

Los Angeles

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9248SwallowDrive.com | Open 11 - 2 | Espresso Bar



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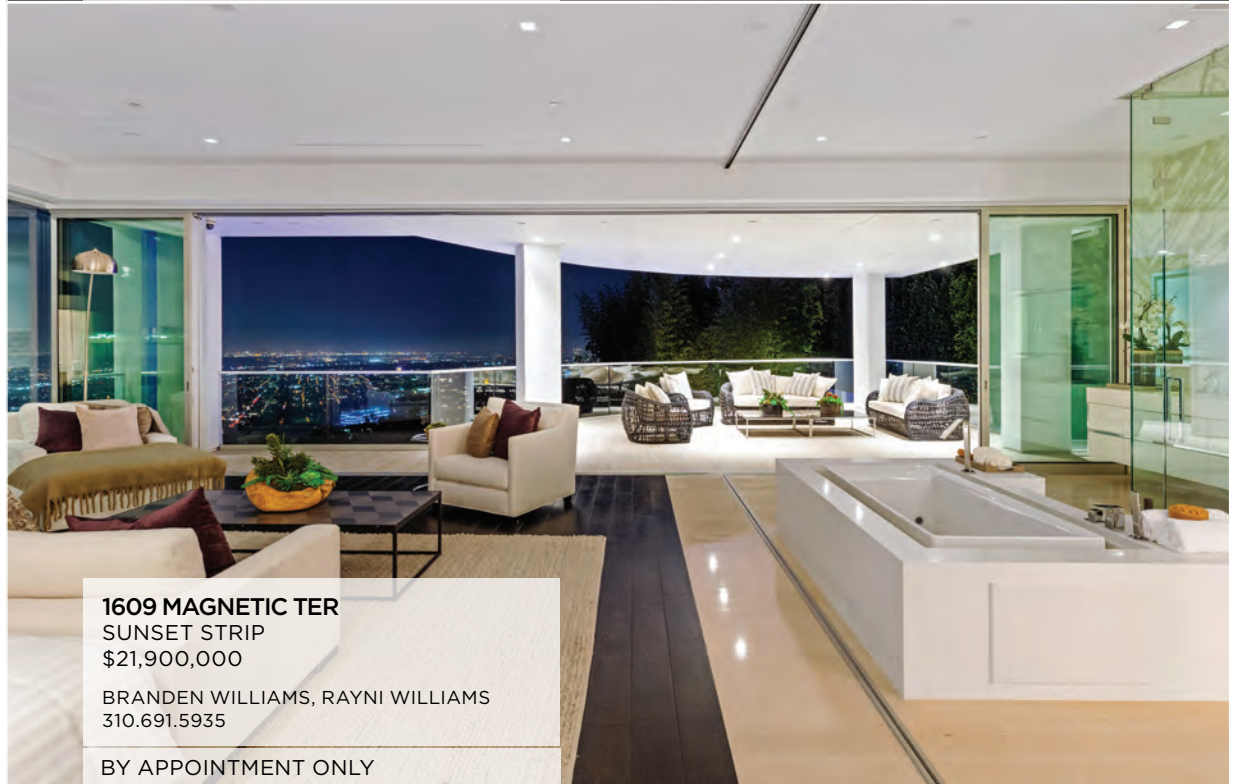
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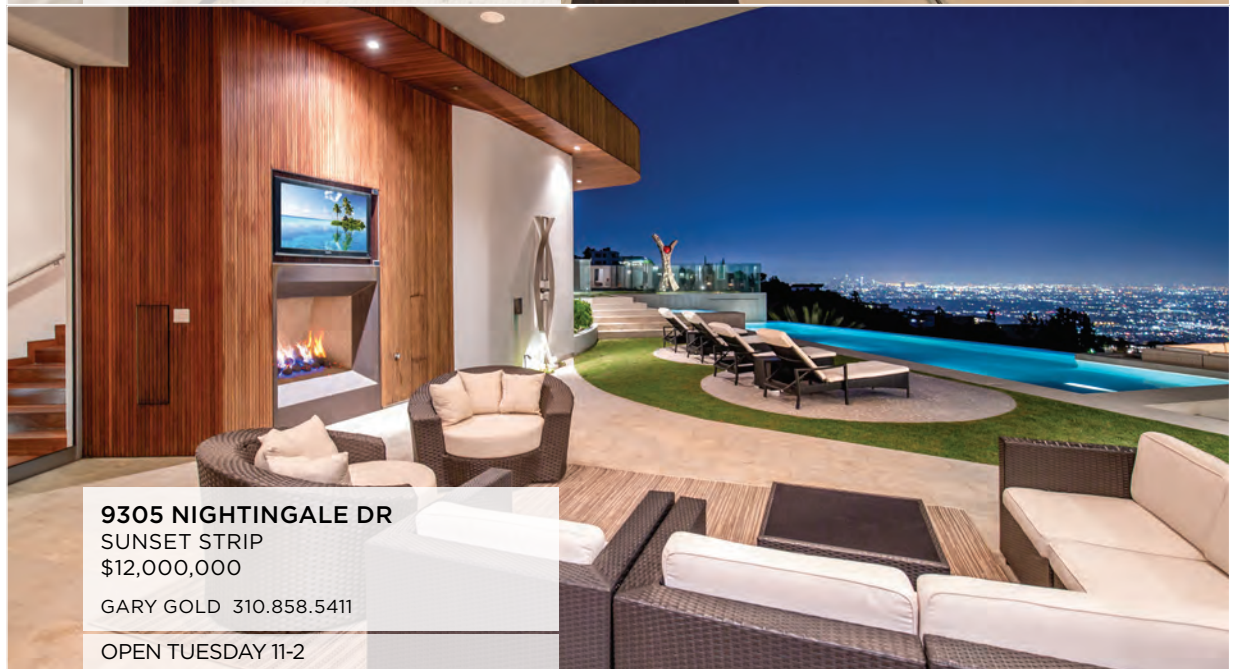
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# Live Better Through Design Integrity:



