


01 Beverly Hills

Single Family

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




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.

MLS#17-268002
Rona Passman 310.403.3811
HILTON & HYLAND
HiltonHyland.com

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



"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, flr 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

MLS#17-285384
Susan Kastner 310-382-8555
PARTNERS TRUST SANTA
BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other

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



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.

MLS#17-285458
Neyshia Go, Ariel Aviv 310-882-8357
JAG & CB
Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

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




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.

MLS#17-231184
Steven Geller 310 777-6237
COLDWELL BANKER BHN
Gourmet Kit,Marble Flrs,Open Floor Plan

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



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.

MLS#17-231184
Jade Mills 310-285-7508
COLDWELL BANKER
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
PLEASE PARK ON THE STREET

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!

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



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.

MLS#17-282454
Rochelle Maize 3109688828
NOURMAND & ASSOCIATE
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	



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.

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

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



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!

MLS#17-285018
Faye Sarafian-Erdman (310) 386-2497
NELSON SHELTON
A/C,stove,refrigerator

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



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.

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

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

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

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

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

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

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

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 flow 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

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

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

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

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

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.

MLS#17-283498

Joe Custer

323-252-2264

joecuster.com

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.

MLS#17-284542

Marsha Schoen
ENGEL & VOLKERS BH

(323)823-9186

Alarm Sys, BBQ, Dshwshr, Elec car charg

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.

MLS#17-252148

AARON MONTELONGO
JOHN AAROE GROUP

310-600-0288

APPX 5 HOMES ABOVE SUNSET BLVD

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.

MLS#17-280062

Chris Laib & Bryce Hayes
KELLER WILLIAMS LF

323-797-1173

Dshwshr,Frzr,Grbg Disp,Rng/Ovn

9050 ST IVES DR

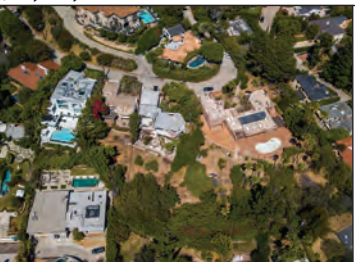
Open 11-2

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)

MLS#17-277616

M. Nourmand & A. Sires
NOURMAND & ASSOCIATE

(310) 666-3294

9050 & 9060 OPEN TODAY

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.

MLS#17-262932

J.Babajan/T.Woods
RODEO REALTY - BH

310-623-8800

www.1646Bluejayway.com

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!

MLS#17-279324

Tania Ferris
COLDWELL BANKER

310-713-8234

IconicLAViewModern.com

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.

MLS#17-245314

Z. Goldsmith Jeff Hyland
HILTON & HYLAND

310.908.6860

BirdStreetViews.com

8952 ST IVES DR	Open	11-2
\$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
\$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
\$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 open flr plan. 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
\$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
\$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
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3112 FLOYE DR	Refresh.	11-2
\$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
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X 10350 W SUNSET BLV	Lunch	11-2
\$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.

SF Jones/BLowe/KGillon 310.691.7888
JOHN AAROE GROUP

10350sunset.com

1006 CHANTILLY RD	Open	11-2
\$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
\$5,000,000	5+7	2sty-TRADITIONAL



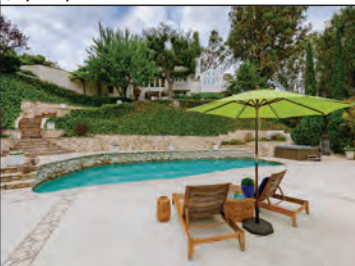
AS SEEN IN LA MAGAZINE'S "HOMES WITH A PEDIGREE"

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

X 1100 CASIANO RD	Lunch	11-2
\$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

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

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

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

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

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

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

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

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

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

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

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 refig. 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

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

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

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

210 N ROCKINGHAM AVE	Open	11-2	rev
\$15,950,000	7+9	MEDITERRANEAN	



BRENTWOOD PARK ESTATE

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.

MLS#17-266592
Joseph Babajian/Zizi Pak 310-724-7100
RODEO REALTY - BH

www.210rockingham.com

475 HALVERN DR	Open	12-2	rev
\$9,995,000	5+7	CONTEMP MED	



475 HALVERN DR

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.

MLS#17-251614
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

BBQ,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

521 N ROBINWOOD DR	Open	11-2	rev
\$6,295,000	5+6	TRADITIONAL	



EXCEPTIONAL NEW TRADITIONAL WITH 360 DEGREE ROOF DECK VIEWS

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.

MLS#17-282138
Todd Baker 310-801-1475
COLDWELL BANKER

www.521NorthRobinwood.com

912 N KENTER AVE	Open	11-2	rev
\$2,757,500	4+4.5	1sty-CONTEMPORARY	



STUNNING MID-CENTURY JEWEL BOX
WWW.912KENTERAVE.COM

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!

