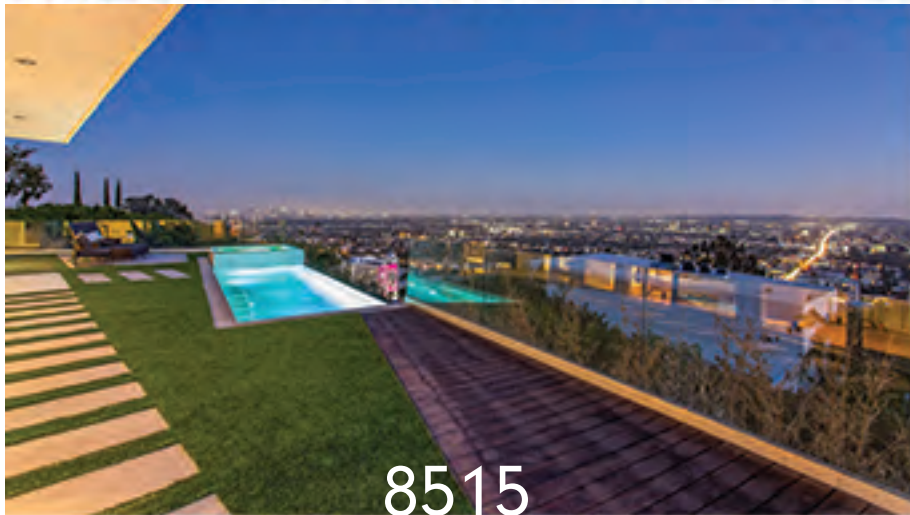


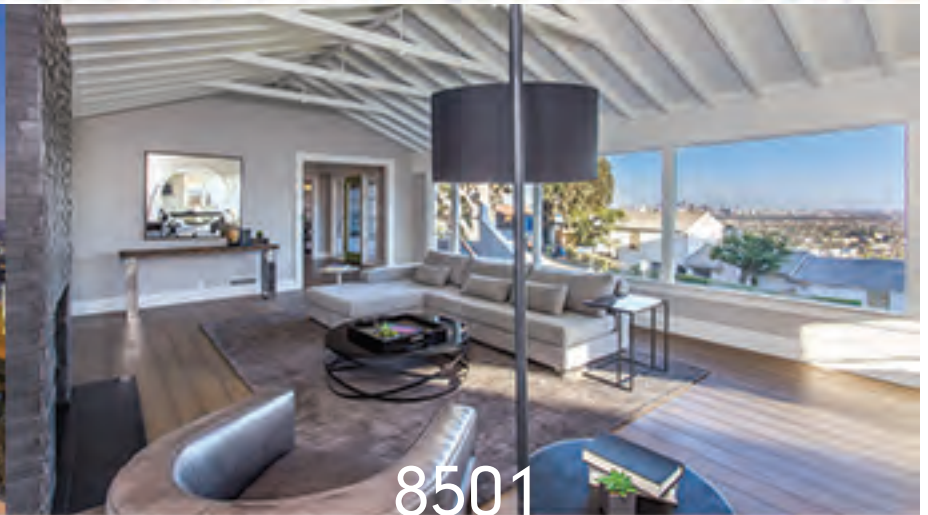
DUSTIN NICHOLAS

7,000,000-Double Parcel View Lot
Hollywood Hills/Sunset Strip



8515

Hedges Way
4,899,000



8501

Hedges Place
1,695,000

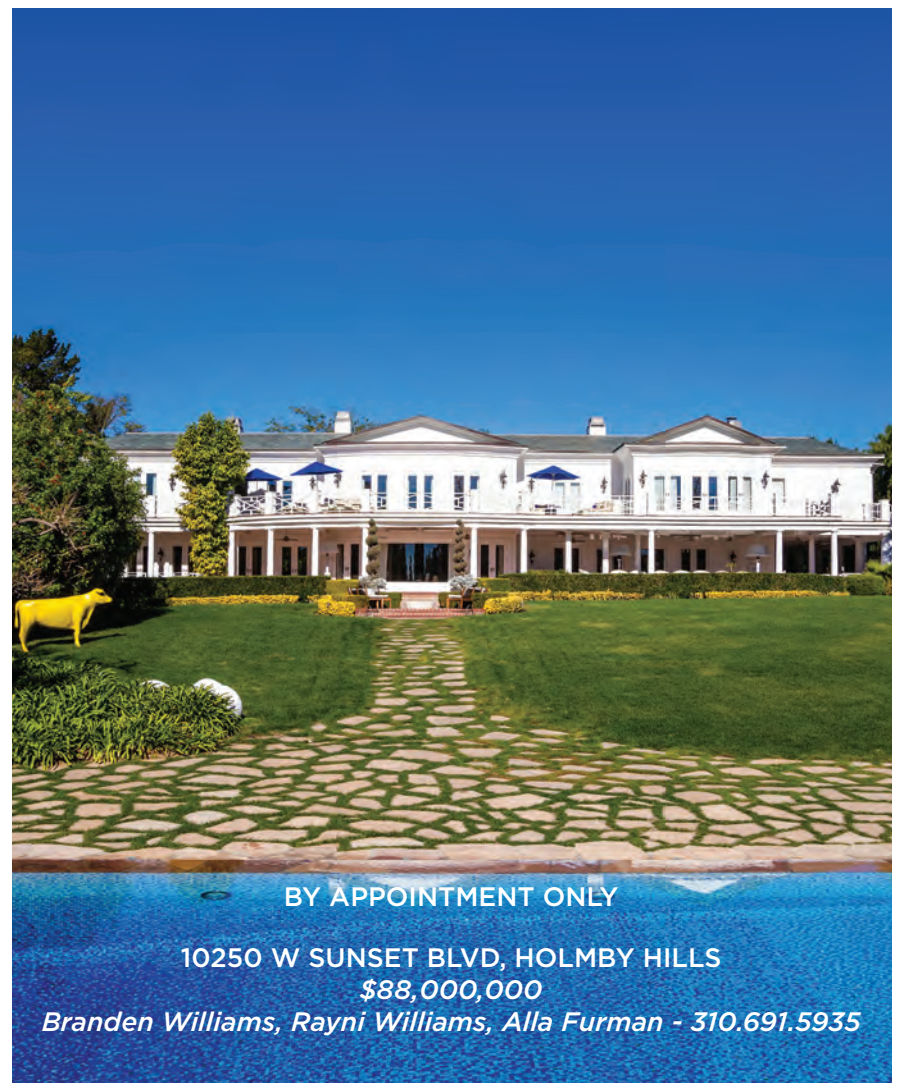
1654 Blue Jay Way - Hollywood Hills - Price Upon Request