**Robert Skinner, AIA**  
**The Roxy Roth Residence, 1946**  
 9563 Gloaming Drive, Beverly Hills, CA 90210

While not widely known by the general public, Skinner has made significant contributions to the architectural fabric of Trousdale Estates, and Coldwater Canyon, where he lived for many years building his designs. Early work such as his house on Cherokee, & modernist masterpiece on Castle Place were executed in the flat roof post & beam style.

3 Bedrooms, 4 Bathrooms  
 MLS# 17-245828

\$ 2,695,000  
 Crosby Doe **310.428.6755**



**Rudolph Schindler, Architect**  
**The Roxy Roth Residence, 1946**  
 3624 Buena Park Drive, Studio City, CA 91604

Honored with the only solo exhibition of an architect's work at The Museum of Contemporary Art, Los Angeles, Schindler is internationally recognized as one of the most important Southern California architects of the 20th Century. The extensively published Roth House overlooking Studio City is an icon of his groundbreaking concept of space itself as the primary element of architecture.

3 Bedrooms, 3 Bathrooms  
 MLS# 17-275954

\$ 2,295,000  
 Ilana Gafni **310.779.7497**



**Herbert Nadal, FAIA & Abraham Shapiro, AIA**  
**The Somerset**  
 200 North Swall Drive, Unit 507, Beverly Hills, CA 90211

Welcome to the world of gracious living at The Somerset. This two-bedroom condominium enjoys excellent privacy, with treetop views of the quiet street below; all opens to a sunny western exposure. Spacious, high-ceilinged living room with gas fireplace incorporates a large dining area, accessed via the foyer at entry, and itself accesses the private balcony via sliding doors.

2 Bedrooms, 2 Bathrooms  
 MLS# 17-272824

\$ 949,000  
 Michael D. Phillips **310.927.9189**



**Donald Aris Peart, Architect**  
**Mid-Century Modern Apartment, 1967**  
 1721 Selby Avenue, #1, Los Angeles, CA 90024

Rare mid-century 4-unit building. Ascend a flight of stairs to a post and beam atrium with clerestory windows, soaring ceilings, with abundant natural light. Be the first to live in this newly renovated two bedroom/two bath modernist sanctuary. Tranquil with a park-like view, the apartment consists of a large living room with fireplace, dining room with adjoining outdoor patio, spacious windowed kitchen and more.

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# Estates, Architecture & Historic Properties



## Donald Olsen, Architect The Olsen House, 1954

771 San Diego Road, Berkeley, CA 94707

First offering: the architect's own home. Listed on the prestigious National Register of Historic Places, and a City of Berkeley Historic Landmark, the Olson House presents a striking counterpoint to the more familiar Bay Area Modern Style. Built seemingly as a demonstration project, the Harvard educated architect applied his "high art" International Style training, as championed by Walter Gropius, to create his own "machine for living in a garden." The success of this endeavor is attested to by the families' lifelong tenure, and the building's service to lives immersed in creating a better world through art, architecture, and intellectual discourse.

