

AREA
10

WEST HOLLYWOOD VICINITY

1134 ALTA LOMA RD. #212, WEST HOLLYWOOD



CHIC DESIGNER DONE CONDO IN PRIME WEST HOLLYWOOD

www.1134AltaLoma212.com

OFFERED AT: \$599,000



RECENTLY FEATURED IN VOGUE LIVING AND CA CALIFORNIA HOME and Design + Living magazines. Warm and inviting with treetop and background downtown views off the large terrace. This stylish condo has clean lines, architectural details, high end finishes, quality modern fixtures and custom cabinetry. Gorgeous wide plank hardwood floors by DuChateau throughout. Kitchen has integrated stainless steel Miele appliances, statuary marble countertops, matte lacquer Italian custom cabinets. Interior doors and other cabinetry are finished in matte ebonized birdseye maple wood. Master Bedroom has custom matte ebonized birdseye maple wood closet doors. The luxurious bath has custom double sinks, Italian Boingo fixtures, and spa-like statuary marble shower, counter top, and base molding. Stunning door hardware by Valli & Valli, custom motorized window treatments, California Closet system, recessed lighting, Lutron dimmers, Nest thermostat and smoke detector, seamless Bocci outlets. No expense spared or detail overlooked. Move right into this amazing stylish condo. Low HOA dues include EQ insurance and basic cable.

- Stunning Custom kitchen with integrated Miele appliances
- Cabinetry in dining area and bath built by Marmol Radziner
- Fireplace feature by Spark Modern Fires
- Inset flush baseboards and door frame detail with reveals
- Gorgeous wide planked hard wood floors
- Exotic ebonized birdseye maple doors and cabinetry
- Large terrace with sliding glass door
- Rear quiet unit
- 1 Bed 1 Bath, Prestigious West Hollywood location

STEVEN
AARON
REALTOR

310.432.6588

kw BEVERLY HILLS
KELLERWILLIAMS. REALTY

stevenaaron@kw.com
StevenAaronRealtor.com

STEVEN AARON REALTOR GROUP

CalBRE #01341785

450 N. ROSSMORE AVE

EL ROYALE



OPEN TUESDAY 11-2 & BY APPT

Introducing the rare, luxuriously remodeled, two-story penthouse at the historic El Royale. For decades Hollywood professionals have called El Royale home. Situated in prestigious Hancock Park, this penthouse provides the modern comforts & details today's entertainer seeks. Over 4,000 sq ft, an oversized master suite, 3 beds & baths, large living room, 11' ceilings, sun room w/ glass doors that open to an entertainer's terrace, formal dining room, remodeled kitchen, designer finishes & appliances. Addn'l amenities: original crown moldings, hw floors, valet, concierge, extravagant lobby w/ ornate details, fitness center, roof deck w/ 360-degree views.



Nicole Contreras

nicole.contreras777@gmail.com

www.nicolecontreras.com

310.614.4952 | bre #: 01512844

Offered at \$19,000/month

www.dreamhomephoto.com/elroyale



AREA
18

HANCOCK PARK – WILSHIRE

THE ENRIGHT COMPANY

A REAL ESTATE ORGANIZATION

WINDSOR SQUARE MEDITERRANEAN REVIVAL

1 2 2 S O U T H V A N N E S S A V E N U E

4 B E D R O O M S | 4 B A T H R O O M S | P O O L & S P A

\$ 3 , 5 0 0 , 0 0 0

EXCLUSIVE REPRESENTATION

TIMOTHY ENRIGHT | 310.652.6600

Tim@TheEnrightCompany.com

PAY DUES, WIN \$\$\$



Pay your 2017 dues & \$148 RAF by 12/31/16 and enter to win 1 of 4 \$200 gift cards!

Beverly Hills/Greater Los Angeles Association of REALTORS® members - pay your full 2017 dues by Saturday, December 31, 2016:

BH/GLAAR_____	\$220
C.A.R._____	\$184
NAR_____	\$155
RAF_____	\$148
TOTAL_____	\$707

And you will get:

- COMPLIMENTARY admission to C.A.R. Legislator reception
(Wed. 5/6 Sheraton Sacramento - connect with over 100 dignitaries & REALTORS® from all over CA.)
- 4 Centennial Club Legislative Luncheons
(Dates: 2/2, 6/9 (rent control), 9/8 & 10/16)
- Expedited registration at ALL 2017 BH/GLAAR events
(Check Calendar regularly for updates)


Plus - Be entered to win 1 of 4 \$200 gift cards!