2321 Castilian Dr. - Hollywood Hills - 7,800,000

1016 N Hillcrest Rd - Trousdale - SOLD - 21,000,000 (Victoria Risko)

805 N Hillcrest Rd - Trousdale - SOLD 12,500,000





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10250 W SUNSET BLVD, HOLMBY HILLS

\$88,000,000

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COFFEE AND PASTRIES SERVED

THURSDAY OPEN 9:45-11:45
COFFEE AND PASTRIES SERVED

- 3 ONE ACRE PLUS COASTLINE VIEW LOTS
- COASTAL DEVELOPMENT PERMITS ISSUED
- 18 MONTH PERMIT TO COMPLETION
- RICHARD LANDRY DESIGNED HOMES

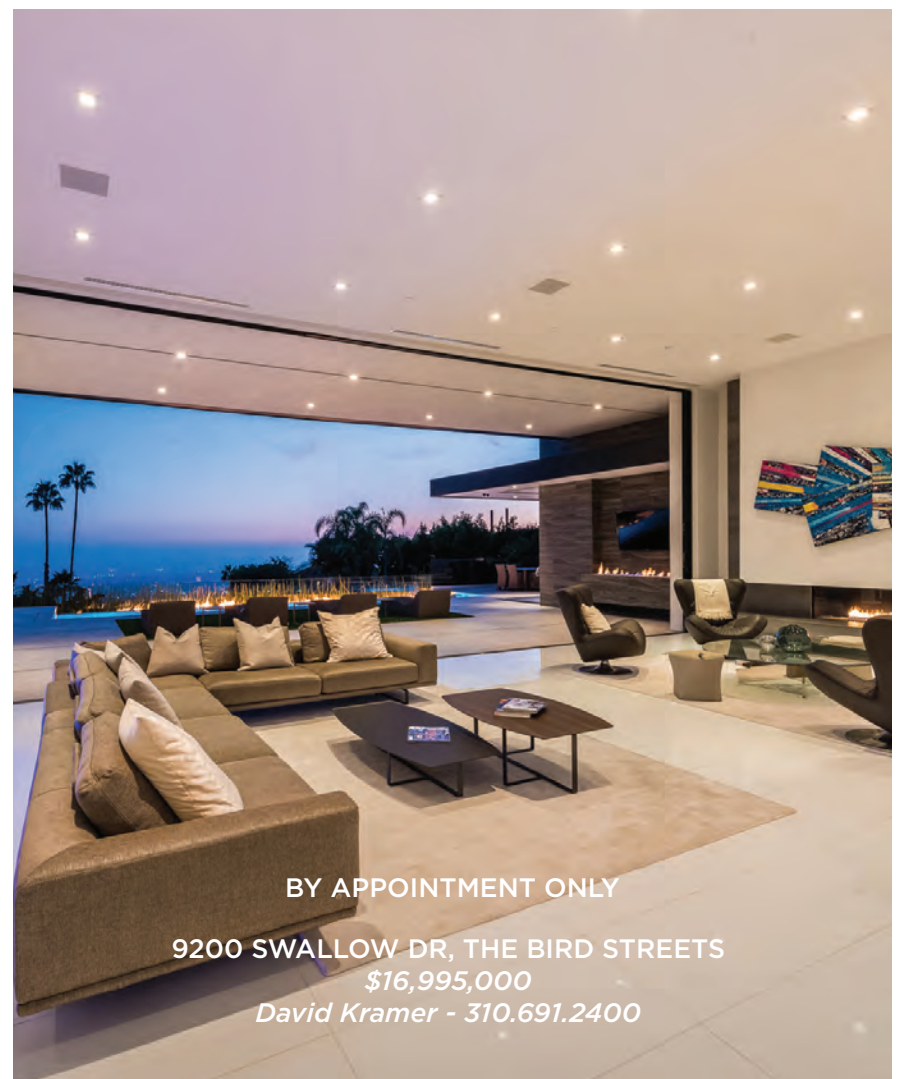
OPEN TUESDAY 11-1 & THURSDAY 9:45- 11:45