4 Bedrooms, 3 Bathrooms  
MLS# 40800047

\$ 1,795,000  
Crosby Doe 310.428.6755



## John Lautner, FAIA The Alexander Residence, 1951

5281 East El Roble Street, Long Beach, CA 90815

With several distinct iterations, drawings of the Alexander House at the Getty Research Library attest to a strong dialog between the client and architect. We can only surmise that may be the reason the residence served the family so well for the last 66 years without alteration! Located in Park Estates, a planned community affording large lots, and wide tree lined streets prepared for custom built houses, and overseen by an architectural review committee, the Alexander House spreads wide and low across its site. Interior privacy and a sense discovery while approaching the entry is achieved by the long horizontal brick wall screening the façade. All public space opens to the intermediate zone patio defined by a wide cantilevered overhang, and visually connects the gardens beyond affording a classic California Indoor-Outdoor Lifestyle. Residence includes: 4 bedrooms, 3 baths, step down living room, dining area, family room, laundry and workshop. Lautner's drawings suggest the site for a swimming pool in the garden. The new owner's freshening requirements may provide cause for Mills Act Tax Benefits.

4 Bedrooms, 3 Bathrooms  
MLS# 17-276100

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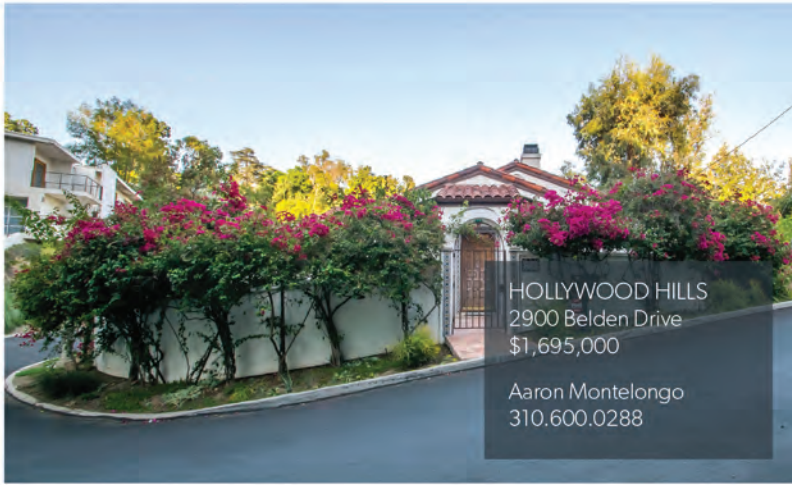
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HIGHLAND PARK | DEC '17



BEL-AIR  
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\$3,350,000

Samantha Nugent  
310.383.5319





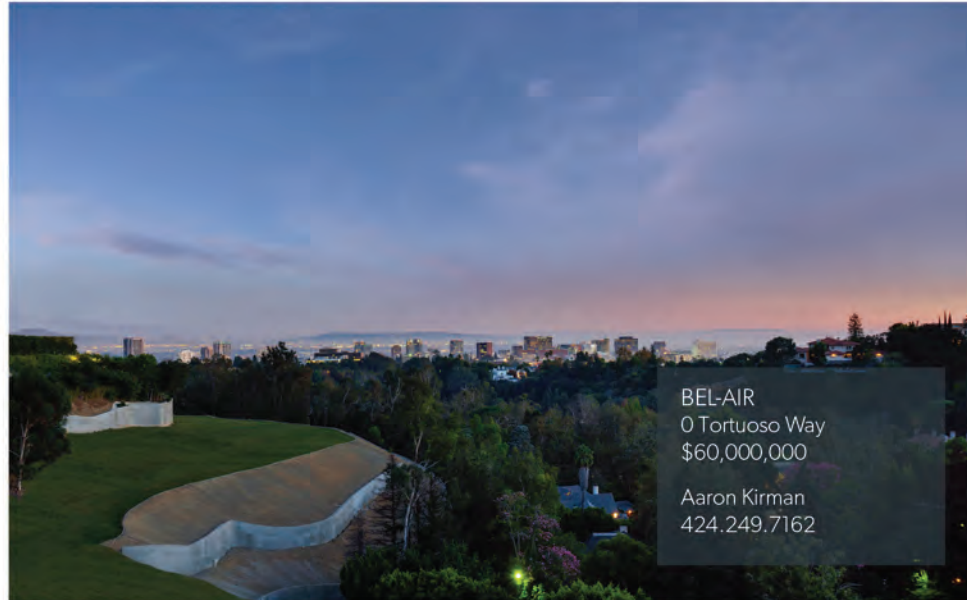
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# VIEWS, VIEWS, VIEWS!

