDWELL BANKER RES.

Dshwshr,Grbg Disp,Rng/Ovn

15 Pacific Palisades Lease

1166 LAS PULGAS PL	Open	11-2	NEW
\$12,500	3+2.25	RANCH	



VIEWS YOU HAVE ONLY DREAMED OF ...

Breathtaking panoramic views of Santa Monica Bay+Pacific Ocean+Queen's Necklace w/City lights+Catalina Island. Very private rear. Décor is elegant but unpretentious. Master w/garden+ocean views. Generous bath w/separate tub +shower+walk-in. Furnished+equipped from A-Z +from top-to-bottom, complete w/linens, culinary supplies+everything needed to enjoy the southern California at-home lifestyle by the Sea. Available December 18, possibly earlier. Owners will consider a 6 months to 1 year lease.

MLS#17-280132
 Betty-Jo Tilley 310-429-9833
 BERKSHIRE HATHAWAY

BBQ,Blt-Ins,Cbl,Dshwshr,Wshr,Dryer,Other

637 S LUCERNE Open 11-2

\$8,999,000	8+10	VICTORIAN	rev
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HISTORIC HOME IN HANCOCK PARK

Extensively remodeled throughout this palatial mansion presents a grand entry with enormous living room, a master suite with en-suite bathroom and spacious walk-in closet. An additional five en-suite bedrooms; billiards room/TV lounge; bar and games room; screening room and wine cellar which leads out to a garden with pool and spa. The guest house includes a kitchen, living room, two bedrooms and one-and-a-half bathrooms. The property also features a two-car garage and motor court.

MLS#17-267666
 Billy Rose 424 230 3702
 THE AGENCY

BBQ,Dshwshr,Frzr,Grbg Disp,Rng/Ovn,Other

18 Hancock Park-Wilshire Single Family

426 S MCCADDEN PL	Open	11-2	NEW
\$4,495,000	4+4.5		



INCREDIBLE MOORISH/SPANISH VILLA

Premiere Open House. Bring or send your clients to this amazing property. Priced to sell! Dramatic 2 story living room with fireplace. Formal dining room European style Chef's eat-in kitchen Family/media room with French doors 2 bedroom wing for maids/office/studio 2 large family en-suite bedrooms with walk-in closets. Large Master suite wing with beautiful bath, fireplace, views of gardens and courtyard Gorgeous central courtyard with fountain and arches Large flat yard w/ pool.

MLS#17-283230
 Sunny Whang 310-890-2576
 COMPASS

BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other

332 N CITRUS AVE Open 11-2

\$2,450,000	4+3	SPANISH	rev
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RARE HANCOCK PARK HOME

RARE 1920s Spanish Revival w/romantic landscaping. Upon entry, a dramatic dbl height wall draws your eye up to exposed beams & original fixtures. LR feats curved window & exposed beams. Kitch upgrades include quartz counters, painted cabinets, & chef's appliances. Enjoy formal DR or casual sunlit brkfst space. All baths have been updated along w/newer roof, HVAC, & more. Enclosed backyard provides a retreat w/patio & built-in BBQ, & grassy area. Converted garage is perfect for guests/office.

MLS#17-283230
 Sunny Whang 310-890-2576
 COMPASS

BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other

18 Hancock Park-Wilshire Condo / Co-op

310 N RIDGEWOOD PL #C	Open	11-2	red
\$749,000	2+2	CONTEMPORARY	



GREAT NEW PRICE! 2-STORY TOWNHOUSE IN 5-UNIT BUILDING!


WOW! 1900 sq. ft. (per Assessor.) Amazing volume & light. Living room w/high ceiling, hardwood, fireplace & built-ins. Open Dining w/wet bar. Large tiled Kitchen w/washer/dryer. 2 Beds up, including huge, loft-style Master w/lower level dressing & lounging space, multiple closets, built-ins & upper sleeping area. 1 Bath w/stone details up & 2nd full-size bath down. New skylights. Charming tiled Patio. Side-by-side gated parking. Low HOA dues. Just blocks to Larchmont Village & Paramount Studios.

MLS#17-240600
 Ed Solorzano 310.777.2863
 BERKSHIRE HATHAWAY

Dshwshr,Dryer,Grbg Disp,Hood Fan,Fridge

423 S ORANGE DR Open 11-2

\$2,595,000	4+3.5	2sty-ARCHITECTURAL	NEW
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WELCOME HOME

Down-to-the studs architectural rebuild on a prime, tree-lined block in Hancock Park - close to shops & restaurants. 3rd Street Elementary. Bright, open, airy spaces. Formal LR & library. Great room & kitchen open thru Fleetwood doors onto 375SF entertaining deck. Private deck off master w/ outdoor fireplace. Oak floors throughout, custom cabinetry and built-ins, cast iron tubs, traditional marble floors and counters in all bathrooms. Wide driveway, detached 2-car garage.

