

AREA  
3SUNSET STRIP –  
HOLLYWOOD HILLS WEST

**\$25,000 BONUS TO ANY SELLING AGENT THAT CLOSES  
ESCROW BY THE END OF THE YEAR!**



## 9255 DOHENY ROAD #1604

WEST HOLLYWOOD | \$3,200,000

Stunning designer condo on 16th floor of the Sierra Towers. Double door entry opens to light-filled rooms w/hardwood floors, floor-to-ceiling glass windows that open to outdoor terraces & Jetliner views to the southwest. This 1 Bd, 2 ba unit has state-of-the-art kitchen, dining rm area, large living rm w/double-sided fireplace to gorgeous master suite. Full-service bldg has valet parking, doorman, reception desk & guest parking, salt water pool, spa, steam, sauna, shower rooms, fitness center.

\$25,000 bonus to any selling agent that closes escrow before the end of the year!



**MARCI HOLLIDAY**

(310) 418-3179

marci.holliday@coldwellbanker.com

“Make Every Day a HOLLIDAY”



RESIDENTIAL BROKERAGE

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# HEAD ON CITY TO OCEAN VIEWS

SUNSET STRIP -  
HOLLYWOOD HILLS WEST



**OPEN TUES 11-2**

**\$ 3,195,000**



**STEVEN SPREAFICO**

323 688 2175

StevenDoheny@me.com

www.DohenyLifestyles.com

### 1737 SUNSET PLAZA DR

This beautiful home has 4 beds & 4.5 baths with bright sunny south western explosive head on city to ocean views. The first floor features living room with fireplace, wet bar and dining area, plus gourmet kitchen, and powder room. Look out to walls of glass to expansive decks with great indoor/ outdoor ambiance & more commanding views, perfect for entertaining. 2nd level down has 3 bedrooms with a sep family room area. 3rd level down has large screening rm and private guest room.

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AREA  
3SUNSET STRIP –  
HOLLYWOOD HILLS WEST

# Classy Hollywood Hills Home



1785 N ORANGE GROVE AVE  
**Open 11-2**

Gorgeous & chic 2 bedroom bungalow in Hollywood Hills surrounded by multi-million dollar homes. Stunning fruit trees & a colorful garden w/ head-on city views. This home will remind you of one of the Bel Air Hotel Villas w/ an eclectic modern twist. Master bedroom has an extended

patio area. Only 4 short blocks from the most coveted area of the Sunset Strip, and 2 blocks in the hills above the residential section of the West End of Hollywood Blvd. 2 car garage w/ updated electrical features.

Offered At **\$985,000**



**Barbra Stover**  
310-902-7122

202 N Canon Dr  
Beverly Hills, CA 90210

Broker and broker's agents do not represent or guarantee accuracy of the square footage, bedroom/bathroom count, lot size / dimensions, permitted or not permitted spaces, or other information concerning the conditions or features of the property.



# COVETED SINGLE LEVEL 2 BDRM, 2.5 BATH HOME IN CENTURY HILL!



**OPEN TUESDAY 11-2 - BROKER CARAVAN EACH 1/2 HOUR**

**\$1,275,000**



**MARK & LYNN MIRISCH ROGO**

213-280-6415

mark@markrogo.com

lynn@markrogo.com

## 2413 CENTURY HILL

Apx 2,300sf, prime interior location. Greenery & pool view. Foyer to liv rm w/granite fp & access to terrace. Wd flrs, plantations shtrrs & crown moldings. Dining rm into kitchen w/ breakfast area, new fridge & dishwshr. Mstr ste w/sitting area & huge walk-in closet & en-suite & patio access. 2nd bdrm w/bthrm & balcony. Laundry rm w/sink. Addl storage rm in garage. 3 parking spaces. New A/C. 5 pools, 2 tennis crts, racquetball crt, new fitness ctr, putting green & clubhouse. 24 hr grd gtd, valet

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**RESIDENTIAL BROKERAGE**

AREA  
6

BRENTWOOD



### 418 S. Gretna Green Way

Best value in Brentwood! A new construction Traditional in the transitional style with very handsome finishes and great details like shiplap paneling, Marvin windows and designer fixtures. Amazing light filled rooms and gorgeous French oak hardwood floors throughout. A living room with fireplace and a spacious dining room with butler's pantry opens to a gourmet chefs kitchen with top of the line Thermador appliances, a large center island, breakfast room, and built-in office area. The great room with beautiful accordion French doors is completely open to the covered patio, built-in BBQ, grassy yard with plans for a pool, and outdoor casita with fireplace and half bath. Additionally there is a 5th bedroom with ensuite bath, office, and powder room. Upstairs is a spacious master suite with high ceilings, a lovely deck, and large dual walk-in closets and an elegant spa-like bath. Three more generous bedrooms with ensuite baths, a family room, and laundry room complete the upstairs. Close to the farmers market, shops, restaurants, and the coveted Kenter Elementary School.

[www.418gretnagreenway.com](http://www.418gretnagreenway.com)

Offered at: **\$4,495,000**



#### Mary Beth Woods

*Previews Estates Director*

310.571.1358 direct

310.463.1599 cell

[mwoods@marybethwoods.com](mailto:mwoods@marybethwoods.com)

[www.marybethwoods.com](http://www.marybethwoods.com)

CalBRE# 00470539



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**HUGE PRICE REDUCTION!  
\$20,000 BONUS TO BUYER'S BROKER.\***



## 12317 Sunset Boulevard, Brentwood 90049

FABULOUS TWO STORY MEDITERRANEAN 4 BEDROOM & 3.5 BATH HOME, NORTH OF SUNSET

Remodeled in 2006, the property has been immaculately maintained. The home wraps around a central patio allowing you to step out onto a large secluded patio or a lush green rear yard. This is an entertainer's dream home. Double entry doors take you through a spacious hallway to a large living room with a fireplace, which opens to a grand dining area with French doors opening to the charming patio. Gourmet kitchen features; custom cabinetry, stainless steel Viking Range and Extractor Hood, built-in Sub-Zero Fridge/Freezer, granite counter tops, mosaic tiled splash back, wine rack and eat-in breakfast area. Family room with built-ins and two sets of French doors provide access to both the patio and rear yard. Powder room. Downstairs bedroom, with its own bathroom, and French doors (owner presently uses room as an office). Huge master bedroom has vaulted ceiling, luxurious bathroom, an oversized walk-in closet and a sitting area with a private balcony. The home is approximately 2,689 sq ft, on an elevated and secluded ±9,976 sq ft lot. Hardwood and travertine floors throughout. Great storage. Two Car garage, plus parking for multiple cars. Circular driveway.

\*Seller to pay Bonus in the amount of \$20,000 to selling broker at close of escrow, if their buyer has an accepted offer prior to December 15, 2016 that successfully closes escrow.

Open Tuesday 11-2 | New Price: \$2,199,000



Marc Fishman | Jozef Ashouri  
310.622.7484 | 310.779.7979  
sirmarcfishman@aol.com | JozefAshouri@yahoo.com  
CalBRE 01222803 | CalBRE 01107717



AREA  
7

WEST LOS ANGELES



## 1222 S. Westgate Avenue #PH2, West Los Angeles

### OPEN TUESDAY 11-2PM

Beautiful light and bright single level penthouse unit. The living room has a fireplace, dining area and private balcony creating an open floor plan for entertaining. Modern kitchen with granite counter-tops and stainless steel appliances. Two separate bedroom suites and a master bedroom with a walk-in closet. The master bath also has a separate tub and shower along with double sinks and granite counter-tops. There is a laundry in the unit and an abundance of closets throughout. Well maintained security building with fitness center and two covered gated parking spaces. Great location in the heart of the Westside just minutes to shops, restaurants and freeways.

**Offered at \$829,000**

#### ZELDA GREGG

310.622.7468  
thegreggs@gibsonintl.com

#### JOYCE GREGG

310.622.7469  
thegreggs@gibsonintl.com

the **GREGGS**

# Silver Triangle

AREA  
11

VENICE



663 OXFORD AVE  
November 8th 11:00am to 2:00pm

Soaring ceilings and classic styling welcome you to this beautiful Two Story Silver Triangle, Venice Beach home. Gourmet Kitchen features marble tile floors, ss appliances, Quartz countertops. Downstairs has a remodeled bathroom with a Glass shower, large guest bedroom, living room with two story ceilings, dining

room, office and laundry rm with custom cabinets. Upstairs there is an oversized master suite, large bedroom and a large deck. Big front yard, 2 enclosed patios and a 2nd flr deck.

Offered At **\$1,599,000**



**Bryan McElroy**  
310-849-5072

11538 San Vicente Blvd  
Los Angeles CA 90049  
[www.663Oxford.com](http://www.663Oxford.com)





AREA  
19

BEVERLY CENTER – MIRACLE MILE

1080StearnsDrive.com

# NEDBROWN

310.270.9288 | ned.brown@telesproperties.com



OPEN 11-2PM & TWILIGHT 5:30-8:00PM



1080 Stearns Drive  
Cathay Square

3bd 2ba  
Listed at \$1,699,000

## PRISTINE AND INCOMPARABLE PONTY SPANISH IN CARTHAY SQUARE!

Exceptional 1933 Spanish Colonial built by Spyros Ponty, restored to perfection with warmth and attention to the builder's original vision. All of his hallmarks are on display here: spectacular curb appeal with 5-level roof, gated front courtyard and decorative iron work, beamed ceiling living room with dual French doors, arched picture window and fireplace, large formal dining room with tiered ceiling molding and wrought iron chandelier. Light filled breakfast room, majestic deco master bath, remodeled kitchen with travertine tile, custom cabinets and stainless steel appliances, center hall with stained glass skylight, 3 spacious bedrooms, separate laundry room and remodeled 2nd bath. French doors, custom windows, impeccable wedding cake molding, gleaming hardwood floors, central heat and air, hardwired audio, alarm, period arches and built-ins throughout. Trellised rear brick courtyard with gas fireplace, fountains and natural gas barbecue, detached guest unit with ¾ bath AND a 2 car garage with floor to ceiling storage cabinets by California Closets. 1080StearnsDrive.com

Ned Brown: California Bureau of Real Estate #01362039  
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# Culver City SFR Lease

AREA  
28

CULVER CITY



4172 BALDWIN AVE

Newly built two story SFR adjacent to Carlson Park in Culver City walking distance from downtown and Sony Studios. Fine finishes and quality features throughout. High ceilings and great natural light are lent warmth by hickory hardwood floors. Three bedrooms and two full bathrooms on the second floor with views South to

Blair and Baldwin hills. A unique Culver City offering. Downstairs rooms are now staged.

Offered At **\$5,895**

Donald Van Cleve  
310-490-4493

AREA  
60

## SoftheBlvd GorgeousNewBuild

TARZANA



4971 Amigo Avenue

**Friday November 11th, 11am-2pm**

Spectacular brand new build in Tarzana, south of the blvd, prime location nestled between prestigious country clubs - Braemar and El Cab; up a long private driveway, this stately Cape Cod 2 story home is extremely secluded; adjacent to celebrity homes in

a neighborhood with multiple newly built estates; Approx 5000 sf on a 20485 sf lot; All 5 ample bedrooms ensuite; Wirebrushed oakwood floors throughout; Bonus office upstairs; Gourmet Kitchen w/ Viking & DCS Appliances; Salt water pool & spa.

Offered At **\$2,650,000**

Jeremy Ninio  
8184621086

**THE KOSTREY  
COLLECTION**  
POWERED BY KELLER WILLIAMS REALTY

**4721 CAHUENGA & 4727 CAHUENGA | TOLUCA LAKE**



« OFFERED AT \$1,025,000



« OFFERED AT \$1,025,000

**WWW.CAHUENGACORRIDOR.COM**

Calling all investors/builders/developers! Proudly presenting this incredible opportunity to develop multiple units in the heart of prestigious Toluca Lake. Sold together, combined lots are over 14,000 Sq Ft and zoned LARD2, which provides the chance to build a 7 unit luxury building of apartments or condominiums. Offering terrific yield and potential, the highly sought-after location couldn't be better with easy access to the 101 and 134 freeways, Universal City, Lakeside Golf Club, Noho Arts District, and mere steps from the heart of desirable Toluca Lake, with its wonderful shops and restaurants along the newly invigorated Riverside Dr. The possibilities with these properties is endless. Development is positively booming along the Cahuenga Blvd. corridor and these lots won't last long, so don't miss the opportunity to grab your piece of the action before it's too late!

Two adjacent lots to the South on Cahuenga are also currently on the market. To request offer guidelines and disclosures, *please email Andy Christenot at [andychristenot@gmail.com](mailto:andychristenot@gmail.com). Submit all offers to [john@thekostreycollection.com](mailto:john@thekostreycollection.com) and [kdeering@thekostreycollection.com](mailto:kdeering@thekostreycollection.com) by Monday November 14th at 12:00PM.*

**OPEN  
HOUSE**

SUNDAY  
NOVEMBER 6TH  
1 pm to 4 pm

TUESDAY  
NOVEMBER 8TH  
11 am to 2 pm

THURSDAY  
NOVEMBER 10TH  
11 am to 2 pm

SUNDAY  
NOVEMBER 13TH  
1 pm to 4 pm



**JOHN  
KOSTREY**

**310.621.4341**

[JOHN@THEKOSTREYCOLLECTION.COM](mailto:JOHN@THEKOSTREYCOLLECTION.COM)



**KATHERINE  
DEERING**

**310.382.4908**

[KDEERING@THEKOSTREYCOLLECTION.COM](mailto:KDEERING@THEKOSTREYCOLLECTION.COM)

**kw**  
KELLERWILLIAMS.

118 N. LARCHMONT BLVD.,  
LOS ANGELES, CA 90004

# JOHN METTLE

## HOME INSPECTIONS

20 years & 10,000 Home Inspections in Los Angeles

Civil Engineering Degree

Certified CREIA (*California Real Estate Inspection Assoc.*) Home Inspector

Detailed and easy to read report includes summary and photos

Professional, Thorough, and Works easily with Realtors & Clients

Errors & Omissions Insurance

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

*D.W.G. (Realtor)*

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

*R. A. (Realtor)*



MOBILE: (818) 400-0227

JMETTLE@GMAIL.COM

WWW.JOHNMETTLEHOMEINSPECTIONS.COM



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TUESDAY

**01 Beverly Hills** Single Family

<b>605 N PALM DR</b>	Open	11-2	<b>NEW</b>
<b>\$18,995,000</b>	6+10		




**2016 NEW CONSTRUCTION BEVERLY HILLS ITALIAN VILLA**

For more information, please visit [www.605Palm.com](http://www.605Palm.com)

Drew Fenton HILTON & HYLAND	310.858.5474	DrewFenton.com
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<b>1030 BENEDICT CANYON DR</b>	Open	11-2	<b>NEW</b>
<b>\$10,900,000</b>	8+7	2sty-TRADITIONAL	



**THE RONALD COLMAN ESTATE IN BEVERLY HILLS**

Located off Benedict Canyon, down a long driveway. Quiet and serene, on over an acre of land with grand estate reminiscent of a bygone era. Restore or build a new dream home in best Beverly Hills location, north of Sunset Boulevard.

Steve Frankel COLDWELL BANKER	310-281-3981	www.stevfrankel.com
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<b>1027 COVE WAY</b>	Open	11-2	<b>NEW</b>
<b>\$6,995,000</b>	4+5		



**NEVER BEFORE ON THE MARKET**

A Mid-Century home with architectural plans ready to update & expand, is in the most prestigious part of Beverly Hills. This architectural gem has not been on the market since the 1960's and was originally designed by Alfred T Wilkes. 4,200 square feet of great bones & high ceilings can be transformed using existing plans for a 4 bedroom 5 bath single story dream house with approximately 5,600 square feet. This property behind the Beverly Hills hotel is priced to sell.

Marshall Peck DOUGLAS ELLIMAN	310.497.3279	
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<b>208 S LINDEN DR</b>	Open	11:30-1:30	<b>NEW</b>
<b>\$3,450,000</b>	4+4	SPANISH	



**BEAUTIFULLY UPDATED 1928 CHARMING SPANISH IN BEVERLY HILLS.**

Updated 1928 charming Spanish located on one of the most desirable streets in prime Beverly Hills location south of Wilshire. Kitchen w/ breakfast room/area opens to lovely private yard. Large & warm LR leads to a spacious separate dining room. Huge den w/ fireplace & high ceilings. Beautiful traditional detailing and wood floors. 3 en suite bedrooms upstairs. Library/office/bedroom & additional bedroom downstairs w/ baths. 2 car garage w/ entrance from the alley. A perfect home for entertaining.

Rona Kaufman TELES PROPERTIES	310-278-8487	www.208SouthLindenDr.com
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<b>928 N BEVERLY DR</b>	Open	11-2	<b>red</b>
<b>\$6,950,000</b>	4+4	2sty-SPANISH	




**DRASTICALLY REDUCED**

Updated Spanish home tucked on a park-like, private grounds with a sparkling pool is a perfect house for California indoor, outdoor living just minutes from dining and shopping. The grand living room with fire place and French windows opens to the backyard. Cozy up by the second fireplace in the den or dinners in the spacious dining area. Large kitchen with center island and breakfast area. second floor has a large master suit with his and hers baths and 2 spacious kid's bedrooms.

Afa Shafa JOHN AAROE GROUP	310-424-1122	Blt-Ins,Dshwshr,Rng/Ovn,Fridg
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<b>1110 BENEDICT CANYON DR</b>	Open	11-2	<b>rev</b>
<b>\$7,995,000</b>	5+6	TRADITIONAL	



**STUNNING JOHN WOOLF INSPIRED HOME IN PRIME LOCATION!**

Gorgeous classic Traditional nestled behind a gated entry in sought after Beverly Hills. This rare marvel has elements of modern design, classic sophistication & old Hollywood charm. This striking 5bd, 5.5ba home offers enormous bdrms w/ natural light & windows overlooking the enchanting backyard. Find yourself transported to a resort paradise w/ brick patios, outdoor dining, cabana, sparkling pool, mature landscaping, & spaces for entertaining. Relish in the charm of this elegant estate!