## Magnificent, Cape Cod in Beverlywood



**9401 Sawyer St., Los Angeles, CA 90035**  
**Open House: Sunday 1-4pm, refreshments provided**

This magnificent Cape Cod, with 360 degree city views, stands along a desirable street in Beverlywood. A lush, landscaped approach leads to the formal entry of this 4,600 square foot, 5 bedroom & 5.5 bathroom home. The formal dining room affords space to entertain and access past the butler's pantry (with sink & wine fridge) to the chef's kitchen with expansive countertops, Wolf appliances & a massive center island with sink & sitting area. A family room with fireplace & built-ins completes this grand space. French doors access the rear yard with pool, spa, barbecue area & turf yard. The master suite on the 2nd level has a spa-like bath, walk-in closet with built-ins & French doors to a balcony with views. The other 4 bedrooms are ensuite with walk-in closets. A tankless water system, dual HVAC system with Nest control & cameras & speakers provide the newest technology. Natural light infuses the rooms with warmth. Don't miss this opportunity to experience comfort and luxurious living.

**Price: \$4,595,000**

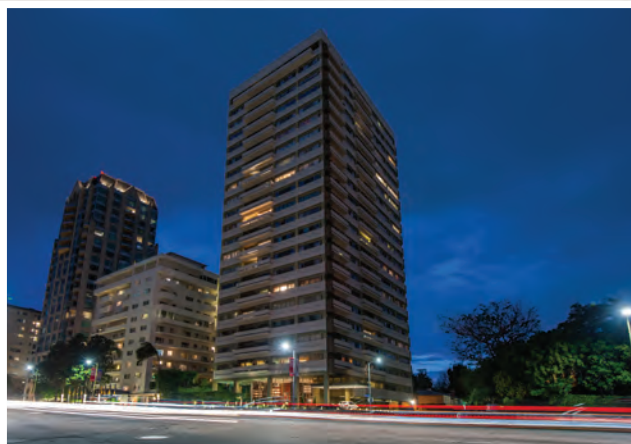


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RESIDENTIAL BROKERAGE

Open 11-2pm



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BHPO | 5 BR | 5 BA | Pool | 5,270 SF

\$4,189,000



Chris Pickett

310.800.7103

BRE#01475927

*Superlative estate in Deep Canyon offers resort atmosphere w/ multiple bbqs, pizza oven, center island kitchen w/ high-end appliances, generous master suite, multiple walk-in closets & ample guest or kid's suites.*

**ERNIE CARSWELL**  
&  
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Open 11-2pm



## 1641 N Crescent Heights Blvd

Sunset Strip | 4 BD | 3 BA | Spanish Loggia | City Views

\$2,295,000



Steven Dubin

310.866.1952

BRE#01978658

*Nestled in the hills above the famed Chateau Marmont sits the best-kept secret in the Sunset Strip. Inspired by the hilltop villas of San Miguel de Allende, this Sublime Mediterranean Getaway boasts enchanting formal gardens & head on city views above privacy hedges.*

**ERNIE CARSWELL**  
PARTNERS

# 9560 SHERWOOD FOREST LANE

BEVERLY HILLS



This hillside retreat blends the beauty of nature with modern design. A 40-ft atrium fills the home with natural light. Slate, granite and wood finishes provide warmth to the modern esthetic. Abundant plant life surrounds the master creating a true sense of tranquility. The deck and pool are the perfect spots to relax and entertain, while a library beckons those seeking a quiet respite. Set on almost an acre of land just minutes from Sunset, connect with nature while never feeling too remote.

[gardenandlibrary.com/sherwood](http://gardenandlibrary.com/sherwood)

OPEN TUESDAY 11-2 & SUNDAY 1-4

NEW LISTING. NEW PRICE. | \$5,499,000

5 BEDS | 5 BATHS | APPROX. 5,250 SQ FT



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DENA.LUCIANO@ELLIMAN.COM

606 N. OAKHURST DRIVE

BEVERLY HILLS

\$8,995,000

OPEN TUESDAY 11-2

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*Jade Mills*

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1000 ELDEN WAY  
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\$32,995,000

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## Brand New 2sty Mediterranean on Huge Lot



