

AREA
2

BEVERLY HILLS POST OFFICE



Private & Charming English Tudor in Prime Beverly Hills OPEN TUESDAY 11-2



1610 N Beverly Dr, Beverly Hills Post Office

Gated and private English Tudor on one of the most sought after streets in Beverly Hills. Minutes to Rodeo Drive and tucked behind the Beverly Hills Hotel. **3 bedrooms and 3 baths with approximately 3,010 sq ft home and 7,500 sq ft lot.** Enter into a grand double height entry with a magnificent hand carved staircase and open to an intimate living room with stone and copper lined fireplace and original stained glass windows. Rounded dining room looking over the living room and opening with French doors to the backyard courtyard are perfect for an intimate and wonderful entertaining experience. Kitchen with top-of-the-line appliances with large adjacent breakfast room. Oversized den up with pitched wood carved ceilings. Master with fireplace and inviting bath suite with 2 sinks and a walk-in closet and 2nd closet. Two additional bedrooms with spacious bathroom outside with double sinks. Perched above the Coldwater Canyon park and just below Franklin Canyon Park and hiking trails. Coveted Warner Avenue Elementary.

Offered at \$2,195,000



Ginger Glass
Broker • Agent • Attorney

CalBRE #01478465

310.927.9307

ginger@gingerglass.com



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AREA

3

SUNSET STRIP -
HOLLYWOOD HILLS WEST



OPEN
Tuesday
December 6
11am-2pm

RODEO REALTY
Fine Estates®
202 N. Canon Dr.
Beverly Hills, CA
90210



CELEBRITY CANYON HOME

8046 FAREHOLM DR | HOLLYWOOD HILLS

Celebrity Canyon Home! Light pours into this 2 bed/1 bath private hideaway that has brought tremendous inspiration to its past and present owners. This inviting charmer has wonderful hardwood floors, wood-burning fireplace, picturesque windows, & chef's kitchen w/marble countertops. The peaceful outdoor space boasts a terraced garden, deck and spa tub...great for enjoying the city lights yet framed by nature's greenery. Moreover, there is a detached space for an exercise room, studio, or storage.

OFFERED AT: \$1,475,000



JONATHAN SHELTON
REALTOR® | CALBRE LIC #01784453
310.880.6806



ROGER PERRY
REALTOR® | BROKER ASSOCIATE
310.600.1553



AREA
3
SUNSET STRIP –
HOLLYWOOD HILLS WEST

**3200
Durand Drive
Beachwood Canyon**

\$3,899,000

3 Bed | 4 Bath

Stefani Stolper

310.733.6551
stefani.stolper@compass.com

Jeeb O'Reilly

310.980.5304
jeeb@compass.com

Open House
Tuesday
11am-2pm



COMPASS

310.230.5478 | compass.com

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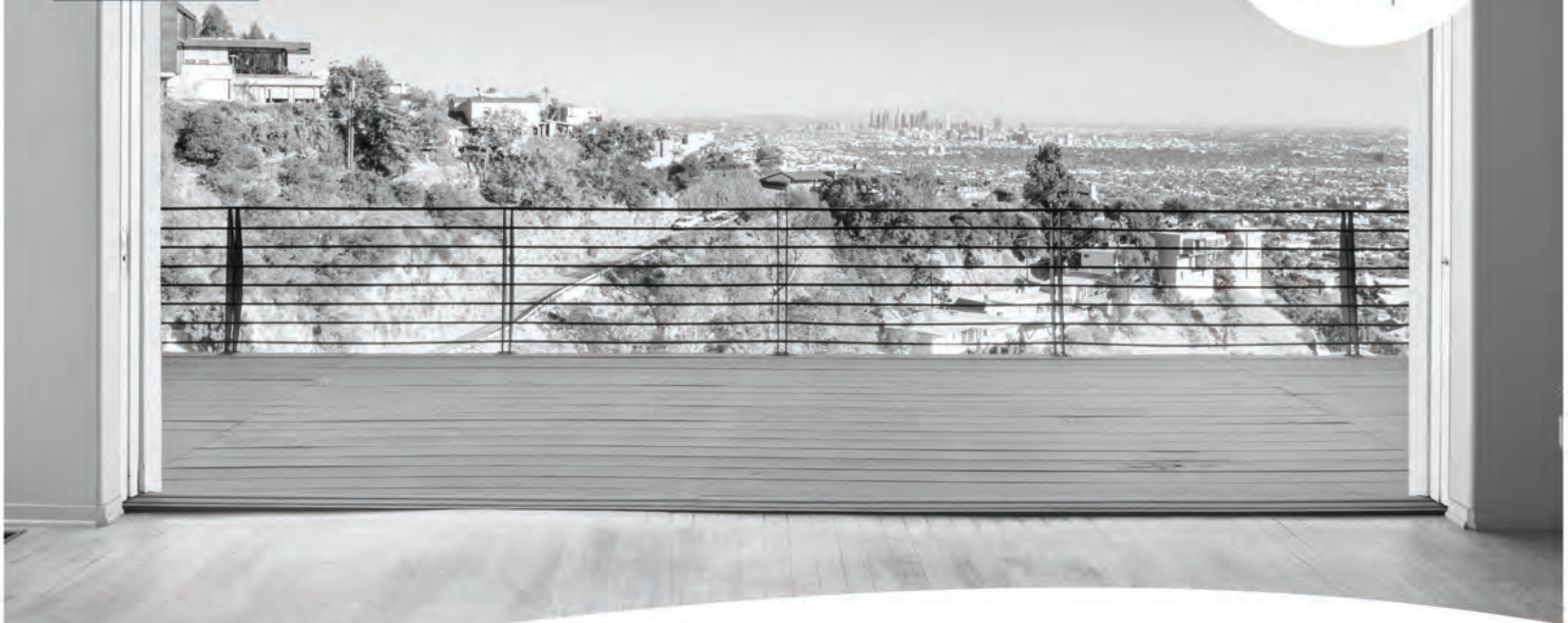
AREA
3

