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# Presenting Our Holiday Offerings~



**Robert Skinner, AIA**

**The Roxy Roth Residence, 1946**

9563 Gloaming Drive, Beverly Hills, CA 90210

While not widely known by the general public, Skinner has made significant contributions to the architectural fabric of Trousdale Estates, and Coldwater Canyon, where he lived for many years building his designs. Early work such as his house on Cherokee, & modernist masterpiece on Castle Place were executed in the flat roof post & beam style.

3 Bedrooms, 4 Bathrooms  
MLS# 17-245828

\$ 2,695,000  
Crosby Doe **310.428.6755**



**Rudolph Schindler, Architect**

**The Roxy Roth Residence, 1946**

3624 Buena Park Drive, Studio City, CA 91604

Honored with the only solo exhibition of an architect's work at The Museum of Contemporary Art, Los Angeles, Schindler is internationally recognized as one of the most important Southern California architects of the 20th Century. The extensively published Roth House overlooking Studio City is an icon of his groundbreaking concept of space itself as the primary element of architecture.

3 Bedrooms, 3 Bathrooms  
MLS# 17-275954

\$ 2,295,000  
Ilana Gafni **310.779.7497**



**Herbert Nadal, FAIA & Abraham Shapiro, AIA**  
**The Somerset**

200 North Swall Drive, Unit 507, Beverly Hills, CA 90211

Welcome to the world of gracious living at The Somerset. This two-bedroom condominium enjoys excellent privacy, with treetop views of the quiet street below; all opens to a sunny western exposure. Spacious, high-ceilinged living room with gas fireplace incorporates a large dining area, accessed via the foyer at entry, and itself accesses the private balcony via sliding doors.

2 Bedrooms, 2 Bathrooms  
MLS# 17-272824

\$ 949,000  
Michael D. Phillips **310.927.9189**



**Donald Aris Peart, Architect**  
**Mid-Century Modern Apartment, 1967**

1721 Selby Avenue, #1, Los Angeles, CA 90024

Rare mid-century 4-unit building. Ascend a flight of stairs to a post and beam atrium with clerestory windows, soaring ceilings, with abundant natural light. Be the first to live in this newly renovated two bedroom/two bath modernist sanctuary. Tranquil with a park-like view, the apartment consists of a large living room with fireplace, dining room with adjoining outdoor patio, spacious windowed kitchen and more.

2 Bedrooms, 2 Bathrooms  
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Crosby Doe Associates, Inc. CALBRE# 01844144 9312 Civic Center Drive #102 Beverly Hills, CA 90210 / 30 N. Raymond Avenue #404 Pasadena, CA 91103

# Season's Greetings from Crosby Doe Associates



## Donald Olsen, Architect The Olsen House, 1954

771 San Diego Road, Berkeley, CA 94707

First offering: the architect's own home. Listed on the prestigious National Register of Historic Places, and a City of Berkeley Historic Landmark, the Olson House presents a striking counterpoint to the more familiar Bay Area Modern Style. Built seemingly as a demonstration project, the Harvard educated architect applied his "high art" International Style training, as championed by Walter Gropius, to create his own "machine for living in a garden." The success of this endeavor is attested to by the families' lifelong tenure, and the building's service to lives immersed in creating a better world through art, architecture, and intellectual discourse.

4 Bedrooms, 3 Bathrooms  
MLS# 40800047

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## John Lautner, FAIA The Alexander Residence, 1951

5281 East El Roble Street, Long Beach, CA 90815

With several distinct iterations, drawings of the Alexander House at the Getty Research Library attest to a strong dialog between the client and architect. We can only surmise that may be the reason the residence served the family so well for the last 66 years without alteration! Located in Park Estates, a planned community affording large lots, and wide tree lined streets prepared for custom built houses, and overseen by an architectural review committee, the Alexander House spreads wide and low across its site. Interior privacy and a sense discovery while approaching the entry is achieved by the long horizontal brick wall screening the façade. All public space opens to the intermediate zone patio defined by a wide cantilevered overhang, and visually connects the gardens beyond affording a classic California Indoor-Outdoor Lifestyle. Residence includes: 4 bedrooms, 3 baths, step down living room, dining area, family room, laundry and workshop. Lautner's drawings suggest the site for a swimming pool in the garden. The new owner's freshening requirements may provide cause for Mills Act Tax Benefits.

4 Bedrooms, 3 Bathrooms  
MLS# 17-276100

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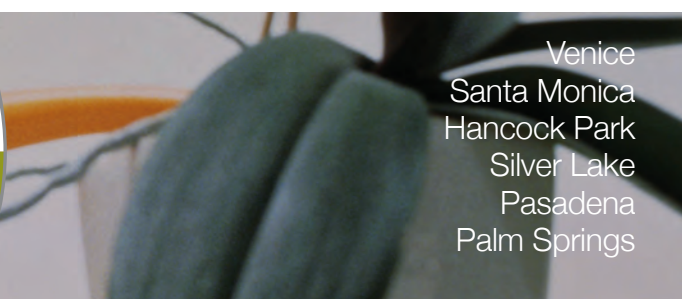
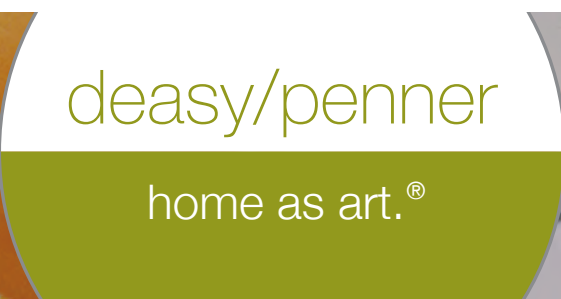
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Kristal Moffett | 310.699.4130



