AREA 3

SUNSET STRIP – HOLLYWOOD HILLS WEST

Gated contemporary with jetliner city and ocean views set above the street. Tons of outdoor space, large pool, giant deck off master. New kitchen, baths and floors. Walls of glass.

SCOTTCORT

SCOTT CORT
Founding Director, Aaroe Estates

310.612.2939 call or text
scott@scottcort.com
scottcort.com

JOHN AAROE GROUP

AREA 3

SUNSET STRIP – HOLLYWOOD HILLS WEST

## OPEN TUESDAY 11-2

# 7421 CERVANTES PL | NICHOLS CANYON

$2,400,000

Stunning hilltop home on extremely private cul-de-sac at the top of Nichols Canyon just steps from Runyon Canyon hiking. Huge lot with hedged and gated privacy fence, lush greenery and an oversized pool + entertainment area that is framed by exquisite canyon views. This home features 4 bedrooms, 3 bathrooms, exposed beam ceilings, hardwood floors, living and dining area with fireplace, balcony and views, and a sunny eat-in kitchen that leads to its own private outdoor patio and seating area. Lower level includes a game room with wet bar, fireplace, outdoor patio, and guest suite all which lead out to the homes backyard retreat, which makes this unique hideaway perfect for entertaining.

7421cervantes.com

CAROL DOTSON
310.927.4107

ADAM LINT
310.770.1172

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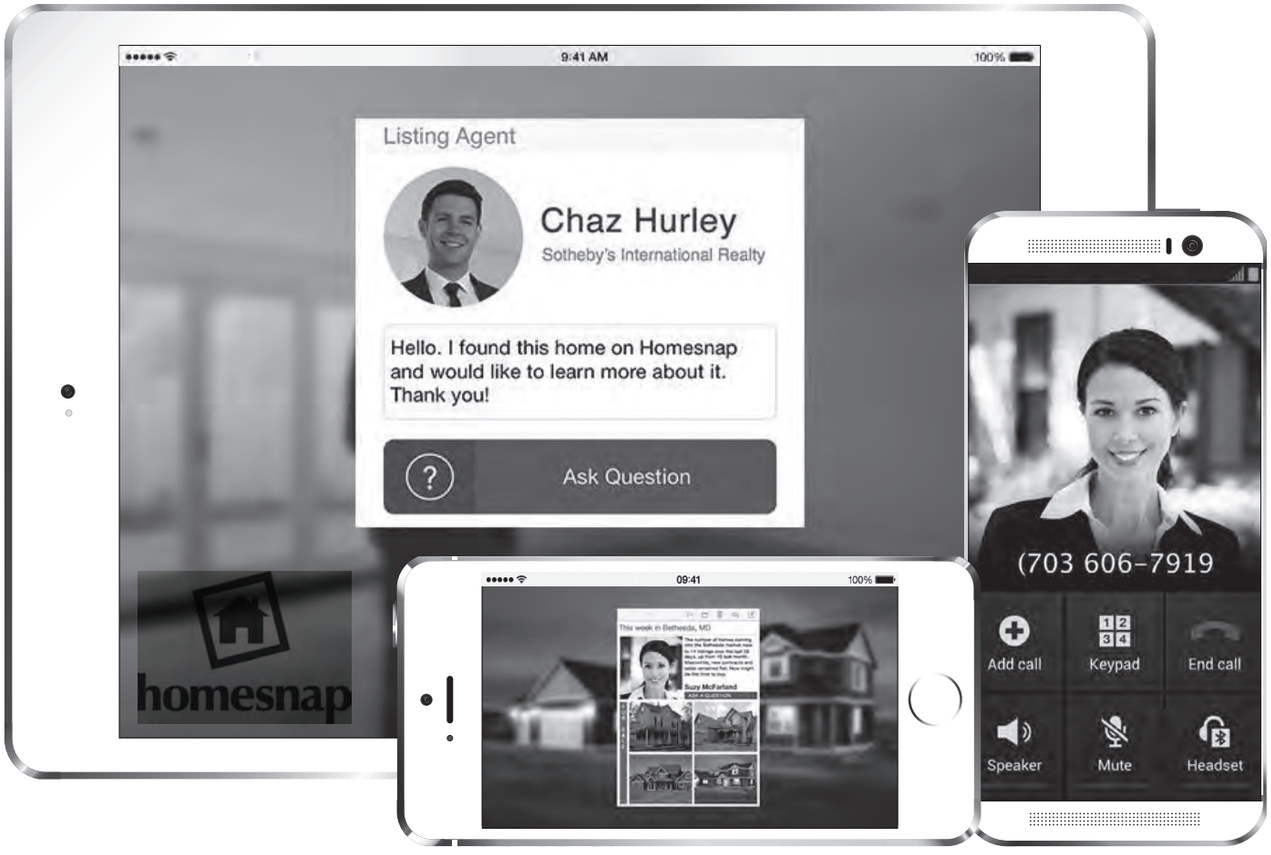