MLS#17-280340
 Jennifer Fentin 310-488-4814
 WEA

Blt-Ins,Dshwshr,Frzr,Micro,Rng/Ovn,Other

316 N ROSSMORE AVE, UNIT 305 Open 11-2

\$2,000,000	3+3	6sty-FRENCH NORMANDY	rev
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HANCOCK PARK'S FINEST CONDO

HANCOCK PARK'S FINEST FULL-SERVICE BUILDING. LANDMARK COUNTRY CLUB MANOR BUILDING CIRCA 1926. WITH 24 HOUR DOORMAN, VALET PARKING, SECURITY, GYM, LUSHLY LANDSCAPED GARDENS W/ SPA. THIS LIGHT & BRIGHT EXCEPTIONALLY LARGE (1,600+ SQFT) 3 BEDROOMS & 3 BATHS. HARDWOOD FLOORS, DINING ROOM, LARGE LIVING ROOM, EASTERN VIEWS & TOWARDS COURTYARD, HIGH CEILINGS CROWN MOLDINGS. A RARE FIND. 2 BLOCKS FROM LARCHMONT VILLAGE, CLOSE TO STUDIOS. VALET PARK FOR OPEN HOUSE

MLS#17-286234
 Shar Penfold 323.860.4258
 COLDWELL BANKER HPS

Blt-Ins

Brian Moore 310-849-4990
 SOTHEYBY'S LOS FELIZ

Fridge, Stove, Dishwasher

138 N NORTON AVE Open 11-2

\$1,950,000	3+2	CAPE COD	NEW
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FIRST TIME ON THE MARKET IN 43 YEARS

Prime location on tree lined extra wide street in Windsor Square. Spacious rooms with a great floor plan that flows out onto a leafy flat garden on a generous size lot of 8,986 sq. ft. 2 beds up and 1 bathroom, 1 bed and bathroom down with bonus room. Total living 2,513 sq.ft. Amazing potential for renovators!!

MLS#17-286234
 Shar Penfold 323.860.4258
 COLDWELL BANKER HPS

Blt-Ins

TUESDAY

18 Hancock Park-Wilshire *Lease*

236 S LARCHMONT BLV	Refresh.	11-2	NEW
\$12,000	3+2	COUNTRY FRENCH	



CHIC HOME, MARRYING CLASSIC AND CONTEMPORARY SEAMLESSLY


Juxtaposing classic elements with modern style, this fully furnished home offers a sophisticated retreat from nearby bustling Larchmont Village. Recently updated & meticulously maintained, 3 bedroom, 2 full+2 half-bath abode includes a fantastic master suite & media rm w/ a full home theater system. The gourmet kitchen is equipped for all your culinary needs. In the Zen inspired garden, enjoy romantic evenings near the gas firepit or entertain on the picnic-sized table complete with outdoor BBQ.

Loveland Carr Properties 323-460-7606
COLDWELL BANKER HP

FOR LEASE

19 Beverly Center-Miracle Mile *Income*

520 N POINSETTIA PL	Refresh.	11-2	NEW
\$1,649,000	1sty-TRADITIONAL		



INCREDIBLE OPPORTUNITY TO OWN TURNKEY DUPLEX IN MIRACLE MILE

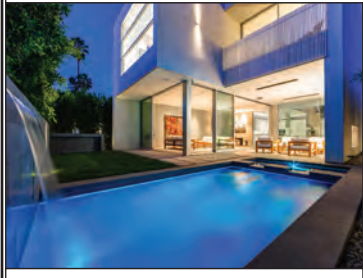
Two fully remodeled homes on lot in prime Miracle Mile! Front home features 2 enormous beds & baths, kitchen w/ breakfast bar, dining area, laundry room & living room w/ high ceilings & fireplace. Back unit features 1BR/1BA spacious layout w/ bonus den area. Both units boast designer kitchens w/ stainless appliances, hardwood floors & custom tile work. Two nice outdoor patios & 2 car detached garage w/ bonus room or office w/ full bath. Steps to restaurants/shops on Melrose. Walk score of 90!

The Kostrey Collection 323-785-7545
NOURMAND & ASSOC.

Fridge, W/D, Range, Hood, Dshwshr, Alarm

19 Beverly Center-Miracle Mile *Single Family*

479 S HOLT AVE	Open	11-2	NEW
\$3,485,000	4+5	2sty-ARCHITECTURAL	



Minimalist architectural new construction home that sets the standard in excellence. Adjacent to Beverly Hills, bask in the contemporary glow that emanates from 479 S Holt. One will find top-of-the-line designer fixtures and finishes throughout the home's luxurious 4 bedrooms and 5 bathrooms. Pocket doors allow the living space to flow outdoors, where you will be greeted with a jaw-dropping backyard featuring a pool, spa, and outdoor seating area with a fire pit.

The Sunset Team 3102743900
KW DTLA

www.479Holt.com

21 Silver Lake - Echo Park *Single Family*

2955 SWAN PL	Open	11-2	594D5	NEW
\$2,495,000	3+4	ARCHITECTURAL		



CARA LEE + STEPHAN MUNDWILER, ARCHITECTS :: CANTILEVER HOUSE

Pristine modern architecture on an elevated corner lot with great city views, a block from the lake and a short walk to coffee shops and boutiques. Refined scale, elegant proportions, abundant natural light, open floor plan, and high-quality finishes: imported stone, European kitchen, polished concrete, natural wood floors, white walls. Third bedroom has its own entrance, bath & kitchenette, doubling as studio/home office or vacation rental with proven history of substantial VRBO income.