SUNSET STRIP -
HOLLYWOOD HILLS WEST



Fine Estates®
202 N. Canon Dr.
Beverly Hills, CA
90210

OPEN
Tuesday
December 6
11am-2pm



SENSATIONAL VIEW PROPERTY

1672 MOUNTCREST AVE | HOLLYWOOD HILLS

Sensational View Property! Only minutes from Sunset Blvd, open the double doors to a 3 bed/2.5 bath home w/exceptional PANORAMIC, DOWNTOWN & CITY VIEWS! Quintessential indoor/outdoor home w/walls of glass that disappear upon opening. Gourmet kitchen and gorgeous entertaining spaces. Private Master Suite boasts fireplace additional marble bath, and sizable walk-in closet. With 2 levels of expansive decks, you take advantage of every angle of the beautiful view. Property sold as is. Put your personal touch on this cosmetic fixer!

OFFERED AT: \$1,995,000



JONATHAN SHELTON
REALTOR® | CALBRE LIC #01784453
310.880.6806

ROGER PERRY
REALTOR® | BROKER ASSOCIATE
310.600.1553



AREA
4

BEL AIR – HOLMBY HILLS



Designer Perfect Tuscan in Bel Air with Amazing Views & Luxury Amenities BY APPOINTMENT ONLY



14372 Mulholland Drive, Bel Air

Gated designer perfect chic Tuscan home with extraordinary views, large rooms, high ceilings and entertainers eat-in kitchen w/ oversized double islands. **6 bedrooms and 9 baths with approximately 9,564 sq ft home and 11,369 sq ft lot.** Grand double-height entry with sweeping staircase, exquisite master suite with commanding views and new modern his and her baths plus large walk-in closets. 3 additional suites up and guest room and maids down with giant media room w/bar, gym, sauna, and wine room. Luxurious pool area w/ spa, fire pit and kitchen. 3 car garage and elevator. All the amenities and exquisite finishes throughout.

Offered at \$6,495,000



Ginger Glass

Broker • Agent • Attorney

CalBRE #01478465

310.927.9307

ginger@gingerglass.com



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High style for the holidays

AREA
5

WESTWOOD - CENTURY CITY



10590 WILSHIRE BLVD #1104
December 6, 2016 11-2

Prime Wilshire Corridor location with views from every room. Corner unit, 2 bedrooms, 3 bathrooms plus den/office. Open floor plan in LR, DR and den/office. Marble floors. Granite kitchen, marble bathrooms. Master w/ 3 closets, limestone FP, Marble bath spa,

his and hers sinks and dressing area. Granite kitchen, marble baths. Side by side parking spaces. Prestigious building offers, pool, spa, exercise room, concierge, valet, 24 hrs security and on-site manager. Home for the holidays.

Offered At **\$1,265,000**



Martha Freeman
310 963 4006

Nelson Shelton Estat

355 North Canon Drive Beverly Hills, Ca 90210
10590Wilshire1104.com

Broker/agent does not guarantee the accuracy of the square footage or school assignments. Buyer is advise to independently verify the accuracy of all information.

AREA
6

UNBEATABLE VALUE - \$400K REDUCTION!

~~\$3,695,000~~ \$3,275,000

BRENTWOOD



Polished Two-Story Ranch - Glorious Canyon Setting

3289 Mandeville Canyon Road, Brentwood

Luxe Architectural, designed by John Payne, features 5 bedrooms, 3.5 baths on a picturesque ±17k square foot lot, the perfect backdrop to a sprawling mini estate and park like setting with pool and spa.

Open Tuesday 11-2 | **New Price \$3,275,000** | 3289Mandeville.com



Susan Stark | Joan Caplis

310.345.7450 310.748.2208

susanstark.com joancaplis.com



AREA
6

BRENTWOOD

**OPEN TUESDAY, DEC 6TH
11AM-2PM**

**5BR, 6.50BA, 4740 SQFT VIEW VILLA
2342 CANYONBACK ROAD, LA 90049
MOUNTAINGATE IN BRENTWOOD
\$2,475,000**



The Westside's park-like enclave of luxury residences with 24HR Security Patrol, Tennis Courts, Community Pool/Spa

Absolutely sensational Country Club, City and Mountain Views throughout. Tremendous interior scale with high 25ft ceilings, expansive rooms, and a fabulous floorplan. Charming large backyard, grassy lawn, entertainers patio and tranquil terrace all overlooking scenic views. Luxurious Master Retreat with big sitting room, 2 spacious baths + walk-in closets. www.2342Canyonback.com

Great Brentwood value at \$522.sqft



TANIA FERRIS
310-713-8234
TaniaFerris68@aol.com
CalBRE#00664167



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AREA
6

BRENTWOOD



LISA MANSFIELD PRESENTS

537 Beloit Avenue - Brentwood

Open Tuesday 11 - 2



DUPLEX | 2 BED + 2 BATH + DEN | 1 BED + 1 BATH + OFFICE

BGListing.com | Offered for \$1,669,000

2 charming, chic, updated cottages on large lot. 2 Bed Unit has living room with fireplace, large window and formal dining area. Updated kitchen has Quartz counters, garden window and access to private patio. Master suite with sitting area, fireplace, private patio and walk-in closet. Master bath has great countertop space and spa tub. Den/3rd bedroom opens to private back patio. 1 Bed Unit with oversized living /dining room with fireplace, Bay window and built-ins. Kitchen with Marble counters and office with seagrass flooring, huge closet and access to private 1 car garage. En-suite bedroom has built-in closets. Each unit has own laundry, hardwood floors and central AC. Many newer windows.