Last Year's Contest Winners

Rich Kissel, Dannie Cavanaugh, Tracey Clarke & Mary Piccione with President Aaron Leider (l-r)

Contest open only to REALTOR® members of Beverly Hills/Greater Los Angeles Association of REALTORS® (BH/GLAAR). Participants may only win once. BH/GLAAR is not responsible for entries not received due to difficulty accessing the internet, service outage, mail delivery delays, computer difficulties, equipment malfunctions, errors and any other difficulties that may prevent an individual from paying 2017 dues. Drawing will take place Thursday, February 2, 2017 during our Legislative Luncheon. Members must be present to win. Odds of winning will depend on the number of qualified entries. BH/GLAAR reserves the right to change specific rules for specific contests.



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home is
just a click
away.

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FOLLOWING THE
TWO WEEK
WINTER BREAK
WE WILL RESUME
PRINTING
JANUARY 10TH, 2017

DEADLINES

JANUARY 10th, 2017 ISSUE

All Full Page Color Ads

Wednesday, January 4th, 5pm


**All Full Page Black and White Ads
and All Color Showcase Ads**

Thursday, January 5th, 5pm

TUESDAY

01 Beverly Hills *Single Family*

9885 CARMELITA AVE	Open	11-2	632E2	NEW
\$7,959,000	6+6	TRADITIONAL		



TRADITIONAL/COLONIAL STYLED CUSTOM REBUILT HOME IN BH FLATS

6 bd, 6 ba, formal living rm, formal dining room & library. Estate offers luxury & comfort with details of hardwood & French doors throughout, 5 fireplaces & family room. Chef's kitchen w/ top-of-the-line appliances includes a custom Viking range & built-in refrigerator. Master retreat opens to an oversized terrace overlooking the serene backyard. Resort style backyard is perfect for entertaining w/ cabana next to the zero-edge pool & spa, covered patio w/ fireplace, sound system & plasma TV.

MLS#16-185850
J. Altman & G. Engel 3108193250
DOUGLAS ELLIMAN
www.TheAltmanBrothers.com

01 Beverly Hills *Land*

1221 LAUREL WAY	Open	11-2	NEW
\$24,999,000	Land	TEAR-DOWN	



BEVERLY HILLS DEVELOPMENT SITE
WWW.1221LAURELWAY.COM

Once in a Lifetime Beverly Hills Development Site. Prime, North of Sunset Custom Home Development Opportunity, RTI. This is one of the most significant site offerings in recent Beverly Hills history. Dreamy, sophisticated modern masterpiece, meticulously designed and crafted by noted architect, Paul McClean. Situated on a 34,924 SF promontory of mostly flat land, within the city of Beverly Hills 90210. These approved plans target 15,000 SF of high level, custom trophy architecture.

MLS#16-183830
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS
www.OmegaGroup.LA

512 N SIERRA DR Refresh. 11-2 **NEW**

\$5,050,000	4+6	TRADITIONAL
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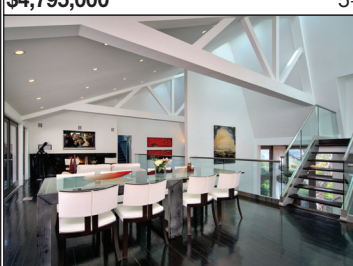
NEW AND IMPROVED TRADITIONAL ON BH FLATS

You will not want to miss this gracious traditional in the flats of Beverly Hills. Recently staged by Meridith Baer Home, this charming home exemplifies luxury living! Measuring 4,411sqft (per public records) this 4 Bedroom / 5.5 Bath home with circular driveway is located on prime corner lot and now features brand new superb tile roof, new attic insulation, new relined chimney and much, much more! Very Seldom Do Homes Like This Come For Sale North of Santa Monica Blvd!

MLS#16-186474
Joel Cooper 310-968-2401
COLDWELL BANKER RESI
Stop by for Refreshments!

02 Beverly Hills Post Office *Single Family*

9653 OAK PASS RD	Open	11-2	rev
\$4,795,000	5+6	CONTEMPORARY	



BEVERLY HILLS CONTEMPORARY ON GATED ENCLAVE

Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.

MLS#16-984399
Eric Lavey 310.908.6800
THE AGENCY
BBQ,Dshwshr,Fridg,Wshr

268 S CLARK DR Open 11-2 **NEW**

\$3,680,000	5+5.5	CONTEMP MED
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STRIKING CONTEMPORARY MEDITERRANEAN

Gated Contemporary Mediterranean with over 4,000 sq.ft. of living space in prime Beverly Hills. Built in 2009, this home offers quality construction & fine finishes throughout, & features a wonderful open floor plan with great space for entertaining. Spacious living & dining rooms. The family room with wet bar opens to the large gourmet kitchen. Private master suite with fireplace & luxurious bath, 3 add'l bedrooms upstairs, 5th bedroom downstairs. Backyard with patio, pool & spa.