MLS#17-283022
Brian Linder, Bill Baker 310-592-5417
DEASY PENNER

More Info: thevalueofarchitecture.com

439 N MARTEL AVE Open 11-2 **rev**

\$4,198,800	5+5.5	3sty-CONTEMPORARY
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GRAND SCALE NEW MODERN
WWW.439MARTEL.COM

Nearly 6500 sf of indoor-outdoor living. Walled, gated & hedged. Walls of glass, sleek pocket door systems open up to a black bottom zero-edge salt water pool-spa. Custom Italian kit w/ center island, Control4 automation, 5 fireplaces, formal dining room, open tread glass railed staircase connect all 3 levels. 2nd story outdoor lounge w/ fireplace. Master retreat w/ oversized balcony, fireplace, 2 walk-in closets & spa bath. Over 1100 sf of roof top deck w/ fireplace, city & mountain views.

MLS#17-267030
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS HH

www.OmegaGroup.LA

1816 LAKE SHORE AVE Refresh. 11-2 **NEW**

\$899,000	2+1	
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CLASSIC ECHO PARK SPANISH BUNGALOW

This magical urban oasis is framed by a detached artists studio, terraced yard & lovely patio areas with garden boxes, all surrounded by lush landscaping. Perched atop a hillside, natural light and gentle breezes fill the home's welcoming floor plan feat. an adorable kitchen, open living/dining room with fireplace & hardwood floors throughout. Separate 1-car garage for compact or storage. A hop-skip from Lassens, Silver Lake reservoir, 365 Whole Foods, and all the best the Eastside has to offer.

MLS#17-286056
Patrick Moya 310-770-2418
COMPASS

www.1816lakeshore.com

1028 ALVIRA ST Open 11-2 **rev**

\$1,695,000	3+3	
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SPACIOUS SPANISH COLONIAL REVIVAL IN HISTORIC SOUTH CARTHAY

Enter through the light filled Spanish style courtyard complete w/many original archways. Formal entry leads to spacious step down living room w/high ceilings, wood burning fireplace & French doors that open to charming interior courtyard w/wood burning fireplace. Dining room offers ample space for entertaining with courtyard view. Light & bright den features wood beamed ceiling & custom built-in cabinet. Large updated chef's kitchen. Gated backyard w/ pool & pergola covered seating area.

MLS#17-282114
Nancy Sanborn 310-777-2858
BERKSHIRE HATHAWAY

SanbornTeam.com

2508 MAYBERRY ST Open 11-2 **rev**

\$1,695,000	5+3	MEDITERRANEAN
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EXCEPTIONAL SILVER LAKE HOME

Exceptional home in the hills of Silver Lake featuring historic details and masterful craftsmanship. The 5 bedroom home also has a massive basement with kitchen and gorgeous private yard and gardens. A rare piece of LA history to behold.

MLS#17-217986
Greg Holcomb (310) 500-3925
PARTNERS TRUST

19 Beverly Center-Miracle Mile *Condo / Co-op*

320 S WILLAMAN DR, UNIT 302	Open	11-2	NEW
\$899,000	2+2	MEDITERRANEAN	



A SUN-LIT, FRONT-FACING 2 BED/2 BATH IN A PRIME L.A. LOCALE!

The formal entryway accented with dramatic recessed ceiling, gives way to an open floor plan. Kitchen w/granite counters and SS appliances. Spacious double vanity sinks compliment the Master bath; light-drenched Master bedroom boasts a walk-in closet and balcony, with an additional balcony off the front-facing LR. Wood flooring throughout the main living areas. Plantation shutters. Laundry in-unit. Covered, gated two-car parking. Centrally located—Cedars, shopping, and high-end eateries nearby!

Gregory Masi 310-488-4880
GIBSON INTERNATIONAL

320Willaman.com

22 Los Feliz *Single Family*

2515 GLENDOWER AVE	Open	11-2	NEW
\$5,360,000	5+6	TRADITIONAL	




INCREDIBLE VIEWS


Originally built in the 1930s, this 5 bed 6 bath property is elegantly situated on over 13,300 square feet in the lush verdure and privacy of the Los Feliz Hills. The 5,050 square-foot home has been completely remodeled and features breathtaking views of the surrounding landscape and the Downtown skyline. Outside, a large Bangkirai deck with an elegant infinity pool and spa reflects the city's endless skies.

MLS#17-285868
Justin Mandile
MERCER VINE

GREAT VALUE


TUESDAY

3704 SHANNON RD Open 11-2		NEW
\$1,790,000	3+2 POST & BEAM	
PICTURE PERFECT MID CENTURY RETREAT		
 <p>The McFerrin House (c.1962) by Robert Peters. Drive up a private drive and take a short step back in time. Rare offering of well preserved, modern post & beam. Walls of glass capture views of the San Gabriel Mountains & a perfect marriage of architecture & site. Many original details throughout this well thought out floor plan, like custom wood finishes, built-ins, original fixtures, & stone fireplace. Long viewing deck w/ plenty of room for plantings & lots of outdoor space for entertaining.</p>		
MLS#17-286238		
Carter + Orland Estates KELLER WILLIAMS REAL		www.carterorlandestates.com