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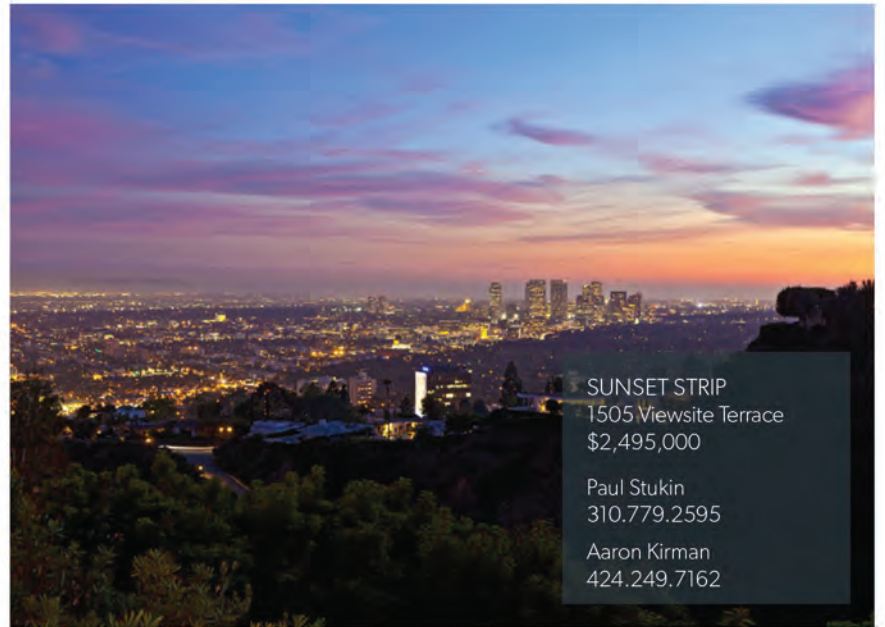
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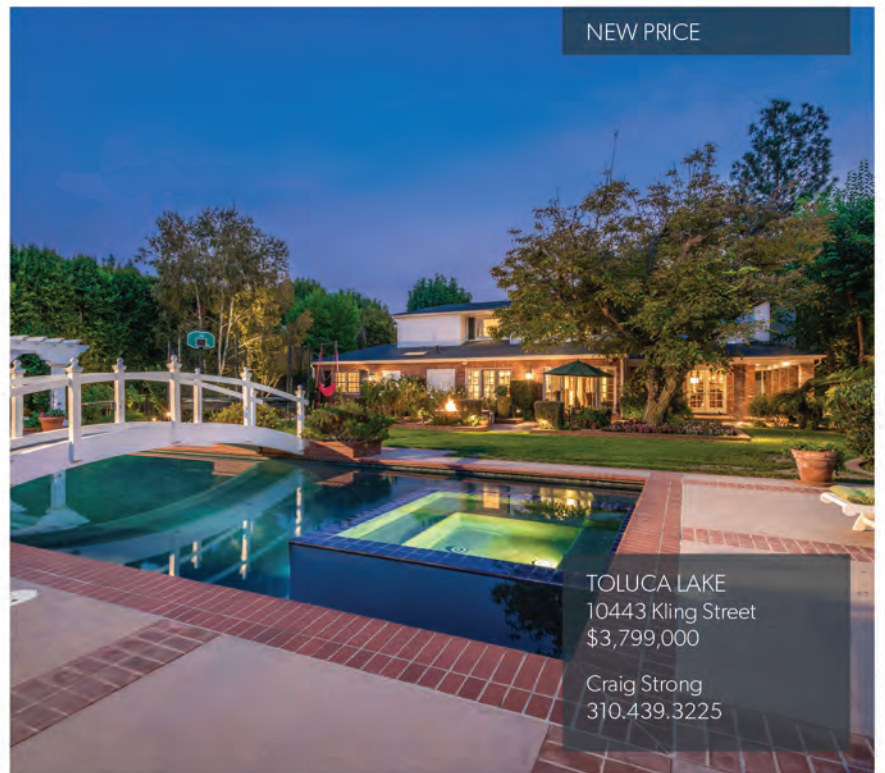
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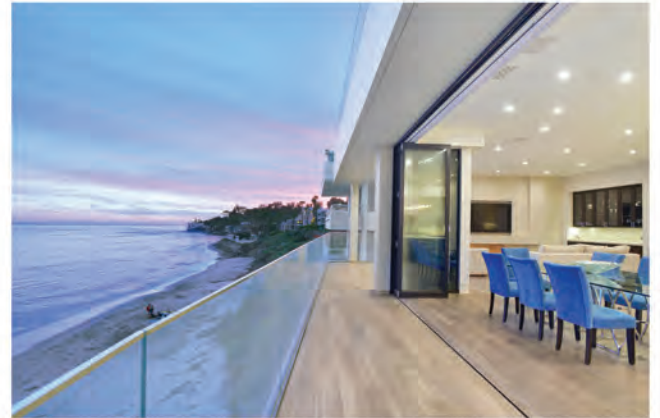
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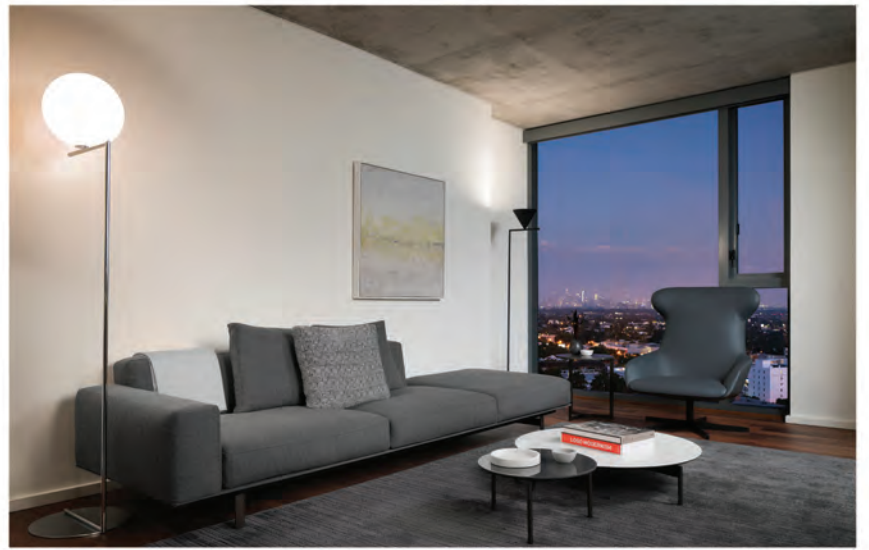
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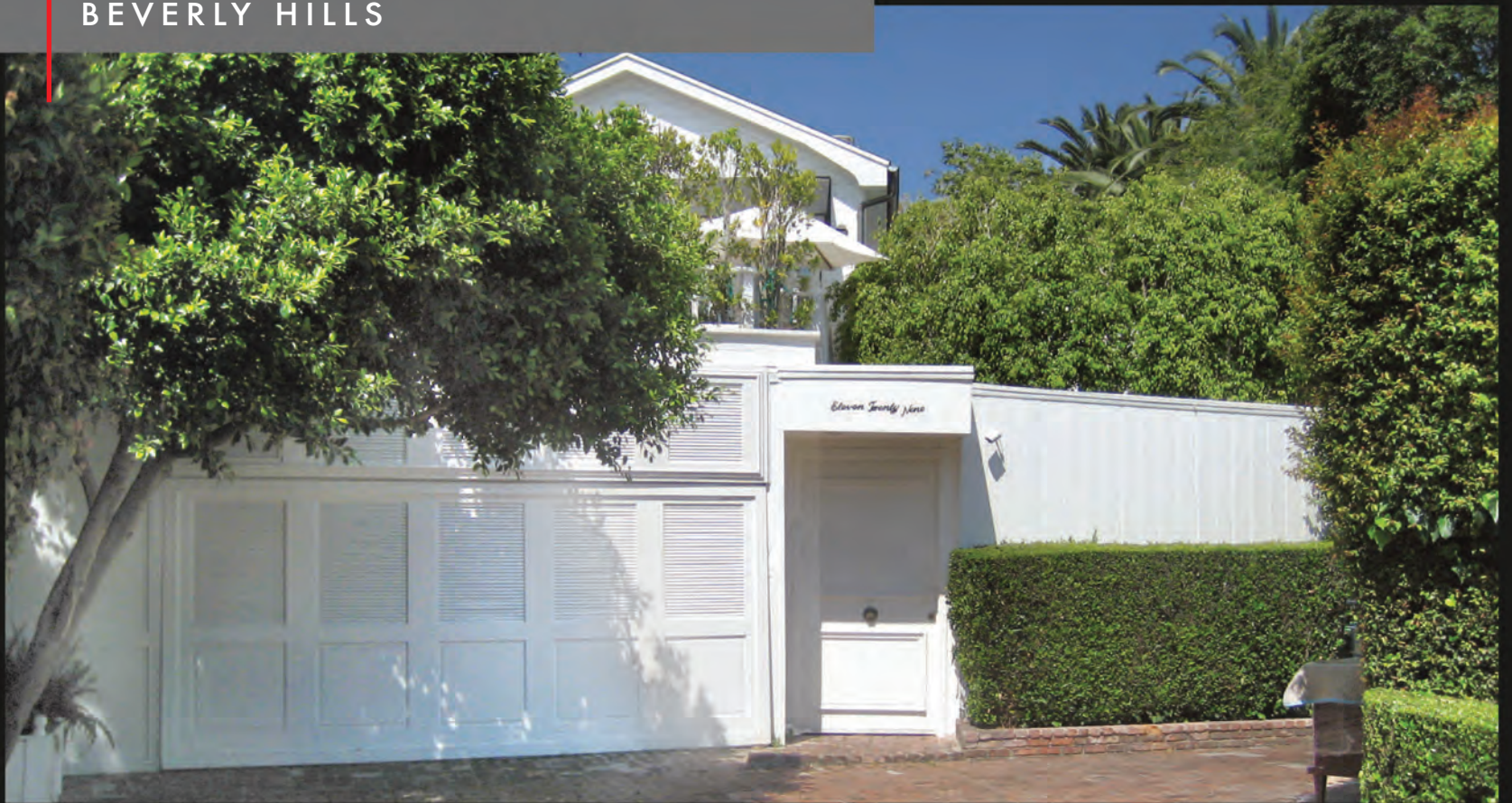
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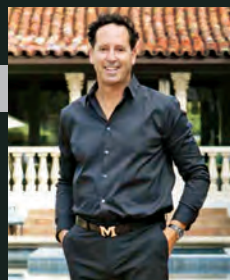
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# OPEN TUESDAY 11 - 2 PM



