


01 Beverly Hills *Single Family*

X 12753 MULHOLLAND DR	Lunch 11-2	NEW
\$14,300,000	7+9.5 2sty-VILLA	



BEVERLY HILLS TUSCAN VILLA

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.

May, Winston, Umansky
AGENCY/COLDWELL

X 1012 LOMA VISTA DR	Lunch 11-2 592G5	NEW
\$7,300,000	4+5 1sty-MID-CENTURY	



RARE LOWER TROUSDALE OPPORTUNITY FOR DEVELOPER/ OWNER-USER

Mid-Century Modern on corner lot with city/mountain views. Features period architectural elements that evoke the cool and glamour of the era. Includes terrazzo flrs, hi ceilings, open flr plan and walls of glass opening onto private tranquil grassy yard. Spacious liv rm & family rm with frpl for each, den, bonus rm & Motor Court. Family Bdrms on private wing with master that opens to garden. Great opportunity to preserve, remodel or build new estate. First time on market in 55+ years!

Bess Hochman 310.291.4111
HOCHMAN ADVISORS

Open House: Tues 11 am- 2pm and Sun 1-4pm

917 N CRESCENT DR	Open 11-2	rev
\$38,000,000	6+10 FRENCH	



THE ESSENCE OF BEVERLY HILLS

Immediately adjacent to world famous Beverly Hills Hotel. Walk to The Polo Lounge for breakfast. Renovated in 2015 - French Modern Estate dazzles in high style and state of the art technology. Open floor plan and vast public rooms for entertaining. Main house features formal Living Room with 10 sets of French Doors, paneled Library, lavish formal Dining Room, Gourmet Kitchen imported from Italy, family room and cocktail bar w/ display wine cellar.

MLS#15-943657
Drew Fenton 310.858.5474
HILTON & HYLAND

www.BHVilla.com

613 N SIERRA DR	Open 11-2	rev
\$5,895,000	5+5 2sty-SPANISH	



1930 SPANISH IN PRIME BH FLATS

. First time on the market, this one family owned home features a classic floor plan. Large living room, formal dining room, sunny breakfast room and library/den that opens to a grassy backyard with fruit trees. Four bedrooms, 3 bathrooms with original tile upstairs, maids and bath down. Recreate the grandeur and maximum potential of this home with cosmetics and upgrades.

MLS#15-960689
Julie Chandler 310 993-9086
GIBSON INTERNATIONAL

Dshwshr, Rng/Ovn

02 Beverly Hills Post Office *Single Family*

1440 BELLA DR	Refresh. 10-2 592C5	NEW
\$6,495,000	5+7 NEW PROJECT	



BRAND NEW CONSTRUCTION WITH VIEWS

At the top of Bella Road, sits a property unlike any other in Beverly Hills. It is a masterwork in luxury composition. An extraordinary find. There are only Four Houses on the complete 1/4 mile stretch of Bella Drive. The estate offers privacy and views like none other. A Five Minute drive from the Beverly Hills Hotel, the Luxurious Gated Property offers Unparalleled Beauty on nearly an acre of land. A rare and special offering.

MLS#15-963047
Amir Nazarian 310-488-0167
KELLER WILLIAMS RLTY

NEW

9625 OAK PASS RD	Open 11-2	NEW
\$2,995,000	3+3 2sty-ARCHITECTURAL	



NEWER CONTEMPORARY ON GATED OAK PASS ROAD

NEWER CONTEMPORARY ON THE GATED CELEBRITY LINED OAK PASS ROAD. SITED UP AND ON ITS OWN GATED DRIVEWAY, 3 BEDROOM 3 BATH OPEN FLOOR PLAN DESIGNER KITCHEN POOL SPA AND LARGE GRASSY YARD..

MLS#15-964895
Michael Eisenberg 310 748 5410
KELLER WILLIAMS BH

Blf-Ins, Cbl, Dshwshr, Dryer, Frzr, Other

9842 PORTOLA DR	Open 11-2 592C3	NEW
\$1,459,000	3+3.5 3sty-CONTEMP MED	



BHPO SPANISH CONTEMPORARY
[WWW.9842PORTOLABHPO.COM](http://www.9842PORTOLABHPO.COM)

Exceptional Contemporary Spanish, newer 2012 built home in serene canyon setting features over 3000 sq ft of indoor outdoor CA lifestyle living. The grand open floor plan offers nearly 2500 sq ft of luxury living split among three distinctive levels, featuring a huge 270 sq ft private living room terrace. The downstairs main living area is an open two-tiered living-dining area with volume ceilings and fireplace, all open to a large center island Viking appliance equipped cook's kitchen.

MLS#15-964151
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS

www.OmegaGroup.LA

9374 BEVERLY CREST DR	Open 12-2 592F5	rev
\$12,950,000	5+6 ARCHITECTURAL	

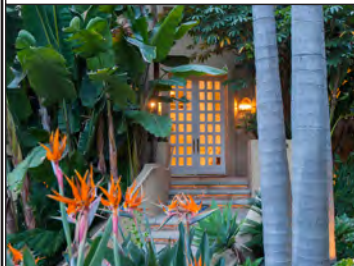


Architectural Contemporary with head on city and ocean views. Gated and private from the street, the spacious entry with walls of glass takes in the masterful 180 degree views. The master is on the first level with a terrace, fireplace and walls of 12ft. windows all open to the views. The master bath is huge and open with dual vanities once again bringing in the fabulous views.

MLS#15-890591
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Blf-Ins, Cbl, Dshwshr, Dryer, Elvtr, Other

2539 BENEDICT CANYON DR	Open 12-2 592B2	rev
\$5,395,000	5+7 ARCHITECTURAL	



Located in the estate area of Upper Benedict Canyon and hidden behind gates is this secluded oasis compound. A large motorcourt greets the visitor with guest parking. A dramatic resort like pool and waterfall are enveloped in lush landscaping. This beautiful outdoor entertaining area is flanked by a stunning 1 bedroom guest house with a "great room" and the main house distinguished by bold contemporary architecture.

MLS#14-814107
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Blf-Ins, Dshwshr, Elvtr, Grbg Disp

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 an ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at TheMLS.com™).

TUESDAY

02 Beverly Hills Post Office Lease

1440 BELLA DR	Refresh. 10-2	592C5	NEW
\$25,000	5+7	NEW PROJECT	



BRAND NEW CONSTRUCTION WITH VIEWS

At the top of Bella Road, sits a property unlike any other in Beverly Hills. It is a masterwork in luxury composition. An extraordinary find. There are only Four Houses on the complete 1/4 mile stretch of Bella Drive. The estate offers privacy and views like none other. A Five Minute drive from the Beverly Hills Hotel, the Luxurious Gated Property offers Unparalleled Beauty on nearly an acre of land. A rare and special offering.

MLS#15-963063
Amir Nazarian 310-488-0167
KELLER WILLIAMS RLTY

NEW

03 Sunset Strip - Hollywood Hills West Single Family

1339 N WETHERLY DR	Open 11-2	1sty-MID-CENTURY	NEW
\$5,750,000	5+5		



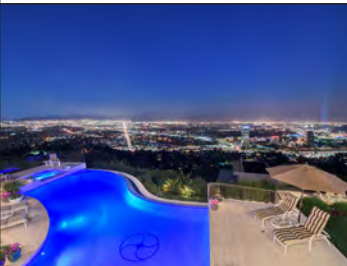
DEVELOPER'S DREAM!

THIS IS IT! A DEVELOPERS 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. All offers will be reviewed on Friday, December 18th.

Josh Flagg 310.720.3524
RODEO REALTY - BH

Range, Refrigerator, Fireplace

7833 TORREYSON DR	Open 11-2	2sty-CONTEMP MED	NEW
\$5,349,000	5+6		



SPECTACULAR HOLLYWOOD HILLS VIEW ESTATE

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

Alana Mesica 310-407-9113
THE AGENCY

2744 CARDWELL PL	Open 11-2	MID-CENTURY	NEW
\$4,695,000	3+4		




STUNNING RESTORED MID-CENTURY MASTERPIECE

Head-on jetliner city views. Located on a private promontory off Woodrow Wilson Drive this ultra private estate of close to one acre, originally built in 1961 is reminiscent of John Lautner or Richard Neutra's finest designs with a round, sunk-in living room opening to the explosive city views, pool and expansive entertaining patios and lawns. Enormous living spaces and master bedroom all opening to views and expansive lawn and pool areas.

MLS#15-953047
Carl Gambino 646-465-1766
WEA

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

8875 APPIAN WAY	Lunch 11-2		NEW
\$2,600,000	3+3	2sty-CONTEMPORARY	




GATED CONTEMPORARY WITH JETLINER VIEWS!

Private and gated Contemporary with Jetliner City and Ocean views set above the street at the very top of Sunset Plaza. Very large pool and backyard perfect for entertaining. Newer floors, kitchen and baths. Walls of Glass. Large Master suite with marble bathroom, walk-in closet and huge deck with fire pit overlooking the city.

MLS#15-963835
Scott Cort 310.612.2939
JOHN AAROE GROUP

8875appianway.aaroe.site

8811 WONDERLAND AVE	Lunch 11-2	COTTAGE	NEW
\$999,000	3+2		



BEAUTIFUL, COZY & TRANQUIL LAUREL CANYON HOME

Beautiful, cozy and tranquil Laurel Canyon cottage in the coveted Wonderland School district. Quiet, off the street, large triple lot property, surrounded by beautiful nature and with wonderful Canyon views. Vaulted ceilings, fireplace, hardwood floors, and master bedroom with sliding doors that open to the private patio & rare flat side/back yard. Great for kids and dogs. Detached 2 car garage, washer/dryer inside, central heat/air.

