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INTERNATIONAL

TUESDAY, DECEMBER 15, 2015

THE ONLY REALTOR®-OWNED ONLINE & PRINT OPEN HOUSE GUIDE

# SPECTACULAR MALIBU BEACH FRONT HOME WITH UNPARALLELED COASTLINE VIEWS

*Gina Dickerson | 26044 Pacific Coast Highway*

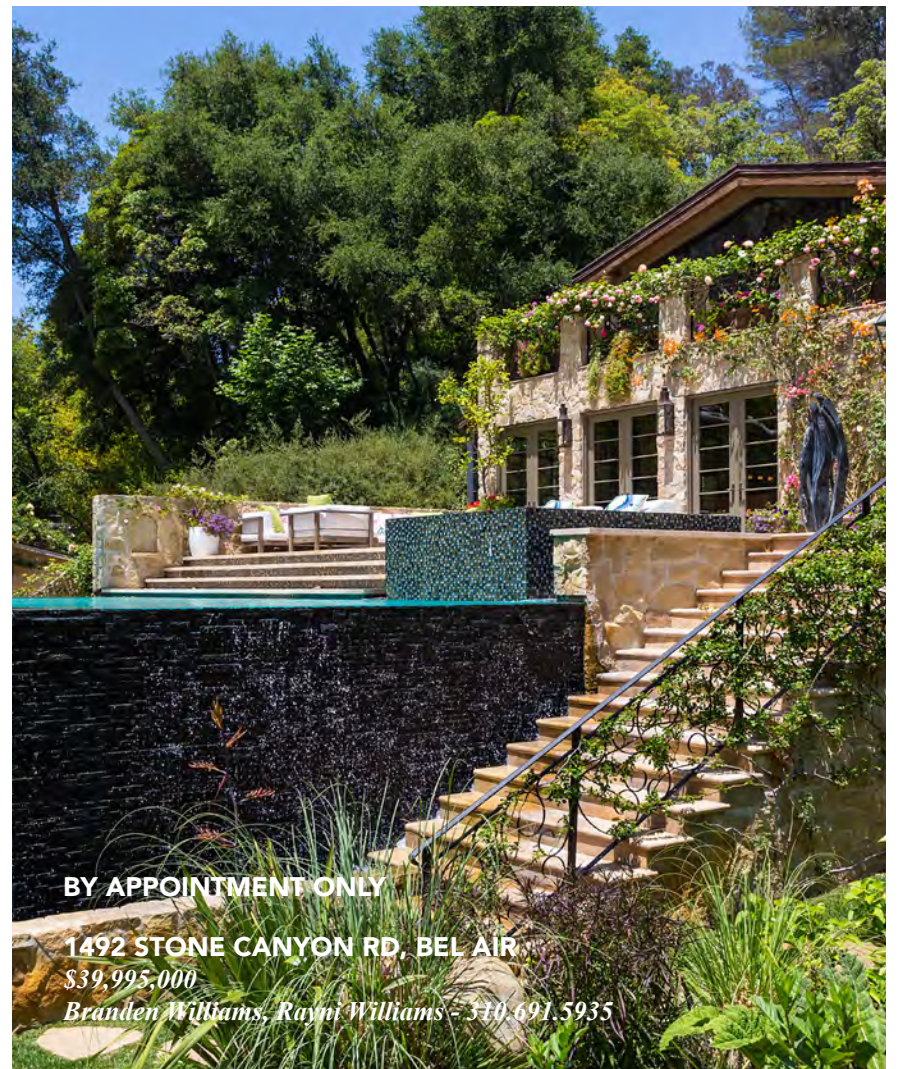


 **Douglas Elliman** EST. 1911  
REAL ESTATE

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EQUAL HOUSING OPPORTUNITY. CALBRE 01947727



**WEST COAST HEADQUARTERS  
COMING JANUARY 2016**

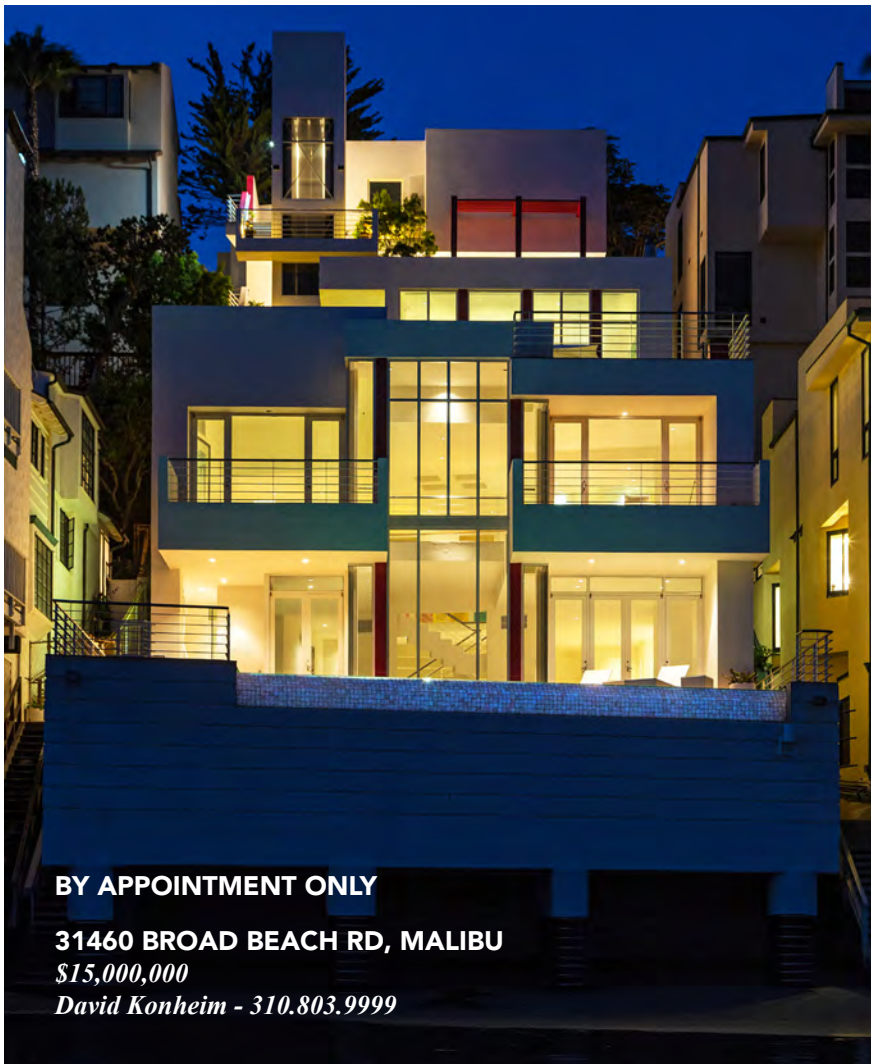


**BY APPOINTMENT ONLY**

**1492 STONE CANYON RD, BEL AIR**

*\$39,995,000*

*Branden Williams, Rayni Williams - 310.691.5935*



**BY APPOINTMENT ONLY**

**31460 BROAD BEACH RD, MALIBU**

*\$15,000,000*

*David Konheim - 310.803.9999*



**BY APPOINTMENT ONLY**

**965 NAPOLI DR, PACIFIC PALISADES**

*\$8,250,000*

*Zach Goldsmith - 310.908.6860*

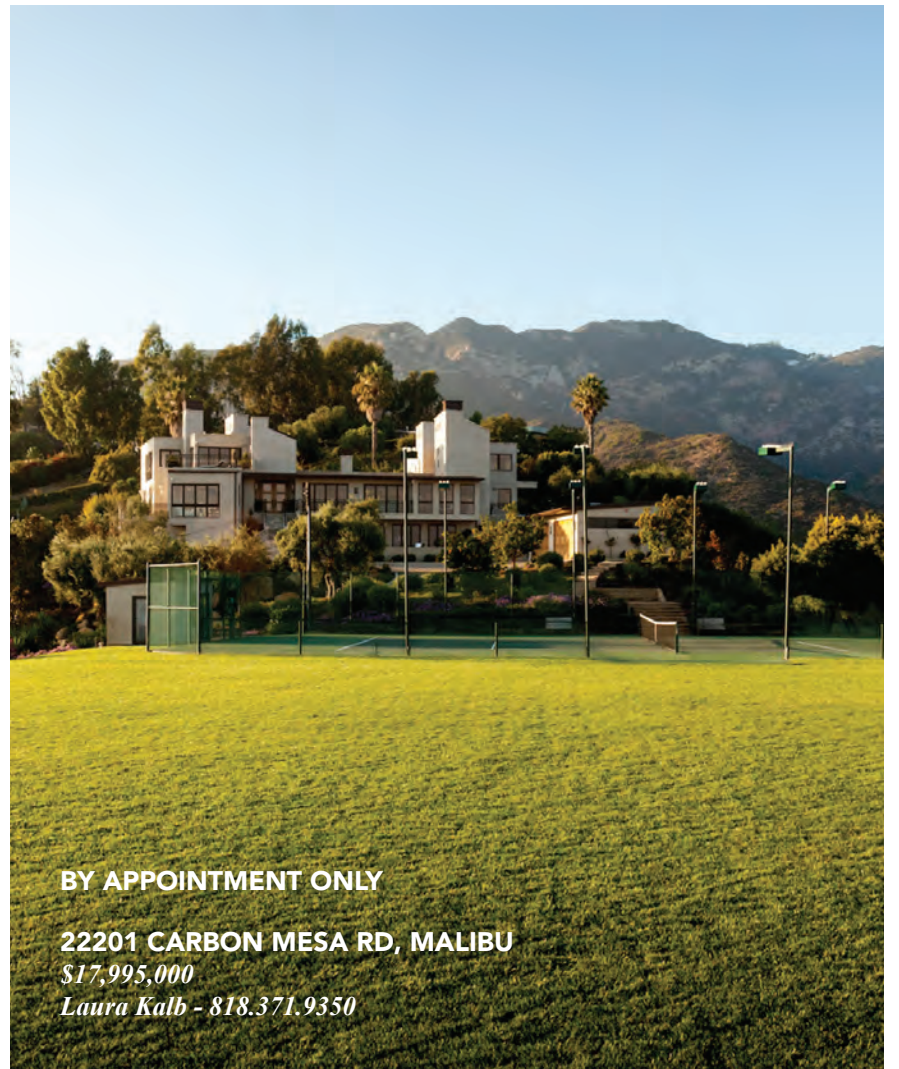


OPEN TUESDAY 11-2

917 N CRESCENT DR, BEVERLY HILLS

\$38,000,000

Drew Fenton - 310.858.5474



BY APPOINTMENT ONLY

22201 CARBON MESA RD, MALIBU

\$17,995,000

Laura Kalb - 818.371.9350



BY APPOINTMENT ONLY

9305 NIGHTINGALE DR, SUNSET STRIP

\$17,995,000

Gary Gold - 310.858.5411

HILTON & HYLAND  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311

# Happy Holidays from all of us to you!



**CHARLES DUBOIS, AIA**

**Palm Springs in the Indian Canyons, 1980 – Palm Springs, CA**  
 3BRs & 3BAs, Newly installed solar power system, pool & spa  
[architectureforsale.com](http://architectureforsale.com)  
 \$1,069,000 / Stephen Skuris 323-791-7999