Jade Mills 310-285-7508
COLDWELL BANKER
Gated, Range/Oven, Refrigerator

03 Sunset Strip - Hollywood Hills West *Single Family*

9200 SWALLOW DR	Open	11-2	NEW
\$16,995,000	7+8	CONTEMPORARY	




NEWLY CONSTRUCTED DOHENY ESTATES MODERN

Soaring ceilings & walls of glass open up to jetliner views of the ocean & city lights. State-of-the-art Vantage system controls every aspect of the home. Outstanding features include a home theater, maids quarters, 3 bars, 2 waterfalls, temperature controlled wine cellar, steam shower, 4-car garage, guest unit w/ separate entrance, & RGB color wall wash creating various moods for entertaining. This home is the ultimate in entertaining.

MLS#16-183216
D Kramer, The Altmans 310.691.2400
HILTON & HYLAND
DavidKramerGroup.com

1165 COLDWATER CANYON DR Open 11-2 **rev**

\$3,495,000	4+4	TRADITIONAL
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CALIFORNIA COURTYARD LIVING IN A TRADITIONAL STYLE

The I.E. Phillips House, 1948, Saul H. Brown, architect. In regard to Mid-20th Century residential design, the discussion of important contributing architecture is too often limited to the Modernists. Issues of Architectural Digest, & other design magazines of the period celebrate a broader spectrum of good residential design, custom built with exceptional quality, celebrating differing individual lifestyles & tastes. Here classic Calif. courtyard living is executed in a traditional design.

MLS#16-183900
Crosby Doe (310) 428-6755
CROSBY DOE ASSOCIATE
Blt-Ins

2233 CHELAN DR Open 11-2 **NEW**

\$1,700,000	3+2	MID-CENTURY
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Über-chic, mid-century home in the legendary Outpost Estates. Features include: high, vaulted ceilings; multiple skylights; walls of glass; French doors that open up to a lush backyard, complete with a saltwater pool, spa, waterfall, fire-pit, outdoor shower and kitchen. Back inside we have black granite countertops and stainless steel appliances in the kitchen; a romantic master bedroom with multiple sitting areas and recently remodeled sumptuous bath. This home is an entertainer's dream.

MLS#16-186960
Marc J. Robinson 323.304.0892
KELLER WILLIAMS BH
2233ChelanDrive.com

DEADLINES


JANUARY 10th, 2017 ISSUE

All Full Page Color Ads
Wednesday, January 4th, 5pm

All Full Page Black and White Ads
and All Color Showcase Ads
Thursday, January 5th, 5pm

**FOLLOWING THE
TWO WEEK WINTER BREAK
WE WILL RESUME PRINTING
JANUARY 10TH, 2017**

X 1909 WEEPAH WAY		Lunch	11-2	NEW
\$1,098,000	3+2	MID-CENTURY		




MODERN BUNGALOW IN THE WONDERLAND SCHOOL DISTRICT!

Transformed by Architect Clint Wallace. 3 beds/2baths + office.Gated & sited above the street, private front yard. Living/dining/cook's kitchen flow seamlessly together in open concept. Mid-century elements throughout include high ceilings w/exposed beams, skylights, custom concrete counters. Bedrooms are ample & light. Outdoors a backyard trail ascends to a "floating" deck & custom treehouse nestled among the trees offering panoramic views of the Kirkwood Bowl. Unique Laurel Canyon Lifestyle!

MLS#16-186756
Jacqueline Tager 323-697-3040
SOTHEBY'S
1909WeepahWay.com

7668 WOODROW WILSON DR		Open	11-2	red
\$2,450,000	2675000	4+5	ARCHITECTURAL	



MAJOR PRICE REDUCTION! BRAND NEW ARCHITECTURAL!

This bold example of contemporary architecture was brilliantly designed by Belgrade Architect Danijela Trubint. New construction with unprecedented quality, it features sun drenched living spaces with 12 foot ceilings and walls of glass to the yard and view. As you enter, there is a dramatic 22 foot high atrium with a floating staircase fitted with glass railings. There is a fantastic chef's kitchen with center island, breakfast bar, Sub Zero Refrigerator, Wolf Range and double Wolf ovens.

MLS#16-178862
Eric Lowry, Kirk Frieden 213-507-0950
COLDWELL BANKER RESI
Blt-Ins,Dshwshr,Dryer,Hood Fan,Other

7887 WILLOW GLEN ROAD		Open	11-12	red
\$1,795,000	2195000	3+4	2sty-ARCHITECTURAL	




REDUCED \$400,000! NOW \$572 PER SF! AMAZING VALUE!