## 2423 BRIARCREST ROAD BEVERLY HILLS POST OFFICE

Late Iconic Academy Award winning "Rocky" Director John Avildsen's Longtime THREE parcel Estate on Fame Briarcrest Road. Extraordinary Offering. Unbelievable 360 Panoramic Degree Views from this private promontory point. Stunning Views of Downtown LA, Century City, Palos Verdes, Catalina Island, Ocean, Santa Monica Bay and Mountains, Valley, Universal City, Hollywood Sign and the Hills in between. A total of 1.81 Acres with Two buildable parcels. Existing gated 6 bedroom Traditional home with attached guest house can be remodeled into an Amazing showplace. Best current offering for a High-end Developer to construct two Luxury Homes or an End User to create a secluded Dream compound. Included is the Ownership of the entrance section of Briarcrest which is located in between the two buildable parcels and because of this - the Gating of the Street is a distinct possibility. According to underbuilt.com, Promontory point parcel with existing home has a max new 8,620 sqft home build-out and the Downslope Lot across the street has a max new 9,477 sqft home build-out.



### \$7,995,000

**Paul Czako**  
310.995.1963

# OPEN TUESDAY - 11 to 2pm for Lunch



## 3311 Coolidge Ave, Los Angeles

**5 Bedrooms | 5 Baths | 3,674 SqFT | 9,636 SqFt Lot | \$2,490,000**

Separate office and family room opening to pool. Also, pool house/cabana, yoga/meditation room with heated floors. Family compound at it's finest on the largest lot on the best Mar Vista Trousdale Street.



**Terre Steinbeck**

REALTOR® CALBRE# 01188344

**310-666-4094**

**Terre.Steinbeck@gmail.com**



**RODEO REALTY**

LOCAL EXPERTISE, GLOBAL PRESENCE.

