


**BY APPOINTMENT**

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

<b>3087 PASSMORE DR</b>		<b>NEW</b>
<b>\$1,948,000</b>	4+4 MODERN	
<b>LUXURY CUSTOM HOME (BUILT IN 2008) 4BD/3BA</b>		
Embraced by a gorgeous setting in Hollywood Hills, this extensively upgraded custom estate captures fashionable, upscale living at its finest. Abundant natural light, vast casement windows & soaring 14' ceilings create an open atmosphere in the home, which encompasses 4 bedrooms and 3.5 baths in 3,049 s.f. Noteworthy amenities are led by engineered hardwood flooring throughout, custom moldings, a wet bar, whole-house audio, and a grand staircase with laminated glass artwork along the railing.		
		
MLS#16-179196 A Baktirian/S. Hynes 310-721-8961 COLDWELL BANKER RESI		Dshwshr,Hood Fan,Rng/Ovn,Fridg

**04 Bel Air - Holmby Hills** *Land*

<b>120 N GLENROY AVE</b>		<b>rev</b>
<b>\$3,995,000</b>	Land	
<b>CHARMING &amp; VERSATILE CARTHAY SQUARE 4BD/3BA HOME</b>		
Ideally located on a tree-lined Carthay Square street, this Mediterranean-influenced residence offers the versatile advantages of an attached guest house. Crafted in 1948 and upgraded with today's amenities while retaining it's period charm, the spacious design is illuminated by multiple skylights and multi-paned wood windows. A vaulted/beamed ceiling crowns a living room w/ fireplace. Formal dining room is ideal for entertaining; an open kitchen welcomes casual dining in the breakfast nook.		
		
MLS#16-182924 Aram Afshar 310-385-3174 COLDWELL BANKER RESI		Bit-Ins,Clng Fan,Dshwshr,Dryer,Frzr,

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

<b>10580 WILSHIRE #6 SE</b>		<b>NEW</b>
<b>\$1,825,000</b>	2+3 TRADITIONAL	
<b>ELEGANT DESIGNER SOUTH EAST CORNER UNIT AT THE WILSHIRE</b>		
This stunning South East corner unit in the most sought after full service building on the Wilshire Corridor is filled with elegance, old world charm and craftsmanship. This beautiful unit offers a spacious floor plan with large floor to ceiling windows showcasing spectacular views of downtown Century City and beyond. Grand French limestone fireplace, rich French Versailles parquet oak and stone flooring, Baccarat crystal chandelier, pristine chefs kitchen, separate living quarters and more.		
		
MLS#16-182678 Jordan Betten 424-324-1142 COLDWELL BANKER BHN		Bit-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other


**10 West Hollywood Vicinity** *Income*

<b>1205 N SPAULDING AVE</b>		<b>rev</b>
<b>\$2,350,000</b>	SPANISH	
<b>CLASSIC SPANISH DUPLEX</b>		
Fully reimagined by architect John Anthony Lewis, this handsome duplex retains the masterpiece glamour of its 1928 Spanish-style exterior and dazzles inside with newly realized classic beauty. With a Walk Score of 90, it is just minutes from galleries, restaurants and non-stop entertainment. Upstairs, with its own gated entrance, is a 3-bedroom, 3-bath owner/user home. Downstairs, also with its own address, entrance and garage, is a 2 bedroom with fireplace, 2-bath apartment.		
		
MLS#16-104900 Jade Mills/Joyce Rey 310-285-7508 COLDWELL BANKER		Bit-Ins,Dryer,Rng/Ovn,Fridg,Wshr


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

<b>1154 S POINT VIEW ST</b>		<b>rev</b>
<b>\$1,579,000</b>	4+3 MEDITERRANEAN	
<b>CHARMING &amp; VERSATILE CARTHAY SQUARE 4BD/3BA HOME</b>		
Ideally located on a tree-lined Carthay Square street, this Mediterranean-influenced residence offers the versatile advantages of an attached guest house. Crafted in 1948 and upgraded with today's amenities while retaining it's period charm, the spacious design is illuminated by multiple skylights and multi-paned wood windows. A vaulted/beamed ceiling crowns a living room w/ fireplace. Formal dining room is ideal for entertaining; an open kitchen welcomes casual dining in the breakfast nook.		
		
MLS#16-163068 Skyler Hynes 310-800-5111 COLDWELL BANKER RESI		Bit-Ins,Clng Fan,Dshwshr,Dryer,Frzr,

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

<b>4115 KENWAY AVE</b>		<b>rev</b>
<b>\$2,200,000</b>	4+6 CONTEMPORARY	
<b>VIEWS! VIEWS! VIEWS!</b>		
Two story estate over 5500 sq. ft. of luxurious living in prestigious View Park. This home features 4 Bedrooms, 6 Bathrooms, 3 Family rooms and beautiful hardwood floors through-out. Chef's Dream Kitchen with a 6 burner Viking Stove and Range. Master Bedroom en-suite, with Fireplace, Retractable Flat Screen TV, Jacuzzi tub, glass enclosed shower with granite counter tops and double vanity. The Master bedroom and Upstairs Family Rm have breathtaking unobstructed panoramic views.		
		
MLS#16-179038 Sharlene Mosley (323) 839-7348 BRIARWOOD REALTY CO.		BBQ,Bit-Ins,Cbl,Dshwshr,Dryer,Other

**42 Downtown L.A.** *Condo / Co-op*

<b>THE RITZ-CARLTON LA LIVE #31A</b>		<b>NEW</b>
<b>\$1,898,000</b>	2+3 CONTEMPORARY	
<b>THE HOTEL LIVING EXPERIENCE, THE ELITE RITZ-CARLTON LA LIVE</b>		
Northeast Corner Condo at The Ritz-Carlton LA Live that Overlooks The Staples Center & LA Live. One of the most exciting & desired views in the building. Invest in Booming DTLA with a Brand Known Worldwide. They even treat their Residents to a complimentary daily breakfast.		
		