Dragana Popovic 323.823.8797
KW LARCHMONT

Surrounded by nature, with canyon views!

7018 PACIFIC VIEW DR	Open 11-2	VIEWS!	NEW
\$849,000	2+1	1sty-MID-CENTURY	



CHRISTMAS CAME EARLY...GREAT LOCATION, VIEWS, AND PRICE!

FIXER ALERT! Just what everyone wants right now: A mid-century post-and-beam residence high above the city's lights. This 1958 2BR/1BA retreat sports a panoramic view of L.A.'s iconic downtown skyline--a priceless sight (and site) on Pacific View Dr. The home's floor plan makes indoor/outdoor living a reality by combining open living spaces, walls of glass, and a large deck. An airy kitchen with a breakfast bar makes hanging with the chef a must. Two ample bedrooms share a bathroom. What a deal!

JEFF YARBROUGH 310.734.2100
L.A. LUXE GROUP | KW

>ALSO OPEN THURSDAY, DEC. 17, 12N - 3P<

9279 SIERRA MAR DR	Open 11-2	TRADITIONAL	rev
\$16,995,000	7+7		



DEVELOPMENT OPPORTUNITY WITH EXPLOSIVE CITY & OCEAN VIEWS

DEVELOPMENT OPPORTUNITY ON 2 LOTS! The purchase includes two parcels (9279 SIERRA MAR and 9301 SIERRA MAR). Sited on a unique promontory in the highly coveted "BIRD STREETS" with explosive jetliner views from downtown to the ocean sits an unparalleled development or owner/user opportunity. Total buildable area is over 17,000 square feet between the two lots with 320' of street frontage, no HOA height limits or CC & R's. (Geo, soils & survey have been completed) This is a MUST SEE!

MLS#15-962149
Helbling/ Perry 310 849 2485
BERKSHIRE HATHAWAY

8634 FRANKLIN AVE	Refresh. 11-2	ARCHITECTURAL	rev
\$2,295,000	2+3		



THE PEAK OF CHIC!!

Awash with light and surrounded w/blue skies & city views is a glamorous modern showcase. As you enter, you are thrust upon the sweeping vistas w/ frameless sliding glass doors which make the indoor & outdoor one.The eat-in kitchen is outfitted with Viking appliances and Carrera marble counter tops & the master ensuite is a true oasis.The office/closet is over 200 sq ft..It is easy to see why Franklin is a cut above all the others and simply irresistible!!

MLS#15-948085
Jane Schore 323-573-6562
COLDWELL BANKER SS

www.ShoppingwithSchore.com

REMINDER

The MLS™ reserves the right to refuse and/or edit any ad it deems unsuitable.

No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.

TUESDAY

03 Sunset Strip - Hollywood Hills West Condo / Co-op

8787 SHOREHAM DR #505	Refresh. 11-2	NEW
\$770,000	1+1 CONTEMPORARY	



CORNER ONE BEDROOM W/VIEWS


The Beautiful Shoreham Towers 1 bedroom 1 Bath corner condo with superb panoramic views from Downtown LA clear to The Palos Verdes Peninsula and Catalina Walking distance to the famous Sunset Strip shops and restaurants. Updated kitchen with professional grade stainless steel appliances, limestone back-splash, and black granite counter-tops. Floor to ceiling windows leading to balcony and that view. Remodeled Bathroom has limestone Tub/Shower and black granite counter-tops.

Stainless Steel Appl, Built Ins

MLS#15-956653
Joe Custer 323-252-2264
KW HOLLYWOOD HILLS

03 Sunset Strip - Hollywood Hills West Lease

9248 SWALLOW DR	Open 11-2	NEW
\$45,000	5+6 MODERN	



STUNNING PRIVATE LEASE IN BIRD STREETS

Modern Oasis located in Doheny Estates. Previously Metropolitan Home's Design House, offering 5200 square feet of open living space with 5 bed / 6 bath situated on nearly half-acre of mostly flat land. Impressive & very private property with city views & many indoor/outdoor-entertaining areas. Featuring Terrazzo floors, douglas fir wood ceilings, quartzite stone, fiber optic/LED accent lighting, motorized shades, speakers throughout, and fully automated. Fully furnished. Negotiable Lease Term.

BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other

MLS#15-962479
Steven Pittenger 714-501-0430
LUCID WEST REALTY

04 Bel Air - Holmby Hills Single Family

626 SIENA WAY	Open 11-2	NEW
\$19,000,000	5+6.5 TRADITIONAL	




SEALED BID SALE

At the perfect apex between the legendary Bel-Air Hotel & Bel-Air Country Club is a captivating & elegant residential property in its purest form. 3 BR stes, library, formal & jr. DR, 5 frpics, playroom, double staff qtrs, 2 BR guest house w/frpic, pool & pavilion. Expansive views. 626 Siena Way & 10619 Bellagio Road, Bel Air (residential & land). Minimum bid amount \$19,000,000

www.EssexHarvey.com

Joyce Essex Harvey 310-922-7476
COLDWELL BANKER

457 CUESTA WAY	Open 11-2	red
\$16,350,000	6+7 TRADITIONAL	



FABULOUS NEW PRICE

Situated down a long private driveway at the end of a cul-de-sac in prime lower Bel Air, this spectacular apx. 1.3 acre property offers sensational panoramic views and incredible potential for development, redesign, & expansion into a tremendous compound. Originally built in 1950, the home was redone about 10 years ago by renowned architect Jann Williams. Existing square footage of the home is apx. 9,250 sq.ft. while Seller has plans for a remodel & expansion to apx. 11,250 sq.ft.

Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

MLS#15-941769
Jade Mills 310-285-7508
COLDWELL BANKER

11075 W SUNSET BLVD	Open 11-2	631J1	rev
\$4,250,000	6+5	2sty-TRADITIONAL	



WORLD FAMOUS SUNSET BLVD. ESTATE

On a private promontory on the world famous Sunset Blvd is a Arthur W. Hawes Traditional Estate. You are welcomed by a gracious entrance w/hardwood floors, lovely molding, a powder room & a classic floor plan. A light filled, large living room w/fireplace & bay window which overlooks the yard & swimmers pool. A grand formal dining room is perfect for large scale entertaining.This wonderful home sits on an approx. 22,857 sf lot. Trust sale - First time on market in 49 years!

MLS#15-925777
Mary Beth Woods 310-571-1358
COLDWELL BANKER

www.11075sunset.com

1410 STRADELLA RD	Open 11-2	rev
\$3,375,000	4+5 CONTEMPORARY	



STARBUCKS COFFEE AND COOKIES SERVED!

Gated view estate nestled on sprawling grounds in Bel Air. This recently remodeled contemporary home features high ceilings, quality finishes, hardwood floors, recessed lighting & an abundance of natural light pouring through the large windows & French doors throughout. Living room w/fireplace showcases a wall of French doors overlooking the back yard w/sparkling pool, expansive deck and reservoir, city and mountain views.

Dshwshr,Dryer,Frzr,Hood Fan,Micro,Other

MLS#15-956071
Fariba Meskin 310-888-3305
NOURMAND&ASSOCIATES

15510 CASIANO CT	Open 11-2	rev
\$2,950,000	5+6 TRADITIONAL	



SPECTACULAR & STUNNING REMODEL!

5 bed/6 bath home in Bel Air Park. This is the rare Bel Air home, on a quiet cul-de-sac! Soaring ceilings, gorgeous & huge chef's kitch w a walk-in pantry and spacious eat in area. Fantastic, over-sized family room w/ built-in bar that opens up to the beautiful, serene & very private backyard w pool, grassy area and large patio space, perfect for indoor-outdoor entertaining. Master bedroom is incredible & very large w romantic fireplace, separate office area, and 2 huge walk-in closets.

www.15510casiano.com

MLS#15-962285
Lisa Platt 310-738-5556
COLDWELL BANKER BHN

04 Bel Air - Holmby Hills Lease

11352 CHALON RD	Refresh. 11-2	NEW
\$12,500	4+4 CONTEMPORARY	



SPECTACULAR VIEWS - 100% RENOVATED

renovated with the finest quality finishes, a Bel Air home with dazzling canyon, city and ocean views. Gated circular driveway with 2 car garage. Open floor plan with hardwood floors, a formal living room and den with a fireplace, dining area, gourmet kitchen. French doors lead to a spectacular patio, pool, spa and deck perfect for entertaining. Master suite with walk-in closet, soaking tub with a view and steam shower. Two additional bedrooms w/bathrooms. 4th bedroom perfect for maid

Cing Fan,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

MLS#15-963855
Pam Lumpkin 3109937085
GIBSON INTERNATIONAL

Questions? Need Assistance?
Contact our Help Desk Department!


Please call 310.358.1833
Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm



TUESDAY

05 Westwood - Century City Single Family

616 HOLMBY AVE		Lunch	11-1	632C2	NEW
\$2,950,000	5+5	TRADITIONAL			



MLS#15-964353

Josie Tong / Daniel Fan
SOTHEBY'S INT'L - BH 3107798776

LITTLE HOLMBY - WARNER ELEMENTARY

Warm and beautiful single-level East Coast Traditional. It boasts beautiful hardwood floors, two fireplaces, formal dining, living and family rooms, open kitchen with breakfast area, swimmer's pool with large sun deck, courtyard and backyard dining area. 5 bedrooms + 4.5 baths. Attached 2-car garage with direct access. Ample storage. Located near UCLA with easy access to freeways, parks, shops, restaurants and the area's best public and private schools.