Sally Forster Jones JOHN AAROE GROUP	310-691-7888	1110BenedictCanyon.com
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<b>610 TRENTON DR</b>	Open	11-2	<b>rev</b>
<b>\$6,950,000</b>	4+5	TRADITIONAL	




**SOUGHT-AFTER WEST END OF THE BEVERLY HILLS FLATS**

Stately traditional set on approximately 18,000 sqft. of park-like grounds in the highly sought-after West End of the Beverly Hills Flats. With character and street presence, this two-story home features three bedrooms plus a maid's room, five baths, an elegant living room, library/den, breakfast room, and dining room. The stunningly expansive yard features large grassy areas, a pool and pool house with dual bathrooms and closets as well as tremendous entertaining spaces.

David Konheim HILTON & HYLAND	310.803.9999	610Trenton.com
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<b>1252 BENEDICT CANYON DR</b>	Open	11-2	<b>rev</b>
<b>\$4,895,000</b>	4+6	TRADITIONAL	



**STUNNING & SOPHISTICATED TRADITIONAL IN PRIME BEVERLY HILLS**

Set in glamorous Beverly Hills, this elegant, rich, & sophisticated traditional has it all! Situated on a corner lot, this 4BD + 4.5BA home is surrounded by mature landscaping & located in the highly desirable 90210 school district. The striking foyer showcases a grand 2-story staircase w/ original hardwood floors, high ceilings, & complete privacy. Hitting the market for the first time in years, don't miss out!

Sally Forster Jones JOHN AAROE GROUP	310.691.7888	1252BenedictCanyon.com
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**01 Beverly Hills** Condo / Co-op

<b>339 N PALM DR #401</b>	Open	12-2	<b>NEW</b>
<b>\$1,899,000</b>	2+3		



**A MUST SEE!!!**

Exquisite 2,790 sq.ft. totally remodeled condominium in prime location. Gorgeous oak floors in LR, DR and library. Floor to ceiling windows in LR & DR. Kitchen has top of the line Miele appliances, granite counters and breakfast bar. Ultra spacious master suite. Two walk-in closets, vanity, a third smaller closet. Oversized master bathroom, large tub and large stall shower. The 2nd BR across the condo for privacy. Powder room with copper sink. 24-hour secure parking, valet, pool, sauna, spa.

George Heimler HEIMLER & ASSOCIATES	310-550-8686	Stack W/D; DW; Refrigerator
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<b>450 N OAKHURST DR, UNIT 204</b>	Open	11-2	<b>NEW</b>
<b>\$999,000</b>	2+2	CONTEMPORARY	



**AMAZING BRIGHT BEVERLY HILLS CONDO**

Stunning, exceptionally bright corner residence with open floor plan and hardwood floors throughout. Designer done kitchen with custom cabinetry, oversized pantry, and stainless steel appliances that opens to a formal dining room, large living room, and sizable balcony. Master bedroom features enormous walk-in closet and en suite master bath which includes spa tub and good-sized shower. Updated lobby. Includes guest parking, community rec room, pool, storage and side-by-side parking.

David / Anna Solomon THE AGENCY	424.400.5905	www.450Oakhurst.com
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TUESDAY

<b>225 S TOWER DR, UNIT 101</b>	Open	11-2	<b>NEW</b>
<b>\$849,000</b>	2+2	CONTEMPORARY	



**COMPLETELY RENOVATED CONDO IN BEVERLY HILLS**

Beautifully renovated condo with an open concept floor plan that flows seamlessly throughout. This light and bright, front facing end unit with no common walls, features contemporary styling and modern updates. The kitchen has marble countertops with a glass back splash that tastefully accents stainless steel appliances. The master bedroom boasts a walk in closet and an en suite bathroom. Amenities include an in-unit laundry room, and two car parking with extra storage space.

Lior Mageni 818-648-3702  
COLDWELL BANKER

www.225TowerDrive.com

<b>9955 DURANT DR #102</b>	Open	11-2	632E2	<b>rev</b>
<b>\$5,295</b>	2+2	CONTEMPORARY		



**LUXURY LIVING IN THE HEART OF BEVERLY HILLS!**


Stunning completely renovated open floor plans with Gorgeous Hardwood floors. Sleek kitchens with state of the art stainless steel appliances, including washer dryer and wine cooler. Over sized Master with big walk in closets and separate tub and shower. Walk to Rodeo, shops and restaurants. Luxury Leases available short term furnished and unfurnished.

MLS#16-153784  
Nicole Contreras 310-614-4952  
NORMAND&ASSOCIATES

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

**01 Beverly Hills** Income

<b>9544 W OLYMPIC BLVD</b>	Open	11:30-2:30	632F3	<b>rev</b>
<b>\$3,500,000</b>	Triplex	2sty-FRENCH NORMANDY		



**BEV HILLS NEWLY REHAB CONVTRTD 4-PLX TO 3-PLX, 2 APTS VACANT**


SEE MLS PHOTOS OF APTS.\*SOME DOUBLE PANE WNDOWS, A/C+F.A. HEAT, NEWER KIT'S W/ S.S. APPLIANCES +W&D, HRD.WD FLRS & FRT & BACK DR. \*4 BLKS TO ROXBURY PARK. \* 7 BLKS TO BEV.HILLS HIGH SCH.\* TOTAL BUILDING SQ.FT. 4,749 \*LOWER FRT APT No. 9544, APPROX. 1,400 S.F. 2BR+1.5BA. \*UPPER MIDDLE APT No. 9546, APPROX. 1,125 S.F. 1BR+1.5BA. \*9544 RENTAL VALUE OF \$3,500.00 PER MO. \*9546 RENTAL VALUE OF \$2,750.00 PER MO. \*REAR OWNER'S TWNHSE, APRX. 2,224 S.F. 4BR+3.5 BA CURRENTLY RENTED AT \$5,225.00 PER.MO.

MLS#16-158194  
Craig A. Brick (310) 275-1908  
BEV. HILLS RLTY GRP.

NEWER KITCHNS+SS APPLI+W&D+A/C+F.A.HEAT

**02 Beverly Hills Post Office** Single Family

<b>1423 SCHUYLER RD</b>	Open	11-2	<b>NEW</b>
<b>\$4,900,000</b>	5+6	TUDOR	



The street appeal for this home is absolutely breathtaking. Outside, enjoy a gorgeous pool, b.b.q and wooded trails with lush greenery. New kitchen with granite counter tops makes the home fully functional yet retains it's classic appeal. The Living room impresses with high ceilings and a luxurious fireplace leading to a sunken in library/den. Beautifully detailed Stain glass windows open out to pool and garden area with tranquil views.

MLS#16-176912  
Joseph Babajian 310-623-8800  
RODEO REALTY - BH

1423schuylerroad.com

**01 Beverly Hills** Lease

<b>618 N RODEO DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$16,800</b>	4+5	2sty-TRADITIONAL	



**REDONE CLASSIC TRADITIONAL AVAILABLE NOW!**

THIS LOVELY 2STY TRADIT HOME SITS ON EVERYONE'S FAVORITE WESTEND FLATS ROAD. SUNLIT RMS W/WD FLRS/FRENCH DR/SHI CLNGS. GRAND 2STY LIVING RM. PHENOMENAL NEW CENTER-ISLE KITCHEN W/ TOP APPLIANCES. HUGE MASTER SUITE W/SIT RM/FP/ LUXE BA/CLOSETS GALORE. FAB SECONDARY UPSTAIRS BATHS W/PERIOD TILEWORK. SEP DEN W/FP & FAMILY RM OPEN TO LG LUSH GARDENS W/PATIOS/LAWNS/BIG PL AND OUTDOOR BONUS RM/BA. TRULY WONDERFUL LONG-TERM RENTAL!

MLS#16-165144  
LIBOW/MEYERS/ABRAMOV 310-285-7509  
CBBR/RODEO REALTY

www.618rodeo.com

<b>1438 DAVIES DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,999,000</b>	2+2	MID-CENTURY	




**BEST VALUE FOR A VIEW PROPERTY ON THE WESTSIDE**

An impeccably updated mid-century jewel, with exceptional views from every room. Perched on the quiet cul-de-sac of prestigious Davies Drive, and surrounded by \$25 Million estates. Major remodel just completed with exquisite finishes. Bright and airy living room with fireplace, and open gourmet kitchen offer views from Century City to Downtown. A rare property, that offers privacy, seclusion, phenomenal views, and the convenience of being very close to Sunset Blvd.

MLS#16-176862  
D. Fenton 310.858.5474  
HILTON & HYLAND

HiltonHyland.com

<b>8601 WILSHIRE #502</b>	Open	11-2	632J2	<b>NEW</b>
<b>\$3,995</b>	1+1	MODERN		



**SHORT TERM OR LONG TERM LEASES**

Floor to ceiling windows. Designer kitchen with stainless steel appliances and quartz countertops. Full size washer and dryer. Big walk in closet. Building has 24 hour valet parking, concierge, service staff. Fitness Center, Media Room, Business Center, Rooftop deck with views of the city.

MLS#16-170790  
Nicole Contreras 310-614-4952  
NORMAND&ASSOCIATES

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

<b>9374 BEVERLY CREST DR</b>	Open	12-2	<b>rev</b>
<b>\$12,950,000</b>	5+6	ARCHITECTURAL	



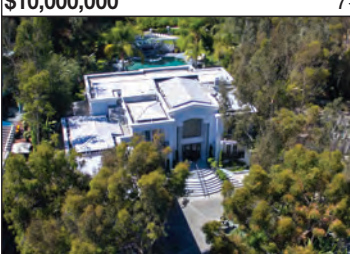
**9374 BEVERLY CREST DR**

Newly designed and decorated, this is an absolutely stunning contemporary with massive city and ocean views from every room in the house. Gated and private from the street the glass entry opens into a spacious entry with commanding 180-degree views. The master suite is on this level- it is large with a sitting area, 7replace, and terrace. You can watch the sunset over the Pacific Ocean from bed!

MLS#16-130256  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER

Blt-Ins,Dshwshr,Elvtr,Hood Fan,Rng/Ovn

<b>12055 SUMMIT CIRCLE</b>	Refresh.	11-2	<b>rev</b>
<b>\$10,000,000</b>	7+8	CONTEMPORARY	



**"SUMMIT" ESTATE MAJOR PRICE REDUCTION**

REDUCED \$500,000! Reconstructed, expanded and professionally designed gated Estate in the exclusive community "The Summit". 7BD + 8BA including magnificent Master Suite with dual baths, his & her closets. Gourmet kitchen w/Viking appliances opens to family room, home theater w/seating for 20+ guests, private resort-like backyard with pool, spa. Crestron, surveillance cameras and electronic gate for ultimate security. Was in escrow for \$12.5M. Extremely motivated!

MLS#16-129564  
Elsa, David & Jennifer 310-663-4100  
NELSON SHELTON



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TUESDAY

<p>12038 CREST CT Refresh. 10-2                  \$9,450,000 5+5 MODERN</p>	<p><b>rev</b></p>
<p><b>EXQUISITE MODERN REMODEL WITH SPECTACULAR VIEWS</b></p> <p>Spectacular Modern home in the guard gated Summit with unbelievable canyon and city views. Fresh off of an extensive remodel this home has a magnificent open floor plan perfect for modern living and entertaining. This home includes 5 bedrooms and 5 baths and is approx. 7,000 sq ft on approx 15,000 sq ft lot. The backyard is an entertainer's dream! This home is sleek and elegant with many custom features and all state-of-the-art appliances. Impeccable attention to detail. Truly a MUST SEE!!!</p>	
<p>MLS#16-164480                  Sara Afghani (818)577-8227                  NELSON SHELTON</p>	

<p>8954 ST IVES DR Refresh. 11-2                  \$7,999,999 5+5 2sty-ARCHITECTURAL</p>	<p><b>NEW</b></p>
<p><b>NEWLY REMODELED WITH PANORAMIC VIEWS IN THE BIRD STREETS</b></p> <p>Newly renovated modern stunner with panoramic views on St Ives. Step into the height of luxury in this designer done house in the famed celebrity filled Bird Streets. This is a unique opportunity to buy a newly renovated house with panoramic views of the city, at a price usually quoted for a fixer in this area. This property is also adjacent to a 5,746 square foot lot that is available for \$2.325 million. The two can be purchased together for \$9.4 million.</p>	
<p>MLS#16-174950                  Maria Hellmund                  THE AGENCY</p>	
<p>Blt-Ins,Dshwshr,Intrcm,Micro,Fridg</p>	

<p>1944 N BEVERLY DR Refresh. 11-2                  \$3,796,000 5+5 OTHER</p>	<p><b>rev</b></p>
<p><b>SUBLIME BEVERLY DRIVE PRIVATE LIVING</b></p> <p>In the sweet spot of upper Beverly Drive, this private oasis is just a stone's throw from Beverly Hills &amp; Studio City, take your pick. Designed with an open and modern volume, this custom home has scale and yet is warm &amp; comforting. Upstairs master loft suite with h&amp;h luxury baths, separated by a double entry shower. 5th bedroom ready for your personal masseuse or trainer. Outdoor tile carpeted living/dining area and sleek pool + bonus upper view deck to entertain. Tailored seamless living.</p>	
<p>MLS#16-168534                  K. Valissarakos A. Barad 323.252.9451                  SOTHEBY'S LOS FELIZ</p>	
<p>Dshwshr,Dryer,Frzr,Rng/Ovn,Fridg,Other</p>	

<p>1853 SUNSET PLAZA DR Open 11-2                  \$7,199,000 4+7 CONTEMPORARY</p>	<p><b>NEW</b></p>
<p><b>NEW CONTEMPORARY ABOVE THE SUNSET STRIP</b></p> <p>Newly constructed with refined craftsmanship, boasting soaring ceilings &amp; panoramic unobstructed views from downtown to the ocean. Luxury amenities include a state-of-the-art theater room, gym/yoga studio, sauna, steam room, entertainer's pool deck &amp; lounge with kitchenette, Boffi kitchen w/Miele &amp; Wolf Appliances, Dom Vision home automation, in-wall iPads, surround sound system, &amp; Boffi vanities/fixtures &amp; electronic shades. Perfect for entertaining &amp; enjoying the lifestyle of the Sunset Strip.</p>	
<p>MLS#16-176146                  Jason Oppenheim 310-990-6656                  THE OPPENHEIM GROUP</p>	
<p>www.ogroup.com</p>	

**02 Beverly Hills Post Office** Lease

<p>1449 ROBMAR DR Open 11-2                  \$27,000 5+7 3sty-TRADITIONAL</p>	<p><b>NEW</b></p>
<p><b>FURNISHED SPECTACULAR PRIVATE GATED 5+7 HOME FOR LEASE</b></p> <p>Furnished private gated 5+7 home in BHPO, 90210. Two story grand foyer &amp; a floor plan w/ formal symmetry. High ceilings throughout w/ sensational sun light &amp; exquisite finishes in every room. Double story Living room w/ hand carved imported FP, FDR. Enormous pro quality designer (Bosch/Subzero) kitchen w/ hand crafted cabinetry, granite breakfast area &amp; room to entertain. Family room opens to swimmers salt water pool spa, &amp; waterfall. Outdoor entertainment area w/ TV, FP &amp; picturesque gazebo.</p>	
<p>Ron Holliman 310-777-6216                  COLDWELL BANKER BH</p>	
<p>Rexford Drive to Beverly Drive to Robmar</p>	

<p>1737 SUNSET PLAZA DR Open 11-2 592                  \$3,195,000 4+4.5 3sty-MID-CENTURY</p>	<p><b>NEW</b></p>
<p><b>HEAD ON CITY TO OCEAN VIEWS</b></p> <p>This beautiful home has 4 beds &amp; 4.5 baths with bright sunny south western explosive head on city to ocean views. The first floor features living room with fireplace, wet bar and dining area, plus gourmet kitchen, and powder room. Look out to walls of glass to expansive decks with great indoor/outdoor ambiance &amp; more commanding views, perfect for entertaining. 2nd level down has 3 bedrooms with a sep family room area. 3rd level down has large screening rm and private guest room.</p>	
<p>Steven Spreafico 323 688 2175                  COLDWELL BANKER</p>	

**03 Sunset Strip - Hollywood Hills West** Single Family

<p>1634 BLUE JAY WAY Open 11-2                  \$12,995,000 4+4 TRADITIONAL</p>	<p><b>NEW</b></p>
<p><b>CLASSIC TRADITIONAL</b></p> <p>Behind gates at the end of a long, private drive under a canopy of trees, this gorgeous ivy-covered Paul Williams traditional with sweeping city-to-ocean views sits on one of only a few prized flag lots in the famed Bird Streets. Filled with natural light, interiors feature hardwood floors, dual master suites, a theater, creative workspace and gym. French doors from nearly every room open to an elegant terrace of al fresco dining spaces and a pool overlooking the LA skyline.</p>	
<p>LesterComoraPerezNavarro 310.488.5962                  THE AGENCY</p>	
<p>Bird Streets   Panoramic Views   Pool</p>	

<p>8555 RIDPATH DR Lunch 11-2                  \$2,995,000 4+4 CONTEMPORARY</p>	<p><b>NEW</b></p>
<p><b>EXTRAORDINARY CONTEMPORARY NEW CONSTRUCTION</b></p> <p>Hollywood Hills Compound w/ 4 bed &amp; 4 bath + 1 bed &amp; 1 bath guest house w/ amazing views, minutes from Sunset Strip. In a cul-de-sac street w/ lushes landscaping. Approx. 4,300 SQFT of fine quality construction &amp; design. Open kitchen concept w/ high-end appliances, great volume of space &amp; sunlight. Formal living &amp; dining room, a bi-fold window leading to outdoor private seating area. Hip &amp; luxurious master suite w/ balcony + 2 en-suite bedrooms upstairs &amp; rooftop deck. Room for a pool.</p>	
<p>MLS#16-177400                  Rita &amp; Rick 310.869.5323                  KW HOLLYWOOD HILLS</p>	