Back on Market! Major Price Reduction! Amazing Value! Stunning Contemporary residence opening to a dramatic "wall of windows" arcade with explosive views! Designed with an international aesthetic, the main entry level offers extra high ceilings, cantilevered view windows, living & dining areas and a fabulous Carrera marble style conversation area complete with fireplace and amazing entertaining deck space. A truly a rare opportunity to own a trophy architectural property!

MLS#16-148544
Gregory J Moesser 310-770-9014
SOTHEBY'S BH
Amazing Value! Priced To Sell!

2170 MOUNT OLYMPUS DR		Open	11-2	rev
\$3,499,000	4+4	CONTEMPORARY		



INCREDIBLE VIEWS FROM THIS STUNNING CONTEMPORARY HOME!

Perched atop LA's coveted "Mount Olympus" enclave above the Sunset Strip, this sleek Contemporary 4BD + 4BA "loft-like" home w/ a swimming pool & stunning views has been completely remodeled throughout. The seamless indoor/outdoor open floor plan w/ large sliding glass windows & soaring high ceilings is perfect for entertaining guests. A gourmet Chef's kitchen with professional-line Viking appliances also features a designer tile backsplash, Caesarstone countertops & separate pantry w/ built-ins

MLS#16-155488
St. James + Canter 3102911029
BERKSHIRE HATHAWAY
www.2170mountolympus.com

05 Westwood - Century City Condo / Co-op

10108 EMPYREAN WAY #101		Open	11-2	NEW
\$2,595,000	2+4	1sty-FRENCH		



LUX LE PARC CONDOMINIUM

Rare, coveted large, 1st floor 2 BD/4 BA unit at Century City's premier Le Parc, w/ its meandering waterways, picturesque landscape & fine resident services. Its large patio & generously-sized rms make this elegant condo home feel much like a single family residence. Architectural pluses like higher ceilings, large windows & tall French drs add light & style. Formal entry rotunda. Formal living, dining & breakfast rms. Uncommonly large master w/ dual baths. Large 2nd BD ste. Den. Laundry rm.

MLS#16-187020
Laurence Young 310-777-2879
BERKSHIRE HATHAWAY
Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

05 Westwood - Century City Lease

2131 CENTURY PARK LN #206		Open	11-2	rev
\$4,300	2+2	CONTEMP MED		



EXQUISITE UNIT, TOTALLY REMODELED, INCLUDING PLUMBING & ELECTRICAL, 2 BDRM & 2 BATH SUITES SEPARATED BY LIV RM & DINING AREA, EAT IN KITCHEN OVERLOOKING COURTYARD & FOUNTAIN, GENEROUS WALK-IN CLOSETS, PATIO WITH TREE-TOP VIEW. BEAUTIFULLY APPOINTED W/PLANTATION SHUTTERS, GRANITE, ETC. FULL AMENITIES INCLUDES 24-GUARD GATED COMMUNITY W/ POOLS, TENNIS, GYM, SPA & GUEST PARKING. Tandem parking. Resort living. 24-HR NOTICE TO SHOW. Available 8/25/16. move in date 12/1/16

MLS#16-153704
Inga Cohen 310-657-1714
RODEO REALTY - BEVER
Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other

06 Brentwood Single Family

301 N BOWLING GREEN WAY		Open	11-2	bom
\$3,995,000	4+4	TRADITIONAL		



TURN-KEY SANCTUARY IN THE HEART OF BRENTWOOD

An extraordinary property on one of the most desirable streets in Brentwood. Gorgeous turn-key 4 bedroom, 3.5 bath traditional on an oversized 11,847 sq ft lot. Sprawling grounds adjacent to a park-like rolling hillside that offers privacy in a bucolic, serene setting. Grandly proportioned rooms, soaring ceilings and an additional approx 300 sq ft bonus room.

MLS#16-167856
Marcie Hartley 310.691.5950
HILTON & HYLAND
BowlingGreenWay.com

07 West L.A. Single Family

2737 GRANVILLE AVE		Open	11-2	NEW
\$899,000	2+2	TRADITIONAL		



TRADITIONAL HOME IN A GREAT LOCATION!

Bring your owner users, developers or flippers! This home has a spacious family room, fireplace, hardwood floors through out, good floor plan and a large backyard. This home has a ton of upside potential for investment.

MLS#16-186198
Steve Sawai 310-899-3584
COLDWELL BANKER RESI
Hood Fan,Micro,Rng/Ovn,Fridg

08 Cheviot Hills - Rancho Park Single Family

10325 BANNOCKBURN DR		Open	11-2	NEW
\$2,650,000	4+5	3sty-COUNTRY FRENCH		



NEW LISTING!