4226 DUNDEE DR Open 11-2		red
\$3,795,000	5+6 COUNTRY ENGLISH	
COUNTRY ENGLISH ESTATE		
 <p>Beautifully restored country English home placed on a cul-de-sac at the foot of Griffith Park. Located only a few blocks from the best cafes, restaurants and shops in Los Feliz. This is an example of Los Angeles architecture meticulously renovated. Updated with oak wood floors, mature landscaping custom chef's kitchen with Thermador appliances, WaterStone hardware, wine cooler, built-ins and superb LeGrand lighting. The master suite is accompanied by an extensive walk-in closet, terrace,</p>		
MLS#17-264920		
Paul Blair THE AGENCY 424-239-6480		Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

5688 HOLLY OAK DR Open 11-2		rev
\$2,395,000	4+5 TRADITIONAL	
TRADITIONAL CALIFORNIA VILLA WITH CONTEMPORARY FLAIR		
 <p>Spectacular city views on a quiet flat cul-de-sac. Very sophisticated celebrity home located in the sought after Los Feliz Oaks. Beautifully redone with the finest taste and quality. Totally private with gorgeous lush landscaping and flagstone finishes. This home has great volume and ceiling heights that are flooded with lots of natural light. Wine cellar for 1,000 bottles, family room, office, den, plus, 4 bedrooms, 4.5 bath, 3 fireplaces and 2 outdoor bbq's.</p>		
MLS#17-253752		
Joseph Babajian RODEO REALTY - BH 310-623-8800		www.5688hollyoakdrive.com


22 Los Feliz Condo / Co-op

4455 LOS FELIZ BLV, UNIT 702 Open 11-2		NEW
\$828,000	1+1 7sty-MID-CENTURY	
LOS FELIZ TOWERS CORNER UNIT		
 <p>Come home to this ultra-chic straight out of "House Beautiful" condominium unit in the Los Feliz Towers. Professionally designed to create space conducive of entertaining as well as relaxing after a long day at work. Manhattan style sophistication combined with a tranquil setting makes this a perfect home for today's savvy buyer. Hardwood floors throughout the living, dining rooms and kitchen. Come view and experience what luxurious living is all about.</p>		
Rafik Ghazarian KELLER WILLIAMS LOS 3233711511		Refrigerator, stove, dishwasher and gd


28 Culver City Single Family

4104 DUQUESNE AVE Open 11-2		NEW
\$1,199,000	3+2 SPANISH	
1923 SPANISH STYLE JUST BLOCKS FROM DOWNTOWN CULVER CITY		
 <p>Large living room with high ceilings and huge picture window, separate dining room, kitchen with center island and additional eating area. 3 bedrooms and 2 baths. Zoned RMD which allows for multifamily development. Great opportunity to restore or build new.</p>		
MLS#17-286294		
Dannie Cavanaugh CAVANAUGH REALTORS 310-837-7161		

28 Culver City Condo / Co-op

6705 HANNUM AVE Open 11-2		NEW
\$900,000	3+2.5 CONTEMPORARY	
GORGEOUS TOWNHOUSE IN PRESTIGIOUS PLAYA PACIFIC COMMUNITY!		
 <p>Magnificent three level townhouse in the prestigious Playa Pacific community. Beautiful new floors. Spacious living room with FP opens up to a spectacular entertainer's patio. Formal dining room followed by the large open kitchen with stainless steel appliances. Great family room off the kitchen with guest powder room. A large master with high ceilings, FP, walk-in and beautiful bath with separate shower and tub. Two lovely beds with the shared bath are on the same level.</p>		
MLS#17-283172		
Thomas Swanson EXCLUSIVE REALTY INC 3107028559		

8205 SUMMERTIME LN Open 11-2 **NEW**

8205 SUMMERTIME LN Open 11-2		NEW
\$420,000	1+1 TRADITIONAL	
BEAUTIFUL CULVER CITY CONDO		
 <p>This Culver City 1-bedroom condo is the coveted corner unit with balcony. Floorplan includes fireplace, central air, and balcony. 3 pools, 2 hot tubs, sauna, workout facility, and BBQ area. Covered parking, guest parking, and 24-hr security. Charming lake with ducks, geese, and turtles included on-site. Condo is. Walking distance to Ballona creek bike path and Baldwin Hills Overlook. Located 2 miles south of Culver City downtown, and northeast 1 mile of Westfield Culver City mall.</p>		
Anthony Marguleas AMALFI ESTATES 310.874.1423		

29 Westchester Single Family

7317 DUNFIELD AVE Open 11-2		NEW
\$1,350,000	4+3 2sty-TRADITIONAL	
AMAZING OPPORTUNITY IN DESIRABLE KENTWOOD!		
 <p>Located in the highly sought-after Kentwood section of Westchester, this spacious 4 bed/3 bath home has much to offer. Enter into your oversized living room, adorned with ornate wood burning fireplace & flooded with natural light. Kitchen flows to the formal dining room. Upstairs features a massive, en-suite master bedroom and additional bed/bath. Plenty of room for fun and entertaining in the large, private backyard. The detached, 2-car garage provides great extra storage and workshop space.</p>		
MLS#17-267634		
Jeffrey Lemen KELLER WILLIAMS-SM 310-482-2006		Blt-Ins,Dryer,Grbg Disp,Micro,Rng/Ovn