**RUSSELL JOHNSON, ARCHITECT**

**The Sycamore House, 2007 – Santa Clarita, CA**  
 2BRs & 2BAs, renovated guest house w/ 3BRs & 2BAs  
[architectureforsale.com](http://architectureforsale.com)  
 \$1,350,000 / Crosby Doe 310-428-6755



**PENDING**

**ROBERT FINKELHOR, ARCHITECT**

**G.W. Price Residence, 1926 – Los Angeles**  
 4BRs, 4BAs, pool & spa and views  
[8440haroldway.com](http://8440haroldway.com)  
 \$5,950,000 / Henry Blackham 626-825-2919



**ARTHUR & ALFRED HEINEMAN, ARCHITECTS**

**The Lydia C. Edmonds House, 1917 – Pasadena**  
 6BRs, 5BAs, pool, guest house w/ BR, kitchen and living room  
[1233Wentworthave.com](http://1233Wentworthave.com)  
 \$4,980,000 / Matthew Berkley 626-665-3699



**BLUE SKY BUILDING SYSTEMS**

**The Graham Residence, 2011 – Yucca Valley**  
 2BRs, 1BA and solar  
[architectureforsale.com](http://architectureforsale.com)  
 \$649,000 / Matthew Berkley 626-665-3699



**OPPORTUNITY FOR A NEW VISION**

**1956 Single Story Ranch / Upper Outpost Estates – LA**  
 3BRs & 3BA on one of the largest flat lots in the area  
[architectureforsale.com](http://architectureforsale.com)  
 \$1,999,000 / David Koch 323-497-9098

**CROSBY DOE  
ASSOCIATES**



**HARWELL HAMILTON HARRIS, F.A.I.A.**  
**The Mary and Lee Blair Residence, 1939 – Los Angeles**  
 Open plan living, Artist's Studio, landscaped hillside  
[architectureforsale.com](http://architectureforsale.com)  
 \$1,600,000 / Crosby Doe 310-428-6755



**CRAIG ELLWOOD DESIGN**  
**The Daphne Residence, 1961 – Hillsborough, CA**  
 5BRs, 4BAs, pool, maids & 2 car carport  
[architectureforsale.com](http://architectureforsale.com)  
 \$5,000,000 / Crosby Doe 310-428-6755



**SPF:a ARCHITECTS, ZOLTAN PALI, F.A.I.A.**  
**First Offering: The Caverhill Residence, 2008 – LA**  
 4BRs, 5BAs, Atop the highest ridge above Trousdale Estates  
[CaverhillResidence.com](http://CaverhillResidence.com)  
 \$8,500,000 / Crosby Doe 310-428-6755



**R.M. SCHINDLER, ARCHITECT**  
**Bethlehem Baptist Church, 1944 – Los Angeles**  
 Los Angeles Historic-Cultural Monument #968.  
[schindlerchurch.com](http://schindlerchurch.com)  
 \$1,490,000 / Ilana Gafni 310-779-7497



**LLOYD WRIGHT, ARCHITECT**  
**The Emanuel Gainsburg Residence – La Canada/Flintridge**  
 4BRs, 4BAs on over 3,000 sq. ft. library, living & dining areas  
[arch.forsale/view/1210journeysend](http://arch.forsale/view/1210journeysend)  
 \$2,395,000 / Crosby Doe 310-428-6755



**A. QUINCY JONES & RUTH SCHNEIDER**  
**BUILDER/DESIGNER**  
**The Jones House & Studio – Laurel Canyon, LA**  
 2BRs, 2BAs, Built across two lots  
[www.arch.forsale/view/8661nash](http://www.arch.forsale/view/8661nash)  
 \$1,400,000 / Deborah Glusker & Crosby Doe 310-275-2222

*See you in 2016!*



**310.275.2222**  
[architectureforsale.com](http://architectureforsale.com)<sup>TM</sup>

# PARTNERS *trust*



\$4,790,000  
916 S. GRETNA GREEN WAY, BRENTWOOD  
F. RON SMITH | 310.500.1373  
BY APPOINTMENT

# PARTNERS *trust*



*By  
Appointment*

**131 S. GRANVILLE AVENUE, BRENTWOOD**  
F. RON SMITH | \$5,498,000 | 310.500.1373



*By  
Appointment*

**2128 BENECIA AVENUE, WESTWOOD**  
JENNIFER PINCKERT TIERNEY | \$1,599,000 | 310.500.1411



*By  
Appointment*

**15281-15283 VALLEY VISTA BOULEVARD, SHERMAN OAKS**  
FELECIA WESLEY | \$1,399,000 | 310.256.6568



*By  
Appointment*

**6014 SOUTH LA CIENEGA BOULEVARD, LADERA HEIGHTS**  
DAVID OLIVER | \$749,000 | 310.625.2398





aaroe dynamic  
 aaroe.com

**NEW LISTING**

The Bluff 18  
 Hawaii | \$18,850,000  
 kiekiena18.aaroe.site  
 Aaron Kirman  
 424.249.7162



**NEW LISTING**



2501 S. Canfield Ave, Beverlywood  
 2501Canfield.aaroe.site \$1,179,000  
 Mary Baldwin 310.600.5966

**SHOWN BY APPOINTMENT**



1726 N. Occidental Blvd, Silver Lake  
 1726occidental.com \$1,499,000  
 Courville & Fung 323.315.7450

**OPEN TUESDAY 11-2 | NEW LISTING**



8875 Appian Way  
 Sunset Strip | \$2,600,000  
 8875appianway.aaroe.site

Scott Cort  
 310.612.2939

**SHOWN BY APPOINTMENT**



13848 Cumpston St, Sherman Oaks  
 13848cumpstonstreet.com \$1,025,000  
 Sally Forster Jones & Shauna Walters 310.691.7888

**OPEN TUESDAY 11-2**



101 California Ave #703, Santa Monica  
 101california703.aaroe.site \$1,150,000  
 Lucy Kihm 323.315.7434



JOHN AAROE GROUP



NEW PRICE

1525 Blue Jay Way  
Sunset Strip | \$17,900,000  
1525bluejayway.aaroe.site

Ryan Davis & Paul Stukin  
310.999.1377 & 310.779.2595

NEW LISTING



1333 Wentworth Ave  
Pasadena | \$13,800,000  
1333wentworth.aaroe.site

Darren Winston  
310.709.8980



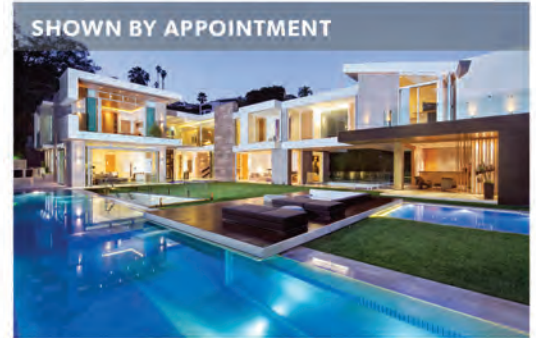
SHOWN BY APPOINTMENT

1465 Donhill Dr, Beverly Hills P.O.  
Artist rendering. 1465donhill.aaroe.site \$9,995,000  
Kirman & Taylor 424.249.7162 & 818.324.9329



SHOWN BY APPOINTMENT

1714 Stone Canyon Rd, Bel-Air  
1714stonecanyonrd.aaroe.site \$22,500,000  
Kirman & Go 424.249.7162 & 310.882.8357



SHOWN BY APPOINTMENT

1307 Sierra Alta Way, Sunset Strip  
1307SierraAltaWay.com \$22,900,000  
Sally Forster Jones 310.691.7888



SHOWN BY APPOINTMENT

7865 Willow Glen Rd, Sunset Strip  
7865willowglen.aaroe.site \$1,595,000  
Elayne Ceder 424.249.7170



SHOWN BY APPOINTMENT

3343 N. Knoll Dr, Hollywood Hills  
3343nknoll.aaroe.site \$2,099,000  
Angelo Fierro & Aaron Kirman 323.821.5353



SHOWN BY APPOINTMENT

3727 Longridge Ave, Sherman Oaks  
3727longridgeave.aaroe.site \$5,750,000  
Joey Valvo & Jeanne Valvo 310.463.2727

**9625 OAK PASS, BEVERLY HILLS**  
LISTED AT \$2,995,000

OPEN TUESDAY 11-2PM

Newer Gated Contemporary home sited on the private section of celebrity-lined Oak Pass Road. A beautiful home with 3 bedroom suites and a gourmet designer kitchen. Elaborate use of stone, wood, glass and stucco throughout. Large grassy yard with pool and spa. There isn't another house like this one, in this location at this price.

**MICHAEL EISENBERG** 310.748.5410  
www.CONTEMPORARYOAKPASS.com mikeeisenberg@sbcglobal.net



**622 SYCAMORE, HANCOCK PARK**  
LISTED AT \$2,899,000

BY APPOINTMENT

Stunning 2-story designer 5 bedroom, 5.5 bath home. Excellent craftsmanship highlighted by unique finishes and an industrial aesthetic that sets this home apart. Fleetwood pocket doors maximize the indoor/outdoor living quotient. Enjoy al-fresco in your gourmet kitchen with Thermador appliances. This masterpiece continues with brick and reclaimed wood accents throughout. Includes a smart home system, a two car attached garage and a zero-edge pool and spa.