Dshwshr, Frzr, Grbg Disp, Rng/Ovn, Fridg

10450 WILSHIRE #12D-1		Refresh.	11-2	NEW
\$595,000	1+2	CONTEMPORARY		



MLS#15-964597

Vangelis Korasidis
COLDWELL BANKER R B 310-247-1500

AMAZING ROMANTIC VIEWS OF THE CITY AND THE OCEAN & CATALINA

Experience a newly renovated luxury condo with the most amazing romantic views of the city and the ocean. This beautifully redone unit features a spacious open floor plan perfect for entertaining. Large living room and dining room areas with handsome engineer flooring throughout. Spacious kitchen with modern appliances, featuring brand new custom cabinetry. Master bedroom with romantic views, separate entrance, triple large closets with organizer, luxurious bathroom and recessed lights.

Beautifully redone with modern finishes

10386 MISSISSIPPI AVE Open 1-2

\$2,195,000	4+4	3sty-CONTEMPORARY		NEW
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MLS#15-964353

Sally Forster Jones
JOHN AAROE GROUP 310-691-7888

UPDATED CONTEMPORARY IN PRIME WESTWOOD LOCATION

Beautiful 4 bedrooms/3.5 bathrooms contemporary architectural updated w gorgeous finishes throughout. Airy living room opens to an outdoor oasis w/ covered patio including BBQ & elevated grassy yard. The kitchen features high-end SS appliances & open layout. Master suite showcases a balcony w scenic views, custom-built walk-in closet & a magnificent master bathroom w spa tub and both indoor and outdoor showers. This one-of-a-kind house is in a great location & excellent school district!

www.10286mississippi.com

06 Brentwood Single Family

621 S BUNDY DR		Open	11-2	NEW
\$3,595,000	5+6	2sty-TRADITIONAL		



MLS#15-963869


Santiago Arana
THE AGENCY 424-231-2400

BRAND NEW TRADITIONAL IN THE HEART OF BRENTWOOD

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

05 Westwood - Century City Condo / Co-op

1911 MANNING AVE #4		Open	1-4	NEW
\$1,099,000	4+4	CONTEMP MED		



MLS#15-956549

Chad Lund/Patty Best
TELES PROPERTIES 424-202-3295

INCREDIBLY DESIRABLE 4 BED/3.5 BATH TOWNHOUSE W/ PRIVATE GRG

Like your own home w/ tri-level spacious 2,300+sf floor plan w/ 2 private patios/yard in small 4-unit complex. Enter large LR w/ fireplace & dining area. Sun-filled kitchen w/ granite countertops & bfast bar opens to FR & french doors to inviting outdoor balcony. Dramatic top flr master suite w/ vaulted ceiling, fireplace, balcony & 2 closets incldg walk-in closet. Updated master bathw/ marble finishes, dual basins & sep bath & shower. Downstairs separate 4th bdrm w/ en-suite bath & french doors.

Dshwshr, Grbg Disp, Micro, Rng/Ovn

11326 ISLETA ST		Open	11-2	NEW
\$2,195,000	4+4	TRADITIONAL		



MLS#15-963869

J Epstein/S Moritz
NORMAND/SOTHEBYS 310.888.3355

BRENTWOOD GLEN TRADITIONAL

Remodeled bright 2-story Traditional home w/great curb appeal. 4 bed + 3.5 bath home has open floor plan. Living and breakfast rms open to bckryrd w/decking, patio and pool. Spacious gourmet kitchen w/high end appliances. Two lrg Bedrooms + full Bath downstairs w/Powder Rm. Upstairs has Master Suite w/walk-in closet and master bthrm. Also upstairs is a huge family rm w/treetop views plus bdrm w/full bath. Hardwood flooring throughout. Desirable Brentwood Glen neighborhood. 2 car garage.

www.11326isleta.com

1888 GREENFIELD AVE #202 Open 11-2

\$659,000	2+2	CONTEMPORARY		NEW
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MLS#15-964725

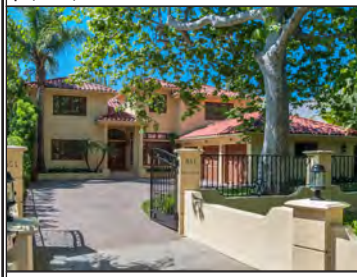
Steve Sawai
COLDWELL BANKER RESI 310-899-3584

SPACIOUS, UPGRADED TWO BEDROOM CONDO IN A GREAT LOCATION!

This unit features new carpet, fresh paint, plantation shutters throughout, a newer updated kitchen with tons of cabinet space, large living room with recessed lighting and fire place, separate breakfast area, private patio, master suite with large walk in closet and bathroom and spacious second bedroom. Additional features include two car parking, laundry in unit, exercise room and a lovely courtyard with pool. Close to UCLA and Century City.

Dshwshr, Grbg Disp, Rng/Ovn, Fridg

351 N KENTER AVE		Lunch	11-2	631F2	rev
\$3,549,000	5+5	MEDITERRANEAN			



MLS#15-945793

Myra Nourmand
NORMAND & ASSOCIATE 310-888-3333

LUNCH SERVED BY RICHEEZE FOOD TRUCK!

Enter this private 5+5 Mediterranean with an open floor plan through large gated 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 family suites. 2 additional bedrooms down, 3car garage, grassy backyard with Jacuzzi.

Dshwshr, Dryer, Grbg Disp, Rng/Ovn, Fridg

Why Advertise? Large Distribution Area

Westside L.A., San Fernando Valley, Greater South Bay, Beach Cities, Palos Verdes, Glendale, Pasadena, Burbank, Most of LA County!



06 Brentwood Condo / Co-op

575 S BARRINGTON AVE, UNIT 101	Open	11-2	631 H/3	NEW
\$949,000	3+2.5	1sty-CONTEMP MED		




ELEGANT, FRONT FACING, SPACIOUS AND BRIGHT

Located in a premier Brentwood building, this 3 bed/2.5 bath unit has a double door entry leading to an open floor plan. Living room w/fireplace, dining area, kitchen, all have hardwood floors. French doors from living room lead to spacious patio. Kitchen has breakfast bar and adjacent pantry area. Oversized master bedroom w/fireplace, has a large walk-in closet. Master bath has dual sinks and separate tub and shower. Side-by-side parking w/storage. Bldg has pool, gym, sauna, spa, guest parking.

Vicki Driscoll (310) 622-7420
GIBSON INTERNATIONAL

refrigerator,dishwasher, alarm system

11953 GOSHEN AVE #3	Open	11-2	NEW
\$799,000	2+3	CONTEMPORARY	



TOWNHOME IN PRIME BRENTWOOD LOCATION.

Spacious living area with granite fireplace. Beautiful hardwood floors on the first level. Kitchen with granite countertops & stainless appliances. Formal dining room. Lots of cupboard space & skylight. Two good sized tiled patios. Crown moldings & recessed lights. Two separate master suites with large cedar lined walk-in closet. Redone baths with granite. Inside laundry. 2 separate parking spaces. Ample closet & storage space. Small 6 unit complex with low homeowner dues and EQ insurance.

MLS#15-964365
Gary Limjap 310.430.0818
COLDWELL BANKER - SM

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Intrcm

07 West L.A. Condo / Co-op

1271 STONER AVE #309	Open	11-2	NEW
\$695,000	2+2	CONTEMPORARY	



AMAZING WEST L.A. CONDO

Immaculate and spacious West LA Condo. Perfectly designed layout with soaring ceilings. Nicely done kitchen with brand new appliances and a breakfast nook. Entertain guests in the dining room with a built in wet bar. Step down into the living room with a gas fireplace. Relaxing master suite, and ample second bedroom suite. The den/study is gracious enough to be used as a third bedroom. This unit comes with two tandem parking spaces, laundry hook-ups in unit, and a storage bin in the garage.

MLS#15-963265
Barbra Stover 310-902-7122
RODEO REALTY - BH

Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovnr

1312 S SALT AIR AVE #323	Open	11-2	NEW
\$628,000	2+2	CONTEMPORARY	



PENTHOUSE CONDO WITH DRAMATIC HIGH CEILINGS.

Great West L.A. location, only a block away from Brentwood. Beautiful laminate floors from entry hall to the kitchen. Large entry way with built-ins and wet bar. Bright east facing unit w/tiled fireplace. Good sized patio. Tiled kitchen w/ stainless steel appliances and breakfast bar inside side by side laundry. Bedrooms are on opposite ends with ample closet space. Master bath has double sinks and quartz counter tops. 2 individual security parking spaces and lots of guest spots.

MLS#15-963903
Gary Limjap 310.430.0818
COLDWELL BANKER - SM

Blt-Ins,Dshwshr,Elvtr,Intrcm,Micro,Other

08 Cheviot Hills - Rancho Park Single Family

2826 MCCONNELL DR	Open	11-2	NEW
\$2,095,000	4+4	2sty-TRADITIONAL	



TREMENDOUS POTENTIAL ON HIGHLY DESIRED MCCONNELL DRIVE!

Charming 2-Story Traditional located on one of Cheviot's most coveted streets. First time on the market in nearly 50 years! Amazing opportunity to remodel or build your dream home! Featuring a grand formal living room with fireplace, formal dining room; sun-filled kitchen with breakfast area; 4 generous sized bedrooms and finished basement which can be used as guest quarters. Spacious outdoor patio area and sparkling pool! Tremendous potential!