*Rodeo Realty, Inc. does not guarantee the accuracy of square footage, lot size or other information concerning the property provided by the seller or obtained from public records or other sources. This is not intended as a solicitation if your property is already listed.*

# CHIC CONTEMPORARY ON A MAGICAL COVE IN MALIBU!

31972 PACIFIC COAST HIGHWAY, MALIBU



SALE PRICE  
\$7,250,000



SUSAN  MONUS

(310) 589-2477

SUSAN@SUSANMONUS.COM | WWW.SUSANMONUS.COM | @MALIBUHOMES

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GLOBAL  
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# Beach



GLOBAL  
LUXURY™

234 VANCE STREET  
OPEN TUESDAY 11AM - 2PM  
MARY LU TUTHILL | 310.979.3990

# Bungalow



With board and batten ceilings, polished maple floors, and windows to the views, this remarkably inviting home has a relaxed, beachy ambiance. Sprawling entertainment rooms with big fireplaces are flooded with sunlight. Remodeled kitchen is a cook's delight. Two bedroom suites embraced by gardens and fountains and a cozy guest suite on the main level. A separate apartment on an upper level completes the sprawling hideaway minutes from the beach. Must see. **\$3,250,000**



**OPEN TUESDAY 12/12 11-2**

**258 S. ROXBURY DRIVE, BEVERLY HILLS 90212**

OFFERED FOR LEASE at \$16,500/month

Totally Remodeled 2 story Traditional

3594 sq. ft. on a 7651 sq. ft. lot

4 bedrooms (3 upstairs, 1 downstairs)

5.5 bathrooms (all bedrooms have en suite bathrooms)

Bonus room, complete with windows, bathroom, closet and wet bar, can be a 5th bedroom, office, family room or gym.

Large formal living room, formal dining room, family room.

Separate area off of the master bedroom can be an office, gym, sitting area

Stainless steel kitchen appliances, quartzite countertops, hardwood floors, LED lighting, security, blackout shades in the bedrooms, grassy yard.

Much more!

**COLDWELLBANKERLUXURY.COM**

COLDWELL BANKER RESIDENTIAL BROKERAGE

**Cathy Greenly** | 310.850.4512 | [cgreenly@coldwellbanker.com](mailto:cgreenly@coldwellbanker.com) | 166 North Canon Drive, Beverly Hills, CA 90210

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# EXTRAORDINARY BEL AIR MASTERPIECE



WWW.1940BELAIR.COM

*Jade Mills*

310.285.7508

HOMES@JADEMILLS.COM

1940 BEL AIR ROAD  
BEL AIR

\$28,500,000

OPEN TUESDAY 11-2

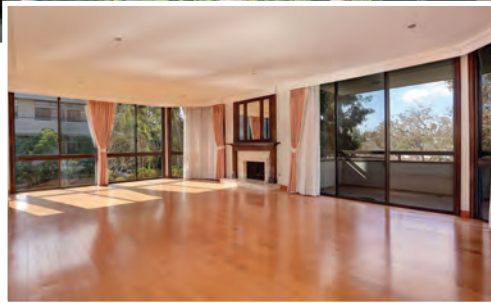
COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210



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# Spacious Updated Four Seasons Condominium Unit



## 300 North Swall Drive Unit 357 • Beverly Hills

- 1st time for sale!
- Largest floor plan in the complex
- Coveted sunlit front corner location
- Beverly Hills' most prestigious full-service building
- Oversized rooms with high ceilings and walls of glass
- 2 bedroom suites 2.5 baths
- Massive den opens to huge living room with fireplace
- Lovely balcony with treetop western-city views
- Generous formal dining room
- Amazing newer kitchen with top stainless appliances
- Big master suite with dual walk-ins
- Fabulous master bath with walk-in tub
- Large laundry room in unit
- Wood floors and mouldings
- 24 hour valet, attendants, pool, spa, sauna, gym
- Proximate to the best of the Westside

**Grand Opening Tuesday, December 12<sup>th</sup> • 11-2**

**\$1,995,000**

**Michael J. Libow**  
COLDWELL BANKER  
(310) 285-7509





# Stunning Redone Trousdale Estates Contemporary Villa



## 1028 Hillcrest Road • Beverly Hills

- Sunlit one-level gem with generous open spaces
- Super high ceilings with French doors, marble & wood floors
- 4 Bedroom suites + maid's quarters
- Large family room opens to wonderful yard
- Superb redone center-isle kitchen with top built-ins
- Big master with dual walk-ins and luxe bath
- Peek-a-boo city views from the south-facing bedrooms
- Public rooms open to glorious grounds w/lawns/pool/spa
- Separate upper-level outdoor patio w/gazebo/BBQ/views
- Gated parking and direct-entry garage
- Premier location on lower Hillcrest Road

**For Long-Term Lease at \$18,000 per month**

**Michael J. Libow**  
COLDWELL BANKER  
(310) 285-7509



**GLOBAL  
LUXURY.**



# 1928 ROMANTIC SUNSET STRIP SPANISH WITH UPSIDE



8435 CRESTHILL ROAD, LOS ANGELES | \$2,595,000

APPOINTMENT ONLY

BRING YOUR IMAGINATION & DREAMS TO THIS ROMANTIC HOLLYWOOD HILLS MEDITERRANEAN BUILT IN 1928 BY HOWDEN & HOWDEN AND ARCHITECT DAN UHL. NESTLED ON A TREE-LINED CUL-DE-SAC SECONDS FROM THE HEART OF THE SUNSET STRIP. LOW-WATER-USE PLANTINGS COMPLEMENT A FRONT YARD WITH DRAMATIC STAIRCASE, 2-CAR GARAGE WITH DRIVEWAY, AND A TILED COVERED FRONT PATIO WITH DRAMATIC ARCHWAYS. ENTER INTO CLASSIC ENTRY FOYER WITH ORIGINAL SPANISH TILE STAIRCASE. SPACIOUS STEP-DOWN LIVING-ROOM WITH VAULTED WOOD-BEAM CEILINGS, OVERSIZED STONE FIREPLACE, ENCHANTING FRONT PORCH AND FORMAL DINING ROOM. LARGE KITCHEN FEATURES THERMADOR DOUBLE-OVEN AND BREAKFAST AREA. THE UPPER-LEVEL FEATURES LARGE MASTER-SUITE WITH CITY VIEWS, CUSTOM WALK-IN CLOSET, BATH WITH JACUZZI TUB AND OVERSIZED SHOWER. A NIGHT ON THE TOWN OR A DAY OF SHOPPING ARE MOMENTS AWAY ON SUNSET BLVD INCLUDING THE COMEDY STORE, CARNEY'S, SKYBAR AND EQUINOX TO NAME A FEW. OUT BACK DISCOVER AN EXTRA-PRIVATE WITH A POOL, MULTIPLE LANDINGS AND CITY VIEWS.