### 531 North Fuller Avenue • Los Angeles

*If you've seen this home before, you won't recognize it now!*

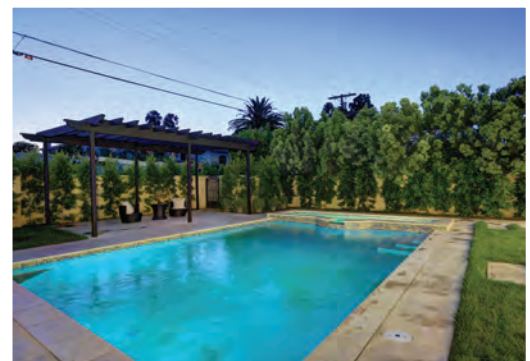
- Quality construction with amazing volume
- Designed for entertaining on a grand or intimate scale
- Sunlit rooms with exquisite flooring and surfaces
- Dramatic 2 story "great" room and massive dining room
- Center-isle kitchen/family room combination
- Top appliances in kitchen
- Separate large office downstairs
- 4 bedrooms up, guest bedroom down
- Dual guest bathrooms downstairs
- Generous laundry room upstairs
- Master suite with walk-in, balcony, luxe bath
- Deep yard with pool/spa, patios, lawn, pergola, pool bath
- Direct access 2 car garage for privacy and security
- Gated motorcourt for off-street parking galore
- Premier road in coveted La Brea-Melrose neighborhood
- Proximate to all of the best that Los Angeles has to offer!

**Open Tuesday, December 5<sup>th</sup> • 11-2**

**Reduced to Sell! \$2,799,000**

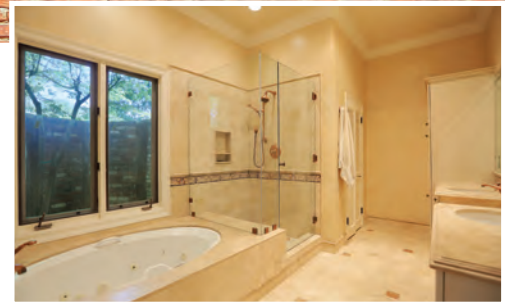
**Michael J. Libow**  
Coldwell Banker  
(310) 285-7509

**Verna Helbling**  
John Aaroe Group  
(310) 849-2485



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## Spacious One Story Spanish Villa



### 1712 Chevy Chase Drive • Beverly Hills

- Renovate or rebuild for maximum upside!
- Updated contemporary Spanish
- 5 possible bedrooms + 4.5 baths
- Outdoor poolside guest room & bath
- Dramatic living room w/high beamed ceilings
- Distressed dark wood floors & French doors
- Huge master suite w/walk-in/luxe bath
- Skylit atrium and big family room
- Quaint pub room off living room
- Sunlit updated kitchen
- Emotional brick-laced yard with mature foliage
- Gated pool and spa set at the rear of the lot
- Understated curb appeal on prime quiet road
- Supreme Westend Flats location just north of Sunset

**Grand Opening Tuesday, December 5<sup>th</sup> • 11-2**

*\$6,299,000 or for short-term lease at \$9,950/month*

**Michael J. Libow**  
COLDWELL BANKER  
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THE *Hamptons*

IN LOWER SANTA MONICA CANYON



107 LARKIN PLACE  
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5 BD • 7 BA • 4,932 SQFT  
LISTED AT: \$6,495,000

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# MODERN LIVING IN ENCINO

5126 PETIT AVE | ENCINO

BROKER'S OPEN  
TUESDAY 11-2 & FRIDAY 11-2



Stunning new architectural masterpiece in prime Encino. This bright & warm contemporary home distinguishes itself amongst all the newly built homes in the area. Over 6,000 sf of indoor-outdoor living spaces on a generous, private, walled and gated lot. Outstanding polish and luxury, the open floor plan lends itself to indoor/outdoor living at its best; elegant French oak wood floors and disappearing walls of glass transforming the living spaces into a resort-like proposition; covered patio, expansive backyard with outdoor kitchen/BBQ, a sprawling pool and spa with a waterfall. Main floor includes a maid's quarters, guest suite, wine bar and a powder room. Italian Chef's kitchen with large center island, Meile appliances and custom European tile and stone. A floating staircase illuminated by natural light onto the second floor that cradles an additional 3 en suite bedrooms, outdoor family lounge and a laundry room. The sumptuous master suite boasts a regal master bath with the finest fixtures, a designer walk-in closet and a terrace with views. This sophisticated smart home is equipped with high-end media, security apps, dual climate control, two tankless water heaters and more. A trophy property near vibrant Ventura Blvd, yet tucked on a picturesque tree lined street in the famed Encino elementary school district.