LISA MANSFIELD

Realtor®, NRT's Top 1,000 Sales Associates

310.481.4313 | lisa.mansfield@sothebyshomes.com

www.lisamansfield.com | CalBRE#: 01105508

Sotheby's
INTERNATIONAL REALTY

SOTHEBY'S INTERNATIONAL REALTY BRENTWOOD BROKERAGE

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

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505

MORENO AVE

**OPEN TUESDAY 11-2**

Gorgeous Private Contemporary Mediterranean 4bed/4.5bath home sits in Prime Brentwood. Open floor plan with giant sliding farm doors, spacious living room with fireplace. Fabulous gourmet kitchen with all state of the art appliances, new hardwood floors throughout, outdoor entertainment area with jacuzzi and cold tub. Private entrance to 2 car garage. Beautiful Mastersuite with steam shower and Juliette balconies!

FOR LEASE

Offered at \$15,000/Month

**Nicole Contreras**

nicole.contreras777@gmail.com

www.nicolecontreras.com

direct: 310.614.4952

bre #: 01512844

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[t @NicoleRealEstate](#)

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Doris Safi

dorissafi@aol.com

www.nourmand.com

direct: 310.717.1956

bre #: 00785279

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AREA
7

Beautiful 3 Bedroom Condo in WLA

\$840,000



1246 ARMACOST AVE #106
OPEN TUESDAY 11-2



Prime Brentwood adjacent location near restaurants and shops. Open West-facing floor plan includes beautiful kitchen with stainless steel appliances and granite counter tops that overlook the living and dining areas. Generous master suite with balcony, walk in closet and large master bath. Plantation

shutters throughout, crown molding, AC, side-by-side front loading washer and dryer, earthquake insurance included. Dining Room light fixture excluded from the sale.



Sally Tillotson
310-560-9826

PARTNERS
trust

11726 San Vicente Blvd., Suite 350 Los Angeles, Ca 90049

MODERN URBAN OASIS WITH POOL, SPA & GUEST HOUSE

345 WESTBOURNE DRIVE

OPEN TUESDAY | 11 - 2

WEST HOLLYWOOD VICINITY



For more details
Visit 345Westbourne.com
Text 'Brian42' to 85377

This beautifully renovated 3 bed, 2.5 bath West Hollywood Spanish compound with pool, spa, guest room & bath seamlessly blends architectural details of the period with a sexy modern interior. A gourmet Kitchen, Spa-like baths, fireplace, dark wood floors, skylights, French windows & doors and new systems complete this luxury oasis in the heart of city.

Offered at \$2,400,000 | Also for lease \$10,000/mo



BRIAN MAZURKIEWICZ
Realtor
310.386.9086 direct
brianm@aaroe.com
Westside-Lifestyle.com

JOHN AAROE GROUP

John Aaroe Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources and the buyer is advised to independently verify the accuracy of that information. CalBRE 01031359



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FOR REAL ESTATE PROFESSIONALS**

December 7, 2016 / 9:00a-4:00p &
December 8, 2016 / 9:00a-4:00p

\$249 early
\$299 at the door

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Beverly Hills, CA

Tuition Includes:
\$60 financial calculator
\$250 software kit
Comprehensive course materials
Complete after course video catalog
CREA certification eligibility



COURSE 1 - BENCHMARKS

Topics Include:
Solving for TVM with investors
Measuring and forecasting cash flows
Metrics: C/C, CAP, IRR
Measuring ROI when you sell
How to decide to pay all cash or finance
Case study applications

COURSE 2 – THE TAX COURSE

Calculating interest in the hold
How to calculate and interpret depreciation for investors
Building the Cash Flow Worksheet
Performing Capital Gains analysis
Working with tax professionals and clients
Entity overview (S Corp, C Corp, LLC, Partnership)
Using software in tax analysis



Instructor / Joseph Still
CREA, CPN, CCIM

Joe has authored over 25 Professional workshops and developed six national certification programs. He is a 2X Instructor of the Year.

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CREA training provides the Certified Real Estate Analyst certification



Refreshments provided both days by Bob Trinkkeller
Priority Financial Network
NMLS#277424 BRE#01166354



KATHY VILLA
WE MISS YOUR LAUGH

TUESDAY

01 Beverly Hills *Single Family*

512 N ROXBURY DR	Open	11-2	NEW
\$9,450,000	5+6	MEDITERRANEAN	

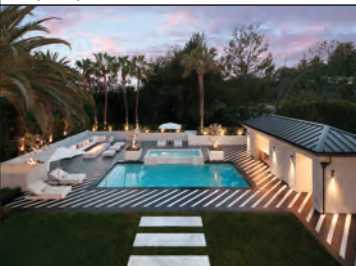


ELEGANT BEVERLY HILLS HOME

Step down living room with coffered ceilings and fireplace. Large formal dining room, light & bright family room, office and chef's kitchen with breakfast room. Powder room and housekeepers room complete the main level. Upstairs features a gorgeous master suite with sitting area and dual marble baths. There are three additional bedroom suites. Lush outdoors with manicured lawn, pool and spa. Located on one of the premiere streets in Beverly Hills.