COLDWELL BANKER RESIDENTIAL BROKERAGE  
BEVERLY HILLS NORTH  
(310) 800-5111 skler@skylerhynes.com  
CalBRE#: 01917448



## 3111 Via Dolce #503, Latitude 33, Marina del Rey

**SHOWN BY APPOINTMENT**



2 bedrooms



2.5 bathrooms



±1,990 sqft

Stunning panoramic mountain and ocean views in the coveted Latitude 33 Sky building. Rare opportunity to own a corner unit in Latitude 33 just 2 blocks from the beach. 10-foot ceilings and floor to ceiling windows flood the open concept family room with light. Top of the line kitchen with Stainless Steel appliances - Sub-Zero refrigerator and wine fridge, Wolf ovens, Bosch dishwasher and upgraded Calacatta Gold backsplash. Both large bedrooms are ensuite and separated by a long gallery for privacy. Building amenities include concierge, 2 side by side parking spaces and state of the art fitness center. Moments to restaurants, shopping, and the best of Silicon Beach.

**Offered for \$2,195,000**



**PETER & TY**

310.821.2900

[bergmanbeachproperties.com](http://bergmanbeachproperties.com)



Gibson International does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property the buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. CalBRE 01076358/01015897

READY TO SELL? LOOKING TO BUY?

# IT'S TIME FOR ELLIMAN



Beverly Center  
**434 N CRESCENT HEIGHTS BLVD | \$3,425,000**

5 Bedrooms, 6 Bathrooms

**Web# 17250128**

**Michelle Oliver 310.500.6111**

**Cory Charlupski 310.728.9566**

**Tracy Tutor Maltas 310.595.3885**



Beverly Grove  
**6235 DREXEL AVENUE | \$14,500 PER MONTH**

4 Bedrooms, 6 Bathrooms

**Web# 17290418**

**Jeeb O'Reilly 310.980.5304**

**Tori Barnao 323.633.1878**



Beverly Hills Post Office  
**1433 SUMMIT RIDGE DRIVE | \$2,998,000**

4 Bedrooms, 4 Bathrooms

**Web# 17284602**

**Stefani Stolper 310.733.6551**

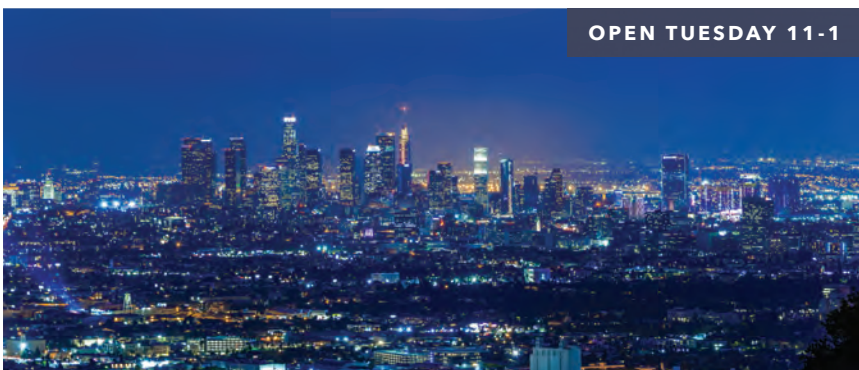


Hollywood Hills | New Listing  
**8741 ST IVES DRIVE | \$10,999,000**

Build 16,000+ sqft

**Web# 17292748**

**Josh & Matthew Altman 310.819.3250**



Hollywood Hills | Major Price Reduction  
**2181 BEECH KNOLL ROAD | \$1,995,000**

3 Bedrooms, 4 Bathrooms

**Web# 17271600**

**Josh & Matthew Altman 310.819.3250**



Marina Del Rey  
**12504 GREENE AVENUE | \$1,899,000**

4 Bedrooms, 3 Bathrooms

**Web# 17254710**

**Kenny Bellini 310.749.9092**



OPEN TUESDAY 11-2

Palos Verdes Estates | New Listing

**1376 VIA ROMERO | \$7,999,000**

6 Bedrooms, 8 Bathrooms & Tennis Court

**Web# 17283962**

**Josh & Matthew Altman 310.819.3250**



Sunset Strip

**1416 BLUEBIRD AVENUE | \$6,995,000**

5 Bedrooms, 6 Bathrooms, Guest House & Pool

**Web# 17267780**

**Jeeb O'Reilly 310.980.5304**

**Tori Barnao 323.633.1878**

**Stefani Stolper 310.403.9331**



Sunset Strip | New Lease

**9222 FLICKER WAY | \$15,000 PER MONTH**

3 Bedrooms, 4 Bathrooms & Pool

**Web# 17289422**

**Jeeb O'Reilly 310.980.5304**

**Tori Barnao 323.633.1878**

**Gersh Gershunoff 213.359.0328**



Venice

**810 SUPERBA AVENUE | \$2,995,000**

3 Bedrooms, 2 Bathrooms

**Web# 17287202**

**Juliette Hohnen 323.422.7147**



Venice | Lease | Price Reduction

**453 SHERMAN CANAL | \$18,000 PER MONTH**

3 Bedrooms, 4 Bathrooms

**Web# 17251942**

**Juliette Hohnen 323.422.7147**



Venice | Lease

**558 RIALTO AVENUE | \$10,500 PER MONTH**

3 Bedrooms, 3 Bathrooms

**Web# 1726988**

**Juliette Hohnen 323.422.7147**



[elliman.com/california](https://www.elliman.com/california)