Rory Posin | Kristian Bonk (310)839-8500
RE/MAX WEST LA

www.RoryPosin.com

10 West Hollywood Vicinity Single Family

8920 CYNTHIA ST	Open	11-2	592H6	NEW
\$1,988,000	3+3.5	2sty-ARCHITECTURAL		



ARCHITECTURAL ZEN RETREAT
[WWW.8920CYNTHIASTREET.COM](http://www.8920cynthiastreet.com)

Prime WEHO gated mini-compound retreat featuring a private Zen-inspired koi water garden entrance. This leads you into a designer remodeled home offering a 1675 sq ft two bedroom, 2.5 bath main house with custom architectural details and finishes overlooking garden entry with fire pit, an over-sized lower level master bedroom suite. A separate 600 sq ft one bedroom, 1 bath amazing guest house with full kitchen opens to a stunning water garden style pool with spa grotto. A must see!

MLS#15-964583
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS

www.OmegaGroup.LA

07 West L.A. Condo / Co-op

9007 PHYLLIS AVE	Open	11-2	rev
\$1,149,000	2+1	SPANISH	



ADORABLE SPANISH BUNGALOW

Adorable Spanish Bungalow located in West West Hollywood, Norma Triangle. This Gem of a Home has Hardwood Floors Throughout, Great Sized Kitchen with Island, Open Living Room, Good Yard, and Lots of Light! Detached Garage. Move Right In!

MLS#15-950653
Ladd Jackson 310.346.1744
HILTON & HYLAND

www.laddjackson.com

10 West Hollywood Vicinity Condo / Co-op

8550 HOLLOWAY DR #405	Lunch	11-2	NEW
\$749,000	2+2	CONTEMPORARY	



WEST HOLLYWOOD PIED-A-TERRER

This light and bright 2 bed 2 bath condo is located in the heart of 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, balcony, and a sensational kitchen with stainless appliances including top of the line washer/dryer.

MLS#15-964347
Steve Sanders 323-828-6471
JOHN AAROE GROUP

Cling Fan,Dshwshr,Dryer,Grbg Disp,Hood Fa

REMINDER


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No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.



TUESDAY

8787 SHOREHAM DR #204	Refresh. 11-2	rev
\$979,000	2+2 CONTEMPORARY	
	SHOREHAM TOWERS 2 + 2 CONDO IN PRIME WEST HOLLYWOOD!	
European inspired large north facing 2 bedroom / 2 bathroom remodeled condo in prime West Hollywood. Double door formal entry leads to spacious living room with hardwood floors throughout. Built-in bookcases/cabinetry & walls of glass that lead out to a large balcony with a Zen fountain and landscaping. A formal dining room area with granite kitchen, custom lighting, built-in appliances and a built-in dining room table. Large master suite includes side-by-side wall closets, & built-in shelves.		
MLS#15-962381		
Danny Mahelka 213.359.4097 COLDWELL BANKER RESI		
Blf-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Othe		

8787 SHOREHAM DR #302	Lunch 11-2	rev
\$745,000	1+2 1sty-CONTEMPORARY	
	PRICE REDUCTION - GORGEOUS CONDO!	
Largest 1 Bedroom & 1.5 Bathroom in the building at over 1,000 feet with Hardwood Floors throughout, floor to ceiling windows in Living room. Large tiled terrace for an indoor/outdoor lifestyle! Remodeled Kitchen w/brand new Stainless Steel Appliances. A 6 Gas Burner oven & Carrera countertops that all opens to the living room for entertaining. Bedroom has walk-in-closet & 2nd wall closet. Shower/Tub Combo & Dual Sinks. Washer/dryer hookups. HOA includes Air/Heat/Basic Cable/Water/Power		
MLS#15-953935		
David T. Kessler 310-245-6715 SOTHEBY'S		
www.8787shoreham302.com		

679 WASHINGTON BLVD	Open 11-2 671J6	red
\$1,899,000	3+3 CONTEMPORARY	
	MAGNIFICENT MODERN HOME	
HUGE price reduction! An immaculate 3 bed/3 bath home you must see to believe the attention to detail throughout this pristine property with endless features including 4 car garage & rooftop deck. Also, a twilight Soiree later today!		
MLS#15-952223		
Alison Belts 323-309-3976 TELES PROPERTIES		
679washingtonblvd.com		

679 WASHINGTON BLVD	Refresh. 4-6 671J6	rev
\$1,899,000	3+3 CONTEMPORARY	
	WINE AND CHEESE SOIREE	
Please join us for a Holiday Soiree with wine and cheese and Holiday Cheer! Come and toast the season at this Exquisite home that is an entertainers dream and an exceptional value!		
MLS#15-952223		
Alison Belts 323-309-3976 TELES PROPERTIES		
679washingtonblvd.com		


11 Venice Single Family

911 MILWOOD AVE	Open 11-2	NEW
\$2,495,000	4+4 2sty-ARCHITECTURAL	
	LUXURY PROJECT DESIGNED BY ARCHITECT STEVEN SHORTRIDGE	
Designed by renowned architect Steven Shortridge, this unique luxury project includes plans with fully paid/active permits & coastal commission approvals to build a magnificent 3,017 sf modern dream home in the prime Historic Walk Street neighborhood of Venice. The 2-story ready-to-build property will include 4 bedrooms, 4 baths, 2-car garage & rooftop deck with panoramic views. The development project passed it's 1st "ground breaking" inspection & can be built immediately. Move in Fall 2016!		
MLS#15-958349		
Jennifer Hughes 310-383-7299 BULLDOG REALTORS		
Architctural Plans on Site for Viewing		


11 Venice Condo / Co-op

1046 PRINCETON DR #118	Open 11-2 672A6	rev
\$840,000	0+1 ARCHITECTURAL	
	3 of 30 Lofts left,SELLER or BANK FINANCING Available w/ as little as 10% down payment. Why rent when you can own? Loan Restrictions Apply. Silicon Beach Lofts in Oxford Triangle of Venice near shopping and entertainment. Work/Live spaces, select units offering SS Appliances,Italian Cabinets,Marble Counter Tops,9'-30' Bow Truss Ceilings,Large Windows & Commercial roll up Doors,Skylights,Steel Beams,Large Balcony/Patio. Final CoFo issued 2010.Pictures are of Model units,Marina Del Rey post office	
MLS#15-913117		
Lee Johnson 310-892-2244 SOTHEBYS INTERNATION		
Rng/Oven,Cbl,Dshwshr,GrbgDisp,Fridge,M/W		


967 VERNON AVE NEW

967 VERNON AVE	Open 11-2 671H4	NEW
\$2,149,000	4+4 2sty-ARCHITECTURAL	
	A MODERN MAKEOVER	
An extraordinary renovation of contemporary California living. Light filled stunner showcases an open concept interior that seamlessly weaves indoor-outdoor spaces together creating a lifestyle for today's modern living. Chic finishes, chef's kitchen w/ dream culinary workspace. Creative tile design, wide plank oak floors and smart home technology. Well thought out landscaping enhance the experience of living outdoors. Attached 2-car garage directly off the service area. Hip Venice area.		
MLS#15-961979		
Laurie Woolner 310.699.0980 POWER BROKERS INTERN		
Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn		

11 Venice Income

2003 CANAL ST	Lunch 11-2	NEW
\$3,100,000	Units 2sty-MID-CENTURY	
	CASH FLOW W/ THIS SILICON BEACH 4-PLEX	
Sun, surf, sand & INCOME is what this terrific Venice 4-plex is about. Add to your portfolio or start your real estate empire. Walk to the beach and Abbot Kinney. All 4 units have been recently renovated top to bottom with a designer touch. Stake your claim front and center to all that "Silicon Beach" has to offer. Phenomenal investment property for short-term or long-term tenant model. "Owners" unit may be delivered vacant. The property includes 4 parking spaces with room for 8 cars.		
MLS#15-958059		
Solo Scott 310 403-1800 RE/MAX ESTATE PROPER		
CIng Fan,Dshwshr,Dryer,Grbg Disp		

685 WASHINGTON NEW

685 WASHINGTON	Lunch 11-2	NEW
\$1,799,000	3+3 2sty-ARCHITECTURAL	
	GORGEOUS ARCHITECTURAL HOME IN VENICE	
Gorgeus architectural home in highly desirable Venice area, just adjacent to the 'Silver Triangle'. This 3bed/3bath home has ample space which is further emphasized by the open floor plan and high ceilings. Home has hardwood floors throughout, indoor and outdoor fireplaces, security system, built-in surround sound system throughout the house, roof deck with fire place, secondary lounge area on second floor, and a private front court yard. Views of Marina City Club, and Marina lagoon.		
MLS#15-964647		
Jillian Allen 310-490-0810 REAL ESTATE EBROKER		
Blf-Ins,Cbl,CIng Fan,Dshwshr,Dryer,Other		


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Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm

TUESDAY

12 Marina Del Rey Condo / Co-op

5205 OCEAN FRONT #301		Open	11-2	NEW
\$3,295,000	2+3	CONTEMPORARY		



RARE OCEAN FRONT PENTHOUSE

Large rare, ocean front penthouse on the beautiful Marina Del Rey Peninsula. Brand new solid oak floors accent the 25-foot ceilings. The massive private roof deck is ideal for entertaining large or intimate dinner parties. The 2,753 sq. ft open floor plans 2 bedrooms and 3 bathrooms and features a large loft with head on ocean views which can be used as a third bedroom or home office.

MLS#15-963601
Lindsay Rae Galbraith 213-453-2020
SOTHEBY'S INTERNATIO

Blf-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other

3257 MOUNTAIN VIEW AVE		Refresh.	11-2	rev
\$2,895,000	4+6.5	ARCHITECTURAL		



FABULOUS MAR VISTA HILL - 360-DEGREE OCEAN & CITY VIEWS !

New Construction ! This spectacular view home at the top of Mar Vista Hill has it all! Come experience indoor-outdoor California living at its best. 4 Bedrooms suites, each w/ a private terrace incl/ a luxurious master suite w/ocean views. Up above it all is a grand roof deck w/stunning vus of the ocean, city lights & mountains. Come fall in love with this special home: an elegant setting for family events & gala celebrations. Moments from restaurants, shops, Mar Vista Elementary & the beach.