Remodeled character Country French home. Peg and groove hardwood floors, redone kitchen and baths, large family room with wet bar and swimming pool in back! Square footage was measured by R.E.S.T. (buyer to due their own investigations for same) All 3 bedrooms upstairs are en-suite. The possible maids quarters is on the bottom floor or lower level with a 3/4 bath. Other features include central AC (2 zones), Viking range, walk-in closets, Fr windows and doors and indoor access from the garage.

MLS#16-186850
Bruce Walker 310-623-8722
RODEO REALTY - BEVER
Blt-Ins

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market

TUESDAY

2607 PATRICIA AVE	Open	11-2	rev
\$3,499,000	4+5	SPANISH	
	NEW CONSTRUCTION - COME ON OVER!		
This is Casa Verde an L.A. Times Home of the Day Selection! New construction custom luxurious Spanish home in the area. It was created by the highly acclaimed Stewart-Gulrajani Design Team. It overlooks the serenity of the golf course. Wonderful mature landscaping creates multiple private outdoor lifestyle experiences in the two wonderful yards. Gorgeous home with high ceilings & amazing spacious floor plan.			
MLS#16-178518		Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan	
Paul Wylie 323-515-9585 LAMERICA REAL ESTATE			

09 Beverlywood Vicinity *Single Family*


3020 CASTLE HEIGHTS AVE	Open	11-2	NEW
\$1,599,000	4+4	COUNTRY ENGLISH	
	DRAWING FOR DINNER FOR 2!!		
Gorgeous 2-story English w/4+4+Den+Library Nook in over 2600 sq. ft. Detached, permitted, guest/office/studio w/ almost 500 sq. ft. Colorful, eclectic interior designed by owner/artist with many special features. Remodeled kitchen w/island & 3 windows. Sumptuous master retreat w/ fireplace, walk-in closet & balcony. Elegant master bath with spa tub, shower & dual sinks. Park-like backyard w/hot tub & water feature. F/A, A/C, skylights, stained glass windows, 3 fireplaces, storage & much more!			
MLS#16-186132		DW,W/D,Stove,GD,TC,Build-ins	
Sheri Weisbender (310) 849-5840 RODEO REALTY - BH			

10 West Hollywood Vicinity *Single Family*

7733 LEXINGTON AVE	Lunch	11-2	rev
\$1,699,000	3+3	CRAFTSMAN	
	Customize to your liking or move right in! Reduced to the studs and rebuilt from the ground up with two existing walls in 2003, this captivating California Craftsman in an up-and-coming neighborhood has great bones and character. Enclosed by privacy hedges, a carved Mahogany door opens to an updated floor plan. A sizable backyard with guest house and iconic California tropical landscaping. Near Plummers Park, Poinsettia Center, Santa Monica Blvd, Sunset Blvd, Melrose and Grove Shopping Center.		
MLS#16-186226		Dshwshr,Grbg Disp,Micro,Fridg	
Julia Delorme 3107291649 SOTHEBY'S SUNSET			

716 N FULLER AVE	Open	11-2	rev
\$1,349,000	3+5	SPANISH	
	MELROSE VILLAGE SPANISH W/ GUEST HOUSE! 716.FULLER.COM		
Melrose Village Spanish w/ detached guest house! Huge 7,333 lot! Main house has 3 bedrooms, 2.5 bathrooms, family room, dining room, 3 fireplaces, hardwood floors, central AC, large kitchen, & laundry room. Detached guest-house has central AC, hardwood floors in living room, large bedroom w/ ensuite bath & walk-in closet, laundry room w/ powder bath, and private patio. Flat grassy back yard and gated front garden w/ electric driveway gate. Phenomenal location seconds to Melrose, WeHo, The Grove.			
MLS#16-182214		www.716fuller.com	
Jimmy Martinez 323-377-0548 PARTNERS TRUST BH			

10 West Hollywood Vicinity *Condo / Co-op*

906 N DOHENY DR, UNIT 402	Open	11-2	NEW
\$669,000	2+2	CONTEMPORARY	
	TREMENDOUS VALUE FOR 2 + 2 CONDO IN NORMA TRIANGLE		
Updated N.E. rear corner quiet unit in very desirable building & location. Generous living space, formal tile entry, gourmet kitchen w/granite counters & newer appliances, breakfast bar opens to formal dining room, full bath w marble & mosaic tile. Smooth ceilings, recessed lighting, amazing closet space, LARGE Bedrooms, decorative gas fireplace, large terrace overlooking green, side by side parking. Well Maintained Building w/pool & low HODs Unit is staged, vacant & easy to show.			
Allie Riley & M. Collins 310-467-4567 TELES PROPERTIES/ICB		DohenyDriveCondo.com	