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OPEN TUESDAY 11-2



Artist Rendering



Artist Rendering



Artist Rendering

## 8741 ST IVES DRIVE | HOLLYWOOD HILLS \$10,999,000 | NEW LISTING

Development opportunity to build your own private sanctuary. Follow the long driveway to your secluded gated estate. Nestled just above the famed Sunset Strip and situated at the end of a quiet cul-da-sac, unprecedented panoramic jetliner views from DTLA to the ocean complete with plans and permits to build a more than 16,000 sqft modern compound, the opportunities for customization are endless. Minutes from LA's finest dining, shopping, and entertainment, but completely isolated from the hustle and bustle below. **Web# 17292748**

**AB** THE ALTMAN BROTHERS

**JOSH & MATT ALTMAN**

O: 310.819.3250

Josh@TheAltmanBrothers.com

TheAltmanBrothers.Elliman.com

CalBRE# 01764587

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REAL ESTATE

[elliman.com/california](http://elliman.com/california)



## 1376 VÍA ROMERO | PALOS VERDES ESTATES

### \$7,999,000 | NEW LISTING

Stunning and luxurious contemporary home located in the Palos Verdes Estates community of Lunada Bay. Magnificent 180 degree, unobstructed views of the Pacific Ocean provided by the floor to ceiling windows that align the entire front of this beautiful home. Enjoy more than 10,000 sqft of living space including 6 bedrooms, 8 bathrooms, wine cellar, full personal gym, master bedroom with fireplace and 2 story walk-in closet, and a kitchen worthy of a luxury magazine centerfold. Enjoy the private backyard and relax on one of the two wrap-around balconies. A full-sized tennis court overlooks the ocean.  
**Web# 17283962**

**AB** THE ALTMAN BROTHERS

**JOSH & MATT ALTMAN**

O: 310.819.3250  
 Josh@TheAltmanBrothers.com  
 TheAltmanBrothers.Elliman.com  
 CalBRE# 01764587

 **DouglasElliman** EST. 1911  
 REAL ESTATE

[elliman.com/california](http://elliman.com/california)

# 227 Veteran Avenue Westwood Hills



**Open House**  
**Tuesday, December 12**  
**11-2 pm**  
**Bristol Farms Lunch**

3 Bedrooms | 2 Bathrooms  
2,196 SF Living Area | 9,450 SF Lot Size  
Traditional. Fantastic, mostly flat lot. Perfect opportunity to make it your own. Close proximity to UCLA & Westwood Village. Located in the sought-after Warner Avenue School District.

**\$1,795,000**

[227Veteran.com](http://227Veteran.com)



## Larry Young



**Realtor®**  
**Luxury Properties Director**

(310) 777-2879  
Larry@LarryYoungWestside.com  
CalBRE #00999537



[LARRY YOUNG WESTSIDE.COM](http://LARRY YOUNG WESTSIDE.COM)



**BERKSHIRE HATHAWAY**  
HomeServices  
California Properties



# 1234 Beverly View Drive Beverly Hills Post Office

**Open House**  
**Tuesday, December 12**  
**11–2 pm | Bristol Farms Lunch**

4 Bedrooms | 4 Bathrooms  
2,712 Sq. Ft. Living Area | 18,676 Sq. Ft. Lot Size  
Potential 5th bedroom. Sensible open floorplan.  
Great room-like spaces. Wall to wall French doors  
open to a fabulous entertaining backyard. Master  
Suite. Expansive sundeck, sparkling pool & lush  
garden areas. Detached artist's studio.  
Serene canyon views.

**\$3,695,000**

[1234BeverlyView.com](http://1234BeverlyView.com)



**Larry Young**  
Realtor® | Luxury Properties Director

(310) 777-2879  
[Larry@LarryYoungWestside.com](mailto:Larry@LarryYoungWestside.com)  
CalBRE# 00999537



**Yvette Busot**  
Realtor®

(310) 897-8369  
[Yvette@LarryYoungWestside.com](mailto:Yvette@LarryYoungWestside.com)  
CalBRE #01816766



[LARRY YOUNG WESTSIDE.COM](http://LARRY YOUNG WESTSIDE.COM)



**BERKSHIRE HATHAWAY**  
HomeServices  
California Properties

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# 6640 WHITLEY TER LOS ANGELES



Open Dec. 12th & 17th  
**Tues 11-2 & Sun 1-4**

5 bed | 6 Bath | 4,350 SqFt  
Proudly Offered at \$2,199,999  
[www.6640whitley.com](http://www.6640whitley.com)

Private celebrity owned 3-story  
villa featuring stunning city views,  
guesthouse, pool, & spa.

**MICA RABINEAU**  
Direct: 323.816.5868  
Office: 310.888.3309

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# Major Price Reduction



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1453 San Ysidro Dr  
**\$4,499,999**

**Shown by Appointment.** Gated and walled 5 bed + 6 bath Mediterranean in lower BHPO. Grand 2-sty entry, formal living room w/ high ceilings. Large gourmet kitchen w/ top of the line appliances, center island and granite counter-tops complete w/ large breakfast area. Double doors open to magical gardens w/ pool and spa. Elevator and 2 car garage.

---

**MYRA NOURMAND**  
myranourmand@nourmand.com  
www.myranourmand.com

direct: 310.888.3333  
office: 310.274.4000  
bre #00983509

**PATE STEVENS**  
pate@patestevensgroup.com  
www.patestevensgroup.com

direct: 310.467.7253  
office: 310.274.4000  
cal bre #01749421





# 131 S. Maple Drive

Open Tuesday 11-2 & Sunday 1-4

Welcome to Beverly Hills Luxury Living at its best! Newly remodeled 1,2,3 bedroom floor plans that are spacious, open, and bright. Top of the line finishes, hardwood floors, high ceilings, and stainless steel appliances. Walking distance to Rodeo shops, restaurants and Beverly Hills schools. We can do flexible lease terms and furnished for additional fee.

Starting at \$3,495/mo. & up



**NICOLE CONTRERAS**  
nicole.contreras777@gmail.com  
310.614.4952 | bre#:01512844



# 9955 Durant Drive

Open Tuesday 11-2 & Sunday 1-4

Luxury Living in the Heart of Beverly Hills. Completely renovated open floor plans with gorgeous hardwood floors. Sleek kitchen with state of the art stainless steel appliances, including washer dryer and wine cooler. Close to Rodeo, shops and restaurants. Water/Trash \$50. Luxury leases available short term and furnished for additional pricing.