30 Hollywood Hills East Single Family

3319 CHARLESTON WAY Refresh. 11-2		NEW
\$2,295,000	4+3 2sty-CONTEMPORARY	
JUST REMODELED HOLLYWOOD KNOLLS VIEW ESTATE		
 <p>Just remodeled Hollywood Knolls estate with mountain and city-light views from nearly every room. The open floor plan offers a combined kitchen, bar, dining and living room where boundaries of the interior disappear with a wall of folding glass doors. Enjoy the fully equipped home theater, where more than 14 guests can comfortably view the 120-inch screen. Technology includes Whole Home Smart Lighting and Sound, and Nest Thermostats and security cameras, enabled by phone and voice control.</p>		
Andrea Korchek THE AGENCY 8183710933		Home Theatre, Smart House

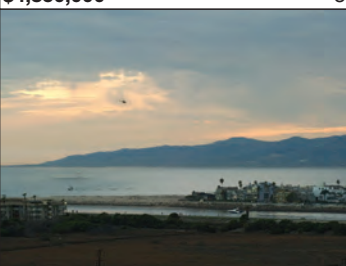
6311 ARROWHEAD PL Refresh. 11-2 **NEW**

6311 ARROWHEAD PL Refresh. 11-2		NEW
\$1,698,000	4+3 TRADITIONAL	
BEST VALUE IN THE HIGHLY COVETED LAKE HOLLYWOOD ESTATES		
 <p>Priced To Sell--FAST! Seller Motivated! Bring All Offers!!! The BEST PRICED HOME, nestled on a cul-de-sac in the exclusive Hollywood Estates, a small community that prides itself on its wide streets & sidewalks, Reservoir & Park. Great views of the Hollywood Sign, Hollywood Lake & surrounded by acres of preserved natural lands. Enter through double doors into this expansive & beautiful natural light and bright open & renovated floor plan with high ceilings... A MUST SEE!</p>		
MLS#17-285684		
Charles Malki RAMSEY-SHILLING ASSO 3237625547		Dryer,Hood Fan,Phone Sys,Rng/Ovn,Fridge

TUESDAY OPEN HOUSES

31 Playa Del Rey *Single Family*

8125 TUSCANY AVE Open 11-2
\$4,850,000 5+6 ARCHITECTURAL **rev**



COMPLETED IN 2017 FANTASTIC OCEAN, MARINA, CITY VIEWS

APPROX 1455 SQ FT STREET TO STREET LOT IN PLAYA WITHIN WALKING DISTANCE TO THE BEACH. MARINA, OCEAN, CITY AND MOUNTAIN VIEWS FROM ENTRANCE, LIVING, DINING, KITCHEN AND FAMILY ROOM PLUS TWO BEDROOMS AND BATHS ON ENTRANCE LEVEL. SECOND FLOOR HAS THREE EN SUITE BEDROOM/ BATH COMBINATIONS WITH SECOND FAMILY ROOM OR THEATER WITH BAR/KITCHEN AREA AND PRIVATE BATH (COULD BE 2ND MASTER DOWNSTAIRS OR 4TH BEDROOM DOWN) THIRD LEVEL HAS FINISHED BONUS ROOM USE TBD BY NEW OWNER. NEW TECHNOLOGY WIRING.

NEW FINISHES FROM CEILINGS TO FLOORS

MLS#17-255406
 Paula Ross Jones 310-255-5449
 SOTHEBY'S INTERNATIO

33 Malibu *Land*

4330 DECKER EDISON RD Open 10-2
\$3,700,000 Land OTHER **NEW**



35 ACRES OF PRIME DEVELOPMENT LAND IN MALIBU

Perched on grand promontory above El Pescador Beach lies the last remaining blocks of undeveloped land, with 3 adjacent parcels totaling more than 35 acres. Perfect for the buyer seeking both privacy and open space, development opportunities include building 1 large compound or 3 separate homes. Develop your architectural masterpiece & enjoy the remote serenity of the Malibu lifestyle. Included in the sale: 4473-005-022 (11.75 acres), 4473-005-023 (11.45 acres) and 4473-005-024 (12.08 acres)

MLS#17-284480
 Rochelle Maize/Ari Passy 3109267078
 NOURMAND & ASSOCIATE

62 Encino *Single Family*

4570 CHARMION LN Open 11-2
\$4,390,000 7+9 SPANISH **NEW**




Situated at the end of a peaceful cul-de-sac lies a private Mediterranean estate complete with pool & sports court. The 7,000 sqft home with 7 beds & 9 baths is tucked behind private gates on a 60,000 sqft lot. The expansive yard feats. outdoor kitchen, sparkling pool & hot tub, sports court with lights for tennis or b-ball, plus sauna & bathroom. The 1st-floor feats. a theater, bonus room, & 2 guest bedrooms. Master suite boasts oversized bath & walk-in closet w/ windows.