**THE SUNSET TEAM-ALEX LOMBARDO** 310.274.3900  
www.622SYCAMORE.com alex@thesunsetteam.com



**3546 GREENWOOD AVE, MAR VISTA**  
LISTED AT \$1,999,000

BY APPOINTMENT

This high style architectural home was built with the highest level of design integrity. The open floor plan and voluminous ceilings create a space to enjoy the quintessential beach life in the Woods Streets. Wide plank oak flooring and a fireplace in the living room add to the warmth.

**SHERRI NOEL** 310.994.8721  
**JENNIFER LAX** 213.268.2047  
www.3546GREENWOODAVE.com sherri@sherrinoel.com  
jennifer@sherrinoel.com



**1001 N. CRESCENT HEIGHTS, WEHO/LA**  
LISTED AT \$1,595,000

BY APPOINTMENT

3 Bedroom, 3.5 Bath small lot house • No Association dues or fees.  
• Open floor plan • Flexible layout options for BR, work and family spaces • Penthouse suite with indoor-outdoor living areas, outdoor fireplace, gas barbecue connection and panoramic views • Pre-wiring for smart home systems & audio/visual • Multiple climate-control zones • Fleetwood dual-glazed sliding doors • Milgard dual-glazed windows • Bosch kitchen appliances • Hardwood floors • Laundry areas.

ERIK LERNER 310.734.8120  
www.BENTOBX5.com eriklerner@realestatearchitect.com



**1751 BUCKINGHAM RD, LA FAYETTE SQ.**  
LISTED AT \$1,529,000

BY APPOINTMENT

1914 Prairie style home with over 3700 sq ft of living space by developer George Crenshaw. A welcoming walkway leads to a huge covered porch dressed up with original columns. Original Mahogany moldings, hardwood floors, a stained glass window in the library/den, a formal DR with bay window, formal LR with fplc, breakfast nook with French doors to a rear covered sun room. 5 bedrooms and 3 baths including maid's quarters on first floor.

NICK MERCADO 323.896.9955  
nick@nickmercado.com

**2314 E. LIVE OAK DRIVE, LOS FELIZ OAKS**  
LISTED AT \$1,329,000

BY APPOINTMENT

CA living at its best in this 1950's Traditional home with great indoor outdoor flow & pool. Large open LR with fplce & hardwood floors adjoins to the sun filled DR. Spacious kitchen with center island. Cozy den with ¾ bath. 2 bdrms each with their own bath. Approx 1932 sq ft + a home office. Yard with a resort style feel with pool surrounded by the hills of Griffith Park, hot tub with city views, fire pit & deck. With some TLC it could become quite fabulous.

GEORGE & EILEEN MORENO 323.668.7600  
moreno@georgeandeileen.com



# Sotheby's

INTERNATIONAL REALTY

Open House Tuesday 11-1 PM



## LITTLE HOLMBY

616 Holmby Avenue | **\$2,950,000**

Warm and beautiful single-level East Coast Traditional by the highly sought-after Warner Elementary School in prestigious Little Holmby. Designed for relaxation and entertainment, this home boasts beautiful hardwood floors, two fireplaces, a formal dining room, living and family room with direct access to the courtyard, an open kitchen with breakfast area, a swimmer's pool with large sun deck and a backyard dining area. This home is conveniently located near UCLA with easy access to freeways. web: 0027349

Beverly Hills Brokerage  
J. Tong 310.779.8776, D. Fan 310.308.7688

# THE ART OF LIVING



**PACIFIC PALISADES** | 901 El Medio Ave. 6BD/6.5BA | web: 0355517 | **\$6,995,000**  
Brentwood Brokerage  
Steven Moritz 310.871.3636



**SUNSET STRIP** | 1527SunsetPlaza.com 4BD/4.5BA | web: 0027347 | **\$3,495,000**  
Beverly Hills Brokerage  
Jory Burton 310.860.4515



**SANTA MONICA** | 903 18th St. 3BD/2BA | web: 0308528 | **\$2,595,000**  
Sunset Strip Brokerage  
M. Noah 310.968.9212, A. Alcini 310.266.7929



**HOLLYWOOD HILLS** | 2664 La Cuesta Dr. 3BD/2.5BA | web: 1290286 | **\$2,350,000**  
Malibu - Cross Creek Brokerage  
Melanie Berlind 310.456.6431



**LOS FELIZ** | 2333 Nella Vista Ave. 3BD/2BA | web: 0286439 | **\$1,349,000**  
Los Feliz Brokerage  
Julie A. Mollo 323.665.1700



**WOODLAND HILLS** | 23007 Collins St. 4BD/2.5BA | web: 0343733 | **\$1,075,000**  
Pacific Palisades Brokerage  
Sanaz Siamak 310.403.4584

SOTHEBY'S INTERNATIONAL REALTY, GREATER LOS ANGELES BROKERAGES

Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip  
FRANK SYMONS | Executive Vice President/Chief Operating Officer, Western Region | 310.724.7000  
sothebshomes.com/losangeles

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## Purveyors of the World's Finest Properties



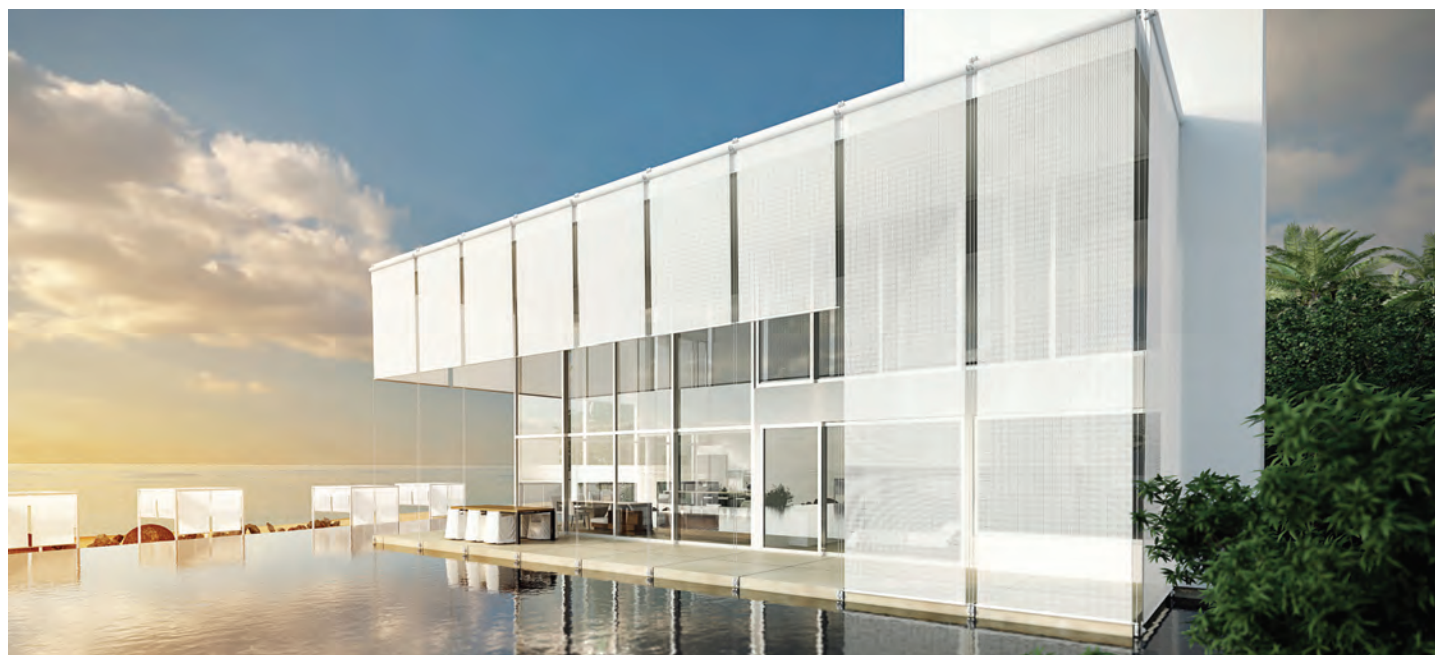
### 415 7th St • Santa Monica

Sandra Miller

7 bed • 10 bath • 8,954 sf • 15,000 sf lot

**\$11,500,000**

310.616.6213



### Mar Adentro Residences • Los Cabos

Yawar Charlie | Karen Sanchez

Exceptional luxury hotel and private residences

**\$652,625 - \$3,336,000**

323.547.8900





**29365 Castlehill Dr · Agoura Hills** **\$2,350,000**  
 Alan Bess 310.867.1900  
 6 bed · 6 bath · 5,021 sf · 17,155 sf lot



**1919 4th Street, #B · Santa Monica** **\$2,299,000**  
 Sandra Miller 310.616.6213  
 3 bed · 2.5 bath



**2301 Inverness · Los Angeles** **\$2,249,000**  
 Louise Leach, Juan Longfellow 213.344.8090  
 5 bed · 4 bath · 3,306 sf · 10,130 sf lot



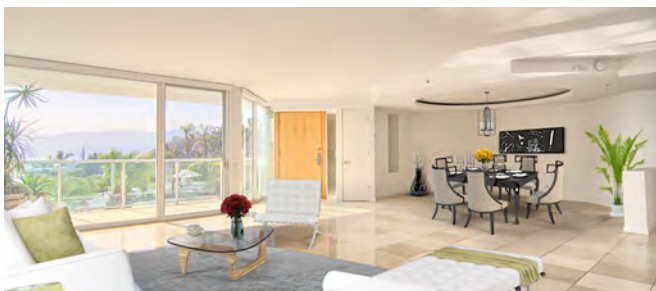
**15023 Moorpark St · Sherman Oaks** **\$1,499,000**  
 Olga Laron 310.849.9687  
 5 bed · 4 bath · 5,254 sf lot · Duplex



**4011 Scandia Way · Los Angeles** **\$749,000**  
 Yawar Charlie, Karen Sanchez 323.547.8900  
 3 bed · 2 bath · 6,748 sf lot



**408 17th Street · Santa Monica** **\$50,000/month**  
 Staci Siegel 310.592.6500  
 5 bed · 5 bath · 3,522 sf · 7,519 sq ft



**101 Ocean Ave. #C200 · Santa Monica** **\$16,500/month**  
 Sandra Miller 310.616.6213  
 2 bed · 3 bath · 2,902 sf



**213 Via Cordova · Newport Beach** **\$15,999/month**  
 Federico Salvatori 310.500.8213  
 4 bed · 5 bath · 2,980 sf



**ENGEL & VÖLKERS®**

**SANTA MONICA**  
 SantaMonica.EVUSA.com  
 310.460.2525

**BEVERLY HILLS**  
 BeverlyHills.EVUSA.com  
 310.777.7510

**LOS ANGELES**  
 LosAngeles.EVUSA.com  
 323.937.5101

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Engel & Völkers does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of that information. CalBRE# 01906886 | 01948399 | 01911544