<p>1535 N SIERRA BONITA AVE Lunch 11-2                  \$2,099,000 4+5 CRAFTSMAN</p>	<p><b>NEW</b></p>
<p><b>UPDATED CRAFTSMAN IN SPAULDING SQUARE</b></p> <p>A vast wrap around porch leads into a spacious and comfortable living room. Beautiful floors throughout, a fantastic dining room, a cutting edge chef's kitchen with Miele appliances and large dining area. Side by side parking with room for three cars, a rarity in this neighborhood! This beautifully landscaped home offers the finest in historical significance with modern comforts and living.</p>	
<p>MLS#16-176942                  Ladd Jackson 310.346.1744                  HILTON &amp; HYLAND</p>	
<p>1535SierraBonita.com</p>	



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TUESDAY

<b>8001 HEMET PL</b>	Open	11-2	<b>NEW</b>
<b>\$1,559,000</b>	2+2	3sty-VILLA	
<b>HOLLYWOOD HILLS VILLA</b>			
Character celebrity hillside Mediterranean villa...longtime residence of comedian and actor Richard Lewis and former home of actor Eddie Albert, now ready for its next owner. 3 story private view home, including large & unusual barrel vault beamed ceiling living room with full wet bar, spacious formal dining room, eat-in kitchen with stainless steel Gaggenau/Miele/Subzero appliances, and media room/lounge. The 'penthouse level' -- a full master retreat with city views and separate sitting room!			
P. Maurice T. Rustad <b>RODEO REALTY - BH</b>		310-623-8819	8001HemetPl.com

<b>2673 ZORADA DR</b>	Open	12-2	<b>rev</b>
<b>\$3,695,000</b>	5+7	CONTEMPORARY	
<b>2673 ZORADA DR</b>			
A light-filled, 2 story foyer with soaring ceilings welcomes you to this beautifully remodeled contemporary jewel in the Hollywood Hills with beautiful views! Abundant natural light floors the home through oversized windows, while the open-concept great room on the main level flows to spacious terraces, outdoor barbecue and pool capturing sweeping canyon views. A chef's kitchen opens to a full bar, living room with fireplace, den and outdoor dining pavilion, a true entertainers paradise.			
Valerie Fitzgerald <b>COLDWELL BANKER RESI</b>		MLS#16-162564	BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other

<b>8768 WONDERLAND AVE</b>	Open	11-2	<b>NEW</b>
<b>\$879,000</b>	1+1	1sty-COTTAGE	
<b>LAUREL CANYON UPSIDE</b>			
<b>WWW.8768WONDERLAND.COM</b>			
Prime Fixer or Tear Down. COZY Canyon Bungalow with MUCH UPSIDE POTENTIAL! Adorable cozy character home in prime Laurel Canyon, Wonderland school. 5170 SF lot is perfect for remodel, adding additional SF or tear down and build new home. Three generous off street parking spaces. Plans for new build modern architectural home are included. Plans have not yet been approved and no permits exist. Ideal for investor or owner user! Existing home is very charming with tremendous upside potential.			
Omega Group-Todd Michaud <b>KELLER WILLIAMS</b>		310.429.8191	www.OmegaGroup.LA

**04 Bel Air - Holmby Hills** Single Family

<b>2669 ROSCOMARE RD</b>	Refresh.	11-2	<b>NEW</b>
<b>\$4,350,000</b>	6+7	2sty-CONTEMPORARY	
<b>PLATINUM TRIANGLE, DESIGNER RENOVATED HOME</b>			
Beautiful designer renovated home. Gated property w/ motor court + 3-car garage; Formal dining & great room, soaring vaulted ceilings, cooks kitchen, Viking appliances, wood fireplaces, integrated audio/WiFi/security, dedicated office & media room. En-suite bathrooms w/ Ann Sacks tile, custom cabinetry throughout, large master suite, walk-in closet, balcony views of backyard. Masterfully designed backyard w/ outdoor kitchen/BBQ large grass area, spa & pool w/ "baja shelf".			
Alex Metaxas <b>KELLER WILLIAMS</b>		213-233-4375	

<b>2331 ACHILLES DR</b>	Refresh.	11-2	593A2	<b>rev</b>
<b>\$3,959,000</b>	6+4	CONTEMP MED		
<b>PANORAMIC VIEWS FROM THE CITY TO THE OCEAN</b>				
Overwhelming unobstructed City Views to the Ocean made even more spectacular by the extremely wide frontage to the View. Huge Flat Yard & Oversize Deck offer enough space to easily entertain over 250 guests. Glamorous newly-designed Waterfall Pool & Spa. Multiple separate outdoor activity spaces include BBQ kitchen, Dining area & Covered Patio. Spacious 5135 SqFt has 5 bedrooms up including 2 Master Suites, plus a main floor Guest Bedroom. Almost all rooms face the view. 3-car Garage				
Elayne Ceder <b>JOHN AAROE GROUP</b>		323-656-8140	MLS#16-174068	BBQ, all appliances

<b>15500 HAMNER DR</b>	Lunch	11-2	591H1	<b>NEW</b>
<b>\$3,500,000</b>	4+4.5	2sty-MODERN		
<b>NEWLY BUILT 2016, MODERN RETREAT BY AIH DEVELOPMENT</b>				
A private gated two story Estate celebrating the quintessential California lifestyle, one where indoors and outdoors blend seamlessly. Park like grounds w/mature trees and foliage, salt water pool, spa, fire pit. Enjoy gatherings in the generously sized living/dining/kitchen areas graced by a fireplace, walls of glass, Italian honed marble counters & center island. Master retreat has sleek fixtures, a deep soaking tub, handmade tiles all balancing a modern style with old-world aesthetic.				
Ann Beck and Terri Davis <b>REMAX ESTATE PROPERTY</b>		(310) 391-6853	MLS#16-174068	DW, 2 Tankless Wtr Htrs, Italian marble,


<b>2170 MOUNT OLYMPUS DR</b>	Open	11-2	<b>rev</b>	
<b>\$3,699,000</b>	4+4	CONTEMPORARY		
<b>SLEEK CONTEMPORARY "LOFT-LIKE" ENTERTAINER'S MOUNT OLYMPUS</b>				
Contemporary 4-bed, 4-bath, loft-like entertainer's home with pool and views in the coveted Mount Olympus above the Sunset Strip. Seamless open floor plan, completely remodeled with wide oak plank floors, sliding glass doors, high ceilings, Viking chef's kitchen with walk-in pantry, and resort-like outdoor spaces with BBQ, fire pit and pool. Master suite features head-on views, private patio and large spa-like bathroom. Three guest bedrooms and lofted office/den complete this dream home.				
Azy Farahmand <b>THE AGENCY</b>		310.704.4248	MLS#16-155488	Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>10300 BRIARWOOD DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,795,000</b>	4+3	1sty-CONTEMPORARY	
<b>SPECTACULAR &amp; STUNNING REMODELED CONTEMPORARY</b>			
Spectacular & Stunning remodeled 4 bedroom, 3 bath home in Bel Air Ridge! Views, Views, Views with a sensational designer backyard.			
Lisa Platt <b>COLDWELL BANKER BHN</b>		310.738.5556	Other

<b>2170 MOUNT OLYMPUS DR</b>	Open	11-2	<b>rev</b>	
<b>\$3,699,000</b>	4+4	CONTEMPORARY		
<b>SLEEK CONTEMPORARY "LOFT-LIKE" 4BD/4BA HOME W/ POOL &amp; VIEWS</b>				
Sleek Contemporary 4BD/4BA "loft-like" entertainer's home w/ pool & views in LA's coveted Mount Olympus above the Sunset Strip. Seamless open floor plan & completely remodeled w/ wide oak plank floors, sliding glass doors, high ceilings, Chef's kitchen w/ separate walk-in pantry, & resort-like outdoor spaces w/ BBQ, fire pit & pool. Master suite features head-on views, private patio & large spa-like bathroom. 3 guest bedrooms & lofted office/den complete this dream home.				
STJAMES+CANTER FARAHMAND <b>BERKSHIRE HATHAWAY</b>		310.291.1029	MLS#16-155488	WWW.2170MTOLYMPUS.COM

<b>1005 N BEVERLY GLEN BLV</b>	Refresh.	11-2	<b>NEW</b>
<b>\$998,000</b>	2+2	2sty-ARCHITECTURAL	
<b>SET WAY BACK ABOVE N BEVERLY GLEN BLVD</b>			
Located on a private driveway set way back above N Beverly Glen Blvd is a light/bright 2 bd 2 ba home. Enter into the vast open living/entertaining area w/ tons of natural light. Directly off of the living room is the kitchen w/ granite counter tops & stainless steel appliances. Master suite w/ beamed ceiling & remodeled ba has direct access to a lg deck w/ views. Parking for 4 cars. A perfect opportunity w/ this huge lot to expand the property and make it your own.			
Sharalee Flesche <b>WESTSIDE REALTY GRP</b>		310-967-9025	Frig,dishwasher,Range/Oven,Washer,Dryer

<b>355 S MAPLETON DR</b>	Open	11-2	632C1	<b>red</b>
<b>\$22,900,000</b>	6+5	2sty-SOUTHERN COLONIAL		



**PRIME 1.66 ACRE ESTATE IN HOLMBY HILLS**

An exceptional and rare opportunity to re-design or build your dream estate on one of the most coveted streets on the West Coast, Mapleton Drive. 1.66 acres of park like grounds and a street to street lot across from the world famous Playboy Mansion. Main entrance on Mapleton Drive with circular driveway & currently over 6,000 square feet in the main house and an iconic pool house and pavilion from the movie Mommie Dearest. A once in a lifetime opportunity. Full size N/S tennis court.

MLS#16-135828  
 Christophe Choo 310 777 6342  
 COLDWELL BANKER BHN  
[355SouthMapletonDrive.com](http://355SouthMapletonDrive.com)

<b>1349 CASIANO RD</b>	Refresh.	11-2	<b>red</b>
<b>\$2,250,000</b>	2395000	4+4	



**NEW PRICE. BEST DEAL IN BEL-AIR!**

Remodeled Bel-Air Mid Century. Reminiscent of Neutra's Kaufmann House. The pattern & spirit of the house is an indoor/outdoor design with a minimalist aesthetic. Original white terrazzo floors formalize the central area for family living, dining & entertaining. Large Fleetwood sliding-glass doors connect the indoors with the boulder laden spray pool & sunbathing deck. The extensive remodel was executed with the research & guidance of Central Office of Architecture (COA) and Hub of the House.

MLS#16-128666  
 Geoffrey Lands 310-339-5757  
 BHHS BH  
 Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

<b>333 S MAPLETON DR</b>	Open	11-2	<b>rev</b>
<b>\$19,900,000</b>	5+7	RANCH	




**FABULOUS OPPORTUNITY TO LIVE ON BEST STREET IN HOLMBY!**

Settled on the most coveted street in Holmby Hills, this mostly flat 1.3-acre ranch home presents an incomparable development opportunity in what is widely regarded as the country's most prestigious enclave. Referred to as the "Bunny Hutch" while serving as the nearby Playboy Mansion's supplemental residence to be vies of Playmates, this property sits amongst the grandest and highest-priced residences in the world, including the mansion recently sold for \$100 million.

MLS#16-148330  
 D. Howard & S. Gertz 310-780-7676  
 THE AGENCY  
[www.theagencyre.com/agent/deedee-howard/](http://www.theagencyre.com/agent/deedee-howard/)

**04 Bel Air - Holmby Hills** Condo / Co-op

<b>2311 ROSCOMARE RD, UNIT 8</b>	Open	11-2	<b>NEW</b>
<b>\$1,250,000</b>	3+3	MEDITERRANEAN	



**SPACIOUS & PRIVATE TOWNHOME NESTLED BEHIND GATES IN BEL AIR**

Situated behind gates in a beautiful Bel Air setting sits this bright & spacious 3 bd, 3 ba townhouse. Dramatic entry through double drs leads to expansive living room w high ceilings, wood floors & fireplace. Glass drs open to a private patio. Dining area w French drs open up to a gourmet kitchen w subzero & Miele appliances. Master suite w high ceilings, fireplace, balcony & walk in closet. The complex offers resort style living in a serene setting w lush grounds, pool, fountain & courtyard.

Amy Colvin Kaz 3106257559  
 JOHN AAROE GROUP  
[www.amycolvinkaz.com](http://www.amycolvinkaz.com)

**05 Westwood - Century City** Single Family

<b>800 GLENMONT AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$5,995,000</b>	6+6.5	2sty-TRADITIONAL	



**PRIME LITTLE HOLMBY JEWEL**

This beautiful gated, Trad'l has been rebuilt to exacting standards, marrying form & function. Rare & coveted features incl. its flat, large, private-feeling landscaped lot & expansive vuws across the wooded neighborhood & beyond to the mtns/city lights. Exceptionally good taste & quality gleaming at every turn, its firpln lives like today & has unparalleled flow for entertaining. With its higher ceilings & natural light almost everywhere, the design scale feels perfect & the rm sizes generous.

Larry Young 310.777.2879  
 BERKSHIRE HATHAWAY  
[www.800Glenmont.com](http://www.800Glenmont.com)

<b>321 DALEHURST AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,995,000</b>	4+4.5	2sty-TRADITIONAL	



**CASUAL ELEGANCE IN PRIME LITTLE HOLMBY**

This Traditional has true presence. Beautifully maintained & tastefully appointed w/ evocative design details. Quality abounds here w/ casual elegance. Rm sizes are generous. Sensible floorplan. 3 lovely bedroom en suites on main level. Upstairs a stunning master retreat w/ expansive sitting rm taking in marvelous neighborhood vistas & a lovely patio overlooking the backyd. Library/Office. Amply-sized private, flat backyd w/ rm for a pool. Direct access 2-car garage. Coveted Warner Ave School.

Larry Young 310.777.2879  
 BERKSHIRE HATHAWAY  
[www.larryyoungwestside.com](http://www.larryyoungwestside.com)

<b>1401 WARNER AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,925,000</b>	3+2	2sty-OTHER	




**BUILD YOUR OWN VIEW PROPERTY!**

Attn developers, builders & investors. Rare opportunity to build a custom hilltop home in Westwood, just minutes from WW Village, UCLA, BH and the current \$800 million dollar upgrade & expansion of the Century City Mall. The property sits on a knoll, on a lg corner lot, located on one of the best streets S. of Wilshire. 360 degree vus of the Wilshire Corridor & Century City makes this a prime development location. Blocks from the coveted Fairburn Elem & Clementine, a local neighborhood eatery.

Mary Young 310-874-1542  
 BERKSHIRE HATHAWAY  
 W/D, Fridge

<b>2352 SELBY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,400,000</b>	3+2	SPANISH	



**WESTWOOD CLASSIC SPANIS**


Westwood Charter School district. This 3 bedroom, 1.75 bath Spanish style home has been owned by the same family forever. Being sold in as-is condition, it is perfect for someone who wants to restore a great old house and bring it to today's lifestyle. There are many options here. Before you quickly tear it down, take a closer look. There is character and charm. Living room with barrel ceilings and fireplace, hardwood floors, and formal dining room. Double garage.