MLS#16-171862 Yvonne Arias 310-294-6838 THE PROPERTY LAB, IN		Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro

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**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™).

**73 Studio City** *Single Family*

<b>12957 MOORPARK ST</b>		<b>red</b>
<b>\$775,000</b>	789900 2+2 CONTEMPORARY	
		
<p align="center"><b>BEST PRICED 2BD/2BA SFR IN STUDIO CITY</b></p> <p>Exceptionally remodeled from the ground up, this classic California Cottage in the Studio City ideally blends timeless L.A. style with today's preferred amenities. Every detail has garnered unyielding attention, including contemporary flooring, all new doors and windows, modern electrical and plumbing, central AC and tankless hot water. The bright and open floor plan is complemented by 2 bedrooms, 2 baths, one is master-suite with walk-in closet.</p>		
<p align="center">MLS#16-171732</p> <p>Skyler Hynes 310-800-5111 COLDWELL BANKER RESI</p>		<p align="center">Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn</p>

<b>1512 SUNSET PLAZA DR</b>		Open 1-4	<b>rev</b>
<b>\$4,495,000</b>	4+5	3sty-SPANISH	
			
<p align="center"><b>NICEST SPANISH IN THE HILLS!</b></p> <p>This 1930's Spanish Revival is the definitive Classic Hollywood Hills Estate. Situated on an 11,000 SF [double] lot, less than a mile from Sunset Plaza, this remarkable property seamlessly integrates modern convenience into 1930's architectural provenance. The compound is surrounded by an unassuming exterior wall, which belies beautifully landscaped grounds, featuring vegetable gardens, a sweeping grassy area, pool/spa and loggia.</p>			
<p align="center">MLS#16-172982</p> <p>Josh Myler / Blair Chang 323.333.0301 THE AGENCY</p>		<p align="center">Frzr,Grbg Disp,Rng/Ovn,Fridg</p>	

**999 Out of Area** *Single Family*

<b>14200 CALLE REAL</b>		000G3	<b>rev</b>
<b>\$35,000,000</b>	5+11	MEDITERRANEAN	
			
<p align="center"><b>VILLA DELLA COSTA   GAVIOTA COAST</b></p> <p>Villa della Costa overlooks the Gaviota Coast &amp; its panorama of spectacular untouched seaside landscape w/breathtaking 360° views of the mountains, pastoral countryside, Pacific Ocean &amp; SB Channel Islands. Surrounded by large coastal ranch properties, all 106 acres were hand-picked for optimum privacy &amp; views, for ultimate hideaway. Ultra-high-quality, designed to reflect rural ambiance. Private!</p>			
<p align="center">MLS#14-804959</p> <p>Joyce Rey 310-285-7529 COLDWELL BANKER</p>			

**67 Pacoima** *Condo / Co-op*

<b>12287 OSBORNE ST #15</b>		Open 12-4	<b>NEW</b>
<b>\$226,000</b>	2+2	CONTEMPORARY	
<p>Great for investor or owner user. Priced low, close to golf course, transportation, shops, and freeways. Remodeled kitchen and baths, tiled flooring, recess lighting, pool. Must see to appreciate!!</p>			
<p align="center">MLS#16-180160</p> <p>Jozef Ashouri 310-779-7979</p>		<p align="center">Rng/Ovn KELLER WILLIAMS RLTY</p>	

**2045 Valley Glen** *Single Family*

<b>13817 CALVERT ST</b>		Open 1-4	<b>NEW</b>
<b>\$599,000</b>	3+2	2sty-TRADITIONAL	
			
<p align="center"><b>AMAZING OPPORTUNITY</b></p> <p>A shining prospect for the investor and DIYer, this 3 bed/2bath Valley Glen residence, situated on a lovely tree-lined street, presents an amazing opportunity for those looking to build the home of their dreams or seeking a makeover project within a burgeoning neighborhood. This home provides endless remodel potential both inside and out to match one's distinct creative vision. Virtually untouched, this residence is generously priced as an as-is sale.</p>			
<p align="center">Rick Ojeda 310-902-7676 PARTNERS TRUST BH</p>		<p align="center">www.segalojeda.com</p>	

**SUNDAY OPEN HOUSES**

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

<b>7300 CAVERNA DR</b>		Open 1-4	<b>NEW</b>
<b>\$1,950,000</b>	3+2	POST & BEAM	
			
<p align="center"><b>OPEN SAT &amp; SUN 1 - 4</b></p> <p>Classic '56 Mid Century Modern post-and-beam 3 + 2 home, with kidney shaped pool/spa &amp; large grassy lawn. Enjoy beautiful city lights and mountain views on a gated 14,484 lot (2 APNs), Open beam living room, wood burning fireplace, w/stacking sliding doors to terrace &amp; dining area. Kitchen w/Viking Range, Dishwasher, SS Fridge, ample storage. Gated driveway, off street parking for 6 cars + 3 parking places below on street level. Master bath with dual sinks and separate tub/shower. Views</p>			
<p align="center">MLS#16-181158</p> <p>Brett Kester 213-706-0694 SOTHEBY'S</p>		<p align="center">Dshwshr,Wash/Dry,Grbg Disp,Rng/Ovn,Fridg</p>	

  
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SUNDAY



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