1134 ALTA LOMA RD #212	Refresh.	11-2	rev
\$599,000	1+1	CONTEMPORARY	
	CHIC DESIGNER DONE CONDO IN PRIME WEST HOLLYWOOD		
Stylish condo w/ quality modern fixtures and custom cabinetry. Gorgeous hardwood floors by DuChateau. Kitchen w/ SS Miele appliances, matte lacquer Italian custom cabinets. MB has custom matte ebonized birdseye maple wood closet doors. Bath w/ custom double sinks, Italian Boingo fixtures, and spa-like statuary marble shower. Lutron dimmers, Nest thermostat and smoke detector, seamless Bocci outlets. No expense spared or detail overlooked. Low HOA dues include EQ insurance and basic cable.			
MLS#16-178632		Blt-Ins,Dshwshr,Micro,Fridg	
Steven Aaron (310)432-6589 KW BEVERLY HILLS			

13 Palms - Mar Vista *Single Family*

12763 BROOKLAKE ST	Open	11-2	NEW
\$1,749,000	4+3	1sty-TRADITIONAL	
	OPEN FLOOR PLAN WITH POOL & SPA		
Step thru the front door to find the perfect open floor plan. Natural sunlight fills the space creating an inviting & airy feeling. The large great room has white, custom-built cabinets w/ample storage and the dining room sits off of the great room. Walk into an updated kitchen to find sleek, black granite countertops, custom white cabinets & stainless steel appls. A newly built deck surrounds the pool and spa; and the synthetic grass & patio provides a peaceful relaxing backyard space.			
MLS#16-186974		Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg	
Sherri Noel 310.994.8721 KELLER WILLIAMS-SANT			

13 Palms - Mar Vista *Condo / Co-op*

3734 S CANFIELD AVE #331	Open	11-2	NEW
\$380,000	Prjct	1sty-TRADITIONAL	
	TOP FLOOR 1 BR AIRY & BRIGHT!		
Tenant is out and we are having our first open house! Inspiring top floor corner unit with good light and air circulation plus wrap around outside balcony. Has nice entry hall and at the Northwest corner of the building. Just one block away from shopping and 1/2 block away from In N Out Burgers too. Minutes to Metrorail and other conveniences including Culver City Farmers Market on Tuesdays.Tandem inside parking, too.			
MLS#16-159978		Dshwshr,Rng/Ovn	
Keith Endow 310-722-2562 BERKSHIRE HATHAWAY H			

Questions? Need Assistance?
Contact our Help Desk Department!

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

help!!!

TUESDAY

14 Santa Monica Single Family

607 26TH ST	Open	12-2	rev
\$3,950,000	6+7	CONTEMP MED	



607 26TH ST

Newer custom built Mediterranean on the border of Brentwood/Santa Monica with 2 story entry, high ceilings, library office and a very open floor plan. Approximately 5,862 sf with 6 bedrooms and 7 bathrooms hardwood and stone floors, open kitchen, family room with French doors to the pool. Beautifully appointed master with luxurious bath and balcony overlooking yard. Additional game room, media room, great volume and lots of natural light perfect for families.

MLS#16-152900
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Blt-Ins,Cbl,Dshwshr,Frzr,Grbg Disp,Other

14 Santa Monica Condo / Co-op

101 OCEAN AVE, UNIT B400	Open	11-2	NEW
\$3,988,000	2+2.75	CONTEMPORARY	



HUGE CONDO WITH WORLD CLASS OCEAN VIEWS


Incredible ocean view condo located in the highly sought after 101 Ocean Ave Building. This huge, nearly 3,000sf single-level condo is a rare find and among the biggest units to ever be offered in the area. This two bedroom plus den or third bedroom features endless whitewater views up the entire Santa Monica Bay's northern coastline. Spectacular Master suite with explosive ocean views, private terrace, dual massive walk-in closets, and extra-large bathroom with soaking tub, and separate shower.

David / Anna Solomon 424.400.5905
THE AGENCY

www.101OceanAve.com

14 Santa Monica Lease

501 20TH ST	Open	11-2	NEW
\$11,500	4+3	MEDITERRANEAN	



LOCATION, LOCATION, LOCATION!


Live in the best area of Santa Monica! This north of Montana two story Mediterranean home is located on a corner lot and is beautifully landscaped. The home features four bedrooms and three bathrooms with a grand/spacious living room with fireplace, a separate formal dining room, breakfast room and studio space. Property also features a master bedroom with en suite bath, hardwood floors throughout, two car garage and large grassy backyard. This home is perfect for entering!