**6 BED | 6.5 BATH**  
**\$2,499,000**



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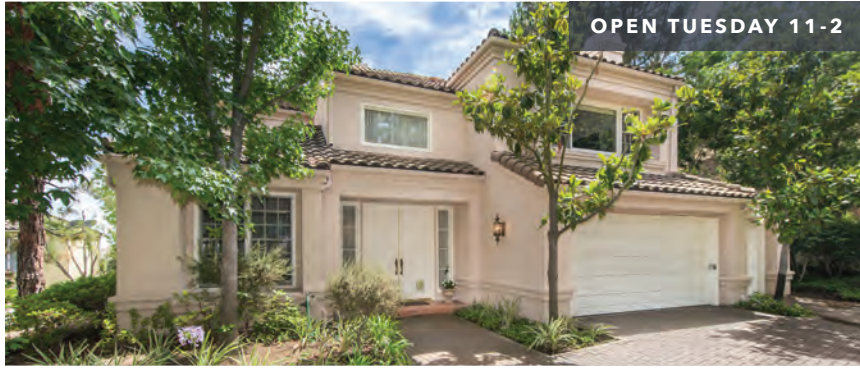


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READY TO SELL? LOOKING TO BUY?

# IT'S TIME FOR ELLIMAN



Bel Air Crest | Price Improvement  
**2496 DEVONPORT LANE | \$1,925,000**

4 Bedrooms, 4 Bathrooms  
**Web# 17258480**  
Michelle Oliver 310.500.6111



Beverly Hills | New Listing  
**606 N OAKHURST DRIVE | \$8,995,000**

4 Bedrooms, 6 Bathrooms & Pool  
**Web# 17292078**  
Dena Luciano 310.600.3848



Beverly Hills Post Office  
**1433 SUMMIT RIDGE DRIVE | \$2,998,000**

4 Bedrooms, 4 Bathrooms  
**Web# 17284602**  
Stefani Stolper 310.733.6551



Hollywood Hills | New Listing  
**1249 N DOHENY DRIVE | \$8,799,000**

6 Bedrooms, 7 Bathrooms, & Pool  
**Web# 17290594**  
Josh & Matthew Altman 310.819.3250 Heather Altman 310.924.4664



Hollywood Hills East  
**3203 CANYON LAKE DRIVE | \$2,999,999**

5 Bedrooms, 6 Bathrooms  
**Web# 17287462**  
Craig White 310.415.8666 Robyn Morris 310.923.3037



Hollywood Hills West  
**3304 BENNETT DRIVE | \$1,875,000**

4 Bedrooms, 5 Bathrooms  
**Web# 17241726**  
Craig White 310.415.8666 Robyn Morris 310.923.3037



Laguna Beach | Price Improvement

**792 SUMMIT DRIVE | \$2,799,999**

4 Bedrooms, 7 Bathrooms

**Web# 17276208**

**Craig White 310.415.8666**

**Robyn Morris 310.923.3037**



La Quinta | New Listing

**79251 TOM FAZIO LANE | \$3,297,000**

4 Bedrooms, 7 Bathrooms & Pool

**Web# 17291340**

**Josh Reef 310.728.9228**



Sunset Strip

**1416 BLUEBIRD AVENUE | \$6,995,000**

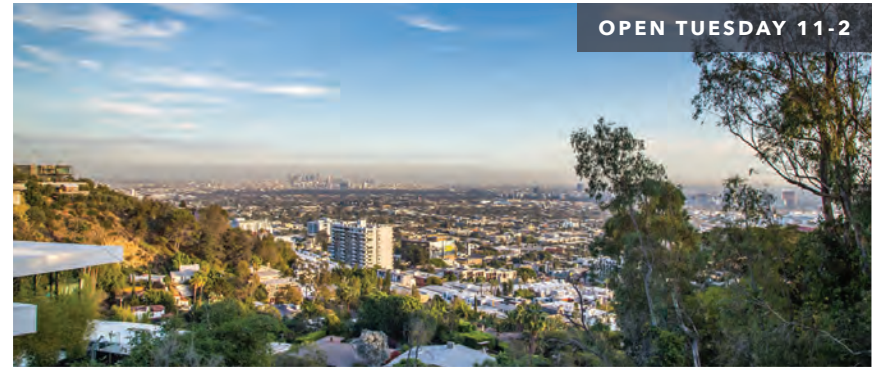
5 Bedrooms, 6 Bathrooms, Guest House & Pool