MLS#16-177336  
 Ron Wynn 310-621-1772  
 COLDWELL BANKER RESI  
 Dryer,Rng/Ovn,Fridg

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TUESDAY

**05 Westwood - Century City** *Condo / Co-op*

<b>10106 EMPYREAN WAY #301</b>	Open	11-2	<b>NEW</b>
<b>\$2,150,000</b>	2+3	FRENCH	
	<b>STUNNING REMODELED PENTHOUSE AT LE PARC</b>		
Stunning completely renovated top floor condo in the coveted Le Parc Complex in Prime location of Century City. Impressive entry leads to Gorgeous Living & Dining room w/Soaring 12' ceilings, fireplace & walnut hardwood plank floors. Luxurious Master Suite w/ remodeled bath & walk in closets. 2nd bedroom suite or office/den. Gourmet Kitchen w/ granite counter tops, custom lighting & cabinetry, all Viking stainless appliances w/6 burner gas cooktop & breakfast area. 2 large balconies & Guest Bath			
MLS#16-164700		Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other	
Lori Hashman Berris 310-880-3061		SOTHEBY'S INT REALTY	

<b>2413 CENTURY HILL</b>	Open	11-2	<b>NEW</b>
<b>\$1,275,000</b>	2+3	1sty-CONTEMPORARY	
	<b>COVETED SINGLE LEVEL 2 BD, 2.5 BTH HOME IN CENTURY HILL!</b>		
Apx 2,300sf, prime interior location. Greenery & pool view. Foyer to liv rm w/granite fp & access to terrace. Wd flrs, plantations shtrs & crown moldings. Dining rm into kitchen w/breakfast area, new fridge & dishwshr. Mstr ste w/sitting area & huge walk-in closet & en-suite & patio access. 2nd bdrm w/bthrm & balcony. Laundry rm w/sink. Addl storage rm in garage. 3 parking spaces. New A/C. 5 pools, 2 tennis crts, racquetball crt, new fitness ctr, putting green & clubhouse.24 hr grd gtd, valet			
MLS#16-176674		Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp	
Mark & Lynn Mirisch Rogo 213-280-6415		CB BHN	

<b>1838 WESTHOLME AVE #201</b>	Open	10-2	<b>NEW</b>
<b>\$1,095,000</b>	3+3	MEDITERRANEAN	
	<b>GORGEOUS SINGLE STORY LUXURY CONDO</b>		
Gorgeous single-story 3-bedroom 2.5-bath luxury condo offers open floor plans, wood floors & designer finishes. Chef's kitchen features high-end Stainless Steel appliances, granite counter tops and custom cabinetry. This Luxurious Condo with sweeping panoramic city views features open living and dining. This corner unit is exposed to natural light from both sides. Master Bedroom Suite boasts extra large walk-in closet, gas fireplace, and a spa-like bathroom.			
MLS#16-173406		NEW	
Amir Nazarian 310-488-0167		KELLER WILLIAMS	

<b>2237 S BENTLEY AVE, UNIT 302</b>	Open	1-2	<b>NEW</b>
<b>\$695,000</b>	2+2	3sty-CONTEMPORARY	
	<b>SPACIOUS WESTWOOD GEM</b>		
Step into this Beautiful, spacious 2BR 2BA condo in prime Westwood. Bright open floor plan features oversized living room w/ample natural light & cozy fireplace. Updated kitchen w/abundant cabinet space that opens to a Versatile flex space for home office or formal dining room. 2 large bedrooms w/generous closets, are tucked away making them private, quiet retreats. Master boasts a luxurious bathroom. Beautiful new hardwood floors, in-unit laundry, & modern layout for the perfect turnkey home.			
Tami Pardee/Penny Muck 310-907-6517		Refrigerator, Stove/Oven, Dishwash, W/D	
HALTON PARDEE + PART			

<b>10601 WILSHIRE #303</b>	Open	1-2	<b>rev</b>
<b>\$1,995,000</b>	2+3	CONTEMPORARY	
	<b>WILSHIRE HOUSE SPACIOUS 2BED. + DEN/2.5BTH. AT COVETED SWC</b>		
A Remarkable Large & Spacious Remodeled 2Bed. + Separate Den (3rd. Bed. possibility) Residence in Wilshire House, LA's Most Prestigious Hi-Rise. Formal Entry Hallway leads to a Grand Living & Dining Rooms w/, perfectly situated Fire Place, a Separate Den, most Charming & Remodeled Kitchen w/. Top-of-Line Appliances & Sunny Breakfast Area, a Sumptuous Master Suite with Two walk-n Closets, extra storage & closets throughout the unit.Most Coveted Floor Plan in Building. By Appointment.			
MLS#16-164426		Blt-Ins,Cent Vac,Dryer,Frzr,Grbg Disp.	
Mazda Houghoughi 310-271-4040		ELITE PROPERTIES REA	

**05 Westwood - Century City** *Lease*

<b>10433 WILSHIRE BLVD #409</b>	Open	11-2	<b>NEW</b>
<b>\$7,000</b>	3+3		
	<b>STUNNING 3BD+3BA WILSHIRE CORRIDOR LEASE</b>		
Just completed Stunning Wilshire Corridor remodel. No expense was spared in this 3BD + 3BA NE facing Wilshire Holmby remodel! New: oak hardwood floors, tile floors, quartz counters, cabinets, lights, fixtures, doors, appliances, bathrooms, etc. This condo is perfectly located in the building facing the NE part of Holmby with views. All utilities are included (water, trash, electricity, gas, basic cable). Available for immediate move-in.			
MLS#16-165586		Blt-Ins,Dshwshr,Hood Fan,Micro,Rng/Ovn	
Laura Klein 310-729-2470		KLEIN REAL ESTATE	

<b>1838 WESTHOLME AVE #201</b>	Open	10-2	<b>NEW</b>
<b>\$4,600</b>	3+3	MEDITERRANEAN	
	<b>GORGEOUS SINGLE STORY LUXURY CONDO</b>		
Gorgeous single-story 3-bedroom 2.5-bath luxury condo offers open floor plans, wood floors & designer finishes. Chef's kitchen features high-end Stainless Steel appliances, granite counter tops and custom cabinetry. This Luxurious Condo with sweeping panoramic city views features open living and dining. This corner unit is exposed to natural light from both sides. Master Bedroom Suite boasts extra large walk-in closet, gas fireplace, and a spa-like bathroom. In unit washer and dryer.			
MLS#16-169346		NEW	
Amir Nazarian 310-488-0167		KELLER WILLIAMS	

<b>2131 CENTURY PARK LN #206</b>	Open	11-2	<b>rev</b>
<b>\$4,300</b>	2+2	CONTEMP MED	
	<b>EXQUISITE UNIT, TOTALLY REMODELED, INCLUDING PLUMBING &amp; ELECTRICAL, 2 BDRM &amp; 2 BATH SUITES SEPARATED BY LIV RM &amp; DINING AREA, EAT IN KITCHEN OVERLOOKING COURTYARD &amp; FOUNTAIN, GENEROUS WALK-IN CLOSETS, PATIO WITH TREE-TOP VIEW. BEAUTIFULLY APPOINTED W/PLANTATION SHUTTERS, GRANITE, ETC. FULL AMENITIES INCLUDES 24-GUARD GATED COMMUNITY W/ POOLS, TENNIS, GYM, SPA &amp; GUEST PARKING. Tandem parking. Resort living. 24-HR NOTICE TO SHOW. Available 8/25/16. move in date 10/1/16</b>		
MLS#16-153704		Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other	
Inga Cohen 310-657-1714		RODEO REALTY - BEVER	

**06 Brentwood** *Single Family*

<b>12117 GREENOCK LN</b>	Open	11-2	<b>NEW</b>
<b>\$4,795,000</b>	5+6	2sty-MODERN	
	<b>MODERN ARCHITECTURAL MASTERPIECE</b>		
This new modern construction smart home features five beds and five-and-a-half baths, all en-suite. Open layout with natural light. Features include a custom built glass wine closet. At the center sits a dining area surrounded by a floating glass staircase opposite an outdoor sitting area. The open floor-plan is an entertainer's dream, with consistent indoor/outdoor living area flow. Also equipped with a built in BBQ, fire pit, lighting system, climate, and music controls.			
MLS#16-174154		BBQ,Cbl,Dryer,Frzr,Fridg	
Meir Kroll 310-341-4393		THE AGENCY	

**REMINDER**

The MLS™ reserves the right to refuse and/or edit any ad it deems unsuitable.


No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.


<b>421 N ROBINWOOD DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,199,000</b>	5+6	2sty-CONTEMPORARY	
	<b>EVERYTHING YOUR CLINTS ARE LOOKING FOR!</b>		
Newer architectural Mediterranean. Impressive two story foyer. Living room and family room with banks of French doors. Black bottom pool, patio and entertainment area with fire pit. Cooks kitchen with center island, breakfast area. Formal dining. Master bedroom is a retreat with, spacious master bath, a huge "to die for" closet and private balcony. There is also a wonderful junior master suite. All bedrooms are en suite. Views of the canyon, hills and ocean beyond! Two car direct access garage.			
MLS#16-176212		Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan	
Anne Leeds 310487-0733		GIBSON INTERNATIONAL	

<b>11956 AZURE PL</b>	Open	11-2	<b>NEW</b>
<b>\$3,499,000</b>	5+6	TRADITIONAL	
	<b>LUNCH SERVED!</b>		
Thoroughly renovated in June 2016. Surrounded by lush greenery on a mostly-flat lot. Located on a peaceful cul-de-sac, this two-story property has a gated entrance for utmost privacy. The property opens up to a magical backyard oasis with large pool and serene waterfall and over size deck for ultimate entertaining. Grand two story foyer opens to formal living and dining rooms with a grand fire place. A brand new chef's kitchen and custom cabinetry, and professional grade appliances.			
MLS#16-165266		BBQ,Cbl,Dshwshr,Grbg Disp,Micro,Other	
David Moradifar		KELLER WILLIAMS RLTY	

<b>12317 W SUNSET</b>	Open	11-2	<b>red</b>
<b>\$2,199,000</b>	4+4	2sty-MEDITERRANEAN	
	<b>MAJOR REDUCTION-20K BONUS COMMISSION TO BUYERS BROKER</b>		
Seller to Pay Bonus in the amount of \$20,000 to selling broker at close of escrow, if their buyer has an accepted offer in escrow prior to December 15, 2016, that successfully closes escrow. The home is 2,689 sq ft on a 9,976 lot in excellent condition. Remodeled in 2006 Set back from Sunset, the property wraps around a central patio. Living Rm with F/P, grand dining area. Gourmet kitchen, with breakfast area. Family room. Probably the best value for money in Brentwood.			
MLS#16-135362		Dshwshr,Frzr,Grbg Disp,Hood Fan,Rng/Ovn,	
Marc Fishman 310-622-7484		GIBSON INTERNATIONAL	

<b>339 N BUNDY DR</b>	Open	11-2	<b>rev</b>
<b>\$5,395,000</b>	6+7	CAPE COD	
	<b>EAST COAST TRADITIONAL MASTERPIECE!</b>		
Welcome to Brentwood's newest East Coast Traditional Masterpiece located North of Sunset. Brand new construction home boasting approximately 6,000 square feet with a towering open grand staircase. This home is all about the details with gorgeous coffered ceilings, wainscoting, custom wood work, moldings, beautiful Oak floors and custom tile work throughout. 6 Bedrooms, 6.5 Baths, Media Room, Pool & Spa. Truly a must see!!			
MLS#16-175618		www.339Bundy.com	
Milstein/Silver 310.867.5598		KW BEVERLY HILLS	

<b>301 N BOWLING GREEN WAY</b>	Open	11-2	<b>rev</b>
<b>\$3,995,000</b>	4+4	TRADITIONAL	
	<b>TURN-KEY SANCTUARY IN THE HEART OF BRENTWOOD</b>		
Gorgeous turn-key 4 bdrm, 3.5 bath traditional on an oversized 11,847 sq ft lot. Sprawling grounds adjacent to a park-like rolling hillside that offers privacy in a bucolic, serene setting. Grandly proportioned rooms, soaring ceilings and an additional approx 300 sq ft bonus room.			
MLS#16-167856		BowlingGreenWay.com	
Marcie Hartley 310.691.5950		HILTON & HYLAND	

<b>06 Brentwood</b>	Condo / Co-op		
<b>11808 DOROTHY ST #308</b>	Open	11-2	<b>NEW</b>
<b>\$1,700,000</b>	2+3	CONTEMPORARY	
	This freshly upgraded 2BR-Suite Penthouse is the epitome of contemporary elegance w/new gleaming marble & Norwegian White Oak hardwood floors & soaring 21' LR ceilings, Loft, 30' rooftop deck & AC office, floor-to-ceiling windows, 2 fireplaces, new draperies, remote control sun shade, new 2nd BA, "Ring" doorbell, CCTV security, Nest" Thermostat, glass elevator, huge indoor heated pool, spa & sauna, 2 side-by-side parking, and a short walk to restaurants, gyms, shops.		
MLS#16-170156		Cbl,Cing Fan,Dshwshr,Dryer,Elvtr,Other	
Kathryn Constantine		SOTHEBY'S INTERNATIO	

<b>11920 DOROTHY ST #204</b>	Open	11-2	<b>NEW</b>
<b>\$1,099,000</b>	3+2	2sty-CONTEMP MED	
	<b>SOPHISTICATED 2 STORY PENTHOUSE CONDO</b>		
Condo with elevator access from both levels. Totally upgraded with designer features throughout. Massive living area with step up dining room, wood floors/crown moldings and recessed lights throughout. Open kitchen with exquisite finished, ceasarstone counter tops and stainless steel appliances. Dual zone heat and ac, large tiled patio with barbecue gas line, fireplace and dry bar in living room, beautifully appointed bathrooms with designer finishes.			
MLS#16-176436		Blt-Ins,Dshwshr,Elvtr,Grbg Disp,Intrcm	
Gary Limjap 310-430-0818		COLDWELL BANKER RESI	

<b>11755 MONTANA AVE #105</b>	Open	11-2	<b>NEW</b>
<b>\$898,000</b>	2+2	MEDITERRANEAN	
	Prime Brentwood condo on Montana Blvd. just north of San Vicente! This tastefully remodeled single level condo features a beautiful open floor plan, w/living room leading to a large private patio. 2 large bedrooms, 2 full baths, high ceilings, & a remodeled kitchen with granite countertops, SS appliances, & recessed lights. The master suite has a large walk-in closet & dual sinks in the bathroom w/ separate tub & shower. Walk to all the shops & restaurants San Vicente has to offer. Must See!		
MLS#16-177432		Cing Fan,Dshwshr,Micro,Rng/Ovn,Fridg	
Howard Weiss 310-508-8868		COLDWELL BANKER RESI	

<b>410 S BARRINGTON AVE #109</b>	Refresh.	11-2	<b>NEW</b>
<b>\$799,000</b>	2+3	1sty-CONTEMP MED	
	<b>UNBEATABLE DEAL IN THE HEART OF BRENTWOOD!</b>		
Spacious, Zen condo w/double door entry, neutral ceramic tiles & custom plantation shutters. The living rm has a fireplace & patio. Cooks kitchen w/granite counters & breakfast nook. Master suite has huge walk-in closet. 2nd bedroom w/private bath, ample closets & bamboo flooring. There's also a powder & laundry rm & a large storage in garage. Fantastic amenities - daytime concierge, pool, spa, sauna, gym, conference & rec rooms. The gated garage also has 12 guest spaces & EQ insurance.			
MLS#16-177214		310 926-8949	
Alexis Thom		VERDE REALTY, INC.	


**ATTENTION**

The following changes to The MLS Broker Caravan™ Terms & Conditions are effective January 2012:

- 1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.
- 2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.
- 3) No refunds will be given for any ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at TheMLS.com™).

TUESDAY

**06 Brentwood** *Lease*


<b>139 S ANITA AVE</b>	Open 11-2	<b>NEW</b>
<b>\$9,975</b>	4+4 2sty-MEDITERRANEAN	
	<b>UPDATED BRENTWOOD MEDITERRANEAN</b>	
Centrally located on a coveted Brentwood street, this updated 4 bedroom 3.5 bath Mediterranean home includes hardwood floors throughout, large formal living and dining rooms, open gourmet kitchen, adjoining large family room w/ fireplace and spacious master suite with sitting area, grand closet and sumptuous bath. Private yard includes sparkling pool w/ spa, grassy play area and detached guest house perfect for a home office, game room or additional storage. Available for immediate occupancy.		
MLS#16-177046	www.139Anita.com	
James Bremner GIBSON INTERNATIONAL	310-622-7445	

<b>11992 FOXBORO DR</b>	Refresh. 11-2	<b>red</b>
<b>\$7,950</b>	4+4 CONTEMP MED	
	<b>PRICE DROPPED FROM \$8,900 FOR IMMEDIATE OCCUPANCY!</b>	
Fully Remodeled 4 BD & 4 BA POOL Home In Brentwood. Large Open Layout With Vaulted Ceilings. High End Finishes Throughout Including Hardwood Floors, Custom Light Fixtures, Stainless Steel Appliances & Beautiful Wood Built-ins. Master Suite Comes With A Fireplace, En Suite Bathroom, Jacuzzi Tub, Double Sinks & Walk-in Closet. The Backyard Makes For Great Entertaining With Fire Pit, Built-in BBQ & Heated Pool. Within Walking Distance To Brentwood Village And Brentwood Farmer's Market.		
MLS#16-169708	Central HVAC, Great Location	
Tia Hughes RODEO REALTY- BRENTW	310.873.4138	

**07 West L.A.** *Condo / Co-op*


<b>1222 S WESTGATE AVE #PH2</b>	Open 11-2	<b>NEW</b>
<b>\$829,000</b>	2+2 TRADITIONAL	
	<b>FABULOUS CONDO</b>	
Beautiful light & bright single level penthouse unit. The LR has a fireplace, dining area and private balcony creating an open floor plan for entertaining. Modern kitchen w/granite counter-tops and stainless steel appliances. Two separate bedroom suites. Master bedroom w/walk-in closet. Master bath has separate tub and shower with double sinks & granite counter-tops. Laundry in unit and an abundance of closets throughout. Security building w/ fitness center. Great location.		
MLS#16-175644	Dshwshr,W/D,Grbg Disp,Hood Fan,Other	
Zelda Gregg GIBSON INTERNATIONAL	310.820.0195	

**08 Cheviot Hills - Rancho Park** *Single Family*

<b>10574 BRADBURY RD</b>	Open 11-2	<b>NEW</b>
<b>\$2,995,000</b>	5+5 MEDITERRANEAN	
	<b>RARE FIND IN CHEVIOT HILLS</b>	
This elegant and sophisticated Mediterranean custom beauty has it all. Starting with an open floor plan and volume ceilings. Backyard with pool, spa and bbq. Views from upstairs. This true family and entertainers home features living room with masonry fireplace, formal dining room, great room, and upstairs family room. Large, luxurious master suite with fireplace. Authentic Spanish hand painted tile, handcrafted doors, wood floors, hand forged ironwork. Chefs kitchen with Viking appliances.		
MLS#16-176550	BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp,Othr	
Ron Wynn COLDWELL BANKER RESI	310-963-9944	

**09 Beverlywood Vicinity** *Single Family*

<b>2810 CASTLE HEIGHTS AVE</b>	Open 11-2	<b>NEW</b>
<b>\$2,795,000</b>	5+4.5 2sty-MODERN	
	<b>BREATHTAKING AND EXQUISITELY RENOVATED CONTEMPORARY HOME!</b>	
Perfectly located on sprawling 13,500+sqft lot. Enchanting entryway leads you to the formal dining rm w/mod fireplace & opens to stunning family room w/walls of glass that look out to envious rear yard. Gorgeous chefs kitchen features custom cabinetry, Blue Star stove & farm style sink. Dual master suites provide spa like baths. Spectacular outdoor space showcases a park-like yard, designed by award wining landscape architect w/salt water pool, Built-in BBQ, custom gas fire pit & sport court.		
Rory PosinKristian Bonk RE/MAX BEVERLY HILLS	310-839-8500	www.RESULTSRealEstateGroup.com