MLS#16-151140
Steve Frankel 310-281-3981
COLDWELL BANKER www.stevefrankel.com

917 N CRESCENT DR	Open	11-2	rev
\$29,000,000	6+10	FRENCH	



"THE ESSENCE OF BEVERLY HILLS"

Please visit www.BHVilla.com for more information.

MLS#16-155480
Drew Fenton 310.858.5474
HILTON & HYLAND DrewFenton.com

916 FOOTHILL RD	Open	11-2	rev
\$13,000,000	5+6	MID-CENTURY	



GLAMOROUS MID-CENTURY MODERN

Glamorous Mid-Century Modern home in its original condition in Beverly Hills. This untouched gem, with 3614 sq. ft. is located in a highly-desirable location north of Sunset Boulevard and is situated on a .59 acre lot. Bright light streams in from the walls of glass as you enjoy the indoor / outdoor living space. Impressive grounds with mature trees and wandering paths. This 4 bedroom, 6 bath home invites you into a calming time and with a welcoming pool with separate spa.

MLS#16-160496
Catherine Marcus 424-285-0721
SOTHEBY'S INT'L BBQ,Cbl,Dshwshr,Dryer,Frzr,Other

1800 ANGELO DR	Open	11-2	rev
\$7,480,000	5+5	SPANISH	




WALLACE NEFF BEVERLY HILLS SPANISH ESTATE

Gated Beverly Hills Wallace Neff Spanish estate w/ Spanish Saltillo tile, hardwood flrs, wrought iron railings, curved archways & classic tiling. An expansive wood beam living rm features a FP, lounge & natural light. A Boffi chef's kitchen opens to breakfast area & indoor/outdoor dining rms. Master suite w/ sitting area & FP opens to one of 5 private terraces. Home boasts 3 addtl bdrms, park-like gardens, swimmers pool w/ cabana, oasis spa, art studio & a 2 car garage/motor court. Lease \$24,600/mo

MLS#16-173202
Linda May 310.492.0734
HILTON & HYLAND BeverlyHillsWallaceNeff.com

220 N DOHENY DR	Refresh.	11-2	bom
\$2,295,000	4+5	2sty-SPANISH	



THE DEAL OF THE YEAR!

BOM AS OF 11/25/16! BUYER DID NOT QUALIFY FOR ITS LOAN! SPACIOUS AND UPDATED CONTEMPORARY SPANISH. LARGE SUNLIT RMS W/WD FLRS & STAINED GLASS DETAILS. GRAND 2STY HIGH BEAMED CLNG LIV RM W/DRAMATIC TILED STAIRCASE. 2 BIG BDRMS UPSTAIRS INCLUDING MASTER SUITE W/BALCONY/ LUXE MODERN BA. 2 BDRMS DOWNSTAIRS + LOWER LEVEL BONUS RM & BATH. LOVELY DINING RM/DEN. FAB GRANITE KITCHEN W/TOP BLT-INS OPENS TO LUSH YARD W/LG DECK/LAWN. A GREAT VALUE IN THE HEART OF THE CITY!

MLS#16-173088
MICHAEL J. LIBOW 310-285-7509
CBBR - BH S WWW.220DOHENY.COM

01 Beverly Hills *Condo / Co-op*

447 N DOHENY DR	Refresh.	11-2	YES	NEW
\$1,599,000	1+1.5	3sty-MODERN		



A MUST SEE CONDO - FAMED DEVELOPER

Welcome to La Terrasse, the latest project by the famed Beverly Park Development Group. Unit 303's ideal floor plan makes it one of the most highly-sought residence in the strikingly stone clad 20-unit, 5 story building. This luxe, spacious, unique residence comes equipped with marble and granite countertops, mahogany doors, and large built-in closets. This unit is fully equipped with the utmost taste and class, it truly lends itself to a comfortable indoor/outdoor living environment.

Doron Baruch 310.628.5788
SOTHEBY'S SUNSET <http://laterrasse303.com/>

01 Beverly Hills *Lease*


8601 WILSHIRE #502	Open	11-2	632J2	NEW
\$4,195	1+2	MODERN		



Welcome to Beverly Hills Luxury Living at its best! Newly Remodeled 1 2 bedroom floor plans that are spacious, open, and bright. Top of the line finishes, hardwood floors, high ceilings and stainless steel appliances. Walking distance to Rodeo shops, restaurants and Beverly Hills schools. We can do flexible lease terms and furnished for additional fee.

MLS#16-149154
Nicole Contreras 310-614-4952
NOURMAND & ASSOCIATE Bit-Ins,Dshwshr,Dryer,Grbg Disp,Micro

517 N ELM DR	Open	11-2	rev
\$18,500	6+5	TRADITIONAL	




HOME FOR THE HOLIDAYS IN BEVERLY HILLS

2 Story Gated Traditional Home with 5 spacious Bedrooms + 3 remodeled baths + office upstairs. Separate Guest House with Fireplace, kitchenette, bath and loft area. All rooms are large and light and lend themselves to easy flow for entertaining. Hi ceilings, Hardwood floors. Very private yard. Maids and bath off the kitchen along with the laundry area. 2 car garage + additional parking behind the gates. Direct access from the garage to the home.

MLS#16-179694
Rochelle Maize 310-968-8828
NOURMAND & ASSOCIATE Cent Vac,Dshwshr,Dryer,Wshr

517 N ELM DR	Open	11-2	rev
\$18,500	6+5	TRADITIONAL	



2 Story Gated Traditional Home with 5 Beds + 3 remodeled baths + office. Separate Guest House with Fireplace, kitchenette, bath and loft. All rooms are large and light. Hi ceilings, Hardwood floors. Large master w/ walk-in closet, & master bath w/ double sinks. Formal entry, lrg living room w/ fireplace, Family room with wet bar that opens to the patio. Gourmet kitchen & breakfast room that opens to the yard. Formal Dining room + powder room. Very private yard. 2 car garage + additional parking.