**Web# 17267780**

**Jeeb O'Reilly 310.980.5304**

**Tori Barnao 323.633.1878**

**Stefani Stolper 310.403.9331**



Sunset Strip

**1423 DEVLIN DRIVE | \$6,395,000**

4 Bedrooms, 4 Bathrooms

**Web# DE10937**

**Tracy Tutor Maltas 310.595.3889**



Venice

**810 SUPERBA AVENUE | \$2,995,000**

3 Bedrooms, 2 Bathrooms

**Web# 17287202**

**Juliette Hohnen 323.422.7147**



West Hollywood

**1249 N FORMOSA AVENUE | STARTING AT \$1,188,000**

2 Bedrooms, 3 Bathrooms, & Private Rooftop Deck

**Web# 17291254**

**Josh & Matthew Altman 310.935.0906**

**Heather Altman 310.935.0906**



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## 1249 N DOHENY DRIVE | SUNSET STRIP

### \$8,799,000 | NEW LISTING

Contemporary Villa located behind gates and hedges just above the Sunset Strip sets a new standard of living by combining modern luxury and style with a resort-like compound setting. Designed for entertaining, indoor/outdoor living spaces open to pool, lawns and sculpture garden. Dramatic entry with sweeping staircase welcomes guests to grand living room and formal dining room. Masterfully crafted and built by Bret Barrett. Exceptional quality from the gourmet kitchen with family room to screening room. Stunning master suite featuring luxurious dual baths and large custom walk-in closets. Gym, massage room and staff quarters. Gated circular motor court and 2 car garage. **Web# 17290594**

**AB** THE ALTMAN BROTHERS

#### JOSH & MATT ALTMAN

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TheAltmanBrothers.Elliman.com

CaBRE# 01764587

#### HEATHER ALTMAN

C: 310.924.4664

Heather@TheAltmanBrothers.com

TheAltmanBrothers.Elliman.com

CaBRE# 01833121



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**1249 N FORMOSA AVENUE | WEST HOLLYWOOD**  
**\$1,188,000**

Luxury, architectural 2BD/3BA town home with private direct access 1 car garage, private front yard & rooftop terrace featuring unobstructed views from DTLA to Hollywood Hills with kitchenette. Bright open plan w/top of the line designer finishes, chef's kitchen, en-suite bedroom & large master suite.  
**Web# 17291256**



**1253 ½ N FORMOSA AVENUE | WEST HOLLYWOOD**  
**\$1,388,000**

Stunning 3BD/3BA architectural town home w/private dedicated 2 car garage & rooftop terrace w/kitchenette & views of Runyon. Bright open plan w/top of the line finishes. Guest suite down & 2 en-suite bedrooms up, large walk in master closet w/custom built ins & private laundry.  
**Web# 17291254**



**JOSH & MATT ALTMAN**

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 Josh@TheAltmanBrothers.com  
 TheAltmanBrothers.Elliman.com  
 CalBRE# 01764587

**HEATHER ALTMAN**

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# Get ready to be wowed, by this Spectacular Modern New Construction!



## 4004 Pacheco Drive

**This impressive 4,194 sq. ft. home features 4 bedrooms, with massive Italian closets (separate his and hers), 7 bathrooms with an amazing spa-like bath that includes a fireplace in the master bath which is shared with the master bedroom, a Theater / Screening Room, and a Gym.**

**Offered at: \$3,199,000**

**This L.A. luxury lifestyle is epitomized with every available option: equipped with high-end gadgets, such as smart control with voice recognition and enough security cameras to let you monitor the entire home. It has top quality design features, like custom glasswork, custom hardwood flooring, also pocket doors for all 3 balconies, the kitchen includes top of the line MIELE appliances, a wine cooler, a wine room, a dumbwaiter which delivers your groceries right from your 2 car garage into your kitchen pantry, you name it - this home has it.**

**The backyard has privacy like no other and includes a zero-edge pool with fire features and 3 waterfalls, as well as a beautiful BBQ area. The entire house is walled-in and gated to protect your privacy.**

**Hidden in the hills of Sherman Oaks on a tree lined cul-de-sac with views, this home is a gem.**



**SOPHIA ABIKZER**  
 REALTOR CalBRE# 01969054  
**310.889.4097**  
 Info@dreamhomesbysophia.com  
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# 1943 CHEREMOYA AVENUE BEACHWOOD CANYON

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\$2,495,000

OPEN TUESDAY 11-2PM

4 UNIT APARTMENT BUILDING

  
KELLERWILLIAMS.