MLS#15-960601
Jerry Jaffe 310.403.4925
TELES PROPERTIES

Giant Roof Deck, Room for a Pool

25 NORTHSTAR ST #2 Single Family

25 NORTHSTAR ST #2		Open	12-2	701J1	rev
\$1,339,000	3+3	CONTEMPORARY			



3 BEDROOM IN MARINA PENINSULA

Reduced \$60K since last listing. Your buyers will love this 3bd/3ba condo in the heart of Marina Peninsula. 1,845 sf on 1 floor provides the convenience of no stairs and large spaces. Corner unit renovated with granite counters and S/S appliances in an open kitchen that melds with dining room. Bathrooms also renovated. 2 balconies. Gas fireplace. The building also has been renovated which includes lush landscaping with communal deck. Close to bike path, waves, restaurants and farmer's market.

MLS#15-952785
Abe Sassoon 310-795-4367
BULLDOG REALTORS

Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn

14 Santa Monica Single Family

1030 CENTINELA AVE		Open	11-2	-	NEW
\$2,400,000	3+3	2sty-TRADITIONAL			



ORIGINAL HOME IN FANTASTIC NEIGHBORHOOD

Text To Show wait for confirmation: 562-489-5433. Perched high upon a NON-Busy section of Centinela Ave, North of Wilshire/Prime Santa Monica, Original Condition, Formal Dining & Living Rooms, Den, Sun Room opens to Back Yard Oasis w/Recently re-done Pool and Separate Jacuzzi. 2 Wood burning fireplaces, Indoor BBQ & Wet Bar. Spacious Kitchen has built in Banquet with Bay Window. Central Air & Heating, Attached 2 Car Garage, Laundry Area & Elevator from Garage. Handicap Accessible.

MLS#15-958275
Mylene Le Bail 562-489-5433
KW PACIFIC ESTATES

0

13 Palms - Mar Vista Single Family

3164 FEDERAL AVE		Lunch	11-2	NEW
\$1,595,000	3+2	TRADITIONAL		



Remodeled Spacious Home in Westdale

Remodeled Spacious Home in Westdale Trousdale Neighborhood. Large Formal Living Room and Rear Facing Family Room That Looks out to the Inviting Pool and Patio Area. The Rear Facing Family Room Features High Beamed Ceilings, Fireplace and French Doors. Large Gourmet Kitchen has Granite Counters, Ample Cabinetry with Pull Out Drawers, Thermadore Cooktop and Double Oven and Walk-in Pantry. The Master Suite with Walk in Closet and French Doors Overlook the Pool and Patio. Ready to Move Right In.

MLS#15-964863
Andrew Wilson 310-387-1297
RE/MAX ESTATE PROPER

Blf-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan

2959 VIRGINIA AVE		Open	11-2	NEW
\$950,000	3+2	1sty-MID-CENTURY		



WWW.2959VIRGINIA.COM

Impeccable! Completely remodeled single family home in Santa Monica for the price of a condo! This adorable mid-century home has a brand new kitchen remodeled with stylish white cabinetry, gray Cesarstone counters and new stainless steel Samsung appliances. Both baths have all new fixtures including white subway tile in main bath. All new gray wood flooring throughout, recessed lighting, central air/heat, tankless water heater and laundry hook-ups in main house. New deck off kitchen.

MLS#15-958275
Regina Vannicola 310-625-2061
KELLER WILLIAMS-SANT

Central HVAC, Tankless H2O Htr,

4320 CHASE AVE Single Family

4320 CHASE AVE		Lunch	11-2	672-C5	NEW
\$1,195,000	3+2	SPANISH			



RELAXED DUPLEX WITH REFINED STYLE

Dreamy duplex with terracotta roofing atop a bungalow style base. 5300 sq ft lot offers 2 beds, 1 bath and a converted garage with 1 bed and bath. Spacious living room centers around a red clay tiled fireplace. Hardwood throughout reflects natural light. Elegant marble countertops accent stainless steel appliances and a farmhouse sink. Above the rustic deck, a canopy is a shady retreat. The terracotta firepit is great centerpiece to enjoy the evening with family and friends.

MLS#15-961699
Tamra Pardee 310-907-6517
PARDEE PROPERTIES

Refrigerator, Range/Oven, Dishwasher

945 BERKELEY ST		Open	11-2	rev
\$2,399,000	3+2	RANCH		



FANTASTIC OPPORTUNITY IN HEART OF SANTA MONICA

Fantastic opportunity in prime Santa Monica with panoramic ocean and city views. Excellent location, walking distance to shops and restaurants. This expansive 8,995 square foot lot offers plenty of room for remodeling or building your dream home. Perfect for both developers and owner users, this property is a must see. Home includes 3 bedrooms and 2 bathrooms, patio, living room with floor to ceiling glass windows looking out to ocean and city, and family room with bar.

MLS#15-961699
Anthony Marguleas 310-663-4606
AMALFI ESTATES

Dshwshr,Dryer,Frzr,Micro,Fridg,Other

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TUESDAY


14 Santa Monica Condo / Co-op


511 SAN VICENTE BLV, UNIT 305 Open 11-2 631C7		NEW
\$1,025,000	3+2 CONTEMPORARY	
		
TOP FLOOR, MOUNTAIN VIEW		
<p>A great location, top floor updated single level unit with 3BR 2BA and views of the mountains. The unit includes side by side parking, central heat and air, inside laundry, crown moldings and gas fireplace in the living room. The HOA dues include earthquake insurance, pool and spa. Pets under 25 lbs. are permitted. Trust sale, but no court confirmation required.</p>		
Stephanie/Dick Franklin 310-418-9351 GIBSON INTERNATIONAL		built ins, stacked laundry, refrigerator

515 OCEAN AVE #605S Open 11-2 671C1		rev
\$1,550,000	2+2 CONTEMPORARY	
		
HUGE PRICE REDUCTION! 250K REDUCTION! PRICED TO SELL!		
<p>Beautiful, bright, remodeled ocean view condo in Park Place! This sophisticated unit features 2 bedroom, 2 baths, great open floor plan for entertaining, large living & dining areas, remodeled kitchen w/granite counters & stainless appliances, inviting master suite, good size 2nd bedroom & bath, hardwood floors, laundry & more! Ocean views from living room, both bedrooms & patio. This full service building has 24 hour security, pool, spa, gym. Impeccably maintained building. Fabulous location!</p>		
Linda Semon 310.351.3995 COLDWELL BANKER SM		www.515ocean605s.com


101 CALIFORNIA AVE #703 Refresh. 11-2 671/D2		rev
\$1,150,000	1+1 MODERN	
		
A DREAMY PAD ALONG THE OCEAN		
<p>A DREAMY PAD ALONG THE OCEAN!!! Recently remodeled with quality materials. Enjoy romantic sunsets from Your Bedroom Window. EXPANSIVE Ocean and Mountain views. New hardwood floors, new kitchen cabinets, Bosch appliances and a fab Italian stove. A wine cooler and a decorative fireplace adorn the living room. BEACH at your front door, only two (2) blocks away from 3rd Street Promenade and all the best restaurants in Santa Monica.</p>		
Lucy Kihm C100262 JOHN AAROE GROUP		Dshwshr, Micro, Rng/Ovn, Other

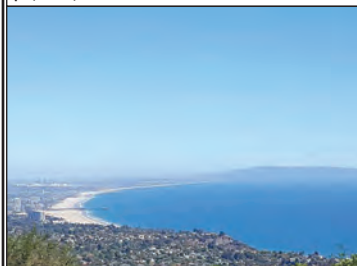
14 Santa Monica Lease

231 14TH ST Open 11-2 631D6		NEW
\$18,000	4+5 2sty-COUNTRY ENGLISH	
		
COUNTRY ENGLISH LEASE		
<p>Unfurnished, Tudor manor w/intricate Mahogany detailing throughout. LR with Venetian Plaster walls & FP. Gourmet kitchen opens to yard. Large FR with FP, formal DR. Expansive MB with sun deck/office, & large closets. Detailed main level office/bonus could be 4th BR. Home done w/ impeccable taste faithful to the Tudor style; and it has great street frontage. Walk to Montana and only 14 blocks to the beach. Agents see Private Remarks. 24 hours to show. Prefer one year lease or longer. Call for pets</p>		
Edward Tinney 310-888-3330 NOURMAND & ASSOCIATE		Cbl, Dshwshr, Dryer, Frzr, Grbg Disp, Other


1252 EUCLID ST #104 Open 11-2		NEW
\$5,700	2+3 ARCHITECTURAL	
		
<p>Amazing 3 stry TH lease w/high walkability factor, close to Wilshire, The Promnde, SM Hosp & new MTA Station. Gated newer bldg. Light filled LR, soaring clngs w/ 2 levels of wndws, wd frs, FP & shutters. Granite kitch cnters. Patio has raised flwr bed for garden. Overlooking LR is loft/den w/ desk. Both BR's en suite. Mster w/ walk-in clset, roomy bath w/ sep tub & shwr. Another ofc area w/ vu, off 2 level deck. Enjoy al fresco dining w/ vus & watch fireworks under the stars.</p>		
Mary Young 310-874-1542 BERKSHIRE HATHAWAY		Dshwshr, Dryer, Grbg Disp, Micro, Rng/Ovn,