# GREAT LOS ANGELES HOMES



## DOHENY ESTATES

9200 Swallow Drive | 7 Bedrooms | 8 Baths | \$21,995,000  
 Josh Altman 310.819.3250  
 Matthew Altman 323.791.9398



## BEVERLY HILLS

1288 Angelo Drive | 3 Bedrooms | 6 Baths | \$19,900,000  
 Jim Crane 310.855.4595 Connie Blankenship 310.994.6451  
 Michelle Oliver 310.500.6111



## SANTA MONICA

2121 La Mesa Drive | 5 Bedrooms | 7 Baths | \$18,495,000  
 Tracy Tutor Maltas 310.722.2267



## MALIBU

6526 Point Lechuza | 4 Bedrooms | 4 Baths | \$12,995,000  
 Cory Weiss 310.922.1124



**OPEN HOUSE TUESDAY 11-2**

## BEVERLY HILLS | NEW LISTING

924 North Beverly Drive | 8 Bedrooms | 8 Baths | \$10,995,000  
 Marshall Peck 323.497.3279



## BRENTWOOD | REDUCED PRICE

400 N. Bristol Avenue | 5 Bedrooms | 7 Baths | \$10,995,000  
 Juliette Hohnen 323.422.7147



## BRENTWOOD

526 N Carmelina Avenue | 6 Bedrooms | 5 Baths | \$9,995,000  
 Cory Weiss 310.922.1124



**OPEN HOUSE TUESDAY 11-2**

## BEVERLY HILLS | REDUCED PRICE

9575 Hidden Valley Road | 4 Bedrooms | 6 Baths | \$9,995,000  
 Juliette Hohnen 323.422.7147



## PACIFIC PALISADES | REDUCED PRICE

888 Toulon Drive | 5 Bedrooms | 7 Baths | \$8,500,000  
 Gina Dickerson 310.774.5584

WEST COAST HEADQUARTERS | OPENING FALL 2015  
 150 EL CAMINO DRIVE | BEVERLY HILLS, CA | 310.595.3888

**ELLIMAN.COM/CALIFORNIA**



# DON'T FIND THEMSELVES



## BEVERLY HILLS | REDUCED PRICE

2620 Benedict Canyon Drive | 5 Bedrooms | 6 Baths | \$6,495,000  
 Heather Bilyeu 310.924.4664  
 Josh Altman 310.819.3250



## SUNSET STRIP | REDUCED PRICE

8650 Franklin Avenue | 4 Bedrooms | 4 Baths | \$6,495,000  
 Josh Altman 310.819.3250  
 Matthew Altman 323.791.9398



## HIDDEN HILLS

5150 Garrett Court | 6 Bedrooms | 7 Baths | \$4,495,000  
 Josh Altman 310.819.3250  
 Matthew Altman 323.791.9398



## OJAI

1148 McNeil Road | 4 Bedrooms | 4 Baths | \$3,199,000  
 Juliette Hohnen 323.422.7147



## OPEN HOUSE TUESDAY 12-3

## HOLLYWOOD HILLS | NEW LISTING

6375 Quebec Drive | 4 Bedrooms | 5 Baths | \$1,975,000  
 Josh Altman 310.819.3250  
 Matthew Altman 323.791.9398



## OPEN HOUSE TUESDAY 11-2

## BEVERLY GROVE | NEW LISTING

510 N. Edinburg Avenue | 4 Bedrooms | 3 Baths | \$1,788,000  
 Amanda Tomkins 310.488.8212 Jim Crane 310.855.4595  
 Connie Blankenship 310.994.6451



## OPEN HOUSE TUESDAY 11-2

## HANCOCK PARK

4661 Wilshire Boulevard | Pricing starts at high \$900,000s  
 Heather Bilyeu 310.935.0906  
 Josh Altman 310.819.3250



## WEST HOLLYWOOD

838 Doheny Drive #904 | 1 Bedrooms | 1 Baths | \$860,000  
 Eric Purcell 310.980.3742



## WEST HOLLYWOOD

1351 Crescent Heights #309 | 1 Bedrooms | 1 Baths | \$490,000  
 Eric Purcell 310.980.3742

# PARTNERS *trust*



\$1,170,000  
KAREN MISRAJE  
WWW.3430PRIMERA.COM | 310.500.3909  
**OPEN TUESDAY 11<sup>AM</sup> — 2<sup>PM</sup>**



Holiday Barista Serving Lattes!  
Open Today 11-2pm



HOLLYWOOD DELL  
6446 Deep Dell



ITALIANATE VILLA OFFERS LUXURY, SCALE & PRIVACY | 6 BR, 8 BA

Nestled in the Hollywood Hills, this impressive Italianate Villa offers modern luxury & ultimate privacy. Create epicurean feasts in the gourmet kitchen with Center-Island, Breakfast Bar & world-class appliances. Or, dine al fresco off the kitchen terrace that presides over the pool & canyon setting. Unwind in a gracious master suite w/ luxurious shower, spa tub & enormous walk-in closet. Theater / Billiards/Rec Room / Mixologist's Bar. Outdoor entertaining includes swimmer's Pool & rooftop Lounge w/ HH views. A trophy property in the popular Hollywood Dell.

\$2,599,000

**ChrisPICKETT**  
424.202.3230

**TELES**  
PROPERTIES

**ErnieCARSWELL**  
310.345.7500



MARINA DEL REY | 5205 Ocean Front Walk Penthouse 301 | 5205oceanfrontwalk.com | **\$3,295,000** | web: 0355516

This is a rare, large, ocean-front penthouse on the beautiful Marina Del Rey Peninsula. Take in the breathtaking views of the Santa Monica Bay, Palos Verdes, Malibu and Catalina as you watch the sailboats and the sunset melt into the Pacific Ocean from your living room. Brand new solid oak floors accent the 25-foot high ceilings. The massive private roof deck is ideal for entertaining large or intimate dinner parties, or just relaxing and gazing at the stars. The 2,753 sq. ft. (approx.) open floor plan has 2 bedrooms and 3 baths, and features a large loft with head-on ocean views which can be used as a third bedroom or a home office.

### BRENTWOOD BROKERAGE

11911 San Vicente Boulevard, Suite 200, Los Angeles, CA 90049 | sothebyshomes.com/losangeles



**GREGORY BEGA**  
gregory.bega@sothebyshomes.com  
d: 213.453.2020  
CalBRE#: 0935802



**LINDSAY GALBRAITH**  
lindsay.galbraith@sothebyshomes.com  
d: 310.916.8622  
CalBRE#: 01873410

# WESTSIDE ESTATE AGENCY



## The Park Bel Air

\$115,000,000

The finest "bespoke" estate collection to be built in LA. Perfect location directly across the street from Hotel Bel Air. There will be 3 homes on almost 11 acres. This is the first estate to be released. Permitted & ready to build. Enter a long gated drive to a private estate with its own gatehouse. The details are too voluminous to include all, but here are some of the details: 3 acres, city + ocean views, main residence: 42,539 sf (6 bdr en suite), guest house: 15,418 sf (5 bdr en suite, 4 staff en suite), IMAX theater, fitness center, 2-lane bowling alley, elevators, art vault, full-service spa & esthetician room, golf & race car simulator, underground auto gallery for 19 cars with underground connector tunnel, two pools (89 ft and 75 ft). All prospects must be fully vetted. Also for sale is lot only at \$45m. [www.weahomes.com/listing/788-tortuoso-way](http://www.weahomes.com/listing/788-tortuoso-way)

**Kurt Rappaport (310) 860-8889 • Stephen Shapiro (310) 860-8888 • Fred J. Bernstein (310) 300-0599**

CalBRE #01036061

CalBRE #01257836

CalBRE #01476689



## Once in a Generation World-Class Estate, Brentwood

\$55,000,000

A pvt 10-acre compound w/city, ocean, & mtn views. Boasts a main residence w/a dramatic gallery entry hall, 7 BRs, 8 full baths, 4 half baths, chef's kitchen, 2-stry light filled library, prof. screening rm, paneled library, formal LR, outdr DR, & a luxe master ste. Swimmers pool, gym, tennis crt, 35 car garage, staff offices/facilities, security offices, 2 sensational gst hses, & rolling lawns. [www.1911westridgeroad.com](http://www.1911westridgeroad.com)

**Fred J. Bernstein (310) 300-0599**

CalBRE #01476689



## John Byers Architect - Hollywood History in BHPO

\$42,500,000

Also know as the "Barrymore Estate", built by famed architect John Byers for King Vidor in the late 1920's (Vidor sold it to John Barrymore). Main house w/3 BRs + a paneled den, library, DR, & an octagon-shaped LR. Paths & ponds + 2 gst cottages. Tremendous romance. A tree trunk floor in the den, fireplace in the entry, a one-time opium rm & a classic Old Hollywood pool w/waterfall. [www.barrymoreestate.com](http://www.barrymoreestate.com)

**Stephen Shapiro (310) 860-8888**

CalBRE #01257836



## Classic Bel Air Estate on Resort-like Grounds

\$24,995,000

Situated on a promontory with unobstructed city to ocean views. This authentic courtyard Mediterranean features museum quality restoration & complete privacy. Spectacular living room w/coffered wood ceilings, pub/bar room, large screening room/theater, gym and more. Master suite with city views. French doors & windows throughout. Outdoor loggia/dining pavilion, lawn, pool & guest house. [www.755stradella.com](http://www.755stradella.com)

**Kurt Rappaport (310) 860-8889 • Richard Ehrlich (310) 860-8885**

CalBRE #01036061

CalBRE #01267136



## Beautiful Georgian Traditional, Beverly Hills

\$24,995,000

New construction on one of the most desirable streets in the Beverly Hills Flats. Boasting 7 bdms, 14 baths on an approx 27,000 sf lot. Features large scale rooms perfect for entertaining, enormous master suite with retreat, huge lower level with theater, wine tasting room, game room, & gym. Opulent features, smart home technology, & every amenity imaginable. Co-listed. [www.weahomes.com/listing/720-n-alta](http://www.weahomes.com/listing/720-n-alta)