<b>2432 S HALM AVE</b>	Refresh. 11-2	<b>NEW</b>
<b>\$1,298,888</b>	4+4 2sty-COTTAGE	
	<b>PRICE DROPPED FROM \$8,900 FOR IMMEDIATE OCCUPANCY!</b>	
Completely remodeled 2382sqft 1926 tudor has 4 bdrms, 4 baths & study. Located in Reynier Village next to Beverlywood. Tasteful balance btw the original cottage charm & modern day living with vintage design tile work throughout. The Chef's kitchen comes with an 8-foot island, a 42" Sub-Zero fridge, 6-burner Viking range & a Fisher Paykel dishwasher. Master has an extra large walk-in closet and a designer master bath. New HVAC, windows, doors, electrical panel, copper plumbing & landscaping.		
MLS#OC16730760MR	Dshwshr,Range Hood,Fridg	
Patricia Jin WINDEM REAL ESTATE	9498994998	

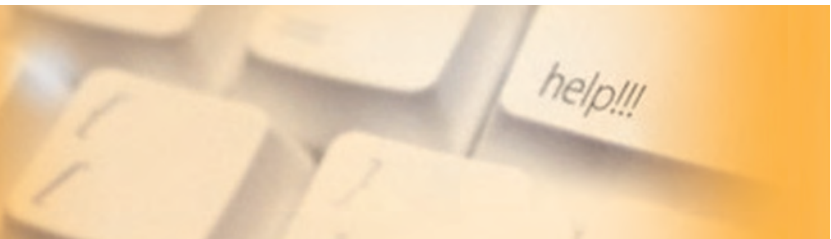
<b>2611 CASTLE HEIGHTS PL</b>	Open 11-2	<b>NEW</b>
<b>\$1,199,000</b>	3+2 1sty-TRADITIONAL	
	<b>BEVERLYWOOD GEM-FIRST TIME ON THE MAKRET IN 60 YEARS</b>	
The house you have been waiting for. The perfect 3 bedroom and 2 bath home with a great floor plan. Central air, a new roof on the house in 2015, new sprinkler system and a new water heater are some of the upgrades made to this special property. There are hardwood floors under the carpet. Perfect for an owner user or a designer who wants to have some fun. On a quiet street and around the corner from the award winning Castle Heights School.		
Sheila Rose BERKSHIRE HATHAWSY	310-890-1521	A/C,dishwasher,W/D hook ups

<b>1173 RODEO DR</b>	Open 11-2	<b>rev</b>
<b>\$2,895,000</b>	3+3 2sty-SPANISH	
	<b>INCREDIBLE BH ADJ. LOCATION ON OVER 10,000 SQFT LOT</b>	
Extraordinary 3BR+3BA custom Spanish w/pool in sought after BH Adj. location. Elegant LR w/fp, formal DR, lrg traditional kitchen w/breakfast rm, maids quarters & den/library/possible 2nd master suite. 2nd flr features 2BRs w/ ensuite BAs including luxurious master w/sitting area & walk-in closet. Hrdwd flrs & custom detailing thruout. Prvt outdoor area w/covered patio, lrg sparkling pool, 566 sqft guesthouse & beautifully landscaped grounds. Next to BH, Century City & Pico/Beverly shops.		
MLS#16-158202	1173RodeoDrive.com	
Jeremy Ives COMPASS	3108581902	

<b>1846 S SHERBOURNE DR</b>	Open 11-2	<b>rev</b>
<b>\$2,495,000</b>	5+5 ARCHITECTURAL	
Stunning new-construction 5 bed/ 5.5 bath 4,000 sf architectural designed by award-winning APEL Design and built by GME Development.		
MLS#16-164606	BBQ,Blt-Ins,Cing Fan,Dshwshr,Dryer,Other	
Coleman Laffoon	MERCER VINE	

Questions? Need Assistance?  
Contact our Help Desk Department!

Please call 310.358.1833  
Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm




TUESDAY

**09 Beverlywood Vicinity** Income


<b>1480 REXFORD DR</b>	Open	12-2	632G4	<b>rev</b>
<b>\$2,599,000</b>	Duplex		2sty-SPANISH	
				
<b>MLS#16-151932</b>		<p><b>STUNNING, DROP DEAD GORGEOUS! BEAUTIFULLY RENOVATED DUPLEX!</b></p> <p>BEV. HILLS ADJACENT 1929 SPANISH DUPLEX. REVIEW MLS PHOTOS! TOTAL TRANSFORMATION: STUNNING HOME WITH A PRIVATE BACK-YD+COVERED &amp; GATED PARKING + A RENTAL UNIT BELOW. Upper Owner's approx. 2,500+ SF. Lower Unit approx. 2,250+ SF. PARTIALLY UPDATED Plumbing, Electrical, Foundation, Roof, Sewer Lines, Wood-Burning F.P's, A/C+FA Heat, Bathrms, Newer Kitchen's with S.S. Appls+W/D's. Also Vaulted or Coffered Ceilings, Hardwd Flrs, plus Office, Breakfst Rm's, F.Dining Rm's &amp; 3 Large Bdrms in each unit.</p>		
Craig A. Brick (310) 275-1908 BEV. HILLS RLTY GRP.		EVERTHING!! BUILT-INS + W&D, ALL IN S.S.		


**10 West Hollywood Vicinity** Single Family

<b>544 HUNTLEY DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,300,000</b>	3+3	1sty-CONTEMPORARY	
			
<b>MLS#16-160622</b>		<p><b>PRIME WEST HOLLYWOOD LOCATION!</b></p> <p>Gorgeous, remodeled West Hollywood bungalow in prime location! Steps away from restaurants &amp; nightlife- perfect for entertaining. Backyard includes BBQ area with oversized grotto style pool surrounded by lush landscaping for the ultimate retreat. Updated kitchen with high-end appliances. Remodeled living room with new gas fireplace and 70 inch theater system. Smart system set up throughout the home.</p>	
Josh Flagg/Alex Howe 310.720.3524 RODEO REALTY BH		Range, Refrigerator, Fireplace, BBQ	

<b>9031 DORRINGTON AVE</b>	Open	11-2	<b>rev</b>
<b>\$3,975,000</b>	2+2	1sty-COTTAGE	
			
<b>MLS#16-162314</b>		<p><b>ONE-OF-A-KIND OFFERING ON A DOUBLE LOT!</b></p> <p>Rare offering in prime West Hollywood with Total Privacy remodeled in the style of a New Orleans Creole Cottage! This home epitomizes and exudes the spirit of an Aristocratic Southern retreat providing an oasis from the busy urban life! Two bedroom suites; a gourmet granite kitchen w/ eat-in breakfast bar; 3 FP's; a secret attic room; Magical garden with 68 foot saltwater luxury pool with gazebo and outdoor gas brick fireplace, &amp; much more! This is truly Paradise in the City!</p>	
James Hancock 310-777-6351 COLDWELL BANKER RESI		Not to Be Missed - Bring or Send Client!	


**10 West Hollywood Vicinity** Condo / Co-op

<b>1100 ALTA LOMA RD #606</b>	Refresh.	12-3	<b>NEW</b>
<b>\$2,350,000</b>	2+3	CONTEMPORARY	
			
<b>MLS#16-142676</b>		<p><b>FULL SERVICE EMPIRE WEST 2BD 2.5BA REDONE &amp; SOUTH CITY VIEWS</b></p> <p>A RARE OFFERING IN ONE OF L.A.'s PREMIER BUILDINGS, FULL SERVICE EMPIRE WEST. LIVE IN LUXURY IN THIS 2 BEDROOM &amp; 2.5 BATH SOUTH FACING CITY VIEWS CONDO. ELEGANCE ALL THE WAY IN THIS CONTEMPORARY CONDO. ITALIAN DESIGN KITCHEN WITH ALL THE FINEST APPLIANCES. SPA LIKE MASTER BATH WITH HUGE CLOSET. FLOOR TO CEILING TELESCOPIC SLIDING GLASS DOORS, LUTRON LIGHTING SYSTEM THROUGHOUT. AUDIO/VIDEO THROUGHOUT. POOL, RESIDENT &amp; GUEST VALET PKG, GYM, TENNIS COURT, DOG PARK, CONCIERGE AND ROOFTOP BANQUET RM.</p>	
Guy Fedele 310-770-4444 GOLD STAR REALTY		Blt-Ins,Cbl,Dshwshr,Frzr,Grbg Disp,Other	


<b>825 N KINGS RD, UNIT PH1</b>	Open	11-2	<b>NEW</b>
<b>\$1,395,000</b>	2+2	MODERN	
			
<b>MLS#16-160622</b>		<p><b>GREAT MODERN CONDOS IN WEST HOLLYWOOD!</b></p> <p>A perfect designer decorated 2 BR + 2 BA penthouse for those seeking the ultimate sophisticated urban lifestyle. Featuring a large private rooftop deck with 270 degree views.</p>	
Aouri Makhoulf 3109271046 CBBHN			

<b>1409 HAVENHURST DR, UNIT 10</b>	Open	11-2	<b>NEW</b>
<b>\$1,099,000</b>	2+2.5	2sty-CONTEMP MED	
			
<b>MLS#16-160622</b>		<p><b>AMAZING TOWN HOME</b></p> <p>Stunning Mediterranean Town Home reimagined Light and bright unit with beautiful white oak wood floors though out the unit. Lovely kitchen with stainless steal appliances. Huge east facing patio. Large master suite with 15 ft wood beamed ceilings ensuite bath balcony and a Closet large guest bedroom with ensuite bath. Side by side parking direct access garage full size laundry powder room recessed lights small 12 unit building</p>	
Tyler Giles 310 428 0563 KELLER WILLIAMS		Washer Dryer Dishwasher fridge	

<b>1100 ALTA LOMA RD #1405</b>	Refresh.	12-3	<b>rev</b>
<b>\$2,750,000</b>	2+3	CONTEMPORARY	
			
<b>MLS#16-160622</b>		<p><b>FULL SERVICE EMPIRE WEST REDONE CONDO WITH THE PRIME VIEWS</b></p> <p>EMPIRE WEST CORNER UNIT WITH THE BEST VIEWS THIS PRESTIGIOUS BUILDING OFFERS. COMPLETELY REDONE WITH 2 MASTER SUITES AND SPA LIKE BATHS &amp; 3 HUGE WALK IN CLOSETS. VIEWS SPAN EAST FROM THE HOLLYWOOD HILLS TO DOWNTOWN LA AND SOUTH TO CATALINA ISLAND. BEDROOMS HAVE NO SHARED WALLS WITH NEIGHBORS. OPEN KITCHEN WITH TOP OF THE LINE APPLIANCES. NEW FLOOR TO CEILING WINDOWS THROUGHOUT TO ENJOY THE SPECTACULAR VIEWS LEADING TO A BALCONY ON THE EAST SIDE AND HUGE ENTERTAINING TERRACE ON THE SOUTH SIDE.</p>	
Guy Fedele 310-770-4444 GOLD STAR REALTY		Blt-Ins,Cbl,Dshwshr,Frzr,Grbg Disp,Other	

<b>1345 N HAYWORTH AVE #6</b>	Open	11-2	<b>rev</b>
<b>\$599,000</b>	2+1	SPANISH	
			
<b>MLS#16-171334</b>		<p><b>RENOVATED 2+1 VINTAGE CONDO @ HAYWORTH GARDENS IN WEHO</b></p> <p>Rare gem at the famed Hayworth Gardens: West Hollywood's premier vintage building circa 1929. Original Spanish architecture in a lush courtyard setting. This bright, rear-facing unit features 9ft covered ceilings throughout, original French windows, espresso hardwood floors throughout, a beautifully remodeled kitchen w/ stainless steel appliances &amp; subway tile backsplash, a charming dining area, dramatic foyer, a remodeled bathroom, recessed lighting throughout, a built-in sound system.</p>	
Martinez & Ritt 323-377-0548 PT & NOURMAND		www.1345hayworth6.com	

**11 Venice** Single Family

<b>114 WAVECREST AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,399,000</b>	3+3	CRAFTSMAN	
			
<b>MLS#16-176738</b>		<p><b>RARE VENICE AIRPLANE CRAFTSMAN HOUSE BUILT IN 1912.</b></p> <p>The Wavecrest House is Only 1.25 BLKs from Venice Beach. Using most of the original house's architectural details and Vintage styling, WAINSCOATING, CROWN MOLDINGS, BEAM CEILING, SKYLIGHTS in tandem with modern amenities frames this 1900 square foot 2 story 3 bedroom 2 1.2 bath home. Enjoy the lush garden, waterfall with coi-fish pond back deck with BBQ that leads to 3 car Parking. All of this close to Abbot Kinney, Main Street and the beach.</p>	
Golda Savage 310.770.4490 BULLDOG REALTORS, IN		Blt-Ins,Cbl,Dshwshr,Dryer	





TUESDAY

<b>663 OXFORD AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,599,000</b>	3+3	2sty-SPANISH	

Soaring ceilings and classic styling welcome you to this beautiful Two Story Silver Triangle, Venice Beach home. Big corner lot blocks to Abbot Kinney, the Beach and everything Venice has to offer.

MLS#16-177154	<b>Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg,</b>
Bryan McElroy	310-849-5072

**GIBSON INTERNATIONAL**

<b>663 OXFORD AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,599,000</b>	3+3	SPANISH	



**SILVER TRIANGLE**

Soaring ceilings and classic styling welcome you to this beautiful Two Story Silver Triangle, Venice Beach home. Big corner lot blocks to Abbot Kinney, beach and all Venice has to offer. Gourmet Kitchen features real marble tile floors, SS appliances, Quartz countertops. Beautifully remodeled bathrooms, large guest bedrooms, oversized master suite, living room with two story ceilings, dining room, office and laundry room with custom cabinets. Big front yard 2 enclosed patios & 2nd floor deck.

MLS#16-177154	
Bryan McElroy	310-849-5072

**GIBSON INTERNATIONAL**

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

<b>961 VERNON AVE</b>	Open	11-2	<b>red</b>
<b>\$2,795,000</b>	5+5	ARCHITECTURAL	



**RIGHT AT HOME**

Exceptionally designed & thoughtfully crafted for up-to-date family living while providing the perfect backdrop for a true California lifestyle. Large spaces & smooth transitions between rooms give an instant sense of privacy & relaxation to anyone who steps inside. Enjoy top notch appliances, a streamlined cook's kitchen w/ large multifunctional island & pantry, eye-catching accents, enormous opening glass walls, pool w/swim jets, firepit, outdoor bbq area & a whole lot of alfresco enjoyment!

MLS#16-166680	
Laurie Woolner	3106990980

**POWER BROKERS INTERN**

Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan

<b>813 AMOROSO PL</b>	Refresh.	11-2	671J5	<b>rev</b>
<b>\$3,395,000</b>	3+3	2sty-MODERN		



**SPECTACULAR VENICE ARCHITECTURAL**

Stunning Architectural home located on one of the most sought after walk streets in Venice. This contemporary 2 story 3 BR /2.5 BA spectacular residence, has some of the best design, contemporary finishes and features anyone could wish for. Including polished marble counter tops and floors, hardwood floors, high end appliances in the bespoke kitchen and soaring ceilings throughout. A truly one-of-a-kind Venice home in both design and location, all the best Venice Beach has to offer.

MLS#16-174650	
Michael Irvine	3104353093

**BULLDOG REALTORS, IN**

www.813amoroso.com

<b>2018 LOUELLA AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,859,000</b>	4+5	2sty-ARCHITECTURAL	



**BRAND NEW ARCHITECTURAL, CUSTOM HOME WITH THE PERFECT FLOOR**


Brand New Architectural, custom home with the perfect floor plan! Clean, designed & built to the highest standards & quality. Features hi-ceilings, furniture grade Walnut Cabinets & Thermador appliances + center island, perfect for entertaining! Fleetwood doors open to patio area, private backyard, gas fire ! European Oak Floors, Kohler & Grohe fixtures. Master Suite with spacious his & hers closets & custom built In's! Approx..2,078 sq. ft. of balconies, patios & roof top deck.

MLS#16-137972	
Bobbie Carrasco / Mike R	310-396-7829

**RON MICHAEL PROPERTI**

Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Fridg

<b>11 Venice</b>	<i>Condo / Co-op</i>		
<b>1415 CABILLO AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,975,000</b>	3+3	ARCHITECTURAL	



**TED TANAKA, FAIA**


Ted Tanaka, Architect.This 4 unit complex, considered to be an icon of architecture in Venice, is located 1/2 block from the vibrant Abbot Kinney Blvd. 3 + 3 + loft 2 story open floor plan with living, dining & updated kitchen.Loft space that overlooks the living area can be used as an office. Each of the 3 bedrooms are on separate floors & have their own updated bathrooms.2 car direct access from the garage. Small outdoor space surrounding the living room + 2 balconies off the bedrooms.

MLS#16-173216	
Frank Langen	3109633891

**DEASY PENNER & PARTN**

Cbl,Dshwshr,Dryer,Rng/Ovn,Other

<b>11 Venice</b>	<i>Income</i>		
<b>228 SAN JUAN AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,999,000</b>	Duplex	2sty-CRAFTSMAN	



**CLASS CALIFORNIA CRAFTSMAN DUPLEX**


Sweet little Venice Beach 2 story duplex in great location. Walk to the world famous Venice Beach Boardwalk, happening Abbot Kinney Blvd, Westminster Dog Park, or Windward Circle. Property features 2 identical top and bottom units with hardwood floors and laundry inside. Lower owner's unit will be delivered vacant at the close of escrow. Buyer to cooperate with seller's 1031 exchange. Owner's unit can be shown with 24 hour notice. Property has one off site parking space for by tenant

MLS#16-174740	
Derrick Ruiz	310-308-3174

**EXP REALTY OF CALIFO**

Dshwshr,Rng/Ovn

<b>13 Palms - Mar Vista</b>	<i>Single Family</i>		
<b>3523 GREENFIELD AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,387,000</b>	4+4	2sty-MODERN	



**MODERN LIVING IN PALMS- MAR VISTA**

This modern dwelling is brimming with astute details among 4 beds/4 baths. Sunlight washes over antiqued white oak flooring. Private balcony, spa-inspired shower, and walk-in closet make a gorgeous master suite. Seamless in/outdoor living with sliding glass doors to patios and balconies. Atrium stairway to the rooftop, offering amazing views of LA. Smart home wiring for easy AC and audio control. Lavish quartz countertops and Jenn-Air appliances inspire in-home chefs. Call it yours today!