MLS#17-285390
 Anthony Marguleas 310-573-4245
 AMALFI ESTATES

Blt-Ins,Dshwshr,Grbg Disp,Micro,Rng/Ovn

72 Sherman Oaks *Single Family*

14596 DEERVALE PL Open 11-2
\$3,495,000 4+4 **NEW**



OPEN TUESDAY & FRIDAY 11AM-2PM

With stunning views of the Valley and city lights, this recently remodeled, state-of-the-art contemporary home is one of the most exceptional properties in Sherman Oaks!

Aren Afsharian 310.200.9323
 HILTON & HYLAND

HiltonHyland.com

4152 GREENBUSH AVE Refresh. 1-2
\$2,950,000 5+6 2sty-CAPE COD **NEW**



RECENTLY CONSTRUCTED IN PRIME SHERMAN OAKS SOUTH OF THE BLVD


Contemporary traditional with upgraded fixtures and finishes. Inside and out, the home provides peaceful retreat, yet is just minutes from some of the Valley's finest dining and retail options. Professionally designed with elegant window and elegant wall coverings, as well as Restoration Hardware light fixtures. Outside find covered porches, lush and manicured gardens, a grassy front and back yard, a separate, fenced-in children's play area and a saltwater pool and spa.

Andrea Korchek 818-371-0933
 THE AGENCY

www.4152Greenbush.com

73 Studio City *Single Family*

3676 BUENA PARK DR Refresh. 11-1:30
\$2,099,000 5+5 2sty-CONTEMPORARY **NEW**



STUNNING S. OF THE BLVD CONTEMPORARY

Stunning newer construction contemporary located S. of The Blvd, 24 ft two-story foyer w/ lg windows. 5 bd+5ba formal LR, DR, family rm and breakfast nook. Gourmet kitchen w/ quartz counters, custom cabinetry, center island, SS Appliances. Master with spa-like bath, walk-in closet, a patio with tree top views and fireplace. Generous patios, balconies and walk out access to manicured landscaping. Rear yard w/ BBQ, grassy area. 2-car garage has a bonus area for storage & a SxS laundry room.

MLS#17-286068
 Gregg Silver 310-770-0777
 KELLER WILLIAMS BH

BBQ,Dshwshr,Dryer,Hood Fan,Micro,Other

74 Toluca Lake *Single Family*

10433 KLING ST Open 11-2
\$3,799,000 6+7 2sty-TRADITIONAL **rev**



EXQUISITE TRADITIONAL ESTATE IN TOLUCA LAKE

Exquisite Traditional Estate in Toluca Lake. Upgraded. Formal living & dining. Walnut, mosaic tile & travertine floors. 3 fireplaces. Prof. designed kitchen, custom cabinets, honed granite, Wolf cooktop. 2 refrigerators. Large multi-use den. Fitness studio. Master w/fireside sitting area, free-standing tub, heated floor, walk-in closet. Great room w/wet bar. Resort-style pool/spa, guest cottage, sauna, cabana, new fire pit. Custom garage floor. State-of-the-art lighting, WiFi, alarm system.

MLS#17-284196
 Craig Strong 310-439-3225
 JOHN AAROE GROUP

75 Valley Village *Single Family*

5906 ALCOVE AVE Refresh. 11-2
\$779,000 3+2 MID-CENTURY **NEW**



FUN MID-CENTURY MODERN RANCH-STYLE HOME

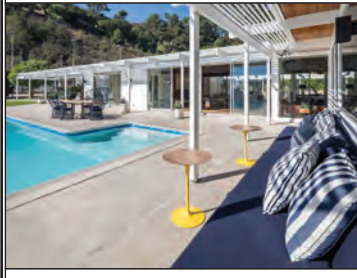
Enjoy indoor-outdoor living at its best in this open & airy Valley ranch with expansive living room, fab stone fireplace & a wall of sliding glass doors that flow seamlessly out to a lanai & large pool area - perfect for dining al fresco & year-round play. Completing the picture are 3 bedrooms + formal Dining Room + Den. Located on a serene tree-lined street (with no through traffic) in desirable & affordable Valley Village.

MLS#17-286146
 Jerry Jaffe 310.403.4925
 TELES PROPERTIES

THURSDAY OPEN HOUSES

03 Sunset Strip - Hollywood Hills West *Single Family*

7266 OUTPOST COVE DR Open 4-7
\$9,288,000 4+4 **NEW**



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D. Healey M. Hartley 310.903.1876
 HILTON & HYLAND

HiltonHyland.com

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market

TUESDAY

THURSDAY

FRIDAY OPEN HOUSES

60 Tarzana *Single Family*

19546 REDWING ST	Open	11-2	NEW
\$2,999,000	5+6	MEDITERRANEAN	



EXTRAORDINARY FRENCH COUNTRY ESTATE

Extraordinary French Country Estate privately sitting at the end of a long driveway and private gate. Manicured landscaping welcomes you to this opulent, custom built home. Ample room for large scale entertaining throughout home and luxurious outdoor area. A dream home for the high end lifestyle.

MLS#17-276358
Joseph Babajian 310-623-8800
RODEO REALTY - BH

BY APPOINTMENT

06 Brentwood *Single Family*

237 S CARMELINA AVE	Refresh.		NEW
\$3,795,000	3+3	2sty-TRADITIONAL	



A HOME WITH A SPECIAL TOUCH OF ROMANCE!