MLS#17-238338
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS HH

www.OmegaGroup.LA

06 Brentwood Lease

1642 MANDEVILLE CANYON RD	Open	11-2	NEW
\$50,000	5+8	RANCH	



EXQUISITE RANCH STYLE ESTATE

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.

MLS#17-275220
Gretchen Barth 310-433-3131
WEA

BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp

626 MORENO AVE	Open	11-2	NEW
\$8,900	3+3	2sty-SPANISH	




MLS#17-285668
Magda Rodriguez 310-866-5535
PARTNERS TRUST SANTA

Elegant, 1930's Spanish house, gracefully set back from the street, fronted by a 100-year-old pine tree, has wood floors thruout & features a dramatic step-down living room with large arched bay window overlooking front yard. Spacious den opens to LR, a large formal dining room & a separate sunny breakfast room. Upstairs you will find a master plus 2 ample-sized bedrooms and bath. Views of greenery may be enjoyed out every window. Bedroom/office with 3/4 bath is behind detached 2-car garage.

07 West L.A. Single Family

2555 TILDEN AVE	Refresh.	11-2	NEW
\$1,595,000	3+2	1sty-TRADITIONAL	



COMPLETELY REMODELED HOUSE IN GREAT LOACTION!

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

Brent Parsons 310-770-6600
POWER PROPERTY GROUP

New stainless steel appliances, New HVAC

08 Cheviot Hills - Rancho Park Single Family

2554 VETERAN AVE	Open	11-2	NEW
\$1,799,000	5+4	2sty-TRADITIONAL	



CHARMING TWO-STORY RANCHO PARK TRADITIONAL!

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 provides s/s appliances & abundant cabinets & countertops that open to a sun-filled breakfast room. Dual master suites w/perfectly appointed en-suite baths & 3 additional generous sized bedrooms complete this charming home.

Rory Posin/Kristian Bonk 310-839-8500
RE/MAX WEST LA

www.RESULTSRealEstateGroup.com

09 Beverlywood Vicinity Single Family

1806 BAGLEY AVE	Open	11-2	rev
\$3,395,000	5+6	CONTEMPORARY	



BEVERLYWOOD CUSTOM NEW CONSTRUCTION

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.

MLS#17-269856
Meir Kroll 310-341-4393
THE AGENCY

09 Beverlywood Vicinity Condo / Co-op

1132 S DOHENY DR #201	Open	11-2	rev
\$997,500	3+3	CONTEMPORARY	



RARE 3 BEDROOM + 3 BATH CONDO IN A+ BEVERLY HILLS ADJ. LOC.


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!

MLS#17-284402
Allie Joel Riley 310.467.4567
TELES PROPERTIES

Newer appliances, in-unit washer/dryer

09 Beverlywood Vicinity *Income*

8929 KRAMERWOOD PL	Refresh.	11-1	NEW
\$949,000		1sty-TRADITIONAL	



GREAT REYNIER HOUSE W/ RENTAL UNIT

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

MLS#17-267078

Laura Anderson 323-646-6569
KELLER WILLIAMS LARC

Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp

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


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.

MLS#17-271982

The Sunset Team 310.274.3900
KW DTLA

www.931LaJolla.com

8901 ROSEWOOD AVE	Open	11-2	rev
\$1,649,000	3+3	SPANISH	



STUNNING & SERENE | PRIVATE & GATED 1920S SPANISH BUNGALOW

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 frplc & picture window. The dramatically decorated 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 bktyd, w/stone patio & fountain.


MLS#17-277914

Jacob Dadon 818.264.8780
JOHN AAROE GROUP

www.8901rosewood.aaroe.site

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

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.

MLS#17-279516

JOANNE FISKE 323-791-9122
JOHN AAROE GROUP

Dshwshr,Elvtr,Frzr,Rng/Ovn,Fridg

1010 N KINGS RD, UNIT 110	Open	11-2	NEW
\$575,000	1+1	CONTEMPORARY	



EXTRA-LARGE ONE-BEDROOM + DEN AND HUGE PATIO

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.

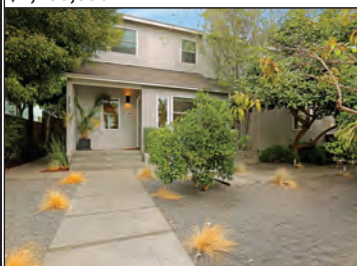
MLS#17-283974

Allie Riley/M.Collins 310-467-4567
TELES PROPERTIES ICB

Den, 2 parking spots, storage, XL patio

11 Venice *Single Family*

3954 GLENCOE AVE	Open	11-2	NEW
\$2,100,000	4+5	2sty-MODERN	



PRIVATE VENICE OASIS

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.

MLS#17-270078

Anthony Marguleas 310.922.4241
AMALFI ESTATES

734 PALMS BLVD	Open	11-2	rev
\$4,845,000	3+2.5	2sty-ARCHITECTURAL	



STUNNING VENICE ARCHITECTURAL RESIDENCE

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.