MLS#16-186466
Steve Sawai 310-899-3584
COLDWELL BANKER RESI

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

15 Pacific Palisades Single Family

16665 LINDA TER	Open	11-12	rev
\$4,350,000	5+5		



ECHOING THE ESSENCE OF MARTHA'S VINEYARD

Rarely does a property of such presence and privacy become available for sale. Echoing the essence of Martha's Vineyard, the Red Door Homes team introduce their latest jewel. The large 9,763 sqft lot provides 180 degree Pacific Ocean vistas with easy access to the beach. The private yard is perfect for coastal and relaxed entertaining. Private and refined, this 4,582 +/- square foot has 5 bedrooms and 4.5 baths.

MLS#16-177528
Marco Rufo 310-488-6914
BERKSHIRE HATHAWAY H

Ocean Views...

18 Hancock Park-Wilshire Condo / Co-op

651 WILCOX AVE, UNIT 2F	Open	11-2	NEW
\$760,000	2+2.5	1sty-TRADITIONAL	



CREATE THE CONDO OF YOUR DREAMS

All the bones of the original design. Awaiting your recreation. 2 large bedrooms. 2.5 bathrooms. Quiet. Tree top views. Large living room and dining area. Laundry in unit. Lots of storage. Excellent floor plan. 2 parking places. Pool. Near Larchmont Village and Wilshire Country Club and LA Tennis Club and Hollywood. Rare opportunity.

The Woodwards 323 697 5808
KW LARCHMONT

DESIREABLE HANCOCK PARK TERRACE

18 Hancock Park-Wilshire Lease

450 N ROSSMORE AVE #PH1101	Open	11-2	NEW
\$19,000	3+3	FRENCH NORMANDY	




MLS#16-185612
Nicole Contreras 310-614-4952
NOURMAND & ASSOCIATE

Blt-Ins

135 N NORTON AVE **NEW**

\$18,000	Open	11-2
	5+5	CAPE COD



NEWLY RENOVATED, PERFECTLY SITUATED MID-BLOCK ON NORTON AVE

Beautiful Everything Redone .This fabulous traditional home has all of the bells & whistles - 5 bedroom, 5 bath incl 2 story carriage guest house, lovely foyer, formal dining and living rooms, family room, fabulous state of the art kitchen overlooks lush gardens, pool & deck. Other details incl gorgeous wood floors, front bay windows overlooking stunning gardens and garage converted to a wonderful gym and half bath. This house is the perfect mix of classic architecture with modern amenities!

MLS#16-186970
Brenda Chandler Cooke 310.614.3434
HILTON & HYLAND

HiltonHyland.com

19 Beverly Center-Miracle Mile Single Family

534 N SIERRA BONITA AVE	Open	11-2	rev
\$2,895,000	4+5	SPANISH	



CLASSIC NEW CONSTRUCTION - MUY BONITA!

Casa Bonita is enchantingly new and beautiful. Quality classic Spanish architecture, with new modern amenities. High ceilings. Situated in the vibrant Melrose District, close to popular shops and restaurants.

MLS#16-179082
Paul Wylie 323-515-9585
LAMERICA REAL ESTATE

Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan

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TUESDAY

BY APPOINTMENT

618 N GARDNER ST	Open	11-2	rev
\$2,498,750	4+5	SPANISH	



STUNNING NEW CONSTRUCTION - CASA DEL JARDIN

This is Casa del Jardin, new construction in the incredible Melrose District! Designer home meets stunning classic Spanish architecture tailored to today's homeowners. Perfectly situated close to the popular shops and restaurants on Melrose with high ceilings and open floor concept home is a premium custom home by the Stewart-Gulrajani Design Team. Walk past the living and dining room to a new kitchen with statuary marble on the island.

MLS#16-154022
Paul Wylie 323-515-9585
LAMERICA REAL ESTATE

Bit-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro

21 Silver Lake - Echo Park *Single Family*

1322 WESTERLY TER	Lunch	11-2	NEW
\$798,000	2+1	CALIFORNIA BUNGALOW	



'HIPSTER HAVEN'

This 'Hipster Haven' has superb views looking East and South. Fenced for privacy, this 1923 Early California bungalow is a delightful 1bd/1ba home w/fireplace, hardwood floors, an adorable kitchen & a terrace to the views. Morning coffee or a glass of wine can be enjoyed each day in your own private hideaway. The front yard is great for entertaining as well for summer evening dinners or just a place to read and relax. Down below is a lovely 1 bedroom, 1 bath guest apartment. The 5725 sqft. lot.

MLS#16-186694
Rosemary Low 323.660.5885
SOTHEY'S LOS FELIZ

Dryer,Rng/Ovn,Fridg,Wshr

60 Tarzana *Single Family*

19307 CALADERO ST	Open	11-2	rev
\$1,585,000	5+4	2sty-MODERN	



EXPANSIVE ELEGANT VILLA

Expansive Elegant Villa ideally located in one of the most sought after areas of Tarzana - South of Wells Drive. Beautifully sited above the street on an over 24,000sf lot. This sophisticated, spacious home is light and bright and offers a living room, family room, formal dining room and den/game room with bar that leads to the pool area. The large, eat-in gourmet kitchen includes custom cabinetry and granite counters. There are 5 bedrooms and 4 bathrooms including 2 Master Suites.