**Kurt Rappaport (310) 860-8889**

CalBRE #01036061



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

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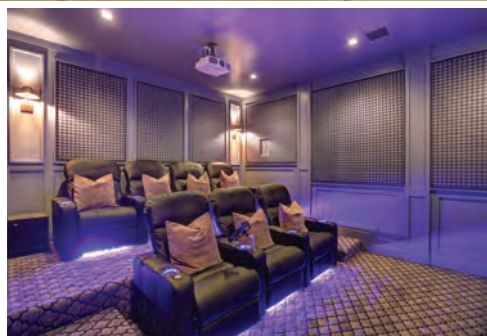
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Sebastianw@nestseekers.com



**Jerrod Jones**  
Licensed Sales Person  
O:310.278.8861x2058 c:310.795.6855  
Jerrodj@nestseekers.com



## 14755 SUTTON STREET | SHERMAN OAKS | 91403

5 BED | 7 BATH | 5,600 SQ.FT. (apx) | 10,741 SQ.FT. LOT SIZE (apx)

[14755Sutton.com](http://14755Sutton.com)

Price Upon Request

### OPEN HOUSE

SAT | DEC 19 FROM 1-4PM

SUN | DEC 20 FROM 1-4PM

This sprawling gated modern farm is simply an exceptional interpretation between clean lines and timeless materials. Stepping into this sunlit home you will feel the depth, scale, quality and thoughtfulness that went into this architectural large lot property. Equipped with movie theatre, Crestron system, dolby 5.1 sound, Waterworks plumbing supplies, book ended calcutta slabs, Wolf/Pro Glass SubZero, light oak farm floors, La Cantina doors, custom barn doors with wired embedded glass and steel roof to name a few. At 215 feet of lot depth there is plenty of room to enjoy outdoor cooking, entertaining, swimming in your 40 foot long black bottom pool or relaxing in the pool house. Simply put the Sutton house has set the bar for construction.



### DENNIS CHERNOV

REALTOR® | CalBRE Lic #01850113

818.355.2461

Dennis@ChernovTeam.com

www.ChernovTeam.com



### KEVIN SILVER

REALTOR® | CalBRE Lic #01888127

818.292.7222

Kevin@ChernovTeam.com

www.ChernovTeam.com



### ROB DIAZ

REALTOR® | CalBRE License #01851823

310.487.4407

RobMDiaz@gmail.com

www.RobMDiaz.com



# 9625 OAK PASS BEVERLY HILLS



## NEWER GATED CONTEMPORARY

... sited on the private section of celebrity lined Oak Pass Road.

A beautiful home with 3 bedroom suites and a gourmet designer kitchen.

Elaborate use of stone, wood, glass and stucco throughout.

Large grassy yard with pool and spa.

There isn't another house like this in this location at this price.

VISIT [WWW.CONTEMPORARYOAKPASS.COM](http://WWW.CONTEMPORARYOAKPASS.COM)

**OPEN TUESDAY 11-2PM**



OFFERED AT \$2,995,000  
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RESIDENCES



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**3879 SHERVIEW DRIVE, SHERMAN OAKS 91403**

**\$1,259,500**

***Open Tuesday, December 15th from 12-2***

Mid-Century four bedroom three bath with sweeping canyon views. Desirable open floor plan flows to inviting, private outdoor space perfect for entertaining. Entry with hardwood floors leads to living room with fireplace, family room with fireplace, and master bedroom. All of these rooms flow to a huge backyard deck with built-in raised spa. Granite counter tops in kitchen. Double garage with workbench and direct access. This bright single level-home offers real privacy. Convenient location close to the Westside and the Valley.



**James Muske**

310.281.3901 • [www.jimmuske.com](http://www.jimmuske.com) • CalBRE # 00758095

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# view



## FEATURED *Properties*

BEL AIR | \$17,995,000  
Represented by JADE MILLS (310) 285-7508

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Browse all digital editions at [cbview.com](http://cbview.com)*

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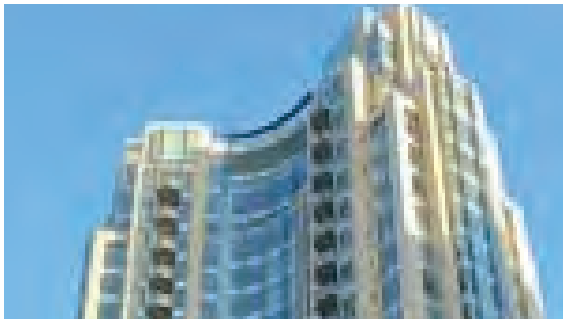
**BEVERLY HILLS PO | \$10,499,000**  
 Newly completed Colonial Revival Tennis Ct Estate by renowned Richard Manion Architecture  
**GINGER GLASS (310) 927-9307**



**GLENDALE | \$487,000**  
 Spacious 2-story inner unit 3BD condo located on a quiet street in desirable Verdugo Viejo  
**MICHAEL HONG (323) 788-5876**



**HANCOCK PARK | \$2,850,000**  
 Monterey Revival on market for 1st time in 50 yrs. 4 bds+2 bas up. Maid rm & 1.5 bas down.  
**LOVELAND CARR PROPERTIES (323) 460-7606**



**LOS ANGELES | \$4,295,000**  
 10th floor of the elegant Carlyle Residences. 3+4.5, 24 hour valet, pool, spa and views.  
**LAUREN TIZABI (310) 666-1537**



**LOS ANGELES | \$1,695,000**  
 Classic LA & modern style in this completely renovated Larchmont Village bungalow.  
**SKYLER HYNES (310) 800-5111**



**LOS ANGELES | \$1,625,000**  
 Great 3/3.5 unit with sumptuous golf course & city views at The Ridge in Mountaingate.  
**CAROLE SCHIFFER (310) 442-1384**



**LOS ANGELES | \$1,395,000**  
 Undisturbed mid-century home, waiting to be re-vitalized back to the glory of its heyday  
**ISAAC FAST (323) 791-5553**



**MALIBU | \$17,995,000**  
 Private/gated estate on approx. 6 acres is unparalleled in design and craftsmanship.  
**CHRISTOPHER CORTAZZO (310) 589-2472**



**MALIBU | \$2,600,000**  
 Experience Malibu oceanfront living! Panoramic vws at this stunning 2bd/2.5ba beach house!  
**MITCH HAGERMAN (310) 963-4358**



**MALIBU | \$995,000**  
 Remodeled contemporary 2+2 condo with great ocean views, close to Will Rogers State Beach.  
**CHRISTINE RODGERSON (310) 617-6699**



**OXNARD | \$1,439,000**  
 Gorgeous designer 4+3 home with 35' boat dock. Patio w/ marina and mountain views!  
**MARIANNE ROMO 805-984-9777 X115**



**PACIFIC PALISADES | \$4,495,000**  
 New Construction Modern Farmhouse w/ Ocean Views - 5+5.5 www.14738whitfield.com  
**AMY HOLLINGSWORTH & JAMIE LEFF (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**



**PALOS VERDES ESTATES | \$1,150,000**  
 3BD/2BA | One Level | Hardwood Floors Throughout |  
 Best Priced Home in Lunada Bay  
**DEBBIE TAYLOR (310) 994-4848**



**PASADENA | \$3,980,000**  
 5BR | 4BR two story English tudor styled property  
 updated in 2014.  
**SCOTT JAMES & CHRIS STILLMARK (626) 327-1836**



**PASADENA | \$1,588,000**  
 Serenity & tranquility awaits you in this beautifully  
 remodeled European Villa w/4BR & 4BA  
**CAROLINE KHABBAZ (626) 705-7705**



**REDONDO BEACH | \$769,000**  
 Beautifully remodeled 3BR home in N. Redondo Beach  
 w/new appliances, hardwood flrs & more.  
**ANTHONY KELLY (310) 980-4813**



**SANTA BARBARA | \$6,395,000**  
 Rare, authentic and incredibly romantic adobe hacienda  
 estate.  
**VICTOR PLANA (805) 895-0591**



**SHERMAN OAKS | \$1,598,000**  
 Fabulous updated East Coast traditional 2 story in the  
 prestigious Sherman Oaks hills.  
**NILOUFAR GOODARZY (310) 617-0030**



**SOMIS | \$4,100,000**  
 \$2,000,000 Reduction! Short Pay. Over 22 ac. Pvt gated  
 compound. TNS. Sep Gym/rec building  
**LUZETTE VIDAL (805) 443-3004**



**SOUTH PASADENA | \$1,199,000**  
 1504 Laurel Street, South Pasadena  
**KAY WETZEL LEAVENS (626) 665-6032**



**STUDIO CITY | \$1,945,000**  
 Luxurious modern architectural gem over 14000 flat  
 lot. 3676 sqft,4+3+loft+guest w/kitchen  
**AVIVA MARKUSH (818) 528-2222**



**TORRANCE | \$670,000**  
 3BD/2BA | Completely Remodeled Home | Bonus  
 Room with Fireplace | Large Private Backyard  
**RICHARD ELDRED (310) 503-2519**



**WESTCHESTER | \$995,000**  
 2015 Silicon Beach, New Construction located in the  
 highly sought after Loyola Village.  
**BOB WALDRON & JESSICA HEREDIA (310) 337-9225**



**WILSHIRE CORRIDOR | \$5,995,000**  
 Coveted Southwest-facing junior penthouse in the  
 prestigious Carlyle.  
**MARY SWANSON/JON BRONSON (310) 497-6508**

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  
 Sunset Strip (310) 278-9470  
 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

### MY TRADITIONAL ARCHITECTURE VIEW

With Architect Richard Manion  
by Bret Parsons



Architectural trends come and go, yet most clients still prefer traditional styles for their dream homes. Colonial Revival is currently the most popular request, particularly in Los Angeles. This is because it's a style which can be streamlined and simplified in detail while maintaining all the traditional undertones. For example, it can be given a more Moderne or Art Deco feel—these variations have an extensive history in Southern California dating back to the 1920s and '30s. Colonials also possess a certain stateliness conveyed with its sense of order and inspiration from the Colonial and Georgian periods. Structures can be formal and informal, simultaneously, plus light in color, with white painted brick facades and stone or wood trims. Today, clients rarely desire dark spaces and heavy detailing or extensive ornamentation. They also appreciate the logical layout of Colonial Revivals, which typically have a central hall and staircase as a focal point, with public and private rooms flanking each side. In the long term, traditional styles will persevere and be interpreted in more informal and streamlined ways that relate to modern living. It's architecture with traditional bones but lighter in feel and more casual and eclectic.