MLS#16-174952	
Tami Pardee	310-907-6517

**HALTON PARDEE**

BBQ,Blt-Ins,Dshwshr,Rng/Ovn,Fridg

<b>3605 GREENWOOD AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,049,000</b>	4+3	TRADITIONAL	



**PICTURE PERFECT!**

Nothing says "Home Sweet Home" quite like 3605 Greenwood. Designed for comfortable family living w/ plenty of space to live, play & relax. The lower level features a sun soaked step down living dining area w/ FP, vaulted ceilings, large-eat in kitchen & fam. room. Up, 2 additional large bedrooms & an expansive master suite. Enjoy outdoor living all-year-round in the sprawling backyard w/ large dining patio w/ built-in BBQ, solar heated saltwater pool & spa. Stargaze around the built-in fire pit.

MLS#16-174858	
Laurie Woolner	3106990980

**POWER BROKERS INTERN**

BBQ,Dshwshr,Rng/Ovn,Fridg,Wshr

**NEW! The MLS Stats**


Get Statistics for ANY Listing Search.

Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!



TUESDAY

<b>3238 MOUNTAIN VIEW AVE</b>	Open	11-2	672B2	<b>NEW</b>
<b>\$1,690,000</b>	3+2	1sty-TRADITIONAL		




**MAR VISTA VIEW PROPERTY**

Remarkable view property situated on one of Mar Vista's best streets. This block of Mountain View Avenue is at the topmost of Mar Vista hill with magnificent city and mountain views to the east. Tree covered sidewalks and no through street traffic. This is an exceptional opportunity for an owner-user, developer, or investor to purchase this original 1947 home. There are multiple remodel and new construction developments in this area and this is surely not one to miss. Mar Vista Elementary.

MLS#16-176770  
Dustin Hall 310.625.1971  
BERKSHIRE HATHAWAY

<b>3670 STEWART AVE</b>	Lunch	11-2	<b>rev</b>
<b>\$2,750,000</b>	4+4	2sty-MODERN	




**REDUCED \$245,000 FOR A QUICK SALE!!**

Meticulously Designed Architectural Home! A completely custom & ultra-modern architectural home with stylish mid-century touches. The minute you see the walls of glass & signature "S" design you'll know you've found a one of a kind property. The windows allow for incredible sunset views from the great room & master suite which both span the entire front of the home on different levels. Cool sea breezes & beautiful views. A quality built architectural home with amazing views shouldn't be missed.

MLS#16-173442  
Jose Noel 310.621.1097  
KELLER WILLIAMS-SANT  
Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other

<b>11435 BIONA DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,398,000</b>	4+3	TRADITIONAL	




**BEAUTIFUL 4 BEDRM HOME ON A CORNER LOT**

Beautiful home on a corner lot. Spacious living room with hardwood floors, wood beam ceiling & decorative fireplace. Cheerful kitchen w/ an abundance of cabinetry & counters flows seamlessly into open dining area & outdoor patio. Four generous bedrooms tucked away from the common areas. Studio/Bonus room ideal as Music studio or as a Guest suite. Oversized 2 Car Garage with an abundance of storage. This home offers a serene setting in a prime neighborhood. Truly a Spectacular Home!

MLS#16-177116  
Victoria Guasco 310-403-4177  
PARTNERS TRUST

<b>3461 STEWART AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,195,000</b>	4+4	2sty-MODERN	



**A MODERN HOME WITH AN ABUNDANCE OF SUNLIGHT!**

An impressive, contemporary home greets you w/a spacious, open floor plan & glass walls which allow light to cascade into the great rm. The top of the line kitchen includes Caesar Stone counter tops & crisp white lacquer & walnut finishes. Wide plank French oak cover the floors & is incorporated into the fireplace and mantel wrapped in reclaimed wood. Relish in the outdoor space with a built-in BBQ, patio and yard. A quality home with an amazing open floor plan perfect for entertaining!

MLS#16-175016  
Sherri Noel 310.994.8721  
KELLER WILLIAMS-SANT  
BBQ,Dshwshr,Dryer,Micro,Rng/Ovn,Other

<b>12530 MITCHELL AVE</b>	Open	11-2	<b>NEW</b>
<b>\$999,000</b>	4+3	TRADITIONAL	



**FIXER / TEAR DOWN OPPORTUNITY IN GREAT WEST SIDE LOCATION**

Fantastic developer or fixer opportunity for investors sited in highly desirable Westside location walking distance to fine dining and retail. Expand the current floor plan or build new. Property to be sold in as is condition with no repairs, credits, or warranties. Buyer to do their own due diligence regarding square footage, lot size and buildability. Offers due Monday, November 14th by 5:00pm.

MLS#16-175288  
Ron Wynn 310-621-1772  
COLDWELL BANKER RESI  
CIng Fan

MAX NELSON 424 238 2482  
THE AGENCY  
Attention All Investors

<b>3233 MOUNTAIN VIEW AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,369,000</b>	3+2	TRADITIONAL	



**PRIME MAR VISTA LOCATION**

Top of the Hill. Catch the breezes. It doesn't get much better than this. Prime Mountain View location between Stanwood and Palms. You've got choices here: Spruce it up, add-on or build new. 3 bedrooms, family room, 2 baths, 2 fireplaces. Surrounded by new homes ranging from 2.5 to 3 million dollars. Add value, move in and enjoy. Mar Vista School District. Close to North Venice baseball field on Grand View and great dog park west of Centinela.

MLS#16-175288  
Ron Wynn 310-621-1772  
COLDWELL BANKER RESI  
CIng Fan

**14 Santa Monica** Single Family

<b>4150 ALLA RD</b>	Refresh.	11-2	<b>NEW</b>
<b>\$995,000</b>	2+1	1sty-RANCH	



**CHARMING MARINA ADJACENT STARTER HOME - REFRESHMENTS SERVED**

Lovingly cared for family home is located in the beach adjacent Del Rey area. This amazingly revitalized residential neighborhood is just a few blocks from trendy restaurants, shopping, theaters, bike paths, easy access to LAX, freeways, high-tech and entertainment business employers and the Southern California lifestyle! This 2 BR with attached rec room which could be a 3rd BR is on a 5000+ sq. ft. lot ready for your personal updating touch.

MLS#16-176882  
Taff & Napier 310-871-5051  
COLDWELL BANKER SM

<b>469 UPPER MESA RD</b>	Open	11-2	631B7	<b>NEW</b>
<b>\$3,700,000</b>	3+3	ARCHITECTURAL		



**BUILT BY THORNTON ABELL AS HIS PERSONAL RESIDENCE**

Designed in 1937 by renowned Case Study architect Thornton Abell. This extensively published home was thoughtfully remodeled in 2012 w/ the assistance of noted architect Scott Prentice. Every room, patio & deck has a view to the gardens, ravine & brilliant sunsets. Floor-to-ceiling windows create a seamless line between the interior & exterior living. Studio/guest house below the main house. Located on a double lot in the coveted S.M. Canyon, close to the beach, Rustic Park & Canyon Elem School


MLS#16-177220  
Marry Maslon 424.202.3298  
TELES PROPERTIES

<b>12314 HERBERT ST</b>	Open	11-2	<b>NEW</b>
<b>\$899,000</b>	3+1	TRADITIONAL	

Charming traditional 3 bedroom and 1 bathroom Mar Vista home with Culver City Schools and Services. Property is a fixer and is being sold "as-is" in its present condition and state.

MLS#16-176882  
Jesse Weinberg 800-804-9132  
www.JesseWeinberg.com  
KELLER WILLIAMS

<b>607 26TH ST</b>	Open	12-2	<b>rev</b>
<b>\$3,950,000</b>	6+7	CONTEMP MED	



**607 26TH ST**

Newer custom built Mediterranean on the border of Brentwood/Santa Monica with 2 story entry, high ceilings, library office and a very open floor plan. Approximately 5,862 sf with 6 bedrooms and 7 bathrooms hardwood and stone floors, open kitchen, family room with French doors to the pool. Beautifully appointed master with luxurious bath and balcony overlooking yard. Additional game room, media room, great volume and lots of natural light perfect for families.

MLS#16-152900  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER  
Blt-Ins,Cbl,Dshwshr,Frzr,Grbg Disp,Other

**OPEN HOUSE STATUS**


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

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

TUESDAY

**14 Santa Monica** *Condo / Co-op*

<b>21 SEA COLONY DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,150,000</b>	3+2.5	CONTEMPORARY	




**FRONT ROW VIEW OF THE BEACH**

SEIZE THE RARE OPPORTUNITY TO LIVE IN A BEACH FRONT TOWNHOME AT COVETED GATED SEA COLONY 1! ENJOY THE OCEAN/BEACH VIEWS, LOUNGE ON THE PATIO CLOSE TO THE ACTION BUT NOT PART OF IT. THIS 3 BED 2.5 BATH UNIT WITH ATTACHED GARAGE HAS GREAT LIVING/DINING FLOW, SPACIOUS OCEAN VIEW MASTER SUITE WITH BALCONY, GAS F/P, SPA BATH, & DUAL CLOSETS. WHETHER A PRIMARY HOME OR WEEKEND RETREAT IT'S NEAR TO ALL SANTA MONICA OFFERS FROM THE BEACH TO BEST FARMER'S MARKET, MAIN STREET, THE PIER AND THE PROMENADE.

MLS#16-177376  
Greensweig Group 3105692426  
TELES PROPERTIES

<b>1811 OAK ST, UNIT A</b>	Open	11-2	<b>NEW</b>
<b>\$995,000</b>	2+2.5		



**ENTERTRAINERS DREAM TOWNHOUSE W/ LOFT**

Soaring ceilings & approx 600+ sf of private outdoor patios & decks in prime sunset park. Just walking distance to shops, restaurants, café's & shops, this unit features floor to ceiling windows & skylights that bring in incredible light & ocean breeze. Property includes 2 BR, direct entry 2-car pvt garage, hardwood fls, central heat/ac, fresh paint, custom window treatments, cook's kitchen w/ lots of cabinets, open living room w/ fp that flows to large 2-tiered pvt patio. Tue 11-2pm & 6-8pm.

Rochelle Maize 310.968.8828  
NOURMAND&ASSOCIATES

**15 Pacific Palisades** *Single Family*

<b>1102 GALLOWAY ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$5,985,000</b>	6+8	3sty-CAPE COD	




**JOIN US FOR TACO TUESDAY!**

This magnificent Cape Cod was conceived by EMMA, the developers responsible for the redesign of Santa Barbara Airport's historic terminal. High-end finishes wrap every freshly-laid corner from the state-of-the-art kitchen, through all six bedrooms and down to the lavish basement theatre and wine cellar. Ascend via elevator all the way up to the rooftop deck and drink in 180-degree views-a glimmering swimming pool below and the surrounding tree-lined alphabet streets of the neighborhood

Haj | Smith & Berg 310.500.3931  
PARTNERS TRUST BH 1102galloway.com

<b>16665 LINDA TER</b>	Open	11-2	<b>NEW</b>
<b>\$4,350,000</b>	5+4.5		



**PANORAMIC OCEAN VIEWS!**

Rarely does a property of such presence and privacy become available for sale. Echoing the essence of Martha's Vineyard, the Red Door Homes team introduce their latest jewel. The large 9,763 sqft lot provides 180 degree Pacific Ocean vistas with easy access to the beach. The private yard is perfect for coastal and relaxed entertaining. Private and refined, this 4,582 +/- square foot has 5 bedrooms and 4.5 baths. Amenities include; a large formal living room with ocean views....

Marco Rufo 310-488-6914  
BERKSHIRE HATHAWAY Modern Farmhouse / Elegant Finishes

<b>731 GREENTREE RD</b>	Open	11-2	<b>NEW</b>
<b>\$3,995,000</b>	3+3.5	MID-CENTURY	



**PRIVATE GATED MID-CENTURY MODERN RETREAT IN RUSTIC CANYON**

Famed architects Shubin+Donaldson renovated this 1949 house designed by LA architect, Kenneth Lind. Floor to ceiling glass windows and sliding doors overlooks the lush landscaped grounds, pool & Eucalyptus trees. 1st flr incorporates an open gourmet kitchen & dining area. Separate living room w/ wood built-ins. 2nd flr dedicated to the master suite w/ en-suite BA, custom closets/storage & private outdoor sitting area. 2 additional BR suites w/ informal lounge area complete the upstairs.

Adam Sires&Mike Nourmand 310.888.3314  
NOURMAND&ASSOCIATES www.731Greentree.com

<b>687 AMALFI DR</b>	Open	11-2	<b>rev</b>
<b>\$15,995,000</b>	7+10	2sty-CAPE COD	



**NEW CONSTRUCTION - LUXURIOUS EAST COAST TRADITIONAL**

Luxurious East Coast traditional melds seamlessly into modernized farmhouse vernacular, inviting casual informal living. The interior exemplifies a bright airy open floor plan with walls of doors opening to multiple outdoor spaces including alfresco dining, BBQ and pool areas. The kitchen has triple islands which flow together for convivial mingling and meal making. Extraordinary amenities include gym, home theater, wine room, sports bar and pool room. Main rooms orient to the rim views.

MLS#16-164652  
James Respondek 310-255-5411  
SOTHEY'S INTERNATIO BBQ,Blt-Ins,Cent Vac,Dshwshr,Dryer,Other

<b>15207 WHITFIELD AVE</b>	Open	11-2	<b>rev</b>
<b>\$3,400,000</b>	3+2	2sty-RANCH	



**RARE OPPORTUNITY WITH PANORAMIC VIEWS**

Prime location, panoramic ocean, Palos Verdes & Catalina views on large 7,260sq.ft lot, with City & Coastal Commission approved plans ready to build immediately a contemporary 3,568sq.ft., 5bed, 5ba house with media room, & pool. Superb location off Monument, really close to Village life & the new Caruso development. Amazing development opportunity to build new or expand/remodel existing 1950's house (3bd, 2ba, fireplace, wood floors). Sold as is (no termite, no warranties).

MLS#16-177326  
Sewit Eshetu (310) 962-3069  
RODEO REALTY- BRENTW Blt-Ins,Dshwshr,Rng/Ovn

<b>501 TOYOPA DR</b>	Open	11-2	<b>bom</b>
<b>\$6,995,000</b>	5+6	TRADITIONAL	




**SOPHISTICATED HUNTINGTON PALISADES TRADITIONAL**

Located in the desirable Huntington Palisades on a beautifully landscaped corner lot, this picturesque East Coast Traditional home is warm & welcoming & offers impeccable quality & finishes throughout. Built in 2006. High beamed & coffered ceilings, mahogany doors, walnut floors & fine finish carpentry. Elegant entry, living room, formal dining room, family room & large chef's kitchen. Wine cellar & office. Upstairs 4 family bdrms & master suite w/fp, sitting room & gym. Patio, lawn, pool & spa.

MLS#16-116410  
Jade Mills 310-285-7508  
COLDWELL BANKER BBQ,Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn

**16 Mid Los Angeles** *Single Family*

<b>1826 COCHRAN PL</b>	Open	11-2	633	<b>NEW</b>
<b>\$616,000</b>	2+1	TRADITIONAL		



**A TRUE GEM IN MID-CITY!!**

Terrific Traditional on a quiet Mid-City, cul-de-sac street. This 2 bedroom/1 bathroom home, which features a spacious living room with fireplace and vaulted ceiling, is perfect for someone looking for a centralized city location and quiet atmosphere. Wood floors adorn most of the house and the open floorplan is desirable. The backyard is absolutely stunning. Improvements to the house include new windows, newer retaining wall, drainage, HVAC and landscaping.

MLS#16-177168  
Jeffrey Lemen 3104822006  
KELLER WILLIAMS-SANT Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg,Oth

**THE MLS .COM** **Property Website & Virtual Tour**

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**18 Hancock Park-Wilshire** *Single Family*

<b>120 N IRVING BLV</b>	Open	11-2	633 G1	<b>NEW</b>
<b>\$2,995,000</b>	4+3	2sty-SPANISH		



**WINDSOR SQUARE SPANISH GEM**

Lovingly re-designed & expanded two-story, 1920's home blends modern sophistication w/ vintage charm. Courtyard entrance welcomes you into a formal front entry, w/soaring ceilings. Light floods in through windows illuminating pristine wood floors & staircase. Dramatic original living room boasts timbered ceilings, French doors & fireplace. Large kitchen w/center island, butler's pantry & family room leads to a new pool. 3 beds up, 1 down. Close to Larchmont Village in Windsor Square.

Eileen Lanza **323.810.7935**  
KW LARCHMONT

www.120nIrvingBlvd.com

**18 Hancock Park-Wilshire** *Condo / Co-op*

<b>647 WILCOX AVE, UNIT 3F</b>	Refresh.	11-2	<b>NEW</b>
<b>\$975,000</b>	2+3	CONTEMPORARY	



**REMODELED HANCOCK PARK TERRACE**

This top floor unit has beautiful golf course views. Updated kitchen w/stainless steel appliances, granite counter top, custom cabinetry and tile flooring. Spacious living room with balcony is wonderful for indoor-outdoor entertaining. Wood flooring & remodeled baths. Hancock Park Terrace offers a lushly landscaped, guard-gated community with pool & spa - just minutes from LA Tennis Club, Wilshire Country Club, Larchmont Village and Hollywood Studios. Ready to move in!