MLS#17-270078

Jennifer Hughes 310-383-7299
BULLDOG REALTORS

www.734Palms.com

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 !!!

Amazing DesignHAUS 24 remodel incorporates the edgy vibe of Venice with an open airiness 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.

MLS#17-283774

CJ Cole 310.773.6945
VENICE BEACH LIVING

<http://480SVeniceBlvd.com>

2313 MCKINLEY AVE	Open	11-2	rev
\$1,649,000	3+2		



VINTAGE BEACH COTTAGE

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.

MLS#17-279352

Ellen Conrad 424.202.3288
TELES PROPERTIES

2313McKinleyAvenue.com

1810 WALGROVE AVE	Open	11-2	rev
\$1,085,000	2+2	CONTEMPORARY	



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.


MLS#17-283974

Winston Cenac 310-963-9300
BULLDOG REALTORS INC

Blt-Ins,Dshwshr,Grbg Disp,Phone Sys,Fridg

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, Clng 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	



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

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/bedr; 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

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
SOTHEY'S INTERNATIO

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

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

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

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

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!

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

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

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

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

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

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

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

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.

Brett Lawryer 310.858.5402
HILTON & HYLAND

HiltonHyland.com

423 S ORANGE DR	Open	11-2	NEW
\$2,595,000	4+3.5	2sty-ARCHITECTURAL	



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

138 N NORTON AVE	Open	11-2	NEW
\$1,950,000	3+2	CAPE COD	



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

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

637 S LUCERNE	Open	11-2	rev
\$8,999,000	8+10	VICTORIAN	



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

332 N CITRUS AVE	Open	11-2	rev
\$2,450,000	4+3	SPANISH	



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

316 N ROSSMORE AVE, UNIT 305	Open	11-2	rev
\$2,000,000	3+3	6sty-FRENCH NORMANDY	



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

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

Fridge, Stove, Dishwasher

18 Hancock Park-Wilshire

Lease


236 S LARCHMONT BLV

Refresh. 11-2

\$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
COLDWELL BANKER HP

323-460-7606

FOR LEASE

19 Beverly Center-Miracle Mile

Single Family

479 S HOLT AVE

Open 11-2

\$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
KW DTLA

3102743900

www.479Holt.com

439 N MARTEL AVE

Open 11-2

\$4,198,800

5+5.5

3sty-CONTEMPORARY



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
KELLER WILLIAMS HH

310.429.8191

www.OmegaGroup.LA

1028 ALVIRA ST

Open 11-2

\$1,695,000

3+3



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
BERKSHIRE HATHAWAY

310-777-2858

SanbornTeam.com

19 Beverly Center-Miracle Mile

Condo / Co-op

320 S WILLAMAN DR, UNIT 302

Open 11-2

\$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
GIBSON INTERNATIONAL

310-488-4880

320Willaman.com

19 Beverly Center-Miracle Mile

Income

520 N POINSETTIA PL

Refresh. 11-2

\$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
NORMAND & ASSOC.

323-785-7545

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

21 Silver Lake - Echo Park

Single Family

2955 SWAN PL

Open 11-2 594D5

\$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
DEASY PENNER

310-592-5417

More Info: thevalueofarchitecture.com

1816 LAKE SHORE AVE

Refresh. 11-2

\$899,000

2+1



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
COMPASS

310-770-2418

www.1816lakeshore.com

2508 MAYBERRY ST

Open 11-2

\$1,695,000

5+3

MEDITERRANEAN



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
PARTNERS TRUST

(310) 500-3925

22 Los Feliz

Single Family

2515 GLENDOWER AVE

Open 11-2

\$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

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.

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

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,

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

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.

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

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.

Rafik Ghazarian 3233711511
KELLER WILLIAMS LOS

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

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.

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!

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.

MLS#17-283172
Thomas Swanson
EXCLUSIVE REALTY INC 3107028559

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

\$420,000	1+1	TRADITIONAL
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BEAUTIFUL CULVER CITY CONDO

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.

Anthony Marguleas 310.874.1423
AMALFI ESTATES

29 Westchester Single Family

7317 DUNFIELD AVE	Open	11-2	NEW
\$1,350,000	4+3	2sty-TRADITIONAL	



AMAZING OPPORTUNITY IN DESIRABLE KENTWOOD!

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.

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


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.

Andrea Korchek 8183710933
THE AGENCY

Home Theatre, Smart House

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

\$1,698,000	4+3	TRADITIONAL
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BEST VALUE IN THE HIGHLY COVETED LAKE HOLLYWOOD ESTATES

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!

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

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

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

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

7266 OUTPOST COVE DR

Open

4-7

\$9,288,000

4+4

NEW



THE BRANDER HOUSE PRIVATE TWILIGHT BROKERS PREVIEW

For more information, please visit us at www.TheBranderHouse.com

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*

RED

REV

BOM

New, automatic status

New, not yet listed

Reduced

Review, automatic status

Back on Market

TUESDAY

THURSDAY