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



### ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: RICARDO LEGORRETA



BEVERLY HILLS | \$15,950,000

Dynamic Modern Estate on over 22,000 sq. ft. corner lot.  
[www.702AltaDrive.com](http://www.702AltaDrive.com)

Jade Mills (310) 285-7508

ARCHITECT: KMD ARCHITECTS



WILSHIRE CORRIDOR | \$5,995,000

Coveted Southwest-facing junior penthouse in the prestigious Carlyle.

Mary Swanson (310) 273-3113x512

ARCHITECT: C.B. OLERICH



HANCOCK PARK | \$2,850,000

Monterey Revival on market for 1st time in 50 yrs. 4 bds+2 bas up. Maid rm & 1.5 bas down.

Loveland Carr Properties (323) 460-7606



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**BRET PARSONS**  
DIRECTOR, ARCHITECTURAL DIVISION



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NEW PRICE \$4,395,000 | OPEN TUESDAY 11-2

Ultimate Privacy, Incredible Parklike Setting, 1.3 Acres (approx), Flat 22,000sqft (approx),  
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AfsharProperties.com

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BEL-AIR

BRENTWOOD

HOLLYWOOD HILLS

MALIBU



OPEN TUESDAY 11 am – 2pm

\$1,595,000

9040 Cynthia St. West Hollywood

3 3 1,350 sqft

Updated & Upscale Country English in Prime WeHo Offering Extreme Privacy Behind Tall & Lush Hedges. Sun-Filled Den & Reading Area. Large Outdoor Patio & Deck w/ Grassy Yard. 400 sqft Detached Guest Studio w/ High Ceilings, Recessed Lighting & Remodeled Bath. A+ Location. Zoned for Potential Multi-Family!



ARAM AFSHAR | BROKER-ASSOCIATE

310.702.0583 aram@afsharproperties.com caBRE 01484569



Coldwell Banker Beverly Hills Previews



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1.3 Acre Bel Air View Estate  
457 Cuesta Way, Bel Air  
\$16,350,000  
Open Tuesday 11-2  
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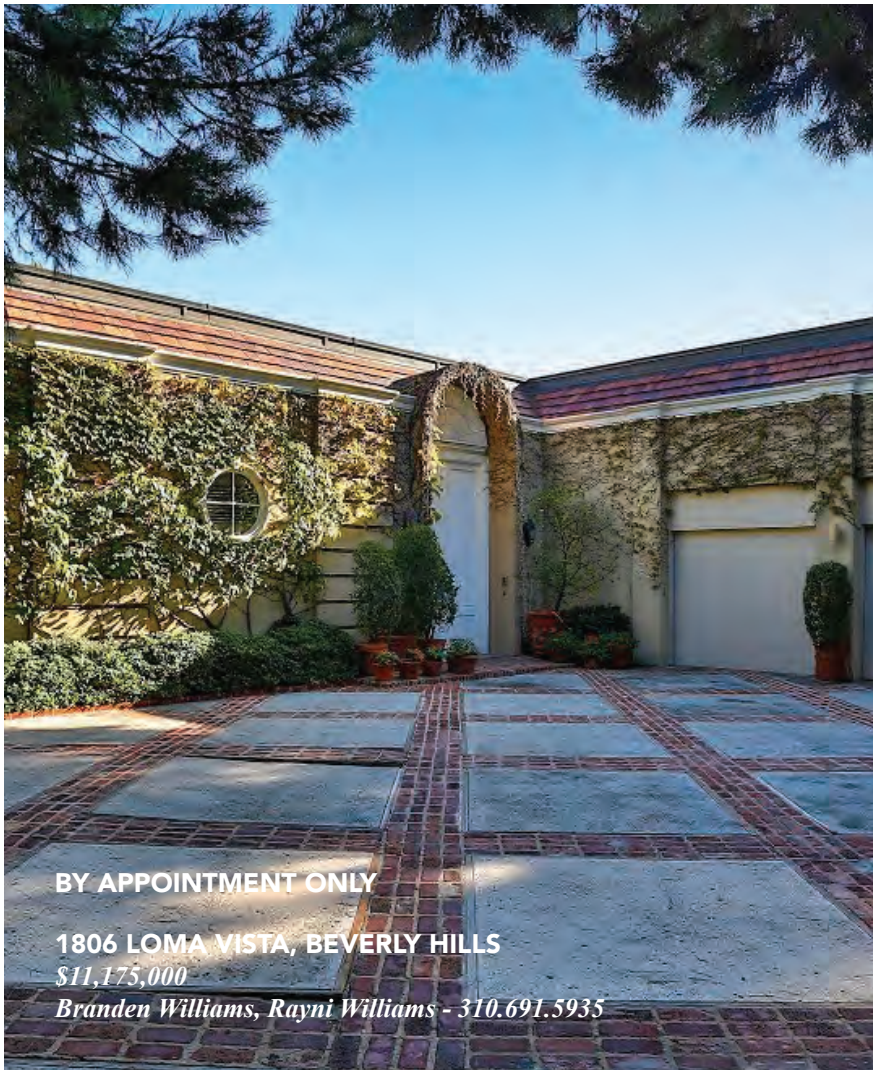
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\$11,175,000