B Allen/ P Bartenetti **(323) 610-1781**  
COLDWELL BANKER HPN

Cable,Dshwr,Dryr,grbdsp,micw,rng/ovn,ref

**TUESDAY**

<b>138 WILTON DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,199,000</b>	4+2.5	TRADITIONAL	



**QUIET WILTON DRIVE NOT BUSY WILTON PLACE**

Charming Traditional home on a quiet tree lined street in 3rd Street School District. Bright/sunny living rm w/ decorative fireplace. Spacious dining rm w/ a built-in china cabinet opens to the grassy yard. Remodeled kitchen features s/s appl, marble counter tops & breakfast area. Family room w/ built-ins & powder room. Upstairs a master suite w/ remodeled bath, 3 bdms & a remodeled bath+ access to 3rd floor. Yard features a covered patio for entertaining, outdoor fireplace & rm for a pool.

Llanos/Gless **323 810-0828**  
COLDWELL BANKER RESI

Located in a Historic District

**18 Hancock Park-Wilshire** *Income*

<b>1055 S RIMPAU</b>	Open	11-2	<b>NEW</b>
<b>\$975,000</b>	RANCH		



Light and bright side by side California Ranch Duplex in a wonderful pocket near Hancock Park, Larchmont Village and Miracle Mile. 1055 S. Rimpau is a 2 bed 1 bath unit and 1057 S. Rimpau is a 1 bed 1 bath unit. Both units lead onto a private rear courtyard that is perfect for entertaining. Grounds are lush, private and hedged. Updated systems, 2 car garage w/shared laundry room & gated driveway for off street parking makes this the ultimate investment opportunity at an exceptional value!

MLS#16-177328  
Bryant | Reichling **323-854-1780**  
SOTHEBY'S

www.RimpauDuplex.com

<b>456 WESTMINSTER AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,699,000</b>	3+2.5	TRADITIONAL	



**OVER 2,500 SQ.FT. OF LIVING SPACE**

Hidden behind hedges for privacy stands this beautiful/charming Traditional in the 3rd Street School District. Spacious living/family room w/ fireplace and Fr doors out to the yard. Formal dining rm, newer kitchen w/ s/s appliances, mud rm and powder down. Up is large master suite w/ new bath, 2 additional bedrooms, new bath and play room. Access to 3rd floor. Lots of charm/character. Rear brick patio/yard for entertaining, grassy front yard. A gem

Rick Llanos **323 810-0828**  
COLDWELL BANKER HP

Ready to Move In

**19 Beverly Center-Miracle Mile** *Single Family*

<b>1080 STEARNS DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,699,000</b>	3+2	SPANISH	



**TWILIGHT OPEN AS WELL FROM 5:30 TO 8:00!**

Exceptional 1933 Ponty Spanish, restored to absolute perfection. Spectacular curb appeal with 5-level roof, and gated courtyard, beamed ceiling living rm w/picture window & fireplace, large formal dining rm, light filled breakfast rm, majestic deco master bath. Remodeled kitchen w/travertine tile, custom cabs and stainless steel apps, center hall w/ stained glass skylight, separate laundry rm & remodeled 2nd bath. Trellised rear brick courtyard, detached guest unit w/¼ bath AND a 2 car garage!

MLS#16-177198  
Ned Brown **(310)270-9288**  
TELES PROPERTIES

Cing Fan,Dshwshr,Rng/Ovn

<b>722 S MUIRFIELD RD</b>	Open	11-2	<b>rev</b>
<b>\$2,850,000</b>	7+4	TRADITIONAL	




**EXCITING NEW LISTING IN BROOKSIDE!**

Completely remodeled light-filled home with an imposing entrance on a large corner lot. Grand living room, formal dining room, breakfast room, family room, kitchen, and laundry room. Five bedrooms and three baths on the second floor. Two bedrooms and multiple storage closets on the third floor.

MLS#16-174520  
Sandy Boeck **(323) 687-655**  
COLDWELL BANKER

Co-listed

<b>7463 ROSEWOOD AVE</b>	Refresh.	11-2	<b>rev</b>
<b>\$899,000</b>	2+1	SPANISH	



**MELROSE VILLAGE SPANISH BUNGALOW: PRISTINE & RENOVATED**

Beautifully renovated character Spanish Bungalow in amazing Melrose Village (90036) location. Living room w/ barreled ceilings, formal dining room, newer hardwood floors, wood burning fireplace, newer central HVAC, large eat-in updated kitchen w/ center island & stainless steel appliances, updated bathroom, some newer windows, copper plumbing, updated electrical panel, newer roof, bolted foundation, tankless water heater, adorable patio/garden, & 1 car garage.

MLS#16-175946  
Jimmy Martinez **323-377-0548**  
PT BEVERLY HILLS

www.7463rosewood.com

**REMINDER**

The MLS™ reserves the right to refuse and/or edit any ad it deems unsuitable.


No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.



TUESDAY

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

<b>8611 BURTON WAY, UNIT 1</b>	Open	11-2	<b>NEW</b>
<b>\$895,000</b>	2+3	3sty-TRADITIONAL	



**JUST LIKE HAVING YOUR OWN HOUSE!**

Just like having your own house! Park your car and enter your own townhome thru a generous size bonus rm on the lower level. The main level has a liv rm w/ frplc and hi ceilings, dining area, ktch w/ brkfst area and patio and pwrdr rm. Upstairs is an en suite mstr bdrm w/ a luxe mstr bth. The second bdrm has an ofc area + adj bthrm. This airy and light townhome is located within minutes to the best shopping and dining in Beverly Hills, The Beverly Center, Trader Joe's as well as The Larder.

Jane Siegal 3107776371  
COLDWELL BANKER RESI

**19 Beverly Center-Miracle Mile** *Income*

<b>6317 W 6TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,550,000</b>		SPANISH	



**SPANISH DUPLEX WITH VACANT UNIT IN PRIME BEVERLY GROVE!**

This character duplex features expansive living rooms with coved ceilings and fireplaces, kitchens with period tile, separate breakfast and laundry rooms, formal dining rooms and three generous bedrooms, including one ensuite bedroom and two bedrooms with a Jack and Jill bathroom. Each unit offers period details such as built-ins, archways, French windows and original hardwoods. There is a private shared yard and two carports. The lower unit is delivered vacant and the upper is tenant occupied.

MLS#16-176958  
Allison Schwarz 310-433-0056  
COMPASS  
WWW.ALSESTATES.COM

**20 Hollywood** *Single Family*

<b>853 N CHEROKEE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,395,000</b>	3+4	3sty-MODERN	




**STUNNING NEW HOLLYWOOD HOME WITH ROOFTOP AND CITY VIEWS!**

Cutting-edge Modern single family home. Spacious open floor plan flows seamlessly w/ stunning wood floors, large windows & multiple patio spaces. Gourmet Kitchen equipped w/built-in Sub Zero, large eat-in bar & built-in speakers for entertaining. Two large bedrooms including the master en-suite w/dual sinks, Porcelanosa tile, rain-shower head & custom closet w/back lit vanity. Huge private roof top deck w/incredible city views & wet bar. Gated property with 2 car private garage & dual AC system.

MLS#16-175314  
Grant Linscott 323-300-1174  
KELLER WILLIAMS REAL  
Blt-Ins,Dshwshr,Grbg Disp,Micro,Rng/Ovn

**1173 N VAN NESS AVE** Refresh. 11-2 **NEW**

<b>\$699,000</b>	2+2	CALIFORNIA BUNGALOW
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**CALIFORNIA BUNGALOW IN CENTRAL HOLLYWOOD**

Charming home nestled in the heart of Hollywood. This 2 bedroom 2 bathroom is completely redone with great attention to detail. Dynamic location near many amenities, why live in a condo when you can own this home?

MLS#16-174512  
Joe Custer 323-252-2264  
KW HOLLYWOOD HILLS  
www.joecuster.com

<b>5335 FOUNTAIN AVE</b>	Open	11-2	<b>NEW</b>
<b>\$639,000</b>	2+1		




**CHARMING REMODELED 2BR BUNGALOW WITH HOT TUB**

This charming two-bedroom bungalow in Hollywood is the perfect starter home. Completely private and fenced on all sides, this home feels secluded but is just steps from Sunset Blvd. The kitchen has been remodeled with granite counter tops, custom cabinets and stainless steel appliances. French doors from the kitchen lead to a large deck with a hot tub and grille for outdoor dining. The house has several big closets and a detached garage behind the house has a washer/dryer and extra storage.

MLS#16-176546  
Jason Woodruff 310-770-3101  
KELLER WILLIAMS HH  
Washer/Dryer, Hot Tub, Fridge

**20 Hollywood** *Condo / Co-op*

<b>1750 N HARVARD #304</b>	Open	11-1	<b>NEW</b>
<b>\$699,000</b>	2+3	2sty-CONTEMPORARY	



**HOLLYWOOD TOWNHOUSE STYLE PENTHOUSE**

Dramatic split level townhouse style penthouse with soaring ceilings and very large private roof top patio with panoramic view to the city and around to Griffith Park. Located in an emerging popular Hollywood Historic district, this newer building is close to entertainment and shopping and the soon to be built Hollywood Central Park. 2 large bedrooms with en suite baths, den/office. over 1,600 SF.

MLS#16-177428  
Robert Leighton 310-433-0054  
RODEO REALTY INC.  
Dshwshr,Dryer,Hood Fan,Rng/Ovn,Fridg

**21 Silver Lake - Echo Park** *Single Family*

<b>2152 KENILWORTH AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,625,000</b>	3+4	SPANISH	




**SPANISH SILVER LAKE HOME**

Beautiful 1932 Spanish retreat.Great for lavish entertaining yet durable for kids & dogs.Awesome views.Home offers:Peg & groove wood floors, beamed ceilings & warm kiva fireplace. Handsome kitchen is upgraded w/farmhouse sink, Viking stove, gorgeous tile floors that's ideal for multiple chefs. Front patio features a built in barbecue grill & a colorful tile water fountain.3rd bedm with fireplace is perfect for your office. Backyd has multiple entertaining spots among w/ drought tolerate plants.

MLS#16-177262  
Gail Crosby 323 428-2864  
SOTHEBY'S INTERNATIO  
BBQ,Cing Fan,Dshwshr,Dryer,Grbg Disp,

**22 Los Feliz** *Single Family*

<b>3446 GRIFFITH PARK BLV</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,295,000</b>	3+2	2sty-SEE REMARKS	



**BEAUTIFUL COLONIAL REVIVAL, CIRCA 1949. 3/2 1,950 SQ.**

Pristine hardwood floors throughout, crown molding, leaded glass side lights. Epicurean's kitchen w/ stainless Jenn-Air appliances. Bright breakfast nook & walk-in pantry! Large light filled formal dining room. Inviting living room w/ fireplace. Cozy study w/ combed paneling. Private bedroom 1st floor. 2 large bedrooms upstairs w/ balcony. Central Heat/AC, Laundry/workshop in basement. Deck & grassy yard. Playhouse/shed off 2 car garage. Mountain views. Near Griffith Park. N. of Los Feliz Blvd.

Colin Hoffmeister 310-435-4206  
KELLER WILLIAMS  
Stainless Jenn-Air Appliances, W&D



The Source Of Real Time Real Estate™

<b>2166 W LIVE OAK DR</b>	Open	11-2	<b>rev</b>
<b>\$3,350,000</b>	5+7	MEDITERRANEAN	



**ONE OF THE BEST VIEW HOMES IN THE LOS FELIZ OAKS!**


Perched on top of the 'Los Feliz Oaks' in a celebrity enclave sits this grand 1924 Mediterranean. Most rooms have views of Griffith Observatory, city lights & ocean. Tall arched ceilings in common rooms, huge kit w/large center island. Luxe master suite w/roof top deck. Guest wing below w/ den, bd/ ba, office. A separate studio apartment. Incredible sky high swimmer's pool/spa w/ stunning views. Gated driveway w/ 2 car garage & direct elevator allows for easy access to main levels.

MLS#16-170898  
Bryant, Sloane, Silver 323-854-1780  
SOTHEBY'S

www.2166LiveOak.com

**29 Westchester** *Single Family*

<b>7407 W 82ND ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,299,000</b>	3+2	1sty-MID-CENTURY	



**BEAUTIFUL HOUSE IN SILICON BEACH**

This beautiful house has 3 bedrooms and 2 bathrooms and detached bonus room with two skylights for office, gym or music room. Large yard has been updated with new patio and installed hot tub ready plug in. Living room is warm and inviting with fireplace and bay windows and is great for entertaining. Spacious 2 car attached garage with direct entrance. This ideal location is also close to shopping, Westchester Park and Golf Course, Restaurants, shopping and Playa Vista 's Runway.

Anna Kadinowa 323-828-2023  
KELLER WILLIAMS-SM

**30 Hollywood Hills East** *Single Family*

<b>3351 N KNOLL DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,695,000</b>	5+6	SPANISH	



**AMAZING LAKE HOLLYWOOD VIEW HOME-1927 ARCHITECTURAL SPANISH**

Designed and the personal residence of architect Franz Herding in 1927, was home to many celebrities dating back to the 1930's. This expansive Spanish home was planned for an indoor/outdoor lifestyle with breathtaking 180 degree views from almost every room. The spacious living room has hardwood floors, fireplace, coffered ceiling and separate TV alcove. The living room, formal dining room and kitchen all boast many large windows and each room has French doors leading on to a huge outdoor deck.

Tom Otero 325-570-0036

Appx 6,000 sq ft! \$450 per square foot!

**39 Playa Vista** *Condo / Co-op*

<b>12883 RUNWAY RD #2</b>	Lunch	11-2	<b>red</b>
<b>\$1,648,000</b>	+699000 3+2.5	1sty-CONTEMPORARY	



**TAKE A BREAK FROM THE ELECTION AND COME JOIN US FOR LUNCH!**


Highly sought after one-level 2014 Camden home in rare 3-unit building offers an entire floor to yourself. This 3 bed, 2 1/2 bath Smart Home is apx. 1,870 sf. Open plan is flooded with natural light; massive living & dining areas lead to sunny patio. Chef's kitchen, flex-room with custom built ins + large, bright master bedroom with spa-like bath. 2 additional bedrooms with bath + another 1/2 bath. Elegance, comfort & convenience right in the heart of Silicon Beach!

MLS#16-160260  
Nora & Peter Wendel 3109793913  
COLDWELL BANKER-BWD

www.12883runway2.com

**41 Park Hills Heights** *Single Family*

<b>3728 SOMERSET DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$725,000</b>	4+3	2sty-TRADITIONAL	



**LOVELY HOME IN THE TRENDY NEIGHBORHOOD OF CRENSHAW MANOR**

Crenshaw Manor is a small neighborhood in the heart of Los Angeles just north of Baldwin Hills, View Park, and east of Baldwin Vista and west of Leimert Park. Crenshaw Manor is full of bonsai bushes and ached Jacaranda flowering trees. This beautiful home offers 4 bds & 3 baths, formal dining room, eat-in kitchen, and spacious master ensuite with a viewing balcony. There are views of the Hollywood sign from the landing & viewing deck. Property has solar panels and Eco-conscious landscaping.

Rhonda Payne 213-503-5282  
RODEO REALTY SUNSET

Range, refrigerator, dishwasher, a/c

**62 Encino** *Single Family*

<b>3370 JUDILEE DR</b>	Open	11-2	<b>NEW</b>
<b>\$6,200,000</b>	5+5	TRADITIONAL	



**EXCLUSIVE ROYAL OAKS FIRST TIME ON THE MARKET IN 30 YEARS!**

This authentic two-story English Tudor estate features 5600 sqft of fine living space on 1.3 acres of park-like landscaping. Main home also includes a maids room, wine closet, cedar fur closet & security shutters. Gourmet kitchen w/Subzero refrigerator Adjacent from main house is a separate 6000sqft structure which features a massive banquet/entertainment room, guest quarters, office, bar, full kitchen, wine cellar/ grotto & tennis court on top. A true classic, one of a kind, entertainers estate!

MLS#16-177316  
A. Bisconti R & Z Sklar 310.498.2151  
HILTON & HYLAND

3370Judilee.com

**4746 LOUISE AVE** *Open 11-2* **NEW**

<b>\$1,275,000</b>	4+2	TEAR-DOWN
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Fixer/Teardown/Build your dream home! South of Ventura Blvd in the highly desirable area of Encino. This lot is surrounded by mansions and estates, neighboring the landmark estate formerly owned by the late John Wayne. Gated and set back behind a privacy wall, this property offers the utmost in potential for developers or dream home creators!

MLS#16-177182  
Lu Ye 818-585-7098  
JOHN AAROE GROUP

**72 Sherman Oaks** *Single Family*

<b>3345 WOODCLIFF RD</b>	Open	11-2	<b>NEW</b>
<b>\$1,799,000</b>	3+2.5	TRADITIONAL	



**BEAUTIFUL AND SERENE SHERMAN OAKS TRADITIONAL!**

Location, location, location...Bel Air adjacent! Welcome to this light & bright gated home, located in Prime Sherman Oaks w/ access to LA & the Valley. This custom home has a wonderful open floor plan w/ French windows, high ceilings, & hardwoods throughout. Ideal for entertaining, have friends & family over in the gourmet kitchen w/ big center island & windows overlooking the city lights beyond. Surrounded by complete privacy, don't miss out on such a great opportunity!

MLS#16-177302  
S.F. Jones/ F. Levi 310-691-7888  
JOHN AAROE GROUP

3345Woodcliff.com

**Why Advertise? Large Distribution Area**

Westside L.A., San Fernando Valley, Greater South Bay, Beach Cities, Palos Verdes, Glendale, Pasadena, Burbank, Most of LA County!