Available on the App Store

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## BRENTWOOD GLEN GORGEOUS
Offered at $2,195,000

**BRENTWOOD GLEN |** 11326 Isleta Street
4 br, 3.5 ba | Interior: 2,727 sq.ft. (approx.)

Web: 0355520 | MLS: 15-963869
**www.11326Isleta.com**

A recently remodeled bright & airy 2-story, 2,727 sq. ft. (approx.) traditional home that has great curb appeal. This inviting 4-bed + 3.5-bath home has an open floor plan with lovely indoor/outdoor flow. Living and breakfast rooms open to the backyard with decking, patio and a gorgeous new pool. The spacious new gourmet custom kitchen includes high-end appliances. There are 2 large bedrooms + full bath downstairs, along with a powder room. Upstairs, there is a spacious master suite with a large walk-in closet and sumptuous master bathroom. Also upstairs is a fantastic huge family room/media room with treetop views, plus an additional bedroom with full bath. Located in the desirable Brentwood Glen neighborhood, the home features recently installed hardwood flooring throughout, as well as a 2-car garage with direct access to the home. This home is a rare offering.

**STEVEN MORITZ**
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Sotheby's International Realty, Inc.
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# SHOREHAM TOWERS

8787 Shoreham Drive | West Hollywood (free Valet Parking)

**DEAR AGENTS; YOU AND YOUR BUYERS ARE INVITED TO OUR GRAND OPEN HOUSE TODAY**
***DECEMBER 15, 2015 FROM 11:00AM -2:00PM***

**LUNCH AND REFRESHMENTS WILL BE SERVED IN SOME OF THE CONDOS LISTED BELOW**

#302 – A 1 Bedroom and 1.5 Bathroom all redone with Hardwood Floors and stainless steel appliances $745,000
#204 – A 2 Bedroom and 2 Bathroom that is European inspired with north facing views $979.000
#505 – A 1 Bedroom and 1 Bathroom with city views that has hardwood floors and new SS Appliances $770,000

HOA Dues include most utilities (central air/heat, basic cable, electric, water and gas)
A full service luxury building with valet parking, concierge, gym, pool and private dog park.
Washer and Dryers allowed in each condo and new machines on each floor

**All of our Condos make the perfect holiday gift and great way to start 2016 !**

**Happy Holidays!**

* #302 represented by David T. Kessler – Sotheby's Intl 310-245-6715
*#204 represented by Danny Mahelka – Coldwell Banker 213-359-4097
*#505 represented by Joe Custer – Keller Williams 323-252-2264

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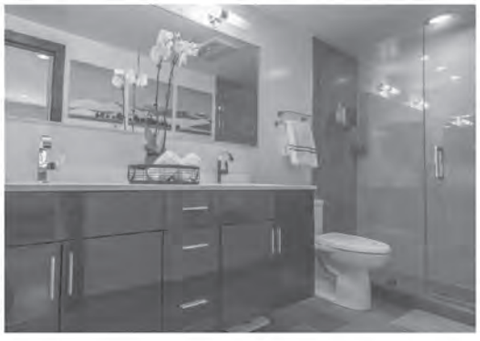
# LIGHT AND BRIGHT 2 BEDROOM 2 BATHROOM CONDO