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BUI SUSHI SERVED

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GUIDED TOURS

COASTAL DEVELOPMENT PERMITS ISSUED
FOR 5 HOME GUARD-GATED COMPOUND



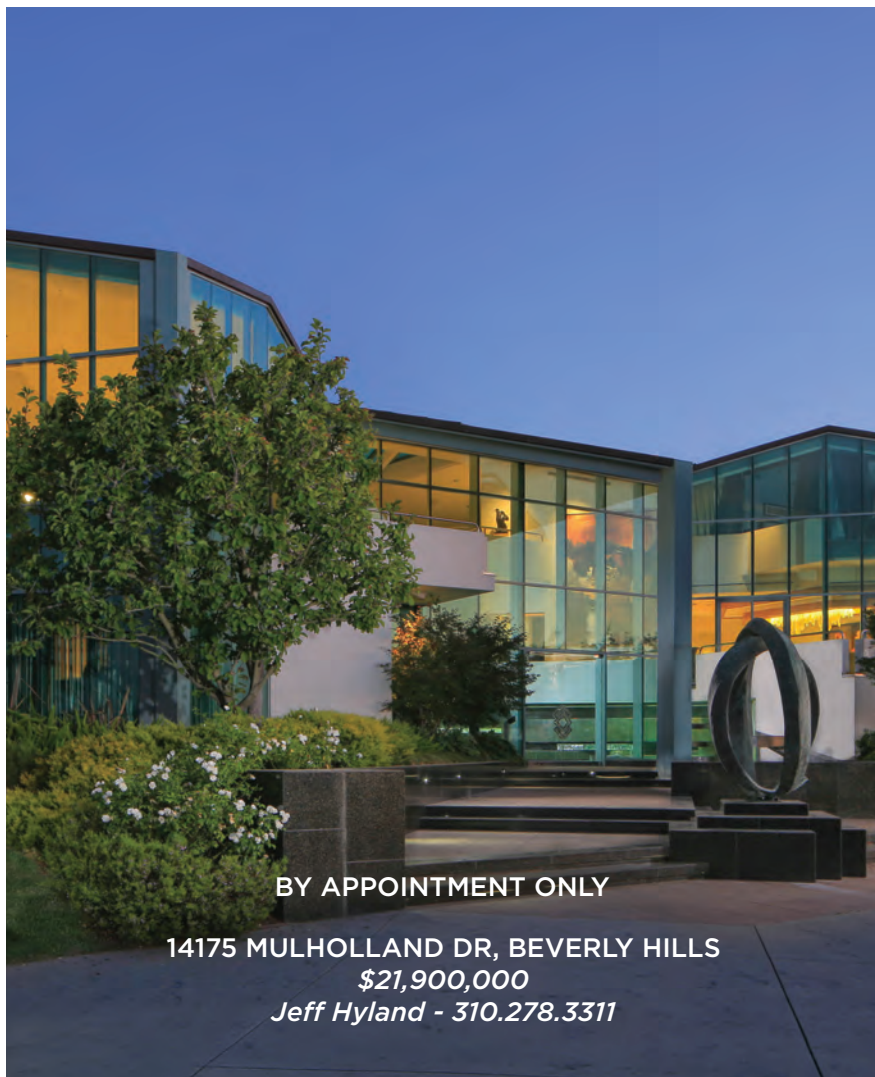
OPEN TUESDAY 1-3 & THURSDAY 12-4

GRAND MALIBU COLONY
ON PCH AND MALIBU CANYON RD
\$60,000,000
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Mid-20th Century Residential Design
\$3,495,000 / Crosby Doe & Stephen Skuris



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CLIFF MAY DESIGN

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MID - CENTURY WILSHIRE TERRACE – Los Angeles
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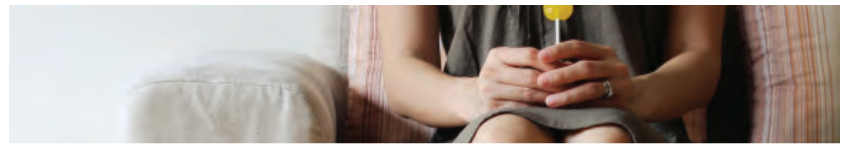
Beverly Hills Office: 310.275.2222
Pasadena Office: 626-793-6677

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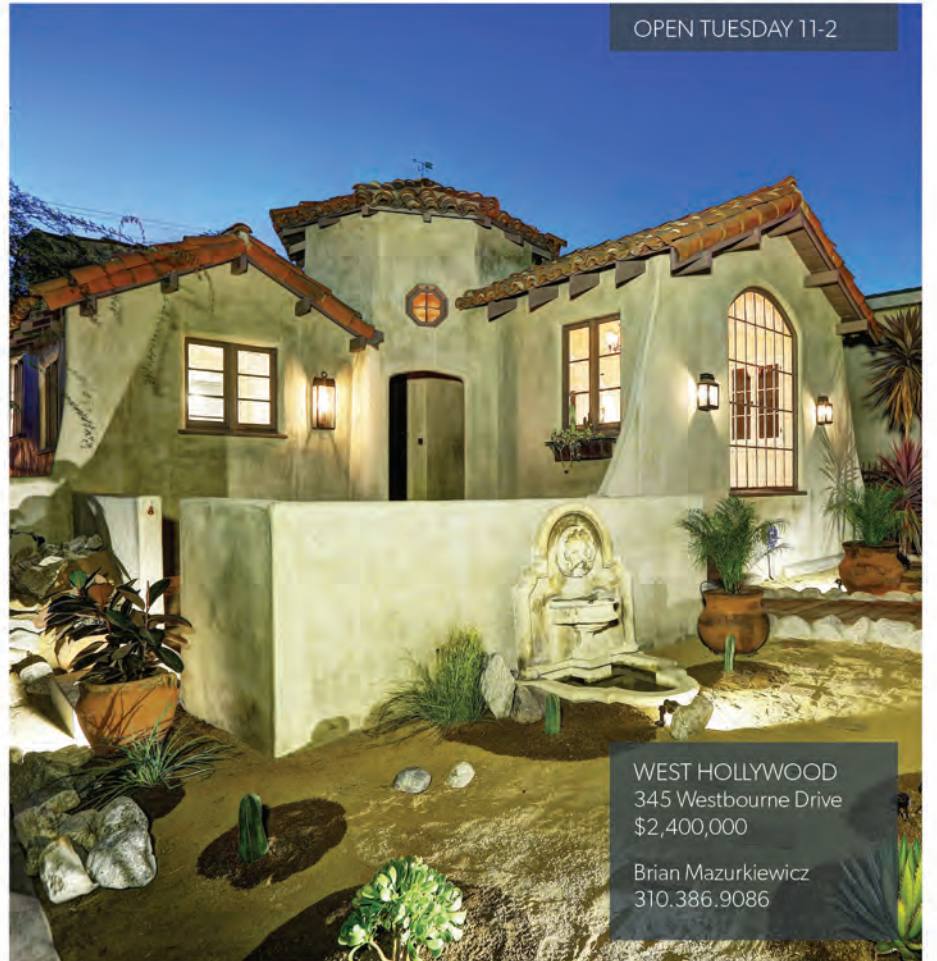
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www.741FULLER.com ToddMichaud.LA@gmail.com