15 Pacific Palisades Single Family

17406 POSETANO RD Open 11-2		NEW
\$4,995,000	4+5.5 3sty-CONTEMP MED	
		
PANORAMIC OCEAN VIEWS		
<p>Magnificent Italian Villa with spectacular panoramic ocean views throughout the property. A rare opportunity, this estate includes five parcels totaling approximately 19,359 sqft., with a beautiful enchanted yard and an infinity pool overlooking the Pacific Ocean. Extremely private; this 4 BD 5.5 BA is situated at the end of a cul-de-sac. The sleek concrete floor and wood ceiling throughout the house bring style and a feel of edginess to the architecture.</p>		
Marco Rufo 310.488.6914 BERKSHIRE HATHAWAY		4 BD +Office+TV/Gaming Area & Pool

16799 CHARMEL LN Open 11-2 630G3		rev
\$6,295,000	4+6 1sty-CONTEMPORARY	
		
NEW CONTEMPORARY WITH CITY, OCEAN & CATALINA ISLAND VIEWS		
<p>Prime view location on coveted Charmel Lane in Pacific Palisades. Gated contemporary offers phenomenal Queens Necklace views from this sprawling yet cozy residence. "Huge" great room with high ceilings and Fleetwood sliders opens to out door entertaining area and pool & spa. Open kitchen with center island and Wolf and Bosch appliances. Large master suite opens to private 2nd spa & outdoor shower. All bedrooms are private suites. Detached structure with bathroom & A/C great as an office.</p>		
Ali Rassekhi 3103595695 COLDWELL BANKER RESI		16799CharmelLane.com

15260 FRIENDS ST Open 11-2		rev
\$4,445,000	6+6 CONTEMPORARY	
		
VIA BLUFFS WITH OCEAN VIEWS		
<p>ENJOY THE VIA BLUFFS LIFESTYLE IN THIS BEAUTIFUL CONTEMPORARY HOME ON OVER AN 8,100 SQFT LOT. 6 BED/5.5 BATH + MEDIA/ PLAYROOM, OFFICE & DEN. PERFECT HOME FOR FAMILIES & ENTERTAINING. LARGE GRASSY YARD W/ POOL. MASTER + UPSTAIRS BDRM W/ OCEAN VIEWS.</p>		
Adam & Ally Jaref 310.562.4073 TELES PROPERTIES		15260friends.com

18443 CLIFFTOP WAY Open 11-2		rev
\$2,495,000	4+3 ARCHITECTURAL	
		
NEWLY UPDATED WITH CANYON AND OCEAN VIEWS		
<p>One of the neighborhood's lgst homes, in sought after cul-de-sac location. Lge master ste w/ luxurious bath, generous closet space, own sauna rm, terrace w/ canyon views. Lge ocean vu office near master. Main level includes recently updated open kitchen w/ top of the line cabinetry, Caesarstone counters, lge dining rm, family rm, & 3 additional BRs. High ceilinged living rm w/ dramatic views of Topanga Canyon, Santa Monica Mountains. French oak floors in most of house + attractive tiles.</p>		
Marla Samulon 310-230-2448 COLDWELL BANKER RESI		Blt-Ins, Dshwshr, Dryer, Grbg Disp, Rng/Ovn

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3735 MALIBU VISTA DR	Open	11-2	rev
\$2,099,000	4+3	CONTEMPORARY	



INVITING & SPACIOUS OCEAN VIEW HOME

Inviting, extra spacious ocean view home with a rarely available tri-level plan offering privacy and space. Ideal design with three bedrooms, two baths upstairs, including a large, airy ocean view master with balcony. Updated entry, living room and open kitchen, all with hardwood floors. Private, enclosed yard with attractive outdoor eating area. Large family room, plus an extra office or bedroom, and bath complete the lower level, which opens to the patio/yard.

MLS#15-962437
 Marta Samulon 310-230-2448
 COLDWELL BANKER RESI

Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn

438 N PLYMOUTH	Refresh.	11-2	rev
\$1,695,000	3+2	1sty-CALIFORNIA BUNGALOW	



MASTERFULLY RENOVATED LARCHMONT BUNGALOW


Completely Renovated in 2014, this Larchmont Village home fuses classic California bungalow architecture with luxurious finishes. Property consists of 2,100 SF Main house a private rear patio, and an oversized garage with a spacious guest house above it. The bright and open main residence showcases 3 bedrooms, 2 chic baths, a formal living room, crown molding, recessed lighting, blonde hardwood floors, designer carpet, and an open dining room, kitchen and family room area.

MLS#15-963995
 Skyler Hynes 310-800-5111
 COLDWELL BANKER SS

Blf-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

15 Pacific Palisades Condo / Co-op

710 PALISADES DR	Open	11-2	NEW
\$1,425,000	3+3	MEDITERRANEAN	



GORGEOUS LIGHT AND AIRY TOWNHOME IN GATED COMMUNITY!

Sun shines through to the high ceiling living area and custom seating area in the dining room with bay windows. Patio stretches across the home with canyon views. Marble tile floors thru-out breakfast area & kitchen. Abundant cabinets, stainless appliances, wine cooler & granite counters in the kitchen. Surround sound in upper bedroom/den. Master has sitting area, walk-in closet & bath with travertine tile & jet spa tub. Bedrooms have outdoor patios & beautiful views. Direct entry from garage.

MLS#15-961977
 Kris Kelly 310.488.7203
 GIBSON INTERNATIONAL

www.710palisades.com

433 S CITRUS AVE	Open	11-2	rev
\$1,379,000	3+3	1sty-SPANISH	

First time on the market since 1968, lovingly maintained Spanish. Bright and sunny LR, spacious formal DR, large kitchen w/breakfast room. 3 BR/2.5 BA. Serene private back yard w/mature fruit trees.

MLS#15-960213
 N.Hartman/L.Brenner 323-860-4259
 Cldg Fan,Dshwshr,Dryer,Frzr,Hood Fan
 COLDWELL BANKER

18 Hancock Park-Wilshire Condo / Co-op

4661 WILSHIRE #102	Open	11-2	rev
\$1,567,896	3+3	NEW PROJECT	



12 BRAND NEW CONSTRUCTION LUXURY CONDOMINIUMS

A collection of 12 Luxury Condos in Hancock Park. This Spanish Contemporary building compliments the elegance of Hancock Park while providing conveniences & design of today's modern living. Each residence offers an expansive open flr plan connecting to designer kitchen all leading to French doors to private patio. Chef's kitchen w/white oyster stone cntrs, dark custom cabinets, SS Wolf range & oven, Sub Zero fridge, wine fridge & microwave & bfast bar w/ seating for 4. Oversized master suite.

MLS#15-937261
 H. Bilyeu & J. Allman 310.935.0906
 DOUGLAS ELLIMAN

www.4661Wilshire.com

15 Pacific Palisades Lease

1186 CORSICA DR	Refresh.	11-2	631	NEW
\$17,500	5+4	RANCH		



RIVIERA RANCH HOME FOR LEASE

Riviera ranch living at its best. Available January for long-term lease. Just a block away from the Riviera Country Club is this wonderful ranch style home with pool and spa. A wonderful home for entertaining, the front entry leads you to large formal living room, dining room or a classic family room to the front with wet bar and fireplace. Chef's kitchen with 2 stoves. Private master bedroom on its own second level with deck. 4 additional bedrooms. Large pool/game room with bath.

MLS#15-963971
 G. Pritchett & M. Ogden 310-990-2079
 PRITCHETT-RAPF & ASS

Dshwshr,Frzr,Grbg Disp,Micro,Rng/Ovn

19 Beverly Center-Miracle Mile Single Family

513 N SIERRA BONITA AVE	Open	11-2	593C7	NEW
\$2,995,000	5+5.5	2sty-CONTEMPORARY		



CUSTOM DESIGNER HOME
 WWW.513SIERRABONITA.COM

Exceptional cutting edge new construction design in prime Melrose District. Expansive open plan with stunning designer finishes, this home features nearly 4200 sq ft, amazing custom kitchen with state-of-the-art appliances, 5 spacious bedrooms, 5 1/2 stunning bathrooms, grand staircase with custom iron railings, private bedroom balconies & covered patio for an additional 500 sq ft of outdoor living spaces. Bright light filled open floor plan as never seen before. This is a must see property!

MLS#15-964705
 Omega Group-Ron Keinan 310.779.5348
 KELLER WILLIAMS

www.OmegaGroup.LA

18 Hancock Park-Wilshire Single Family

637 N LUCERNE BLVD	Open	11-2	rev
\$2,999,999	5+6	ARCHITECTURAL	



NEW CONSTRUCTION ARCHITECTURAL IN LARCHMONT VILLAGE

Stunning, newly constructed 5 bedroom, 6 bathroom architectural triumph in prime Larchmont Village. Well appointed with high quality materials throughout, 12 foot ceilings and grand scale, Fleetwood pocket doors, Viking and Miele appliances, Control 4 home system, luxury plumbing and lighting fixtures, and meticulous attention to detail. A true entertainer's house features sunny swimmer's pool and spa, grassy yard, various patios, and roof decks with views.

MLS#15-960551
 Neyshia Go 310.882.8357
 JOHN AAROE GROUP

Blf-Ins,Frzr,Grbg Disp,Hood Fan,Rng/Ovn


OPEN HOUSE STATUS LEGEND

NEW - new (Automatic Status)
NEW* - new not yet listed
red - reduced

rev - review (Automatic Status)
bom - back on market

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

1154-56 S POINT VIEW ST	Open	11-2	633A3	red
\$1,299,000	4+3	TRADITIONAL		



CARTHAY SQUARE 4 BED, 3 BA DUPLEX

Ultra charming Carthay Square trad. 4bd/3ba duplex. The warm, inviting kitchen has a breakfast nook that attaches to dining room & overlooks garden. The living room has wood beamed ceilings & beautiful fireplace. With its arched hallways, wood floors, skylights & abundance of character, it is a welcomed retreat centrally located. The home has a versatile floor plan with 3bd /2ba in the main house. Separate 1bd/1ba unit w/private entrance, kitchen, living room & laundry. Detached 2-car garage.