TUESDAY

<b>3722 WOODCLIFF RD</b>	Open	11-2	<b>NEW</b>
<b>\$1,399,000</b>	3+3	CONTEMPORARY	




**CONTEMPORARY REMODEL W/POOL. LUSH CANYON VIEW. MOVE RIGHT IN**

Recently updated 3 bedroom + 2 ½ bath contemporary home. Stunning Master has 15' high ceilings and dual closets. Kitchen has quartz countertops, stainless appliances & center island with second sink. Kitchen opens to Great Room w/FPLC. Recent updates include brand new French Oak floors. Swimmer's pool + turf yard. The two car attached garage also offers driveway space for two extra cars. Conveniently located with easy access to both city and valley destinations.

MLS#16-177304  
Pam Dougherty/P.Kellogg 310-777-6307  
COLDWELL BANKER BHN www.3722Woodcliff.com

**74 Toluca Lake** Single Family

<b>4647 ARCOLA AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,995,000</b>	8+8	2sty-SOUTHERN COLONIAL	




**STUNNING SOUTHERN COLONIAL IN TOLUCA LAKE**

NEED TO CIRCLE BACK ON THIS ONE! REMODELED WITH DESIGNER DETAILS THROUGHOUT. A MUST SEE! 8 BEDS+8 BATHS, APPROX 5600 SQFT. INTERIOR; SWIMMERS POOL ON APPROX. 13502 FLAT LOT. ENTERTAINERS SHOWPLACE AND FAMILY FRIENDLY RESIDENCE.

MLS#16-175706  
Allyson Carter 818-486-4663  
RODEO REALTY www.4647arcola.com

<b>4721 CAHUENGA BLV</b>	Open	11-2	<b>NEW</b>
<b>\$1,025,000</b>	2+2		



**CALLING ALL INVESTORS/BUILDERS/DEVELOPERS!**

Proudly presenting an incredible opportunity to develop multiple units in the heart of Toluca Lake. Sold together, combined lots are over 14,000 Sq Ft and zoned LARD2, which provides the chance to build a 7 unit luxury building of apartments or condominiums. Offering terrific yield, the highly sought-after location has easy access to the 101 and 134 freeways, Universal City, Lakeside Golf Club, Noho Arts District, and mere steps from the heart of desirable Toluca Lake.

The Kostrey Collection 310-382-4908  
KW LARCHMONT

<b>4727 CAHUENGA BLV</b>	Open	11-2	<b>NEW</b>
<b>\$1,025,000</b>	2+2		




**CALLING ALL INVESTORS/BUILDERS/DEVELOPERS!**

Proudly presenting an incredible opportunity to develop multiple units in the heart of Toluca Lake. Sold together, combined lots are over 14,000 Sq Ft and zoned LARD2, which provides the chance to build a 7 unit luxury building of apartments or condominiums. Offering terrific yield, the highly sought-after location has easy access to the 101 and 134 freeways, Universal City, Lakeside Golf Club, Noho Arts District, and mere steps from the heart of desirable Toluca Lake.

The Kostrey Collection 310-382-4908  
KW LARCHMONT

**77 Sun Valley** Single Family

<b>8416 LEHIGH AVE</b>	Refresh.	11-2	533	<b>NEW</b>
<b>\$400,000</b>	3+1	1sty-CALIFORNIA BUNGALOW		



**CRISP & CLEAN HOME ON QUIET STREET.**

Move-in condition! Freshly painted inside and out. Real hand finished hardwood flooring in the bedrooms, Nice tile floor in all other living areas! Enclosed rear patio that has doubled as a 3rd bedroom with glass doors leading to the Delightful and Tranquil Shaded Grounds comprised of Specimen Fruit Trees! Parklike! Cute detached Guest House at rear of property with real Hardwood Flooring. 2 separate tool sheds, Brick BBQ, a big 2 Car Garage and separate Car Port! Walk to restaurants & shops!

Frank Barbano 323-394-2447  
BARBANO REALTY, INC. FHA Candidate!

**80 Burbank** Single Family

<b>600 S REESE PL</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,025,000</b>	3+2	TRADITIONAL	



**HOME FOR THE HOLIDAYS**

S/Alameda, N/Riverside E/Buena Vista, Stunning traditional on sweeping cornr lot. in prestigious Rancho Equestrian District of Burbank. Handsomely appointed hse features: Spacious LR, FDR, DN w/ blt-ins media center, stylish kitchn w/grite cntrs, stainless appl & eat-in area. En-suite mster BR w/ fpl & Frnch drs to pvt entertain'r's bkyrd w/ blt-in BBQ Cntr & Patio. Newer 3-Zone HVAC, dznr wndow treatments. Grge finished w/drywall. Grt locatn nr Studios, Med Center, w/easy access to fwys.

MLS#16-173490  
Terri Hall 818 640-6288  
WOODBRIIDGE ESTATES, BBQ,Dshwshr,Dryer,Wshr

**93 Eagle Rock** Single Family

<b>5256 MOUNT ROYAL DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,670,000</b>	7+5	2sty-CRAFTSMAN	




**LOOKING FOR THAT PERFECT FOREVER HOME?**

One with everything you need and still more you didn't know you wanted? Looking for 4 bedrooms? How about 7 including that coveted main floor bed & 3/4 bath suit for office or guests? Private master suite? How about an ENTIRE upstairs Master WING w/ nursery & its own step down parlor...& just imagine that parlor as the upstairs play room or, better yet, a gargantuan walk in closet complete with a wall of shoes, your rowing machine & a view to the pool? Come make it you own perfect forever home!

Liz Johnson 323-397-6041  
COMPASS PASADENA Pool & Amazing Patio w/ BBQ

**95 Mount Washington** Single Family

<b>1847 BURNELL DR</b>	Open	11-2	<b>NEW</b>
<b>\$735,000</b>	3+3	3sty-TUDOR	



**ENGLISH TUDOR WITH MODERN INTERIOR**

English Tudor with modern interior! Beautiful 3 +, 2.5 baths 1,564 s.f ( per assessor) Vaulted ceilings, huge deck, unobstructed panoramic jetliner Views! Situated on a large 7,501 s.f. lot ( per assessor) Property is a probate sale, no court confirmation required. Property is being sold "as-is", with no representations or warranties, implied or expressed by seller, seller's agent and/or representatives.

MLS#16-172930  
Ian L Brooks 310-428-6569  
BERKSHIRE HATHAWAY Jetliner Views, Over 1,564 s.f. interior


Questions? Need Assistance?  
Contact our Help Desk Department!

Please call 310.358.1833  
Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm

TUESDAY

WEDNESDAY, THURSDAY AND FRIDAY

**1333 Ladera Heights** *Single Family*


<b>5664 W 62ND ST</b>	Open	11-1	672J6	<b>NEW</b>
<b>\$1,325,000</b>	4+3	MID-CENTURY		
	<b>SOPHISTICATED LADERA HEIGHTS REMODEL</b>			
Gorgeous natural Red Oak hardwood floors thru-out. The seller spared no expense in remodeling this island style kitchen w granite counters, loaded w cabinets, top of the line stainless steel appliances, 5 burner cooktop with stainless hood. bright breakfast area. Master is loaded with closets. Huge master bath finished in travertine, shower stall and tub. Tile roof, central air/heat, huge famroom w fireplace. Ladera Heights central to airport, Marina & Playa Vista. Come enjoy the ocean breeze.				
MLS#16-161096		Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn		
Janet Singleton COLDWELL BANKER RESI		310-722-0679		

**93 Eagle Rock** *Single Family*

<b>5256 MOUNT ROYAL DR</b>	Open	10-2	<b>NEW</b>
<b>\$1,670,000</b>	7+5	2sty-CRAFTSMAN	
	<b>LOOKING FOR THAT PERFECT FOREVER HOME?</b>		
One with everything you need & still more you didn't know you wanted? Looking for 4 bedrooms? How about 7 including that coveted main floor bed & 3/4 bath suit for office or guests? Private master suite? How about an ENTIRE upstairs Master WING w/ nursery & its own step down parlor...& just imagine that parlor as the upstairs play room or, better yet, a gargantuan walk in closet complete w/ a wall of shoes, your rowing machine & a view to the pool? Come make it you own perfect forever home!			
Liz Johnson COMPASS PASADENA		323-397-6041	
Pool & Amazing Patio w/ BBQ			


**WEDNESDAY OPEN HOUSES**

**01 Beverly Hills** *Condo / Co-op*

<b>462 S MAPLE DR #PENTHOUSE</b>	Refresh.	6-8	<b>rev</b>
<b>\$3,575,000</b>	4+5	CONTEMP MED	
	<b>JOIN US! WEDNESDAY NOVEMBER 9TH!</b>		
Post Election Twilight Party 6-8pm. Rejoice or Regret election night- Celebrate with us! Not your average twilight party- come enjoy discounted furniture & modern art auction and even a local jewelry designer trunk show! Plus open food, drinks & a DJ compliments of TheTEAM.			
MLS#16-168004		RSVP at 462SMapleRSVP@gmail.com	
Timothy Di Prizio NORMAND&ASSOCIATES		310-888-3365	


**FRIDAY OPEN HOUSES**

**62 Encino** *Condo / Co-op*


<b>5236 YARMOUTH AVE #109</b>	Open	11:30-2	561B2	<b>NEW</b>
<b>\$547,500</b>	2+2	1sty-CONTEMP MED		
	<b>GORGEOUS 1 STY FIRST FLR REMODELED UNIT IN ENCINO SPA SOUTH</b>			
ABSOLUTELY GORGEOUS Single Story First Floor Showplace in the ENCINO SPA SOUTH CONDO COMPLEX with almost NO common walls AND One Step Access from the Garage to Your Front Door. COMPLETELY RENOVATED 1,623 SQ.FT. CONDO WITH TWO BALCONIES AND REMODELED BATHROOMS & KITCHEN WITH NEWER STAINLESS STEEL APPLIANCES WITH WASHER & DRYER ALL RIGHT OUT OF A DESIGNER MAGAZINE! Walking Distance to RESTAURANTS & SHOPPING. SUPRA LOCK-BOX ON THE NORTHERN YARMOUTH AVE FRONT GATE. NO R.E. SIGN AT FRONT OF PROPERTY				
MLS#16-155316		NEWER KITCHNS+SS APPLI+W&D+A/C+F.A.HEAT		
Craig A. Brick BEV. HILLS RLTY GRP.		(818) 995-1908		

**THURSDAY OPEN HOUSES**


**27 Topanga** *Single Family*

<b>2083 N TOPANGA CANYON BLV</b>	Open	9:30-2	<b>NEW</b>
<b>\$0</b>	7+5	2sty-HACIENDA	
	<b>AN UNPARALLELED ESTATE FROM THE AUDIGIER COLLECTION!</b>		
Owned by the late French fashion designer, Christian Audigier, situated in the Topanga Mountains, this breathtaking, meticulously restored 1930's Hacienda exudes warmth & old world charm w/today's modern comforts. Main house provides 3 spacious bedrooms & envious baths, along w/chefs kitchen & expansive family room that leads to a spectacular outdoor dining area. 4 private guest homes perfectly placed throughout the grounds & a resort like pool w/cabanas complete this one of a kind residence!			
Rory Posin/Kristian Bonk RE/MAX BEVERLY HILLS		310-839-8500	
www.RESULTSRealEstateGroup.com			

**72 Sherman Oaks** *Single Family*

<b>3345 WOODCLIFF RD</b>	Open	11-2	<b>NEW</b>
<b>\$1,799,000</b>	3+2.5	TRADITIONAL	
	<b>BEAUTIFUL AND SERENE SHERMAN OAKS TRADITIONAL!</b>		
Location, location, location...Bel Air adjacent! Welcome to this light & bright gated home, located in Prime Sherman Oaks w/ access to LA & the Valley. This custom home has a wonderful open floor plan w/ French windows, high ceilings, & hardwoods throughout. Ideal for entertaining, have friends & family over in the gourmet kitchen w/ big center island & windows overlooking the city lights beyond. Surrounded by complete privacy, don't miss out on such a great opportunity!			
MLS#16-177302		3345Woodcliff.com	
Sally F. Jones/ F. Levi JOHN AAROE GROUP		310-691-7888	

**80 Burbank** *Single Family*

<b>2117 N MAPLE ST</b>	Open	9:30-12	<b>NEW</b>
<b>\$699,000</b>	2+2	1sty-RANCH	
	<b>CONTEMPORARY RENOVATED HOME, OPEN FLOORPAN, QUARTZ,STAINLESS</b>		
Imagine yourself living in this completely renovated home w/ timeless contemporary finishes & open floorpan. Great for entertaining! Open kitchen w/ quartz counters, island, stainless and deep sink. New Bathrooms, Flooring & Roof. Recessed LED Lighting, Drought Tolerant Landscaping. Remote controlled gas fireplace. Garage has been partially converted without permits and might be used for entertaining or a garage. Newer plumbing, heat & A/C. Great curb appeal and will make you an awesome home!			
Arrik Weathers COLDWELL BANKER RESI		3108804979	

**77 Sun Valley** *Single Family*


<b>8416 LEHIGH AVE</b>	Refresh.	11-2	533	<b>NEW</b>
<b>\$400,000</b>	3+1	1sty-CALIFORNIA BUNGALOW		
	<b>CRISP &amp; CLEAN HOME ON QUIET STREET.</b>			
Move-in condition! Freshly painted inside and out. Real hand finished hardwood flooring in the bedrooms, Nice tile floor in all other living areas! Enclosed rear patio that has doubled as a 3rd bedroom with glass doors leading to the Delightful and Tranquil Shaded Grounds comprised of Specimen Fruit Trees! Parklike! Cute detached Guest House at rear of property with real Hardwood Flooring. 2 separate tool sheds, Brick BBQ, a big 2 Car Garage and separate Car Port! Walk to restaurants & shops!				
Frank Barbano BARBANO REALTY, INC.		323-394-2447		
FHA Candidate!				



**BY APPOINTMENT**

**05 Westwood - Century City**

*Condo / Co-op*

<b>10601 WILSHIRE #303</b>		<b>rev</b>
\$1,995,000	2+3 CONTEMPORARY	
	<b>WILSHIRE HOUSE SPACIOUS 2BED. + DEN/2.5BTH. AT COVETED SWC</b>	
A Remarkable Large & Spacious Remodeled 2Bed. + Separate Den (3rd. Bed. possibility) Residence in Wilshire House, LA's Most Prestigious Hi-Rise. Formal Entry Hallway leads to a Grand Living & Dining Rooms w/. perfectly situated Fire Place, a Separate Den, most Charming & Remodeled Kitchen w/. Top-of-Line Appliances & Sunny Breakfast Area, a Sumptuous Master Suite with Two walk-n Closets, extra storage & closets throughout the unit. Most Coveted Floor Plan in Building. By Appointment.		
MLS#16-164426		
Mazda Houghoughi 310-271-4040		
ELITE PROPERTIES REA		Blt-Ins,Cent Vac,Dryer,Frzr,Grbg Disp.

**10 West Hollywood Vicinity**


*Income*

<b>1205 N SPAULDING AVE</b>		<b>rev</b>
\$2,350,000	Duplex 2sty-SPANISH	
	<b>CLASSIC HOLLYWOOD DUPLEX</b>	
Fully reimaged by architect John Anthony Lewis, this handsome duplex retains the glamour of its 1928 Spanish-Style exterior & dazzles inside with newly realized classic beauty. Minutes away from galleries, restaurants and non-stop entertainment. With the finest design and materials, this property is a West Hollywood superstar, exquisitely finished inside and out.		
MLS#16-104900		
Joyce Rey & Jade Mills 310-285-7529		
COLDWELL BANKER RESI		Blt-Ins,Dryer,Rng/Ovn,Fridg,Wshr

**SUNDAY OPEN HOUSES**

**03 Sunset Strip - Hollywood Hills West**

*Single Family*

<b>1302 COLLINGWOOD PL</b>		<b>rev</b>
\$23,995,000	Open 2-5 5+8 ARCHITECTURAL	
	<b>Secluded on a rare promontory above the Sunset Strip with unrivaled vistas of the city and sea lies this architecturally inspiring shrine to modern allure and effortless sophistication. From the Griffith Observatory, past Downtown, and all the way to the Getty Center, the entirety of LA is presented in a single unobstructed view that can be enjoyed from every room in this Richard Landry-designed masterpiece.</b>	
MLS#16-119118		
Brendan Fitzpatrick 424-230-3719		
THE AGENCY		BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other

**32 Malibu Beach**

*Single Family*

<b>21314 PACIFIC COAST HWY</b>		<b>rev</b>
\$8,350,000	Open 1-4 4+5 CONTEMPORARY	
	<b>CONTEMPORARY RETREAT ON LA COSTA BEACH</b>	
Contemporary retreat on La Costa Beach. Enter through landscaped, walled and gated courtyard leading to oceanfront dining area and living room, featuring marble fireplace, ocean view bar with wine fridge, blond hardwood floors, dramatic high ceilings and walls of glass. Expansive oceanfront deck on approximately 40' of frontage perfect for entertaining, w/ direct beach access to the sand. Stunning oceanfront master suite with sitting/office area. Conveniently located close to Nobu and Soho House		
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National Mortgage News

AS SEEN IN THE WALL STREET JOURNAL

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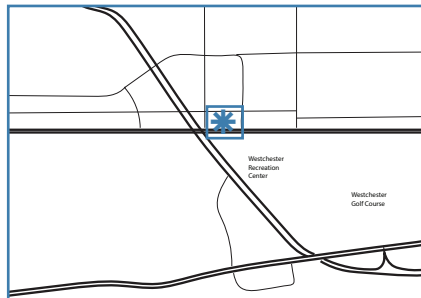
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