3648 SHANNON ROAD, LOS ANGELES
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BY APPOINTMENT

The Hunter Residence, 1929. This is an exquisite example of Tudor architecture and has been lovingly maintained over the years. Beautiful original details & recent upgrades to major systems. On the main level, a grand living room with adjoining lounge featuring original stained glass. Upper level features a large master suite & 3 family bedrooms. Beautiful grounds that occupy a street-to-street lot. Lower level has a family/media room, fireplace & guest bed.

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3755 SHANNON ROAD, LOS FELIZ
LISTED AT \$1,895,000

BY APPOINTMENT

Stunning views can be found in almost every room of this beautiful 4+3.5 Spanish home. Gracious LR with a fireplace. Huge patio that surrounds you in canyon views and city lights of Glendale too. Cozy den offers an abundance of light with its floor to ceiling windows. Spacious and open fully equipped kitchen. Formal DR. Master suite and bath each with breathtaking views. Fabulous garden to grow your veggies and fruit trees. Apprx 3010 sq ft and the lot is 7882.

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3400 sq ft 4 Bd+3.5 Bath, oversized custom windows/glass sliders, 2 fireplaces, chef's kitchen with Miele, Wolf & Sub Zero appliances, custom cabinetry, polished quartz countertops. Cedar wood ceilings, radiant heat polished concrete & wide plank walnut floors, custom 9 ft oak doors, colossal window to 2nd fl, chic lighting fixtures, massive master bath, stand alone tub & herringbone tile floors. 2nd living room, laundry room, upper balcony, 3 car garage.

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5682 HOLLY OAK DRIVE, LOS ANGELES
LISTED AT \$2,500,000

BY APPOINTMENT

3 Bd+2 Den, 4 baths, 3300 sq ft. With a highly published celebrity past, this Contemporary Mediterranean sits nestled with a majestic canyon view in one of the most exclusive neighborhoods in Los Angeles—The Oaks. Laze in the cathedral ceilinged two-story living room with exposed wood-beams, spacious work loft, or outdoor patio overlooking the serene canyon. A peaceful and elegantly walled enclave, moment from the heart of Hollywood.

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17847 CATHEDRAL PLACE, ENCINO
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This sexy Mid-Century home was reimagined by Luxe Standard, a superb renovation with every buyer's boxes checked. Behind a long driveway is this private compound with an open floor plan, all on a single level with floor to ceiling windows that overlook the beautiful view, pool, and flat yard. It's like being on vacation every day! So lay back on the chaise lounge, float in the pool and sip a martini, watching the world below.

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MICHAEL GARDNER

Michael.Gardner@sothebyshomes.com | 310.699.8428

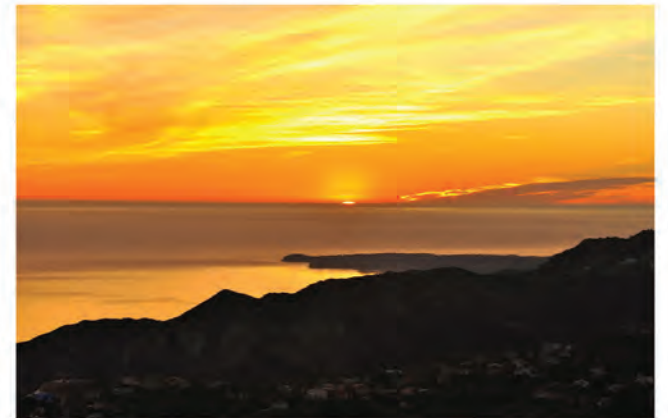
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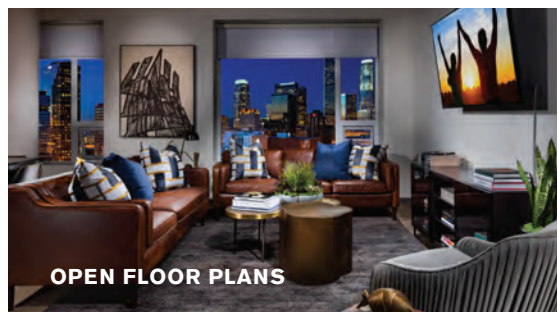
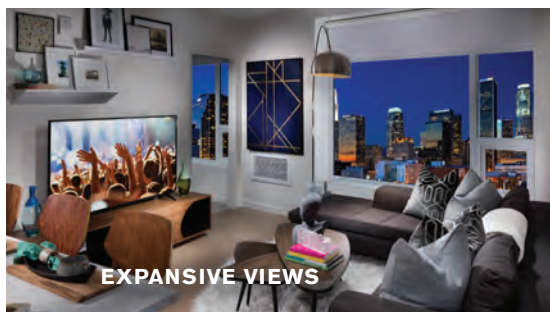
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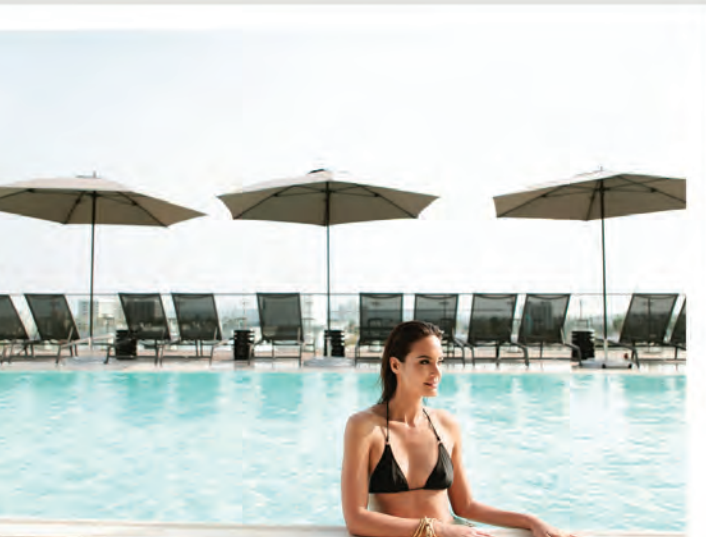
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Kurt Rappaport (310) 860-8889 | CalBRE# 01036061