MLS#16-185352
Jana Duffy & Fred Holley 310-612-0831
COLDWELL BANKER BH-S

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

62 Encino *Condo / Co-op*

5245 WHITE OAK AVE #9	Refresh.	11-2	NEW
\$720,000	3+3	OTHER	



ENCINO SPA - SPACIOUS AND BEAUTIFUL!

Live in luxury! Beautifully appointed town home tucked away from the street in the highly desirable Encino Spa. Spacious living areas boast 2,256 sq.ft. of living space with 3 bedrooms, 3 bathrooms and a 4-car garage! Fine features of this home include great natural light throughout, high ceilings, a patio area, a wet bar with wine refrigerator, eat-in kitchen with center island, granite counter tops, stainless steel appliances, a sumptuous master suite and two additional large bedrooms. Hurry!!

MLS#16-185862
Michelle Tepper (818) 601-1764
WISH SOTHEY'S INTL

Dshwshr,Grbg Disp,Trsh Cmpctr

73 Studio City *Single Family*

3274 LAUREL CANYON BLVD	Open	11-2	NEW
\$1,325,000	4+3	2sty-MEDITERRANEAN	



STUNNING MEDITERRANEAN VILLA
WWW.3274LAURELCANYON.COM

FIXER ALERT. Stunning Mediterranean Villa with incredible upside potential. Step into an impressive grand 2-story entry, flowing into a magnificent living room w/ an exquisite stone fireplace surrounded by french windows & doors. The lush tropical pool, gardens & terrace areas are meticulously designed as an entertainer's paradise w/ a 150 SF covered outdoor living room, BBQ area, spa, sparkling pool w/ fountains, natural stream & additional large deck. Bonus area-studio is approximately 200 SF.

MLS#16-164666
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS

www.OmegaGroup.LA

1284 Highland Park *Single Family*

699 SHAFTER WAY	Lunch	11-2	565E3	NEW
\$969,000	4+3	2sty-CONTEMP MED		



STUNNING HOME IN THE OAK HILL ESTATES

Looking for a newer home minutes from Downtown LA, Old Town Pasadena or even Glendale? Come check out this hidden treasure that is the Oak Hill Estates. in the Hermon area of Highland Park, adjacent to the South Pasadena and the Monterey Hills. This elegant move in ready home sits on one of the larger and more private lots in the development. Offering a resort like master suite w/ sitting area and an upstairs lounge /office/ or play area in addition to the open kitchen/great room downstairs.

MLS#16-164666
John Abreu 323-422-7545
BHHS CALIFORNIA

central HVAC, all appliances

BY APPOINTMENT

10 West Hollywood Vicinity *Income*

1205 N SPAULDING AVE	SPANISH	rev
\$2,350,000		



CLASSIC SPANISH DUPLEX

Fully reimaged by architect John Anthony Lewis, this handsome duplex retains the masterpiece glamour of its 1928 Spanish-style exterior and dazzles inside with newly realized classic beauty. With a Walk Score of 90, it is just minutes from galleries, restaurants and non-stop entertainment. Upstairs, with its own gated entrance, is a 3-bedroom, 3-bath owner/user home. Downstairs, also with its own address, entrance and garage, is a 2 bedroom with fireplace, 2-bath apartment.

MLS#16-104900
Jade Mills/Joyce Rey 310-285-7508
COLDWELL BANKER

Bit-Ins,Dryer,Rng/Ovn,Fridg,Wshr



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DEADLINES

JANUARY 10th, 2017 ISSUE

All Full Page Color Ads
Wednesday, January 4th, 5pm

All Full Page Black and White Ads
and All Color Showcase Ads
Thursday, January 5th, 5pm

FOLLOWING THE
TWO WEEK WINTER BREAK
WE WILL RESUME PRINTING
JANUARY 10TH, 2017

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AND THOSE WHICH DEFINE IT...



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FOLLOWING THE
TWO WEEK
WINTER BREAK
WE WILL RESUME
PRINTING
JANUARY 10TH, 2017

DEADLINES

JANUARY 10th, 2017 ISSUE

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No tax return loans may require other forms of income verification and may have a higher interest rate and higher points or fees, than other loans. Not all applicants will qualify.

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National Mortgage News

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*Third-party survey representing 2,542 client responses over a 365-day period, April 2014 to April 2015.

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