Branden Williams, Rayni Williams - 310.691.5935



BY APPOINTMENT ONLY

506 N BEDFORD DR, BEVERLY HILLS

\$5,900,000

Jeff Hyland, Steven Levine - 310.702.4509

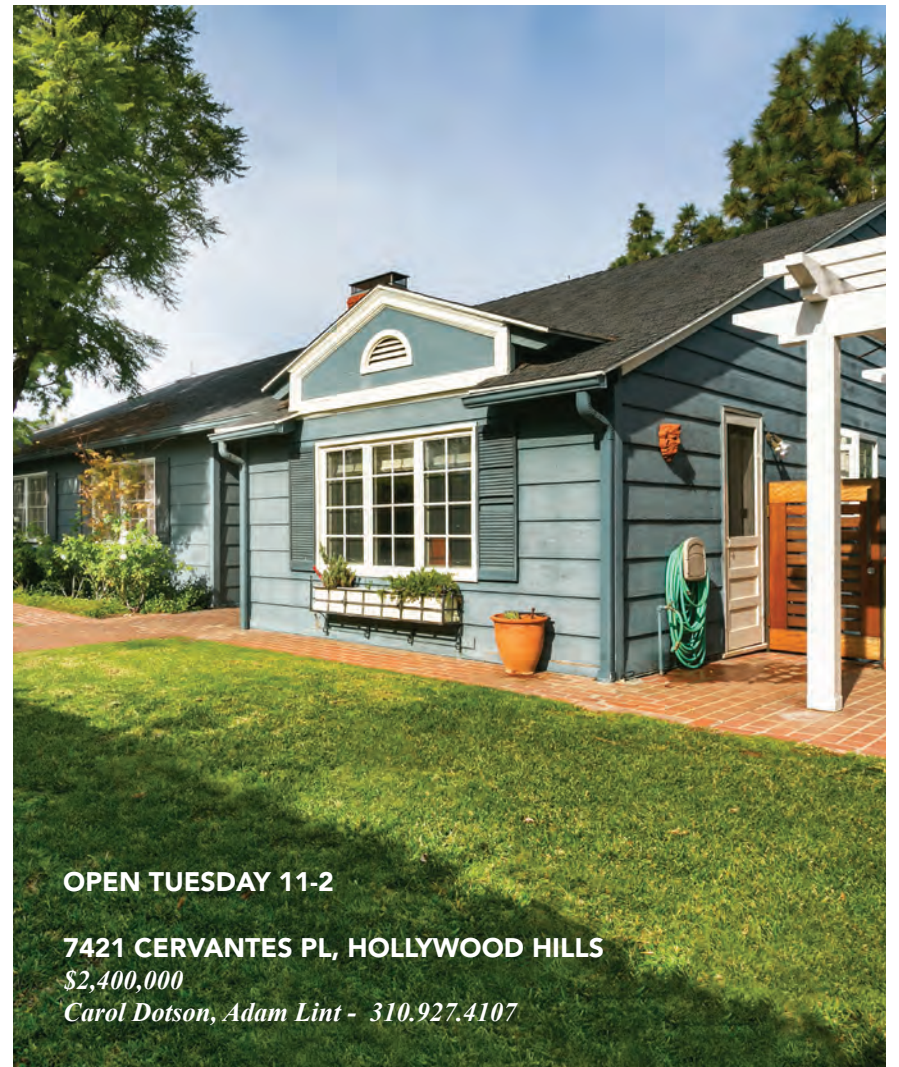


BY APPOINTMENT ONLY

8508 ALLENWOOD RD, SUNSET STRIP

\$2,695,000

Ambra Bisconti - 310.498.2151



OPEN TUESDAY 11-2

7421 CERVANTES PL, HOLLYWOOD HILLS

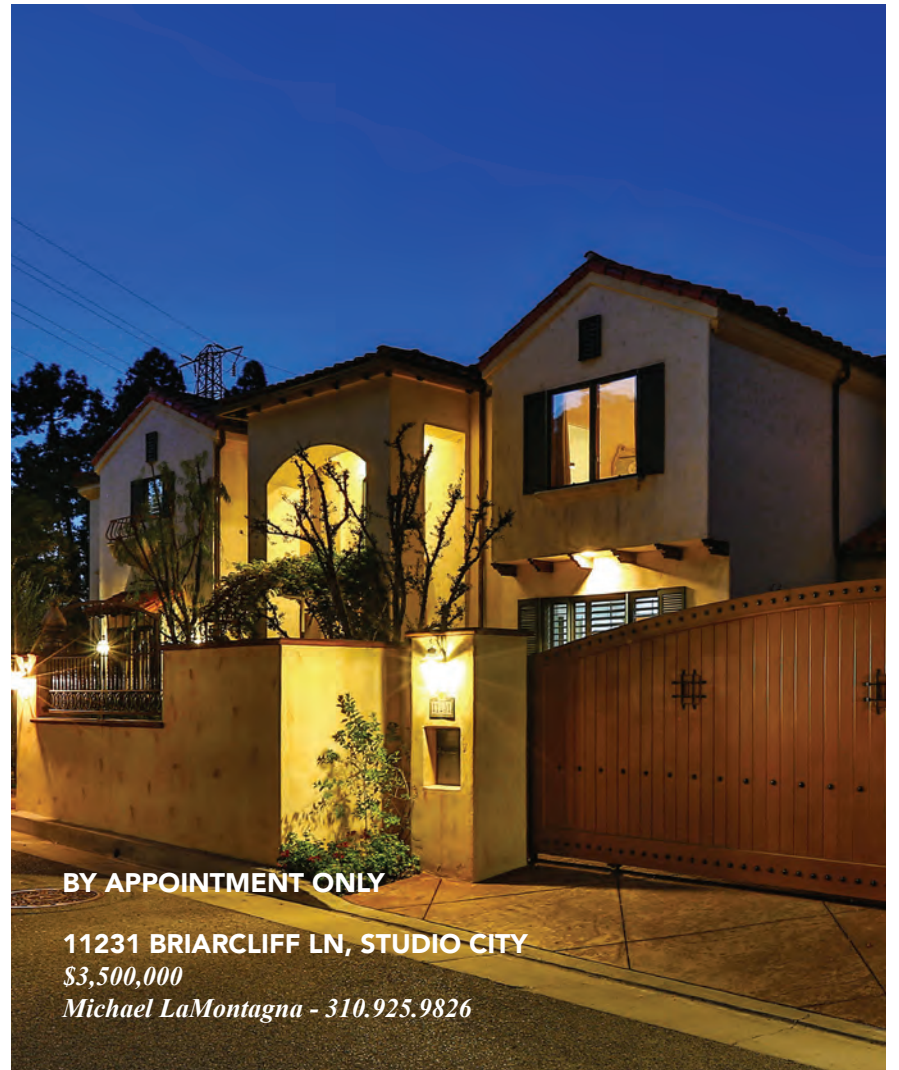
\$2,400,000

Carol Dotson, Adam Lint - 310.927.4107



**BY APPOINTMENT ONLY**

**9250 CORDELL DR, SUNSET STRIP**  
\$4,395,000  
*Chad Rogers - 310.858.5417*



**BY APPOINTMENT ONLY**

**11231 BRIARCLIFF LN, STUDIO CITY**  
\$3,500,000  
*Michael LaMontagna - 310.925.9826*



**BY APPOINTMENT ONLY**

**4060 FALLING LEAF DR, ENCINO**  
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*Justin P. Huchel - 310.617.4824*



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310.803.9999



**SUSAN MONUS**  
310.589.2477



# 917



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BEVERLY HILLS

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\$38,000,000

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*Beverly Hills Estate Site*

**NOW OFFERED AT \$10,500,000**

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First time on market in over 50 years. Great opportunity to build your dream house on a large corner lot.  
Fully level site of .78 acres just three blocks from the Beverly Hills Hotel.

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# MID-CENTURY MASTERPIECE



## 2744 CARDWELL PLACE

OFFERED AT \$4,695,000

OPEN TUESDAY, DECEMBER 15<sup>TH</sup> 11AM-2PM

STUNNING RESTORED MID-CENTURY MASTERPIECE WITH HEAD-ON JETLINER CITY VIEWS. SITUATED ON CLOSE TO AN ACRE, THIS 3 BEDROOM, 3 AND A HALF BATH, ULTRA-CHIC RESORT-LIKE ESTATE IS LOCATED ON A PRIVATE ROAD OFF WOODROW WILSON DRIVE. ORIGINALLY BUILT IN JOHN LAUTNER OR RICHARD NEUTRA-ESQUE STYLE, THIS EXCLUSIVE TREASURE FEATURES A CIRCULAR SUNKEN LIVING ROOM OPENING TO EXPANSIVE CITY VIEWS, A SPARKLING POOL, SPACIOUS ENTERTAINING PATIOS AND LUSCIOUS GREEN LAWNS. A SECRET RETREAT IN THE SKY, EVEN THE MASTER SUITE BOASTS UNFORGETTABLE VIEWS.

REPRESENTATION BY

**CARL GAMBINO**

**(646) 465-1766**

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**KURT RAPPAPORT**

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# WESTLAKE VILLAGE GREAT VIEWS



857 RIM CREST DR  
**December 16, 2015**

Westlake Village "Village Home" unique, five bedrooms, remodeled beautifully! Gorgeous views! Backyard surrounded by captivating views, plentiful seating areas, incredible pool and

spa with unparalleled privacy! Interior features include a chef's kitchen with beautiful island for family gatherings. Soaring Cathedral ceilings in living room. This gem will not last!

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# THE ALTMAN BROTHERS



## OPEN HOUSE TUESDAY 12-3

6375 QUEBEC DRIVE | HOLLYWOOD HILLS | 4 BEDROOMS | 5 BATHS | \$1,975,000

### HOLLYWOOD HILLS MEDITERRANEAN WITH INCREDIBLE VIEWS

This Contemporary Mediterranean home is custom built in the Hollywood Dell! Spacious living & dining room are perfect for entertaining with stunning views from downtown to the ocean through French doors opening onto the front balcony. Gourmet kitchen includes cook's island, stainless steel appliances, breakfast area & walk-in pantry. Master suite on the top floor & includes an elegant front balcony looking over the Hollywood landscape, bathroom with freestanding soaking tub & spa shower with body jets, 3 walk-in closets, vanity & access to rear patio. Second floor has 2 additional ensuite bedrooms, separated by a multipurpose area. Features a personal elevator servicing all floors, decks on all 3 upper floors, fireplaces in living & master bedroom & attached 4-car garage. Also includes plenty of storage, custom built-ins & woodwork, built-in speakers & recessed lighting throughout. Located on a cul-de-sac & close to hiking trails. Easy access to Downtown & the Valley.

**AB** THE ALTMAN BROTHERS

**JOSH & MATTHEW ALTMAN**

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**THEALTMANBROTHERS.COM**

**HAROLD ROHDES**

818.281.5451 | Harold.Rohdes@gmail.com



**ELLIMAN.COM/CALIFORNIA**



## BEVERLY GROVE | OPEN HOUSE TUESDAY 11-2

510 N. EDINBURGH DRIVE | 4 BEDROOMS | 3 BATHS | \$1,788,000

### CONTEMPORARY CRAFTSMAN BUNGALOW

Updated bungalow in prime Beverly Grove! Ideal location within walking distance to Melrose, Fairfax and the Grove, this stunning four bedroom, three bath contemporary craftsman offers an open floorpan complete with modern amenities. All rooms are flooded with natural light, including the family room with fireplace, gourmet kitchen, center island including black granite countertops and stainless steel appliances. The main level flows effortlessly onto the lush lawn and intimate outdoor dining area creating an entertainer's dream. The master suite encompasses the entire second floor with en-suite bath including dual vanities as well as its own private terrace. Additional amenities include: travertine tiles and alarm system with outdoor cameras. A stone's throw away from L.A.'s best dining and shopping, this unique and rare home is not to be missed!

Approx. 2103 Sq. Feet Main Home | Approx. 5,280 Sq. Foot Lot

LUNCH SERVED

**AMANDA TOMKINS**

310.488.8212

**JIM CRANE**

310.855.4595

**CONNIE BLANKENSHIP**

310.994.6451

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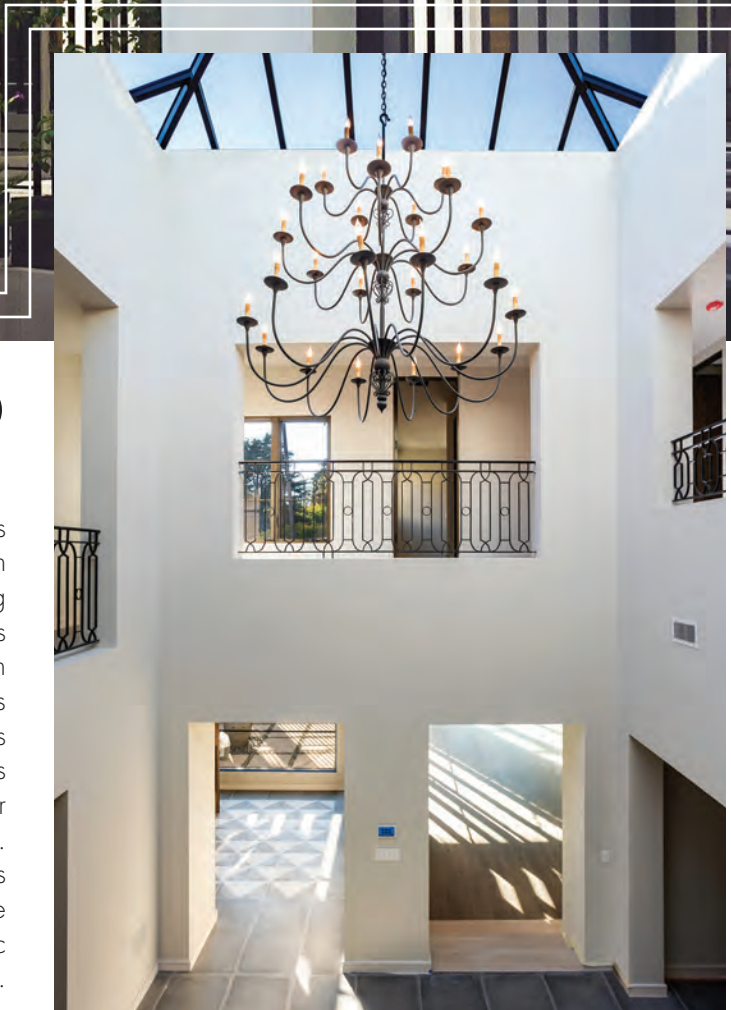
**ELLIMAN.COM/CALIFORNIA**

# Magnificent Gated Contemporary Mediterranean



924 North Beverly Drive | Offered At \$10,995,000  
Open Tuesday From 11-2 | Espresso Bar & Treats From Chaumont

This newly reimagined 1926 masterpiece is majestically sited on a sixteen thousand plus square foot lot. The main house comprises approximately eight thousand square feet, with six bedrooms and 7 baths. As you enter the home you are greeted by a jaw dropping two story foyer - sunlight greets you as it shines through an enormous, architectural glass skylight. Precisely taken down to the studs for a complete remodel, the home boasts French White Oak plank floors, and oversized French doors. The palatial living and family rooms have smartly kept the previous open beam ceilings and grand fireplaces. A massive Chef's center island kitchen includes a Sub-Zero refrigerator/freezer, and a Wolfe six-burner gas range. Extremely rare imported Italian quartzite slabs adorn the countertops. Spacious master bedroom, with adjoining study, opens onto a balcony overlooking the private backyard. Dual baths with herringbone marble inlaid floors, and separate walk-in closets, complete this glorious sanctuary. An updated two bedroom one bath guest house with kitchen, complete this spectacular estate. All this and it includes the coveted gift of being steps to the iconic Beverly Hills Hotel. This once in a lifetime estate is ready to be yours for the Winter holidays.