MLS#15-935389
 Greenberg / Weinstock 310-502-0402
 BERKSHIRE HATHAWAY

www.1154-1156SPointView.com

TUESDAY

19 Beverly Center-Miracle Mile Lease

404 N FORMOSA AVE	Open	11-2	NEW
\$5,300	3+2	1sty-SPANISH	



SPANISH HOME FOR LEASE

Wonderful Spanish home with original character on the corner lot. It features formal living room with fireplace, bright & spacious dining room, 3 BR/1.75 BA. The kitchen offers a separate, charming breakfast room. Hardwood floors throughout, washer/dryer hookups. Lovely back yard with mature trees, outdoor fireplace and open patio. 2-car garage.

L. Brenner/N. Hartman COLDWELL BANKER	323-860-4245	Refrigerator, Oven/Range,
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28 Culver City Single Family

11304 SEGRELL WAY	Open	11-2	NEW
\$1,495,000	4+3	TRADITIONAL	



WWW.NEWCULVERCITYHOMES.COM

Brand new custom home in Culver City! Three exceptional new construction homes are available in an ideal location near award winning El Marino Elementary, charming shops & great restaurants. Finest of luxury materials & finishes including rich hardwood flooring, beautiful lighting fixtures and, in the spectacular kitchen, a selection of top-of-the-line stainless appliances, custom cabinetry & gleaming Carrera Marble counters.

MLS#15-964081	Todd Miller	310-560-2999	Open House Sunday 1-4pm
KELLER WILLIAMS-SM			

20 Hollywood Condo / Co-op

6735 YUCCA ST #408	Open	11-2	NEW
\$769,000	2+3	CONTEMPORARY	




HOLLYWOOD'S PREMIERE CONDO BUILDING

Highly sought, 4th floor large unit w/dual master suites & VIEWS of the skyline & Capitol Records to the East. Open floor plan, fireplace, 9'+ ceilings & a private balcony. Gourmet kitchen w/walnut cabinets, stainless steel Jenn-Air appliances, Caesar Stone counter tops, Terrazzo tile & real walnut hardwood floors. Designer lighting/plumbing fixtures Pool, spa, Fitness center w/pool table, flat screen TV w/ lounge seating. 24 hr security/concierge services, gated parking garage/secured entry.

MLS#15-961627	Patrick Martin	323.353.7200	Designer finishes, upgrades thruout
SOTHEBY'S INT REALTY			

3262 FAY AVE #1/2 Refresh. 11-2

3262 FAY AVE #1/2	Refresh.	11-2	rev
\$1,165,000	3+4	3sty-ARCHITECTURAL	




CULVER CITY ADJACENT - NEW CONSTRUCTION

Minaret Development Partners and Helms Home bring you a refreshing way to live, work and play in newly constructed units. The loft-style homes have open floor plans with high ceilings to boost sunlight and views of Century City, Helms District, and the hills. Green-rated, the units use Bosch appliances and bleached hardwood flooring throughout. Units have 2-car garages and additional outdoor space. A Walk Score of 84, minutes from Culver City Metro Station- modern living can't get any better!

MLS#15-962175	Tamra (Tami) Pardee	310-907-6517	Fridg, Stove, Dishwasher
PARDEE PROPERTIES, I			

Silver Lake - Echo Park Single Family

4247 VIRGINIA AVENUE	Lunch	11-2	594B5	NEW
\$925,000	3+2	1sty-SPANISH		



BEAUTIFUL COMPLETELY REDESIGNED SILVERLAKE HOME

Completely redesigned from top to bottom, this stunning Spanish style 3-bd/2-ba home welcomes you to the heart of Silverlake. The all-new kitchen boasts custom cabinetry and stainless steel appliances, new hardwood flooring. The secluded master suite leads to a private courtyard of your own, surrounded by all-new custom fencing landscaping. With new central HVAC, luxe custom tile work, high-end bath and lighting fixtures, this Silverlake charmer is completely move-in ready for you and yours!

MLS#315011765IT	Jessica Smith	949-9109070	
KELLER WILLIAMS REAL			

29 Westchester Condo / Co-op

6922 KNOWLTON PL #204	Refresh.	11-2	NEW
\$515,000	2+2	CONTEMPORARY	



SPACIOUS, OPEN & AIRY CONDO- COME SEE & STAY FOR REFRESHMENTS

Two bed+ two bath condo located on prime Knowlton Place! Tile entry leads to the open living with gas fireplace and sliding door to a serene balcony overlooking the luscious courtyard. Adjacent dining area and kitchen w/ stainless steel appliances. Split floorplan with generous size bedrooms and bathrooms. Ample storage + wood flooring in the living areas. Inside laundry & 2 individual parking spaces in the community garage. Just minutes to all of the area entertainment. Welcome home!

MLS#15-964503	Alissa Solomon	323-821-5705	Dshwshr, Grbg Disp, Rng/Ovn
TELES PROPERTIES			

2272 INDIA ST Open 11-2

2272 INDIA ST	Open	11-2	NEW
\$899,000	2+2	TUDOR	



SILVER LAKE CHARM AT IT'S FINEST!

Close to the Silver Lake reservoir, some of the neighborhood's best dining & coffee shops, as well as the soon to be Whole Foods. At first glance, notice the beautiful curb appeal from the gated fence to the drought tolerant plants & mature trees. Step into the 2 bed, 2 bath Tudor home, and see the 1920's character from the original windows & flooring, to the doors & hardware.

MLS#15-964459	Matthew Morgus	323-301-3041	Cbl, Dshwshr, Dryer, Hood Fan, Rng/Ovn, Other
SOTHEBY'S LOS FELIZ			

30 Hollywood Hills East Single Family

6375 QUEBEC DR	Open	11-2	NEW
\$1,975,000	4+5	CONTEMP MED	



NEW LISTING! HOLLYWOOD HILLS MEDITERRANEAN-INCREDIBLE VIEWS!

Contemporary Mediterranean home custom built in the Hollywood Dell! Spacious living/dining room w/views from downtown to ocean. Cook's island, SS appliances, breakfast area, walk-in pantry. Master suite on top floor w/balcony, spa bathroom, & 3 walk-in closets. 2 ensuite bedrooms & multipurpose area on 2nd flr. Personal elevator, decks on 3 upper floors, fireplaces & 4-car garage. Storage, custom built-ins & woodwork throughout. Located on a cul-de-sac & close to hiking trails.

MLS#15-963503	J. Altman & H. Rohdes	818.281.5451	www.6375Quebec.com
DOUGLAS ELLIMAN			



The Source Of Real Time Real Estate™

X 6614 CAHUENGA TER		Lunch	11-2	NEW
\$1,099,000	3+3	MEDITERRANEAN		
				
EXPERIENCE THE ALLURE OF OLD HOLLYWOOD!				
Set behind privacy gates, this Classic1924 Hollywood Hills residence, once home to writer Nathaniel West is filled with historic architectural details. 2 bedrooms, 2 bathrooms plus separate 1+1 guest quarters. Inspired living room, formal dining, chef's kitchen, floor to ceiling French doors open to spacious patio for effortless party flow. Close proximity to the Hollywood Bowl, Lake Hollywood, hiking, restaurants, shopping, ArcLite, Pantages, Metro Red Line and Sunday Farmer's Market.				
Jacqueline Tager		323-697-3040		
SOTHEBY'S LOS FELIZ		www.6614Cahuenga.com		

72 Sherman Oaks		Single Family		
3600 DIXIE CANYON AVE		Open	11-2	NEW
\$6,995,000	5+5	RANCH		
				
TIMELESS VIEW MASTERPIECE				
Elegance and comfort with beautiful proportions 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. 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.				
Ginger Glass		310-927-9307		
COLDWELL BANKER BHN		BBQ,Blt-Ins,Cbl,Clng Fan,Dshwshr,Other		

6111 MULHOLLAND HWY		Open	11-2	rev
\$1,800,000	3+2	MID-CENTURY		
				
UPPER BEACHWOOD CANYON RETREAT				
Private & Gated Mid-Century w/spectacular views. Wrap around deck & concrete patio surround a black-bottom pool w/an enclosed garden below. Open floor plan features spacious living & dining rooms w/wood floors, wood-burning fireplace & French doors that open to deck & pool/patio areas. Kitchen has granite counters, breakfast banquette & SS appls. Master suite w/walk-in closets & bath w/spa tub. Central HVAC, security camera system & leased solar system. Beautifully maintained & move-in ready.				
Rose Ware		213-369-9171		
BHHS-BH		Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn		

59 Reseda Condo / Co-op


19009 SHERMAN WAY #63		Open	11-2	NEW
\$289,000	2+2	CONTEMP MED		
				
WELL PRICED RESEDA CONDO!!!				
Beautiful 2 bedroom, 2 bathroom. Updated kitchen cabinets, hardwood floors, in-unit laundry, pool, spa, community BBQ, security cameras, gated garage with 2 tandem assigned spaces, extra storage shed, high vaulted ceilings, fireplace.... WILL SELL FAST!!! Call or text Jill to view today at 818-618-4207! Also open Sunday, December 13 1-4PM				
Jill Allison Moss		818-618-4207		
RODEO BEVERLY HILLS		jillmossrealtor@gmail.com		