A home with a special touch of romance, we have found it! Gracious Living space downstairs, classic details through out the home!! Sunny Master bedroom, lovely charming guest bedrooms.
Brick walk way leading to a gardens and pool area. Charm, Details This is a must see!!!

Mary Cronin 310-633-4257
URBAN LIVING RE

Pool

33 Malibu *Land*

5330 KANAN DUME	Land		rev
\$3,750,000			



INCREDIBLE DEVELOPMENT OPPORTUNITY ON 23+ ACRES


Three adjacent parcels of beautiful, serene and private land in Malibu. Boasting stunning ocean, mountain and canyon views from an ideal location approximately one mile up from PCH. Each parcel has its own pad. Listing price includes all three parcels and they will only be sold together as a package deal. Addresses are 5330 Kanan Dume, 5340 Kanan Dume and 5350 Kanan Dume.

MLS#17-257144
A. Buss D. Kramer 310.487.4437
HILTON & HYLAND

www.DavidKramerGroup.com

999 Out of Area *Single Family*

2835 GIBRALTAR RD			rev
\$3,500,000	4+3	MEDITERRANEAN	



PEACE & PRIVACY WITH ASTOUNDING VIEWS

Astounding views of city, ocean and islands with room for a tennis court, private vineyard and/or horses, to be trailer-ed to other horse trails in the SB area. This 4/3 w. pool,spa, sauna, wine cellar, helicopter pad and private wells is located in Montecito, so the zip code may soon be corrected and then the schools will be available. Fruit trees incl. 20-30 avocados trees. The guesthouse is nearby with a 3-car garage plus BTH and an office.

MLS#17-255318
Helen Larsen 805-964-1891
HELEN LARSEN REALTY

Cing Fan,Cent Vac,Dshwshr,Grbg Disp. etc

OPEN HOUSE STATUS

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- NEW** New, automatic status
- NEW*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market

SUNDAY OPEN HOUSES

04 Bel Air - Holmby Hills *Single Family*

2227 STRATFORD CIR	Refresh.	1-4	NEW
\$6,988,888	6+8	CONTEMP MED	



Prestigious Bel Air Crest Community- Elegant remodeled estate w/ indoor/outdoor living space. Entertainers dream home. Stunning entrance w/ high ceilings & double staircase leading to 4 upper level en-suite bdrms. The master suite is truly a retreat. Formal dining rm, family rm w/ lots of natural lights. Adjacent to the living areas are 2 ensuite bdrms, powder bth & office. Gourmet kitchen w/ breakfast area. beautiful grounds w/ a pool,spa ,BBQ. Community tennis court, gym, pool, club house.

MLS#17-270576
Lydia Giraldo 818.968.1785
SOTHEBY'S INT'L

Micro,Rng/Ovn

2227 STRATFORD CIR *Single Family*

2227 STRATFORD CIR	Refresh.	1-4	NEW
\$6,988,888	6+8	CONTEMP MED	



ENTERTAINERS DREAM HOME

Prestigious Bel Air Crest Community- Elegant remodeled estate w/ indoor/outdoor living space. Entertainers dream home. Stunning entrance w/ high ceilings & double staircase leading to 4 upper level en-suite bdrms. The master suite is truly a retreat. Formal dining rm, separate family rm w/ lots of natural light. Adjacent to the living areas are 2 ensuite bdrms, powder bthrm & office. Gourmet kitchen, breakfast area. Beautiful grounds w/ a pool, spa, Community tennis court, gym, pool, club house.

MLS#17-270576
Lydia Giraldo 818.968.1785
SOTHEBY'S INT'L

Micro,Rng/Ovn

13 Palms - Mar Vista *Single Family*

3863 MARCASEL AVE	Refresh.	1-4	red
\$2,227,000	2368000	5+4 MODERN	



PREMIUM COMPOUND W/ GUEST HOUSE

This premium compound in Mar Vista's beautiful North Oval, completely re-imagined in 2009, will have you at curb appeal. Its grid-patterned, drought-friendly xeriscaping, inspired by the Getty Center's design, perfectly complements the three-bedroom main house's corrugated steel and Mangaris wood facade. The master suite is an architectural pre-fab module, as is the 2br/2ba, fully-permitted guest home - a discrete residence with a full kitchen, even an island of its own.

MLS#17-252600
Kerry Ann Sullivan 310-907-6517
HALTON PARDEE

www.HaltonPardee.com

33 Malibu *Single Family*

3764 LAS FLORES CANYON RD	Refresh.	1-4	629	rev
\$3,595,000	3+2	1sty-MODERN		



NEW CALIFORNIA MID CENTURY MODERN

Designed to offer effortless turn-key living that seduces the soul! Generous room sizes w/15-ft ceilings flanked by silver travertine stacked stone walls. Kitchen w/ marble counters, walnut cabinets & Wolf appliances. Fully wired smart home includes Sonos, Nest & Lutron systems. Grand Multi-Slide Doors create seamless transitions indoor and outdoors w/ fresh sea breezes. Salt-water pool w/ baja shelf, glass spillover, LED lights & firepit. Rooftop deck w/ movie theater. Detached Studio. Gated.