Mark S. Gruskin (310) 924-5769 | CalBRE# 01324387



ARCHITECTURAL CONNOISSEUR'S DREAM DESIGNED BY FRANK GEHRY MALIBU | \$29,995,000

Court ordered partition sale subject to overbid. World-class trophy property on multiple parcels with 160 ft of beachfront in the most prime section of Broad Beach. 11,000+ sf with sunlit courtyard entry, soaring ceilings, great walls for art, old walls of glass, garden, tennis court, lap pool & deep sandy beach. broadbeachcoastfront.com

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



SPECTACULAR NORTH BEVERLY PARK ESTATE BEVERLY HILLS | \$29,950,000

Completely private & secluded from the street, set behind iron gates. Over 20,000 sf of living space on almost 4 acres. Mediterranean villa with a grand 2-story entry, large living room, formal dining room, conservatory, grmt kitchen/family room, theater, wine cellar, incredible entertainment facilities, & more. weahomes.com/listing/beverly-park-circle

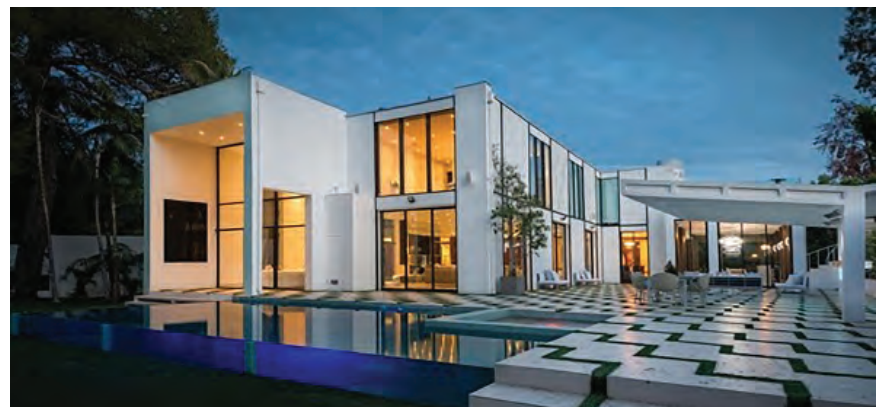
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THE ULTIMATE ESTATE COMPOUND BEVERLY HILLS | \$28,450,000

With over a thousand feet of prime frontage on one of the finest streets in the City of Beverly Hills, behind iron gates is a completely remodeled "Old Hollywood" traditional estate with state of the art amenities. weahomes.com/listing/1140-tower-rd

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SPECTACULAR MODERN ESTATE BY ARCHITECT WILLIAM BECKETT BEVERLY HILLS | \$27,950,000

Just completed, featuring an incredible 2-story living rm, gorgeous library/den, state of the art media/screening rm, incredible master suite, spacious grmt kitchen, breakfast rm, wine cellar, & much more. All rooms open to a beautiful outdoor pavilion, gardens, bar, & swimmer's pool. An incredible opportunity. weahomes.com/listing/1024-summit-dr

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WEAHOMES.COM

WESTSIDE ESTATE AGENCY

BEVERLY HILLS | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770
MALIBU | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171
MIAMI | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471



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\$30,000 Agent Commission



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618 6th Avenue, Venice, CA 90291

Open House Tuesday, December 13th | 11AM - 2PM | Catered Lunch | Live DJ | Free Valet

BED 4 | BATH 4 | PRICE \$3,645,000 | LIVING AREA ±3,737 SQ. FT. | LOT SIZE ±5,670 SQ. FT.

JAPANESE EATS, INDUSTRIAL-CHIC

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haltonpardee.com | jonathan@haltonpardee.com | 310.907.6517



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10445 Wilshire Blvd #501

Westwood / Wilshire Corridor

www.10445wilshire501.com

Spectacular redone 2 bedroom 2 bath + office in the full-service Grand. This condo has been updated with highest finishes throughout and features, hardwood flooring, custom built-ins, open granite kitchen with stainless steel appliances and breakfast bar, master bedroom with walk in closet, marble master bath with double sinks, tub, and stall shower, second bedroom with custom built-ins, laundry, converted office area, and a large balcony perfect for entertaining and taking in the view. The full service Grand features 24-hour concierge, valet parking, gym, pool, spa, banquet room, conference room, and much more. All conveniently situated in Westwood, close to movies, museums, places of worship, restaurants, theaters, Westwood Village, Century City and of course UCLA.