62 Encino Single Family

5226 SHOSHONE AVE		Open	11-2	rev
\$2,995,000	6+9	2sty-TRADITIONAL		
				
WONDERFUL TRADITIONAL TENNIS COURT ESTATE				
Wonderful Traditional Tennis Court Estate in fabulous Amestoy set on a quiet cul-de-sac. Gated and set on an over 23,000 grassy lot this beautifully updated home offers a grand living room with vaulted ceilings, formal dining room, eat-in gourmet kitchen, huge family room with fireplace, a game room, and paneled office. Features include high wood beamed ceilings, hardwood floors, walls of French doors and high end finishes throughout. There are 6 bedrooms and 8 1/2 baths including the guesthouse.				
Jana Jones & Fred Holley		310-281-3901		
COLDWELL BANKER BH-S		BBQ,Blt-Ins,Clng Fan,Dshwshr,Dryer,Other		

X 3652 DIXIE CANYON AVE		Lunch	11-2	NEW
\$1,799,000	4+5	MEDITERRANEAN		
				
DREAM HOME WITH PANORAMIC CITY VIEWS				
Spectacular Dream Home w/ breathtaking panoramic city views. Mediterranean estate boasts open floor plan w/ wood flooring & high ceilings w/ natural light. Breakfast area incl granite counters, stainless steel appl, & breakfast nook. Grand LR & elegant DR. Family room w/ fireplace. Backyard incl of pool, spa, & rock waterfall. Master features city view, private balcony, 2 walk-in closets, dual sink & separate shower & spa bath w/ fireplace. Bds are spacious & en-suite. Bonus room, gym, & office.				
Mehrbanoo Ziai		(310) 897-0762		
KELLER WILLIAMS RLTY		Dshwshr, Micro, Fridg		

3942 GLENRIDGE DR		Refresh.	11-2	red
\$1,599,000	+675000	5+4.5	CONTEMP MED	
				
TURN KEY TRADITIONAL SOUTH OF BLVD WITH STUNNING VIEWS!				
PRICE REDUCTION! Beautiful move in ready traditional hilltop home with lovely views offers 5 bed/4.5 baths & 2917 sqft. The formal living room and dining room greet you as you walk through the front door. An open concept living area boasts the chef's kitchen that features professional grade Thermador appliances, granite countertops, & a breakfast area. Stepping outside from the family room is a large entertainers terrace and lawn that provides breathtaking views of the canyon and valley below.				
Kirk Thomas		661-733-3475		
KELLER WILLIAMS STUD		Clng Fan,Dshwshr,Grbg Disp, Micro,Rng/Ovn		

3879 SHERVIEW DR		Open	12-2	rev
\$1,249,500	4+3	TRADITIONAL		
				
MIDCENTURY WITH SWEEPING CANYON VIEWS				
Desirable open floor plan flows to inviting, private, tranquil 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. Solar panels owned.				
James Muske		310-281-3901		
COLDWELL BANKER RESI		Blt-Ins,Cent Vac,Dshwshr,Grbg Disp, Micro		

Why Advertise? Large Distribution Area

Westside L.A., San Fernando Valley, Greater South Bay, Beach Cities, Palos Verdes, Glendale, Pasadena, Burbank, Most of LA County!




TUESDAY

WEDNESDAY AND BY APPOINTMENT

SUNDAY

73 Studio City *Single Family*

3848 ALTA MESA DR	Open 11-2	NEW
\$1,995,000	4+3.5 3sty-CONTEMPORARY	




BEAUTIFUL CUSTOM HOME WITH VIEWS

Beautiful Tri-Level Home with Panoramic Views each level. Perfect home for entertaining or unwinding. Recently remodeled/upgraded, boasts high-end Security Surveillance and Alarm System, distressed hardwood floors throughout, new windows, and Lanai Doors to balcony that open up to more than 20 ft. Ceiling heights of 9' or more and a new custom gourmet kitchen. Media/entertainment room with fireplace, TV, and bar. The master bedroom has a 2-way fireplace and seating area. This is a must see home!

Kalli Rivers Altieri 310.266.9021
SOTHEBY'S

4351 BECK AVE	Open 11-2 562H5	rev
\$1,595,000	4+3 1sty-TRADITIONAL	



COLFAX MEADOWS TRADITIONAL

House is completely redone with a bit of a contemporary flair on a beautiful tree lined street in highly desirable Colfax Meadows. Wonderful open floor plan includes light filled living room, top of the line gourmet kitchen with generous center island, large family room with fireplace and dedicated office area. Features include hardwood floors, French doors and high end finishes throughout. There are 4 spacious bedrooms and 3 baths. The Master Suite features vaulted ceilings, sitting area.

MLS#15-940109
Jana Jones & Fred Holley 310-612-0831
COLDWELL BANKER BH-S

Blt-Ins, CIng Fan, Dshwshr, Grbg Disp, Micro

73 Studio City *Condo / Co-op*

12358 MOORPARK ST, UNIT 8	Open 11-2 532 / F5	NEW
\$468,000	3+2.5 2sty-CONTEMPORARY	



UNPRECEDENTED OPPORTUNITY! HUGE BRIGHT TOWN HOME!

Huge, Bright, Rear-facing 3 bedroom town home with Southern Exposure & Views! If you've been waiting for a project with tremendous upside potential, then this is the one! Atypical design concept at time of construction, makes for perfect flow in this new millenium! Gargantuan breakfast dining area off open kitchen makes for perfect kitchen family room flow. Kitchen also features gas appliances, walk-in pantry and serious counter space. Barely any common walls. Sky-scraper ceilings in 3 bedrooms.

Mickey Kessler 310-367-2322
COLDWELL BANKER/BW

1333 Ladera Heights *Single Family*

5345 LADERA CREST DR	Lunch 11-2	NEW
\$1,495,000	5+5 2sty-CONTEMPORARY	



STUNNING LADERA HEIGHTS ESTATES HOME

This masterpiece has 5 bedrooms, 5 baths, a family room, an office, a den, breakfast area, dining room, viewing deck, Chef's kitchen, 3 car garage, outdoor entertainment center, and much more. This house has all the bells and whistles including views of city and ocean!

Norma Streams/RhondaPayn 310-428-5164
SUNSET

Alarm, Refrigerator, Range/Oven, BBQ

OPEN HOUSE STATUS LEGEND

NEW - new (Automatic Status) **rev** - review (Automatic Status)
NEW* - new not yet listed **bom** - back on market
red - reduced

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

WEDNESDAY OPEN HOUSES

81 Glendale *Single Family*

1309 BEAUDRY BLVD	Open 10-1	NEW
\$949,000	3+1.75 MID-CENTURY	



The QUINTESSENTIAL California home. Built in 1956, this classic 3BD/1.75BA Mid-Century POST & BEAM home has all that you have been waiting for! In one of the prettiest neighborhoods in Glendale, the picturesque canyons surround you. Key elements which make these homes wildly popular: well-designed floorplan, high ceilings with ICONIC wood beams, open living space with great indoor/outdoor flow, floor-to-ceiling windows, and a great California ambiance.


MLS#15-964579
Margaret Cashion 3107952200
BERKSHIRE HATHAWAY

Dshwshr, Dryer, Micro, Rng/Ovn, Fridg, Other

BY APPOINTMENT

03 Sunset Strip - Hollywood Hills West *Single Family*

1901 EL CERRITO PL	4+4	MEDITERRANEAN	rev
\$2,950,000			



MASTERFULLY RENOVATED OUTPOST ESTATE

Rocker turned builder/designer, Tony Clearwater (ex-front man of Sik) has renovated this orig Outpost Estate and the result is an immaculate modern restoration. Clearwater's renowned painstaking attention to detail is evident throughout this 3250 SF home, as showcased in a step-down living room that transforms via into screeningroom w/ drop-down screen & projector & remote controlled fireplace.

MLS#15-955651
Skyler Hynes 310-800-5111
COLDWELL BANKER RESI

Dshwshr, Frzr, Grbg Disp, Hood Fan, Intrcm

SUNDAY OPEN HOUSES

03 Sunset Strip - Hollywood Hills West *Single Family*

1369 BOBOLINK PL	Open 1-4	rev
\$3,149,000	3+3 TRADITIONAL	

Remodeled/rebuilt . An open living room w/ f/p, family rm, large formal dining room. Cook's kitchen with Top-Of-The-Line appliances, A/C, 2 car garage, private studio, yard w/ lush landscaping & hot tub.

MLS#15-958809 Blt-Ins, Dshwshr, Dryer, Grbg Disp, Hood Fan
 Faye Sarafian-Erdman 310-386-2497 NELSON SHELTON

15 Pacific Palisades *Condo / Co-op*


830 HAVERFORD AVE #1	Refresh. 1-4	rev
\$1,239,000	2+2.5 UNKNOWN	

Best value in heart of Pal!

MLS#15-934157 Blt-Ins, CIng Fan, Dshwshr, Grbg Disp, Micro
 Betty-Jo Tilley 3104299833 BERKSHIRE HATHAWAY H

30 Hollywood Hills East *Single Family*

6401 LA PUNTA DR	Refresh. 2-5	rev
\$1,888,000	3+4 CONTEMPORARY	



STUNNING CONTEMPORARY IN THE HILLS

An entertainer's dream! Updated with the utmost discretion, the kitchen and living room open onto an expansive deck for the ultimate indoor-outdoor experience. Sweeping canyon views from every room elicit an instant sense of serenity with Beachwood and Hollywood just minutes away. Master suite with spacious walk-in closet and freestanding soaker tub. Lutron lights and built in sound system at the touch of your iPhone. Situated on a gated street for added privacy.

MLS#15-960715
Jacqueline Fiske 310-467-1046
COLDWELL BANKER

Cbl, Dshwshr, Micro, Rng/Ovn, Fridg