MARSHALL PECK  
310.497.3279  
marshall.peck@elliman.com

ARAM AFSHAR  
310.702.0583  
aram@afsharproperties.com

CRAIG SHAPIRO  
310.739.4887  
craig.shapiro@coldwellbanker.com



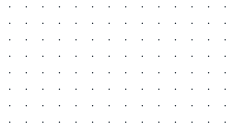
9237 Warbler Way, Bird Streets, By Appointment Only

## Minimalist Contemporary Design In The Bird Streets

3 BED | 4 BATH | \$4,295,000

Minimalist contemporary design defines this private cosmopolitan refuge in the Bird Streets. Refined interiors blend stone flooring with amber woods. A casual indoor/outdoor California lifestyle is captured with floor-to-ceiling sliding glass doors that open up to the swimming pool entertainment area. Throughout the interior, glass walls frame tree-top & city views. The master bedroom suite offers a luxurious bath & spacious walk-in dressing room. There are 2 bedroom suites, an upstairs lounge, a media area, an office/den and open dining room. Euro-design kitchen offers top appliance amenities. There is a peacefulness that emphasizes the contemporary Zen & relaxed fit of the entire house.

Jeeb O'Reilly, Tori Barnao, Gersh Gershunoff 310.980.5304 jeeb@compass.com



# COMPASS

compass.com 310.230.5478 compass compassinc compass



# 2673 ZORADA DRIVE

NICHOLS CANYON

5 BEDROOMS | 7 BATHROOMS | 4,810 SQ. FT. | 10,672 SQ. FT. LOT

Nestled on an idyllic hillside in the Hollywood Hills, this contemporary jewel is designed in architectural harmony with the picturesque surroundings. The great room is flooded with natural light as glass doors frame sweeping canyon views and connect seamlessly to expansive terraces. The chef's kitchen opens to a bar, living room, den and outdoor dining pavilion, a true entertainer's paradise. The 4-bedroom private retreat features dual masters, one with partner's baths and walk-in closets.

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$3,950,000

**EDUARDO UMANSKY**  
424.230.3715

**MAURICIO UMANSKY**  
424.230.3701

**FARRAH ALDJUFRIE**  
424.230.3712



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## 12753 MULHOLLAND DRIVE

BEVERLY HILLS POST OFFICE

Tuscany meets Beverly Hills at this elegant estate atop Mulholland Drive. Oversized living room, adjacent dining room and gourmet chef's kitchen with Viking appliances. 2 en-suite guest rooms, a master wing with dual walk-in closets/bathrooms. A 2nd master suite with dual bathrooms, a sumptuous family room and 3 additional guest bedrooms. A vintner's 1500-bottle wine cellar for the ultimate wine connoisseur. Championship tennis court, 3-car garage and exquisite landscaping to complete this Tuscan villa.

7 BEDROOM | 9.5 BATHROOMS  
10,116 SQ. FT. | 3 ACRE LOT  
OFFERED AT \$14,300,000

LINDA MAY  
COLDWELL BANKER  
310.777.6247

JEN WINSTON  
THE AGENCY  
310.944.1167

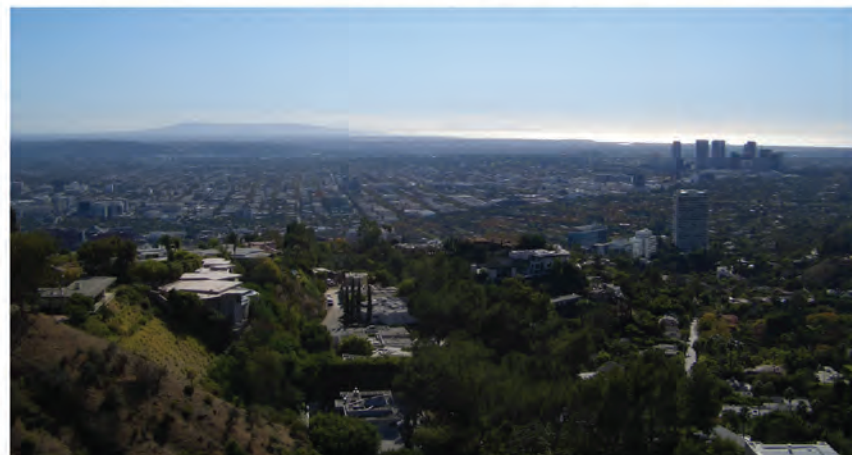
MAURICIO UMANSKY  
THE AGENCY  
424.230.3701





OPEN TUESDAY 11-2PM

90210VILLA.COM



# 1633 BLUE JAY WAY

SUNSET STRIP

5 BEDROOMS | 8 BATHROOMS | 12,114 SQ. FT. | 24,316 SQ. FT. LOT

One of the last great view lots available in the Bird Street area of the Sunset Strip. This shovel ready site comes with plans, by noted architect Zoltan Pali, and permits. Perfect for an owner user or a developer. Renderings for this modern house include 5 bedrooms and 8 bathrooms, master suit with amazing city and ocean views. Great development opportunity in the Bird streets.

**BLAIR CHANG**

424.230.3703

NEW LISTING  
NEW PRICE

OFFERED AT \$12,900,000



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# 1430 ABBOT KINNEY BLVD

VENICE

3 BEDROOMS | 3.5 BATHROOMS | 2,700 SQ. FT. LOT

Located on the best street in the city, this urban oasis combines a masterful use of space, abundance of natural light and attention to detail throughout. Three levels of living space are highlighted by a sensational rooftop deck overlooking the city below, spacious master suite with high ceilings and large master bath, state of the art gourmet chefs kitchen and private outdoor spa. This home offers the best of Venice, within walking distance to world renowned boutique shops, and art galleries.

**BLAIR CHANG**

424.230.3703

OFFERED AT \$13,995,000



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# 621 SOUTH BUNDY DRIVE

BRENTWOOD

5 BEDROOMS | 6 BATHROOMS | 6,999 SQ. FT. LOT

This beautiful brand new traditional in the heart of Brentwood features 5 bedrooms, 6 baths with an open floor plan that is light and bright throughout. This two story home offers a formal living and dining rooms, chef's kitchen, wet bar, office and family room. The master suite is filled with natural light with fireplace and dual walk-in closets. Entertain in the grassy backyard with BBQ. 2 car garage completes the home. Close to trendy shops, restaurants and beautiful beaches.

**SANTIAGO ARANA**

310.926.9808

OPEN TUESDAY 11-2 PM

OFFERED AT \$3,595,000



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# 7833 TORREYSON DRIVE

HOLLYWOOD HILLS

5 BEDROOMS | 6 BATHROOMS | 5,707 SQ. FT. | 13,042 SQ. FT. LOT

Spectacular Contemporary-Mediterranean nestled above Hollywood Hills overlooking panoramic views. 5 en-suite bedrooms including master suite with large balcony, fireplace, dual walk-in closets + bath/spa tub & steam shower. Additional features include media room, gym with private entry, high ceilings, recessed lighting and crown moldings throughout. Infinity pool & spa surrounded by travertine + flat grassy yard & deck with BBQ overlooking city lights. Easy access to Westside or Valley.

ALANA MESICA  
310.407.9113

JAMES HARRIS  
424.400.5915

DAVID PARNES  
424.400.5916

OPEN TUESDAY 11-2 PM  
& SUNDAY 1-4 PM

NEW LISTING

OFFERED AT \$5,349,000



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# FINAL HOME REMAINING

2 BEDROOM + 2.5 BATH | \$2,595,000



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THE COSMOPOLITAN BW  
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Welcome to The Cosmopolitan BW, a limited collection of 45 modern, luxury residences steps away from the very best of Brentwood. Enjoy the quintessential, relaxed Brentwood lifestyle and unrivaled walkability to acclaimed schools, dining, shopping, and nightlife. Exquisitely designed for the modern lifestyle, the residences at The Cosmopolitan BW feature flexible 2 to 3-bedroom floor plans with open-concept living and an elegantly clean simplicity.

SOPHISTICATED, MODERN LIVING *in the heart of* BRENTWOOD

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## New Construction • Osaka Residences I & II

11320 & 11322 La Grange Avenue, West Los Angeles

OPEN TUESDAY 11-2

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310.717.1717  
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1803 BLUE HEIGHTS DRIVE, LOS ANGELES

OFFERED AT \$3,395,000

SHOWN BY APPOINTMENT ONLY



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310.623.8800  
JOE@JOEBABAJIAN.COM  
JOEBABAJIAN.COM  
CA BRE# 00813384

KAITLYN OLSON  
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KAITLYNOLSON@GMAIL.COM  
CA BRE# 01961444

AARON KIRMAN  
424.249.7162  
AARON@AARONKIRMAN.COM  
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# 351 N KENTER AVE BRENTWOOD

JOIN US FOR LUNCH BY **Richeeze!**  
Smile & Say...  
GRILLED CHEESE • SOUPS • AND MORE

Enter this gated 5 + 5 Mediterranean with an open floor plan through large motor court located in desirable Brentwood, North of Sunset. Gourmet kitchen with center island opens to living room and breakfast area. Stairs lead to gorgeous master suite with personal balcony and 2 additional family suites. Private grassy backyard.

**OPEN TUESDAY 11-2**

**Just reduced to: \$3,549,000**



**MYRA NOURMAND**

[myranourmand@nourmand.com](mailto:myranourmand@nourmand.com)

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

office: 310.888.3333

fax: 310.278.9900

bre#:00983509

**NICOLE CONTRERAS**

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

cell: 310.614.4952

office: 310.888.3332

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OPEN TUESDAY FROM 11-2

1339 N. WETHERLY DRIVE, LOS ANGELES

OFFERED AT \$5,750,000

### **Developer's Dream**

This is it! Developer's Dream! Located up the ONLY private driveway on Wetherly Drive North of Sunset, this fantastic view property boasts a motor court and large flat pad. Open to the public on Sunday December 13th and for Broker's Caravan on Tuesday December 15th. All offers will be reviewed on Friday December 18th.

**JOSH FLAGG**

310.720.3524 | Josh@JoshFlagg.com



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BEVERLY HILLS

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