Starting at \$3,000/mo. & up



**f** nicolecontrasestates  
**t** @nicolrealestate  
**in** @nicolecontrasestates



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# 2338 Hollyridge Drive

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**Open Tues 11-2 & Sun 1-4**  
Lunch Served Tuesday

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Gated Hollywood Hills 4 Bedrooms 3 bath View home!  
Premium unobstructed broadside Views of downtown  
LA from almost every room. Louis Zamperini of the  
movie "UNBROKEN" lived at the home for over 40  
years. This English Tutor home offers a beautiful open  
floor plan. The Kitchen has all new Viking appliances,  
Carrara Marble counter tops. All new hardwood flooring  
through out. Dual master suites with walk in closets.

**Offered at \$3,750,000**



**NICOLE CONTRERAS**

Direct: 310.614.4952

Office: 310.888.3332

bre#:01512844

nicole.contreras777@gmail.com

www.nicolecontreras.com



**MINA MULLINAX**

Direct: 949.294.1861

Office: 714.560.0514

bre#:01905568

mina-cainvestor@att.net

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310-358-1833 or 760-459-8712

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# 611 North Hillcrest Road



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**Just Reduced  
\$6,899,000**

**Architectural design and plans by renowned architect, Richard Landry, approved by the City of Beverly Hills.**

Plans and permits for a magnificent Mediterranean with 10,000+ sqft, featuring 5 bedrooms, 8 bathrooms, a spectacular master with dual baths and walk-in closets, luxe indoor spa, movie theater, recreation room, and subterranean 4-car garage with turntable. Build your dream home or move into this gracious 5 bedroom, 6 bath Spanish Revival and truly make it your own.

**Open Tuesday 11am-2pm & Sunday 1pm-4pm**

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**PATE STEVENS**

Office: 310.888.3315

Direct: 310.467.7253

bre#:01749421

pate@patestevensgroup.com

www.patestevensgroup.com

Nourmand & Associates  
421 N. Beverly Dr, Ste 200  
Beverly Hills, CA 90210





**OPEN TUE 11-2PM & SUN 1-4PM**

**2717 S. BEVERLY DRIVE | BEVERLYWOOD | \$3,249,000 | 5 BED + OFFICE 7 BATH**

Coley Laffoon 323.702.5551, Justin Mandile 323.446.3224

**MERCERVINE.COM**

8124 W. 3rd Street, Suite 200, Los Angeles, CA 90048

calbre# 01978797





OPEN TUE 11-2PM & SUN 1-4PM

1465 BENEDICT CANYON | BEVERLY HILLS P.O. | \$4,190,000 | 4 BED 4 BATH

Adam Rosenfeld 310.595.5915 calbre# 01978797 co-listed with Evan D. Harney 310.739.0194 calbre# 01441622

MERCER VINE



**1118 TOWER ROAD | BEVERLY HILLS | \$9,495,000 | 5 BED 6 BATH**

Adam Rosenfeld 310.595.5915, Coley Laffoon 323.702.5551, Kyle Giese 310.975.5838



**2362 APOLLO DRIVE | MOUNT OLYMPUS**

**\$2,995,000 | 4 BED 4 BATH**

Adam Rosenfeld 310.595.5915, Kyle Giese 310.975.5838

Christina Collins 310.343.3456



**11368 BURNHAM STREET | BRENTWOOD GLEN**

**\$2,799,000 | 5 BED 5 BATH | OPEN SUN 1-4PM**

Justin Mandile 323.446.3224

MERCERVINE.COM

8124 W. 3rd Street, Suite 200, Los Angeles, CA 90048

calbre# 01978797



**2515 GLENDOWER AVENUE | LOS FELIZ | \$5,360,000 | 5 BED 5.5 BATH | OPEN SUN 1-4PM**

Justin Mandile 323.446.3224



**2185 LINDA FLORA DRIVE | BEL-AIR**

**\$2,795,000 | 5 BED 5 BATH**

Adam Rosenfeld 310.595.5915, Lisa Optican 310.351.6646



**943 CHANTILLY ROAD | BEL-AIR**

**\$3,295,000 | 6 BED 7 BATH**

Kyle Giese 310.975.5838, Adam Rosenfeld 310.595.5915



**201 BENTLEY CIR**  
BEL-AIR  
\$13,500,000  
DREW FENTON, AMBER COHEN  
310.858.5474  
BY APPOINTMENT ONLY



**7937 WOODROW WILSON**  
HOLLYWOOD HILLS  
\$4,995,000  
BRANDEN WILLIAMS, RAYNI WILLIAMS  
310.691.5935  
BY APPOINTMENT ONLY



**14596 DEERVALE PL**  
SHERMAN OAKS  
\$3,495,000  
AREN AFSHARIAN 310.200.9323  
BY APPOINTMENT ONLY

HILTON & HYLAND



**7266 OUTPOST COVE**  
BEVERLY HILLS  
\$9,288,000  
DONOVAN HEALEY, MARCIE HARTLEY  
310.903.1876  
OPEN TUESDAY 12-2PM



**2048 N BEVERLY DR**  
BEVERLY HILLS  
\$3,495,000  
SUSAN PERRYMAN 310.261.1960  
OPEN TUESDAY 11-2



**8952 ST IVES DR**  
SUNSET STRIP  
\$4,899,000  
JONAH WILSON 310.858.5465  
BY APPOINTMENT ONLY



HILTONHYLAND.COM



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*DAYTIME & TWILIGHT*  
DEC 12TH | 11AM-2PM | 5PM-9PM

# THE STANLEY HOUSE

1894 N STANLEY AVE | SUNSET STRIP



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NG THAT NEVER GOES OUT OF STYLE... AND THAT'S PASSION



A modern lounge area with red velvet seating, a fireplace, and a view of a city skyline at night. The room features a large window overlooking a city skyline at night. The interior is furnished with a large red velvet sofa and several matching armchairs. There are several dark wood coffee tables and side tables, some with lit candles. A fireplace is visible on the left side of the room. The ceiling has recessed lighting, and the overall atmosphere is warm and sophisticated.