## 8550 Holloway Drive #405, West Hollywood

## Offered at $749,000

This light and bright 2 bedroom 2 bathroom condo is located in prime West Hollywood. Newly remodeled southwest top-corner unit designed with contemporary finishes and spectacular city views. This unit features hardwood floors, recessed lighting, double pane windows, walnut "La Cava" bathroom vanities, "Ceasarstone" countertops, and "Artemis" ceiling fan. This unit includes abundant closet space, large balcony, and a sensational kitchen with stainless appliances including top of the line LG washer/dryer. Located one block south of the Sunset Strip. Close proximity to shops, restaurants, Equinox gym, and much more.

STEVE SANDERS
Realtor®
323.828.6471 call or text
ssanders@aaroe.com
aaroe.com/stevesanders

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**LOS ANGELES** | 6735 Yucca Street, Unit 408 | Offered at **$769,000**
2BD, 2.5BA | Interior: 1,410 sq.ft. (approx.)

Highly sought, 4th floor large unit with dual master suites and views of the skyline and Capitol Records to the East. "The Hollywood" was designed by noted architect Stephan Kanner and is situated in the most prime location in the heart of Hollywood. Bright open floor plan, fireplace, 9'+ ceilings and a private balcony. Gourmet kitchen with walnut veneer, floating Pedini Italian cabinets, stainless steel Jenn-Air appliances, Caesar stone counter tops, European Terrazzo tile and real walnut hardwood floors. Designer lighting and plumbing fixtures by Duravit, Philip Starke and Hans Grohe. NEST thermostat. Fitness center with pool table, flat screen TV with lounge seating. 24 hour security/concierge services, gated parking garage with secured entry. The building sits on the site of the historic Villa Capri, once owned by Frank Sinatra.

**Patrick Martin**
323.353.7200
Patrick.Martin@sothebyshomes.com
CalBRE#: 01306122

SUNSET STRIP BROKERAGE | 310.205.0305
9255 Sunset Blvd., Mezzanine, Los Angeles, CA 90069
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AREA 59

RESEDA

# WELL PRICED RESEDA CONDO!!!

19009 SHERMAN WAY #63

**Sunday, December 13 1-4 PM**

Beautiful 2 bedroom 2 bathroom corner end unit (no common walls shared with neighbors). Unique vaulted ceilings. Very clean unit and well-maintained complex. Updated kitchen cabinets, walk-in closets, laundry in unit and community laundry, pool, jacuzzi, community BBQ. Clubhouse, gym and lobby currently being remodeled. Extra storage space in gated garage, 2 tandem assigned spaces, security cameras in common areas. Please call or text Jill at 818-618-4207 to schedule a showing today!

Offered At $289,000

Jill Allison Moss
818-618-4207

202 N. Canon Drive Beverly Hills, CA 90210
jillmossrealtor@gmail.com

# Timeless View Masterpiece

## ONE OPEN ONLY THIS TUESDAY 12/15 11-2PM

## 3600 Dixie Canyon Avenue, Sherman Oaks

Timeless masterpiece of elegance and comfort with beautiful proportions of a sprawling and **rare approx. 6,800 sq. ft. single story** gated private estate with spectacular unobstructed 280 degree city views from every room, pool, yard and motorcourt. **Approx. 49,220 sq.ft.** almost all flat lot perched high above the street. Extraordinary quality custom build with French oak floors throughout, solid marble and limestone baths, Kalista master soaking tub and fixtures throughout, top-of the-line appliances with one of the largest and most inviting eat-in family kitchens, 3 antique French stone fireplaces, oversized saltwater pool, full home solar energy system, slate roof, stone terraces, French limestone paver motorcourt and 4-car garage. State-of-the-art audio/video controlled by Crestron remote and high end camera surveillance system with endless thoughtful details and uncompromised quality of an era past.

## Offered at $6,995,000

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