Jonathan C. Sands

310.704.6612

Jon@JonCSands.com

CalBRE# 01258453

OFFERED AT : \$899,000

For Additional Real Estate Updates Visit:

JonCSands.com



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ESTATE PROPERTIES



2016 Clean Lined Retreat in Bel Air | AIH Development



15500 Hamner Drive, Los Angeles (Bel Air)
4 bedrooms | 4.5 bathrooms | 3,500 sf living | Lot over 1 acre | \$3,500,000
Private Gated Estate | Salt Water Pool, Spa | Fire Pit

Represented by Ann Beck and Terri Davis
Ann & Terri can be reached in the Marina del Rey Office or direct at (310) 391-6853

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VIEW



FEATURED *Properties*

PACIFIC PALISADES | \$21,500,000

Represented By JOYCE REY (310) 285-7529 & CHRISTOPHER DAMON (310) 230-2427

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*View magazine is distributed to 15.9 million households each year.
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AGOURA HILLS | \$699,000
 4+2 (2bds down). RV/boat access. Newer roof. Open floor plan. High ceilings. Breakfast bar.
NANCY VAN VOLKINBURG (805) 495-1048



BEL AIR | \$1,399,000
 PRICE REDUCED OVER \$450,000! 4 adj. parcels totaling approx. 22,500+ sq. ft. N. of Sunset
JANINE GERSHON (310) 804-4607



CHATSWORTH | \$1,730,000
 5,253SF 5+7 Luxury Med. in gated Estate w/huge Entertain yard with pool/spa/Canyon Views!
CHARLES MONROE | MARIE F LEVESQUE (818) 888-3531



CHEVIOT HILLS | \$6,499,000
 2789 McConnell Drive. Pristine Mediterranean, 5+4, manicured grounds+pl, co-listed
BEN LEE (310) 858-5489



ENCINO | \$1,499,000
 Gated 4+4.5 entertainers delight w/over 3800 sq ft. Private street. Hesby Oaks Elementary.
MARGIE MARKUS & SCOTT FRIEDMAN (818) 807-7414



LADERA HEIGHTS | \$1,325,000
 Ladera charmer. Gorgeous Red Oak flrs. Remodeled island style kitchen w/ granite counters.
JANET SINGLETON (310) 722-0679



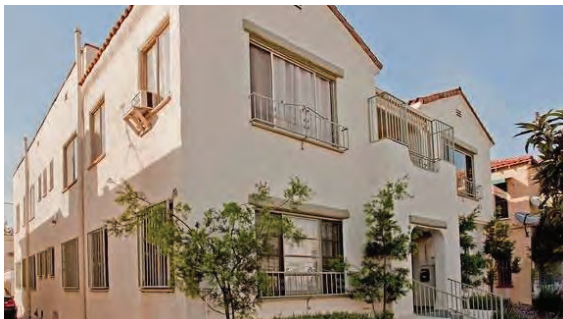
LOS FELIZ | \$1,595,000
 4BD/3BA Reduced \$100K! Beautifully maintained split level designed house w/ great views!
CLAUDIA HIPOLITO (323) 906-2425



MALIBU | \$14,950,000
 360° Ocean View Lot w/ Plans & Permits ready to go for 12,334± ft² Estate on 29.95± acres.
ANI DERMENJIAN (310) 317-9382



MALIBU | \$5,500,000
 Malibu Ranch--5 houses on 82 acres. Zoned agricultural. A great investment.
KATHY ELLIS (310) 804-4526



MIRACLE MILE | \$2,299,000
 4-2bedroom units in great rental area, 3 units delivered vacant. 2 redone units. In Escrow
STEVE TATOR / RICK LLANOS (323) 460-7627



NEWPORT COAST | \$5,498,000
 Hilltop Mediterranean style estate sits on the largest lot in the Ocean Heights community.
JILL ASKREN (626) 203-8748



PACIFIC PALISADES | \$5,695,000
 Custom '06 built, 5+5.5 Huntington Palisades home is one of a kind with no expense spared.
HOLLINGSWORTH | LEFF | HIETE (310) 230-2483



Arcadia (626) 445-5500
 Beverly Hills North (310) 777-6200
 Beverly Hills South (310) 273-3113
 Brentwood (310) 820-6651

Calabasas (818) 222-0023
 Glendale (818) 240-1111
 Hancock Park North (323) 464-9272
 Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334
 Los Feliz (323) 665-5841
 Malibu Colony (310) 456-3638
 Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700
 Marina del Rey (310) 301-3500
 Montecito (805) 969-4755
COLDWELLBANKERHOMES.COM



PASADENA | \$2,798,000

Exclusive private estate fully remodeled in 2008, 2 gst homes, 5100SF home on 25,300SF lot

POWAI WONG (626) 731-8387



PASADENA | \$1,350,000

633 S Lake Ave #4 | Luxurious, 4-story Chateau style townhouse, 2 master BD suite | 2.5 BA

SCOTT JAMES & CHRIS STILLMARK (626) 319-6927



SANTA BARBARA | \$65,000,000

World-class 19-acre polo ranch estate near renowned Santa Barbara Polo Club.

RANDY SOLAKIAN (805) 565-2208



SANTA MONICA | \$3,975,000

Custom 4bd 4.5ba gated & pvt hm w/hw flrs & maids quarters located 3 blocks from ocean.

DAVID BAYAT (310) 442-1300



SANTA PAULA | \$1,050,000

Hacienda Living! 2-Acre Hass Avocado Ranch, 5 bed + office + 3.5 baths, approx 3,090 sq ft

BETTY FERNANDEZ (805) 766-1495



SILVER LAKE | \$1,350,000

2269 Cove Ave | 4BR/3BA Spanish home with new kitchen, 2-car garage, amazing views & more.

PAUL GILBERT (310) 586-0372



STUDIO CITY | \$2,395,000

Stunning Spanish-style new construction with modern finishes and amazing curb appeal.