MLS#17-275714
Gail Copley 3102109336
COLDWELL BANKER RESI

Home Connect System, Sonos, Lutron, Wolf

72 Sherman Oaks *Single Family*

4009 RAND COURT	Open	11-1:30	562C6	NEW
\$1,295,000	2+2	1sty-MODERN		



50'S MODERN WITH POOL & VIEW!

This light and airy 50's Modern Pool Home is located on a quiet cul-de-sac in the hills of Sherman Oaks. Open living space, wood floors and indoor/outdoor flow for entertaining. 2 +2 w/ den/family room. Living room includes a wood burning fireplace, dining area & breakfast bar that looks out to canyon & city views. Stylish new kitchen w/ custom cabinets, Caesar Stone counters, wine cooler, 2 sinks and stainless steel appliances. Large master bedroom w/ sitting area, office niche, walk-in closet

MLS#17-285726
Barry Dantagnan (818) 426-8677
COLDWELL BANKER

FRIDAY AND BY APPOINTMENT

SUNDAY

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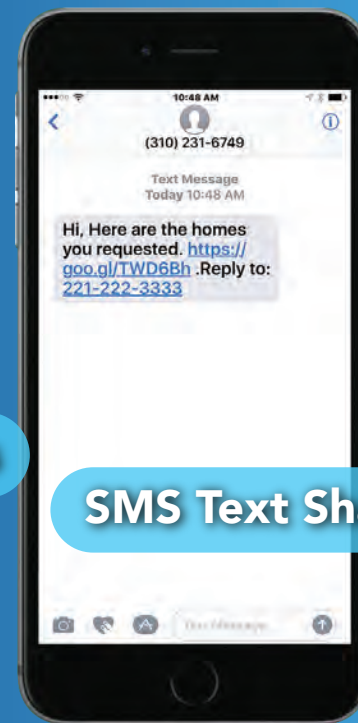
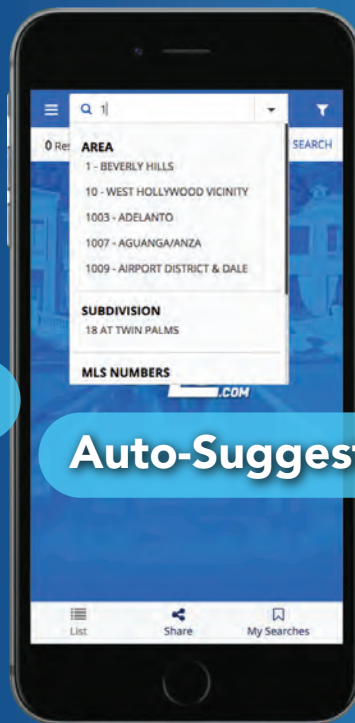
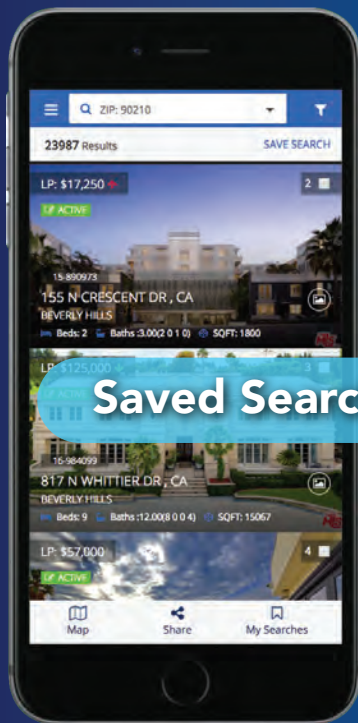
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*By dollar volume in 2015, Scotsman Guide, April 2016.

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Contact Joan at 213-610-4448 • joanyarfitz@yahoo.com

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Tuesday, Nov. 7, 2017
11:00 AM - 12:00 PM

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Tuesday, Nov. 14, 2017
1:00 PM - 2:00 PM

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BH/GLAAR

E D U C A T I O N

DATE & TIME

Monday November 13, 2017

Thursday, November 16, 2017

9:30am - 2:00pm

LOCATION

BH/GLAAR

6330 San Vicente Blvd.

Suite 100

Los Angeles, CA 90048

COST

Registration Fee:

\$360.00

REGISTRATION

Register Online at

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PARKING



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for a Caravan Lunch Stop

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11:45 - 12:15pm

(Short presentation over lunch from Mendocino Farms)

12:15pm - optional brief school tours available

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Commercial Marketing Session – November 8th



The monthly Commercial Marketing Session at BH/GLAAR is open to all real estate professionals. Both Members and Non-members may bring their listings to this presentation by reservation. You may also attend even if you do not have a property to offer and investors are welcome. Come see what's happening in our local Commercial Real Estate Market.

Wednesday, November 8, 2017 - 8:30am - 10:30am
Free to all Real Estate Professionals

BH/GLAAR
6330 San Vicente Blvd., Suite 100
Los Angeles, CA 90048



Guest Speakers

Taunee English
business brokerage
and tax strategies

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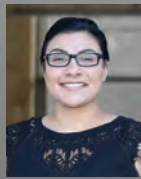


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*Source: Sam Batayneh ranked 113 in Mortgage Executive Magazine's 2016 Top 200 Mortgage Originators in America list





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