MLS#16-179694
Rochelle Maize 310-968-8828
NOURMAND & ASSOCIATE Cent Vac,Dshwshr,Dryer,Wshr





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TUESDAY


02 Beverly Hills Post Office Single Family

1312 BEVERLY GROVE PL Open 11-2	NEW
\$4,995,000 5+5 3sty-TRADITIONAL	
	TRANQUIL SETTING WITH DRAMATIC VOLUME
Quietly situated on a cul-de-sac lot with major adjacent estates, this home is extremely private. Offering high ceilings in all rooms, and spacious floor plan. Master suite w/ custom bathroom and two walk in closets. A grand living room serves as family room & entertaining area, opening to private patios & viewing deck. Downstairs are secluded double guest bedrooms, huge media theater, gym & wet bar. Brilliant sparkling pool and gorgeously landscaped yard completes this special residence.	
MLS#16-177318	
Roy Shachaf (310) 435-7250	
MERCER VINE	Open House 12/6


9839 CARDIGAN PL Open 11-2	NEW
\$4,749,000 5+6	
	MODERN RETREAT
A Southern Colonial gem at the end of a quiet cul-de-sac, this Beverly Hills mansion epitomizes luxury and sophistication and features a chef's kitchen and open living room, old-world study, parlor, and 6-car garage. Upstairs are three en-suite guestrooms and vast master suite, plus a separate wing with guestroom and staff corridor. Amenities and features such as a gorgeous pool and spa, 24-hour security system and Warner Avenue Elementary School District complete this gorgeous home.	
MLS#16-182804	
Amir Jawaherian THE AGENCY	Blt-Ins,Cent Vac,Dshwshr,Wshr

1338 N BEVERLY DR Open 11-2	NEW
\$2,995,000 4+4 TRADITIONAL	
	STATELY TWO STORY TRADITIONAL
Set back behind white picket fences on lower Beverly Dr. Spacious living room with fireplace, dining room which opens to the backyard as well as a family room nook. Kitchen was beautifully remodeled with newer appliances and abundant windows for natural light. Guest bedroom with redone bathroom has dual walk-in closets and bathrooms. There are two additional bedrooms upstairs. the backyard has a pool and spa tub. Two car detached garage.	
MLS#16-183580	
Nourmand/Sires/Rabineau 310.666.3294	
NOURMAND&ASSOCIATES	Very close to Coldwater Canyon Park

3100 BENEDICT CANYON DR Refresh. 11-2	red
\$19,900,000 2+995000 6+10 3sty-CONTEMP MED	
	NEW CONSTRUCTION DOWN PRIVATE DRIVEWAY
Welcome to the Villa Grande Bellezza! Located atop a secluded canyon oasis, this brand new Italian Villa displays unparalleled style and design. With every detail and amenity taken into consideration, this home exudes luxury and quality with soaring ceilings, stunning entertaining spaces, infinity pool, and a 1700 sq ft master suite with "his and hers" wings. The lower level offers the best in recreation with game room, theater, outdoor fire pit, and sauna. Off street parking for up to 15 cars	
MLS#16-152266	
Rey/Milsten/Apelni/Silver 310-285-7529	
COLDWELL BANKER RESI	www.villagrandebellezza.com


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 THE AGENCY 310.908.6800	
	BBQ,Dshwshr,Fridg,Wshr

1450 HARRIDGE DR Open 11-2	rev
\$3,750,000 2+3 2sty-MID-CENTURY	
	DEVELOPERS: RIDGE PROPERTIES NOW AVAILABLE
Development opportunity for developer or owner on prime ridge in lower BHPD. Two lots totaling approximately 15,400 sq ft. Corner property with views from Dodger Stadium to the ocean beyond Pacific Palisades. Next door to three \$20-40 million estates. UnderBuilt analysis conducted. Existing mid-century home is approximately 2,200 sq. ft. Second contiguous lot is 4355-018-005 with access from Dawnridge Drive. Property is bordered by three streets: Harridge, Altridge and Dawnridge.	
MLS#16-147724	
Larry Maiman 310-770-7256	
KELLER WILLIAMS BEVE	Cbl,Dshwshr

2520 BENEDICT CANYON DR Open 11-2	rev
\$2,750,000 4+5 MODERN	
	MODERN RETREAT
Sited in lush, beautiful, Benedict Canyon, this property sits high among the tree tops. The lower level features a generous guest suite with private entrance and a wine cellar. An elevator provides easy access to all 3 floors. The mid level houses double suites each with a walk in closet and outdoor spaces. A large kitchen, bar, and seating area allows plenty of room for guests. The outdoor loft offers a jacuzzi with a waterfall into the pool providing a therapeutic living space.	
MLS#16-147168	
Joseph Babajian 310-623-8800	
RODEO REALTY - BH	www.2520benedictcanyon.com

02 Beverly Hills Post Office Lease


9544 OAK PASS RD Open 11:30-1:30	rev
\$14,500 4+3 ARCHITECTURAL	
	MID-CENTURY MODERN IN PRIVATE OAK PASS CELEBRITY ENCLAVE
Very private, gated property set among expensive estates on desired gated street. Exquisite home includes 3BR/3BA plus living & dining rooms, library & musicroom. Every room opens to the outdoors. Outdoor areas include spa, terraced yard & patios with canyon views, fountains & outdoor shower. This home is offered fully furnished, including original pieces, light fixtures & accessories. Warner Ave. Elem.	
MLS#16-151842	
Jackie Feldmar-Cohenca 310-278-8487	
TELES PROPERTIES	www.9544OakPassRoad.com