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5 BD | 5 BA | 7,442SF ON 12,816SF LOT

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**\$17,995,000**

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**23921 MALIBU RD**

ONE ACRE LOT W/SERVER | COASTAL & CITY APPROVALS  
RICHARD LANDRY PLANS  
5,600 SQFT HOME | \$4,495,000



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## 23917 MALIBU RD

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PALOS VERDES THROUGH CATALINA AND BEYOND.

RICHARD LANDRY'S "DIAMOND" - A 5 BR 7 BA MASTERPIECE POOL, SPA,  
WALLS OF GLASS, 1,200 SQFT BASEMENT, CABANA, LIBRARY APPX 8,000 SQFT

TO BE COMPLETED DECEMBER 2019

\$19,950,000

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- 70 FT POOL/SPA/CABANA | INDOOR POOL | SPA
- THEATER | YOGA COURT
- BAR | CELLAR | GAME ROOM | GYM

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# THE POINT



624 N BONHILL RD, BRENTWOOD

OPEN TUESDAY 11-2

\$35,000,000

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BRENTWOOD



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MAJOR PRICE REDUCTION | \$15,995,000

8 BEDS | 12 BATHS | 10,299 SQ. FT. | 36,879 SQ. FT. LOT



**SANTIAGO ARANA**

SANTIAGO@THEAGENCYRE.COM  
310.926.9808

**MAURICIO UMANSKY**

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# 592 AND 594 N. TIGERTAIL ROAD

BRENTWOOD



## DEVELOPMENT OPPORTUNITY IN BRENTWOOD

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NEW LISTING | \$22,000,000

3 BEDS | 4 BATHS | 2,948 SQ. FT. | 123,544 SQ. FT. LOT



**SANTIAGO ARANA**

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# PALISADES BEACH ROAD

SANTA MONICA



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ENTER VIA BEACH HOUSE WAY AND PARK IN THE NORTH SECTION ADJACENT TO 270 PALISADES BEACH ROAD.



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1273 PALISADES BEACH ROAD | \$5,995,000 | 3 BEDS | 3.5 BATHS | 3,393 SQ. FT.



1273 PALISADES BEACH ROAD



270 PALISADES BEACH ROAD #203

**DAVID SOLOMON**

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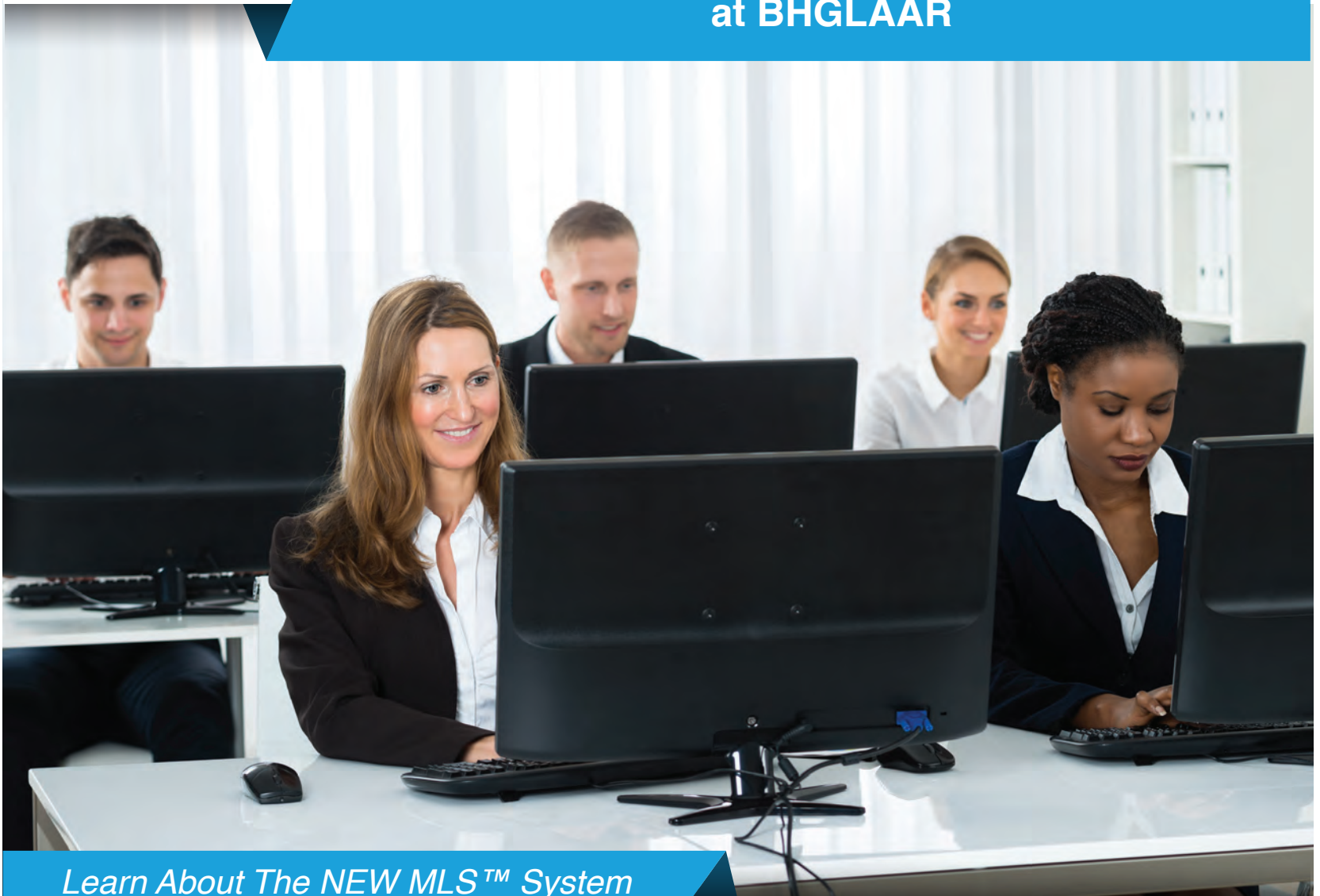


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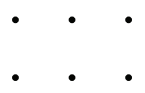
Ryan Jancula  
310.729.6852  
ryan.jancula@compass.com  
CalBRE 01904981

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