AVI BARAZANI (818) 528-2210



TEMPLE CITY | \$1,188,000

South facing 5BD/4BA custom estate built in 2007 w/ smart home tech & Temple City Schools

JOSEPHINE YANG (626) 685-4068



TORRANCE | \$1,075,000

4BD/2BA | Extra Large Family Room with Open Beamed Ceiling | Backyard with Covered Patio

SUZY BRYAN (310) 210-1211



TORRANCE | \$465,000

2BD/2BA Second Floor Condo in the heart of Torrance with Open Concept Floorplan

DEREK HIRANO (310) 802-5700



WESTCHESTER | \$2,385,000

7740 Boeing Ave | 6BD/5.5BA Gorgeous home w/ great style, lots of space & all amenities

BOB WALDRON & JESSICA HEREDIA (310) 780-0864



WILSHIRE CORRIDOR | \$1,595,000

10560 Wilshire Blvd #1405 | Stunning 2BR/2.5BA + den corner unit with panoramic views.

CAROLYN TAFF (310) 871-5051

Pacific Palisades (310) 454-1111

Palos Verdes (310) 378-5201

Pasadena (626) 584-0050

Playa Vista (310) 862-5777

San Marino (626) 449-5222

Santa Barbara (805) 682-2477

Santa Monica Montana (310) 458-0091

Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424

Studio City (818) 788-5400

Venice (424) 280-7400

Ventura (805) 648-5051

Westchester (424) 702-3000

Westlake Village (805) 495-1048

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A&D

ARCHITECTURE & DESIGN

A MILLENIUM OF ARCHITECTURE UNDER ONE ROOF

by Bret Parsons

Haacienda de la Paz stands as a testament to homeowner John Z. Blazeovich, who dedicated 17 years to achieving harmony between a 51,000 sq. ft. dream home, the bucolic surroundings of the Rolling Hills enclave, and the Spanish historical precedents of California. That balance was first addressed by answering the community's architectural standards with a 19th century Andalusian ranch style compound conceived by award-winning Spanish architect Rafael Manzano Martos. Then, an inventive solution for the city's one-story height limit incorporated multiple subterranean levels. Accessed via secret passageways and elevators, these stunning environments comprise an 18th century neoclassical ballroom, an indoor tennis court, a 10th century Moorish spa fit for a king, plus a gym, yoga room, and wine cellar. A Spanish interior design team envisioned the formal living and entertaining spaces, including a library fashioned after an English gentleman's club, a Renaissance chapel, gourmet kitchen plus catering facilities, and a grand salon and dining room with remarkable interlocking ceilings. Of course there's the requisite guesthouse, a six-car garage, bocce court, and an outdoor red clay tennis court. Finally, a pool and loggia embrace panoramic city and ocean views. All contribute to a visually mesmerizing eight-acre estate reminiscent of a luxurious world long ago forgotten. Blazeovich states, "It was worth the wait. The end result is centuries of architecture melded seamlessly under one roof."

ChristopheChoo.com



ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: PETER CHOATE



PACIFIC PALISADES | \$12,500,000

Trophy Property on approx one acre situated overlooking the Riviera Country Club - Walled and gated.

Marshall/Mann (310) 777-6263

ARCHITECT: NYBERG & BISSNER



PASADENA | \$1,749,000

Circular, gated 1966 award winning contemporary estate on a secluded acre with 360° views. 2120kinclair.com

The Fairbanks Group (626) 390-1000

ARCHITECT: GREG SCHNEIDER



MANHATTAN BEACH | \$1,995,000

NEW PRICE | Mid-Century Modern Corner Lot Home | Rare Find in MB's Desirable Tree Section

Jenny Morant (310) 266-5216



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TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME, CONTACT BRET@BRETPARSONS.COM OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.



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INTRODUCING
Le Belvédère

630 NIMES ROAD ~ BEL-AIR INCOMPARABLE EUROPEAN CHATEAU



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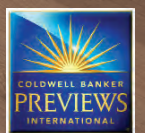
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ENTERTAINMENT CENTER IN BRENTWOOD



**11831 CHAPARAL STREET
OPEN TUESDAY 11AM - 2PM
MARY LU TUTHILL**



Located behind gates with a circular drive, the custom main house is one-story with all rooms open to a wonderful terrace for indoor-outdoor entertaining. Filled with happy energy, the style and design inspire an easy update and expansion as well. Within walking distance of five schools, from pre-school through high school, this is the ideal position for a young family. The sprawling 20,900 sq. ft. grounds, include a pool, spa and waterfall, lighted, N/S Championship tennis court and large separate studio. Must see to appreciate. \$5,482,000

QUALITYAGENTS



\$15,950,000 | 1050 Cold Springs Rd, Montecito | 7BD/8BA
Nancy Kogevinas | 805.450.6233



\$4,695,000 | 130 Foxtail Drive, Santa Monica | 4BD/3BA
Portia Corlin | 310.230.3793



\$2,895,000 | 441 Puerto del Mar, Pacific Palisades | 4BD/4BA
Dan Urbach | 310.230.3757



\$2,895,000 | 3848 Sunswep Dr, Studio City | 3BD/3½BA
Matt Epstein | 818.789.7408



\$1,995,000 | 3223 Tareco Dr, Hollywood Hills | 4BD/3½BA
Rose & Terry | 213.369.9171



\$2,195,000 | 2644 Greenvally Road, Sunset Strip | 4BD/3BA
Elizabeth Friedman | 310.743.3301



\$1,399,000 | 5915 Tuxedo Terr, Hollywood Hills | 2BD/2½BA
Holly Purcell | 310.890.4023

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 Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura

EXTRAORDINARY RESULTS



\$3,495,000 | 3167 Stone Oak Drive, Brentwood | 6BD/7BA
Francine Chalme Meyberg (Co-listed) | 818.987.7653