1234 SHADYBROOK DR Open 11-2	rev
\$12,000 5+5 TRADITIONAL	
	SENSATIONAL BEVERLY HILLS LEASE
Brand new designer kitchen w large quartz island, custom cabinets & breakfast bar open to dining area in Prime Lower Benedict Canyon! Stunning updated 1 story family estate is set on huge tropical grounds with lawns, swimmers pool, water fall & "Hot Spring Prodigy" spa. All major rooms have French doors open to the fabulous backyard. Huge family room ideal for entertaining. Master has walk in closet and new lux bath. 5th BR has separate entry ideal for guest or office. Warner School.	
MLS#16-179656	
Irene Tsu 310 993 6141	
BERKSHIRE HATHAWAY H	Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Othr

8 BEVERLY RIDGE TER Refresh. 11-2	bom
\$75,000 6+9 2sty-MEDITERRANEAN	
SECURE, EXTRAORDINARY, PRIVATELY GATED MED- ESTATE LOCATED IN COVETED GUARD GATED BEVERLY RIDGE ESTATES.BREATHTAKING PANORAMIC VIEWS SURROUND THIS NEWLY REDONE HOME WITH OVER 11k SOFT. ON 3.96 ACRES.	
MLS#16-153386	
BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp,Othr	
Joyce Butler 310.213.3389	RODEO REALTY - BEVER


TUESDAY


03 Sunset Strip - Hollywood Hills West *Single Family*

2008 HERCULES DR	Open	11-2	NEW
\$7,900,000	4+5	2sty-ARCHITECTURAL	
			
<p>This spectacular contemporary estate boasts sweeping views from Downtown & city lights to the ocean & beyond! Completely remodeled & re-envisioned, the free flowing floor plan creates an unrivaled space suited for the most cultivated buyers. The ultimate in indoor/outdoor living, rooms open to spacious patios & outdoor seating areas w/ custom landscaping & infinite views. A spacious chef's kitchen boasting SS appliances, huge center island & modern aesthetic opens to the spacious family room.</p>			
Aaron Kirman/Sally FJ		424-249-7162	
JOHN AAROE GROUP		Alarm System, Built-Ins, Dishwasher, Dry	

1612 COURTNEY AVE	Open	1-2	NEW
\$2,088,000	3+2	CALIFORNIA BUNGALOW	
			
<p>JEWEL ON COVETED COURTNEY AVENUE</p> <p>One of kind gated Cottage in Prime Location between Sunset & Hollywood Blvd. Formally 3 bedroom (easy to convert back) now 2+ Den. Charm and attention to detail everywhere. LONG lap pool & Spa off master bedroom suite with steam shower. Huge walking closet..hardwood floors...newer systems...SOLAR owned by seller. OPEN SUNDAY ALSO 1-4PM ON DEC 11 Easy to show.</p>			
Ronald Goldhammer		310-927-5222	
BERKSHIRE HATHAWAY		Pool Spa Outdoor Kitchen	

1716 N GARDNER ST	Open	11-2	NEW
\$1,999,000	4+5	2sty-CONTEMP MED	
			
<p>REMODELED CONTEMPORARY STEPS FROM RUNYON CANYON!</p> <p>Beautifully remodeled Hollywood Estate, steps to Runyon Canyon! Set back from the street is a large front yard, spacious newly redone backyard including custom built in seating, fire pit and spa. Wood floors throughout, 3 bedrooms and 3.5 bathrooms in the main house, a formal living room, den, formal dining room, HUGE eat in gourmet Poliform kitchen, Kupperbusch stainless steel oven/range, Sub-zero refrigerator, breakfast area. Located above the two car garage is a 1 bed 1 bath guest apartment.</p>			
Josh Flagg		310.720.3524	
RODEO REALTY BH		Refrigerator, Freezer, Barbecue	

1672 MOUNTCREST AVE	Open	11-2	NEW
\$1,995,000	3+2.5	CONTEMPORARY	
			
<p>SENSATIONAL VIEW PROPERTY!</p> <p>Minutes from Sunset Blvd, open the double doors to a 3bd/2.5ba home w/exceptional PANORAMIC, DOWNTOWN & CITY VIEWS! Quintessential indoor/outdoor home w/walls of glass that disappear upon opening. Gourmet kitchen and gorgeous entertaining spaces. Private Master Suite boasts fireplace, additional marble bath, and sizable walk-in closet. With 2 levels of expansive decks, you take advantage of every angle of the beautiful view. Property sold as is. Put your personal touch on this cosmetic fixer!</p>			
MLS#16-179472			
Roger Perry		310-600-1553	
RODEO REALTY - BH		www.RogerPerry.com	


8712 SUNSET PLAZA TER	Open	11-2	NEW
\$1,650,000	3+2	TRADITIONAL	
			
<p>CHARMING HOME ON QUIET CUL-DE-SAC WITH CITY VIEWS!</p> <p>Charming Monterey style home nestled on a private cul-de-sac with some city views. Three bedrooms and two bathrooms. There is a large living room and formal dining room. Cozy front yard space and the backyard offers a terraced entertainment garden. Vaulted ceilings, hardwood floors, and Chef's Kitchen. Master suite features a private bath, and an open beam ceiling. Lots of potential.</p>			
MLS#16-183328			
S.F. Jones/ B. Lowe		310.691.7888	
JOHN AAROE GROUP		8712Sunset.com	