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REAL ESTATE PROFESSIONALS  
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1118 TOWER ROAD | BEVERLY HILLS

\$9,495,000 | 5 BED 6 BATH

Adam Rosenfeld 310.595.5915, Kyle Giese 310.975.5838  
Coley Laffoon 323.702.5551



2362 APOLLO DRIVE | MOUNT OLYMPUS

\$2,995,000 | 4 BED 4 BATH

Kyle Giese 310.975.5838, Adam Rosenfeld 310.595.5915  
Christina Collins 310.343.3456



11368 BURNHAM STREET | BRENTWOOD GLEN

\$2,799,000 | 5 BED 5 BATH | OPEN SUN 1-4PM

Justin Mandile 323.446.3224





2515 GLENDOWER AVENUE | LOS FELIZ

Justin Mandile 323.446.3224

\$5,360,000 | 5 BED 5.5 BATH | OPEN SUN 1-4PM



2185 LINDA FLORA DRIVE | BEL-AIR

\$2,795,000 | 5 BED 5 BATH

Adam Rosenfeld 310.595.5915, Lisa Optican 310.351.6646



943 CHANTILLY ROAD | BEL-AIR

\$3,295,000 | 6 BED 7 BATH

Kyle Giese 310.975.5838, Adam Rosenfeld 310.595.5915

MERCERVINE.COM

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1646 BLUE JAY WAY  
HOLLYWOOD HILLS

\$15,900,000

OPEN TUESDAY 11-2



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joe@joebabajian.com  
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TIMMY WOODS  
310.864.3525  
timmywoods@aol.com  
CalBRE# 01013213



9653 OAK PASS ROAD  
BEVERLY HILLS

\$4,975,000

OPEN TUESDAY 11-2

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## 3005 Beverly Glen Circle, Bel Air

Stately, sophisticated and character-rich, this Spanish-style villa with 5BRs/6BAs/apx.6,500sf on 3 levels with an elevator is perfect for buyers who want Mediterranean styling, quality custom construction, an entertainer's floor plan and separate guest/in-law/household help quarters. Boasts double-height entry with sweeping staircase, high ceilings/crown moldings/hardwood flooring, gracious formal living and dining rooms, central wet bar, family room opening to an immense center isle kitchen, luxurious Master suite with dual bathrooms, 3 ensuite family bedrooms upstairs, game room/theater + maid's suite -- or the attached guesthouse -- downstairs. The ultra-private grounds on a 17,000+sf lot feature a sun-drenched pool/spa with waterfalls, patios and lawn. Located on a quiet cul-de-sac, convenient to both the Westside and Valley and nearby Glen Center's dining & shopping plus in Roscomare Rd. School District.

[www.3005BeverlyGlenCircle.com](http://www.3005BeverlyGlenCircle.com)

Open Tuesday, 12/5, 11am - 2pm -- Come For Lunch!



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Offered at \$4,295,000

1119 SCHUYLER ROAD  
BEVERLY HILLS

Offered at \$6,995,000

**JUST LISTED**



Located on a HUGE 30,262 square foot lot on prestigious lower Schuyler Road and surrounded by some of the most expensive properties in the city, this beautiful single story home has private park-like setting and endless mature trees. This charming home sits directly across the street from one of Beverly Hills' largest and most iconic estates "The Knoll". Wonderful move-in condition with open, spacious living room opening to the pool and majestic grounds and setting. Wonderful kitchen with breakfast room, formal dining, terrific master with doors opening to the pool area and beautiful kids bedrooms. by far the greatest value in Beverly Hills. Beverly Hills School District.

OPEN TUESDAY 11-2



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# 15475 MILLDALE DRIVE

BEL AIR



Located on a quiet, tree-lined cul-de-sac in coveted upper Bel Air, this elegant traditional home was exquisitely reimagined by Faye Resnick Design and masterfully designed for entertaining. Interiors include formal and informal living and dining spaces, chef's kitchen, pub, and high-end home theater. A voluminous master suite features a marble bathroom, and showroom closets. A pool and spa, entertaining areas, grassy lawn, lighted sports court, and putting green complete the offering.

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OPEN TUESDAY 11-2 PM

NEW LISTING | \$6,995,000

7 BEDS

8 BATHS

6,229 SQ. FT.

19,911 SQ. FT. LOT



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