\$6,700,000 | 25081 Lewis and Clark Rd, Hidden Hills | 5BD/7BA
Rory & Marc Shevin | 818.251.2476/818.251.2456



\$1,799,000 | 5301 Amestoy Ave, Encino | 5BD/5BA
Doug Ross | 818.427.5991



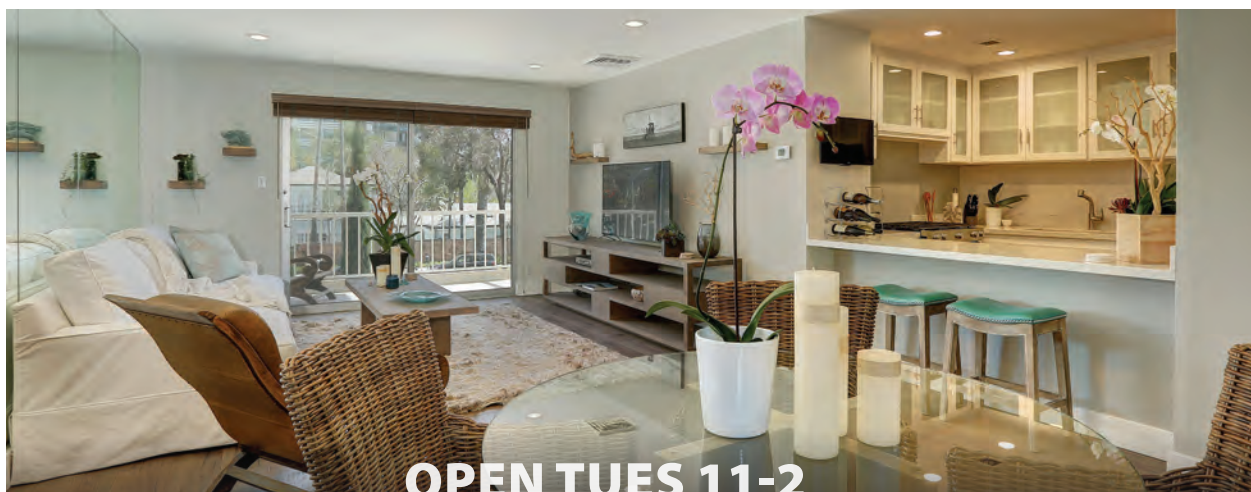
\$1,759,000 | 4535 Woodley Ave, Encino | 4BD/3½BA
Cameron/Spitz | 818.380.2151/818.817.4284



\$1,695,000 | 1011 Euclid St #C, Santa Monica | 3BD/3½BA
Emily Bregman | 310.699.7038



\$1,189,000 | 3954 Hopevale Dr, Sherman Oaks | 3BD/3BA
Kristine Halverson | 310.737.8173



OPEN TUES 11-2

\$1,385,000 | 101 California Avenue #206, Santa Monica | 2BD/2BA
Chris Hicks | 310.980.7980

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331

OPEN TUESDAY 11-2



PREMIER LOCATION

130 Foxtail Drive | Santa Monica

Offered at \$4,695,000



PORTIA CORLIN

310.230.3793

portia@bhhsca.com

Located on premier cul-du-sac street North of San Vicente. Larger lot offers complete privacy and serene setting. From the moment you enter this 4BD/3BA architecturally designed home you experience the light and bright living room with two-story ceiling & wall of glass opening to the professionally landscaped yard for entertaining. One story Ranch home has a wonderful flow from indoor to outdoor for parties. Home features a magnificent Chef's kitchen with every modern convenience. The dining looks upon the grassy yard. Charming Master Suite has its own loft (office, gym, studio) walk-in closet, sitting area & luxurious bath with skylight & spa tub. A cozy den with custom bookshelves.

BERKSHIRE HATHAWAY | California Properties
HomeServices





2223 QUEENSBOROUGH LANE, LOS ANGELES



Offered at \$7,495,000
Open Tuesday 11-2

JOSH **FF** FLAGG

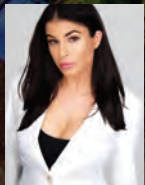
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julia.delorme@sothebyshomes.com

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from 11am-2pm



525 Bellagio Terrace Lower Bel Air

BRAND NEW CAPTIVATING OCEAN VIEW MODERN. SIMPLY, THE BEST DESIGNED HOME TO BE BUILT THIS YEAR IN LOWER BEL AIR. Three years in the making and masterfully crafted using only the most expensive materials available, this warm and inviting two-story 5 bedroom, 6.5 bathroom represents a triumphant achievement in new contemporary architecture. Built around three garden atriums, with one having a tall blue quartz stone water fall, this home has perfect seamless indoor/outdoor flow. High-End finishes and features as: High ceilings, Quartz and Onyx stone counter/cabinet tops, Hickory hardwood and Limestone floors, sliding hidden Fleetwood glass doors, 14 flat-screen TVs, and 40 white glass carbon built speakers are found throughout. Amenities include: An incredible ocean view center island Kitchen with top-of-the-line appliances from Wolf, Miele and Subzero, an adjacent Den, a Theater room, an Office, a 500 bottle temperature controlled Wine Cellar, and a gorgeous Catalina island view Master Suite with a one-of-a-kind floor to ceiling gray quartz fireplace, a lavish bathroom and a luxurious well-appointed walk-in closet. The Resort style backyard is second to none, and comes complete with a large sparkling pool, an 8 person spa, a fire-pit, and an al-fresco dining area that includes a pizza oven, grille, and fridge. This stunning home is framed by lush Tropical landscaping, and is furnished with extraordinary pieces from Minotti Showroom and Fine Art from top local artists. Lastly, the Buyer will find and appreciate that an advanced Control4 home automation system is installed to operate with ease all the home components.

\$11,495,000



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