1723 NICHOLS CANYON RD	Open	11-2	NEW
\$1,649,000	2+2	COUNTRY ENGLISH	
			
<p>WARM AND INVITING ENGLISH COTTAGE</p> <p>With loads of charm and plenty of original details on a large lot with grassy front yard and a private pool and spa. Living room w/fireplace, 20-ft soaring ceilings and peg-and-groove hardwood floors. A spiral staircase leads to an inspirational writer's loft with 3Z4 bathroom. The updated kitchen, flooded w/ natural light, leads to the private yard, making indoor/outdoor dining a breeze. A "Mad Men" style addition could be a rec room, lounge, guest house, etc.</p>			
Eli Karon		424.202.3262	
TELES PROPERTIES		www.1723nicholscanyon.com	


8046 FAREHOLM DR	Open	11-2	NEW
\$1,475,000	2+1	OTHER	
			
<p>CELEBRITY CANYON HOME!</p> <p>Light pours into this 2 bed/1 bath private hideaway that has brought tremendous inspiration to its past and present owners. This inviting charmer has wonderful hardwood floors, wood-burning fireplace, picturesque windows, & chef's kitchen w/marble countertops. The peaceful outdoor space boasts a terraced garden, deck and spa tub...great for enjoying the city lights yet framed by nature's greenery. Moreover, there is a detached space for an exercise room, yoga studio, or storage.</p>			
MLS#16-179470			
Roger Perry		310-600-1553	
RODEO REALTY - BH		www.RogerPerry.com	


8135 WILLOW GLEN RD	Refresh.	11-2	NEW
\$679,000	1+1	CONTEMPORARY	
			
<p>SWEET AND SOULFUL CANYON HIDEAWAY</p> <p>Come and get this sweet and soulful canyon hideaway. Tucked away on rustic Willow Glen this gated 1 bedroom ¾ bath cutie has a large skylit main living space with exposed beamed ceilings, wood floors and French doors to a huge front deck. There's also a separate attached media room/studio space with bath. Out back you'll find two hillside sitting areas/meditation spots. Condo schmondo...buy this house. Co-listed with Tom O'Rourke/Berkshire Hathaway Home Services</p>			
Bill Lustig		310-770-0283	
JOHN AAROE GROUP			

1506 N DOHENY DR	Open	11-2	red
\$4,795,000	5+7	CONTEMPORARY	
			
<p>STUNNING CONTEMPORARY CAPE COD ESTATE</p> <p>Stunning Contemporary Cape Cod Estate in coveted Bird Streets. Perched above Sunset Strip, Designer done 5BD/7BA masterpiece w/ 5k SQFT, 5 car parking. Private w/ pool, built in BBQ and grassy yard. Wide plank White Oak flooring throughout, gourmet kitchen, informal family area and patio. 2nd floor w/ master suite, marble baths, walk-in closets w/ cabinetry, fireplace, and hilltop and city views. 2 bedrooms off of the grand center hall feature in-suite marble baths w/ private tree-top views.</p>			
MLS#16-171170			
J. Altman & J. Greene		3108193250	
DOUGLAS ELLIMAN		www.TheAltmanBrothers.com	

1737 SUNSET PLAZA DR	Open	11-2	592J4	red
\$2,895,000	4+4.5	MID-CENTURY		
				
<p>This beautiful home has sunny bright south western explosive head on panoramic city to ocean views towards Catalina Island. The first floor features living room with hi ceilings, fireplace, wet bar, dining area, plus gourmet kitchen, and powder room. Look out to walls of glass doors to expansive decks with great indoor/outdoor ambiance & more commanding views from all major rooms, perfect for entertaining. 2nd level down has 3 bedrooms with a sep family room area.</p>				
MLS#16-176820				
Steven Spreafico		323 688 2175		
COLDWELL BANKER RESI		Bit-Ins,Dshwshr,Dryer,rng		


TUESDAY


2519 CARMAN CREST DR	Open	11-2	rev
\$5,395,000	4+4	CONTEMPORARY	
	GATED, PRIVATE MID-CENTURY MODERN WITH PANORAMIC VIEWS		
Gated, flawlessly updated 4+4, 2 story Mid-Century view home, situated on a large flat pad in celebrity neighborhood. 10' ceilings, finest upgrades, open floor plan. Wine room encased in glass. Beautiful Master Suite with fireplace encompasses the entire upper level. Generous backyard with pool and lounging areas, boasting stunning views from Downtown to the ocean.			
MLS#16-137468			
Galina Blackman 310.850.2540		BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other	
COLDWELL BANKER RESI			

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		www.2170mountolympus.com	
BERKSHIRE HATHAWAY			

1854 N CRESCENT HEIGHTS BLVD	Open	11-2	rev
\$5,200,000	4+3	ARCHITECTURAL	
	"DEVELOPERS DREAM"		
Prime Sunset Strip Area with 1.3 acres that consists of 3 lots. On top of a knoll overlooking the city with stunning 180 degree Jet Liner Views. This is a perfect site to build an iconic estate. Soils reports available upon request. This will not last! 1.3 acres in prime 90069 zip codes is almost unheard of. This is a tear down, fixer, tlc. Being sold "As Is" for land value			
MLS#16-164992			
Ambra Bisconti 310.498.2151		Hiltonhyland.com	
HILTON & HYLAND			

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


7250 FRANKLIN AVE, UNIT 607	Refresh.	11-2	NEW
\$650,000	1+1.5		
	1 BEDROOM DEN 1,260 SQ FT 2 PARKING SPACES		
Highly sought spacious corner condo open floor plan w/ den/ office/guest area and large chef's kitchen in the Full-Service Franklin Towers. The grandest of the 1 bedroom offerings featuring hardwood floors, open dining and living room, high ceilings, plantation shutters, front balcony with views of the hills, side balcony connecting the kitchen, dining room, and master bedroom. Open kitchen w/ custom cabinets, stone countertops, tiled backsplash and breakfast bar.			
IAN RHODES 323.821.4069			
KW RHODES LEAD HOME		www.FranklinTowers607.com	

1610 N OGDEN DR	Refresh.	11-2	rev
\$4,000,000	5+5	SOUTHERN COLONIAL	
	ELEGANT SOUTHERN COLONIAL IN SUNSET SQUARE		
This elegant & inviting Sunset Square Colonial home has been masterfully restored w/ incredible attention to its original 1921 old-fashioned charm. The front door opens to a welcoming center hall design, large living room w/ fireplace on one side - dining room on the other & a large open gourmet kitchen, family room opens to grassy yard, swimming pool & spa. Great natural light throughout. Located in one of L.A.'s historical hideaways just blocks from the gateway to the World Famous Sunset Strip.			
MLS#16-162544			
Brian Ades 310-503-8080		State of the art finishes	
SOTHEBY'S			

8787 SHOREHAM DR #702	Refresh.	11-2	NEW
\$649,000	1+1.5	MID-CENTURY	
	COME FOR LIGHT REFRESHMENTS!		
Spacious north-facing residence at the legendary Shoreham Towers. Redone with hardwood floors. Floor to ceiling glass walls that open to the terrace. Perfect for entertaining. Wide open floor plan. Bedroom that features a wall closet plus a walk-in that would be ideal for an additional wardrobe closet or office. Close to chic boutique shopping, cafes and nightlife. Enjoy this mid-century luxury service building that includes valet parking, pool, gym and sundeck. Don't miss!			
MLS#16-180306			
Laura Pardini 888-931-3337		Convenient guest valet parking	
COMPASS			

2331 ACHILLES DR	Refresh.	11-2	593A2	rev
\$3,959,000	6+4	CONTEMP MED		
	FABULOUS 5135 SQFT CITYVIEW PROPERTY WITH WATERFALL POOL			
Overwhelming unobstructed City Views all the way to the Ocean made even more spectacular by the extremely wide 110-foot frontage to the View. Huge Flat Yard & Oversize Deck. Enough space to easily entertain over 250 guests. Glamorous newly-designed Waterfall Pool & Spa gets full-day sun. Spacious 5135 SqFt Interior has 5 bedrms up including 2 Master Suites, plus a ground floor Guest Bedroom. Direct Access 3-car garage leads right into the Kitchen/Family Rm. Almost every room faces the View.				
MLS#16-174068				
Elayne Ceder 3236568140		BBQ, Washer, Dryer		
JOHN AAROE GROUP				

04 Bel Air - Holmby Hills *Single Family*

323 N MAPLETON DR	Open	11-2	NEW
\$25,000,000	5+7	TRADITIONAL	
	GERARD COLCORD IN THE PLATINUM TRIANGLE		
This 5 bed 7 bath Gerard Colcord designed home in the Platinum Triangle offers an unparalleled opportunity to own in one of the most desirable neighborhoods. Set behind gates down a long private driveway, this home & guest house are filled with grand-scale, graciously designed living spaces. Indoor-outdoor flow is enhanced by French doors & floor-to-ceiling windows. Park-like grounds feature a putting green, enormous swimmer's pool, private spa, outdoor kitchen/bar & expansive motor court.			
MLS#16-173676			
Neyshia Go 424-249-7162		BBQ,Blt-Ins,Cing Fan,Dshwshr,Dryer,Other	
JOHN AAROE GROUP			


7832 GRANITO DR	Open	11-2	rev
\$3,595,000	4+7	3sty-MEDITERRANEAN	
	PRICE ADJUSTMENT BRING ALL OFFERS!		
Hollywood Hills Mediterranean Villa on a private road with jetliner views from downtown to Catalina. Designed for large scale entertaining, the property has a lush courtyard leading to a grand, two-story entry. The main level offers a gracious living room, stone hearth fp, custom French doors, Travertine floors and high ceilings. Pool + Spa + Outdoor Kitchen.			
MLS#16-168680			
Jodi Rubin 310-254-7123		7832Granito.com	
SOTHEBY'S			

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

15433 BROWNWOOD PL	Open	11-2	NEW
\$7,950,000	5+5	CRAFTSMAN	



One of the few private Equestrian compounds to be offered in Bel-Air, this exquisite estate features a rustic charm with luxurious modern design. This unique home includes two guest houses perfect for office, studio or media space. Designer details include two story living room with loft, vaulted wood beamed ceilings, stone floors and gourmet top-of-the-line kitchen. An apx 2.5 mile trail to enjoy Southern California equestrian living.

MLS#16-175674
 Aaron Kirman 424-249-7162
 JOHN AAROE GROUP

Cbl,Cling Fan,Dshwshr,Dryer,Frzr,Other

1116 LINDA FLORA DR	Open	11-2	red
\$8,195,000	5+6	2sty-ARCHITECTURAL	



ARCHITECTURAL MASTERPIECE IN BEL AIR

This newly remodeled, 5 bedroom & 6 bathroom contemporary home is sited on a serene, half-acre knoll in Bel Air with sweeping unobstructed views of The Getty, Santa Monica, Catalina and Bel Air canyons. All interior and exterior spaces throughout the home have been thoughtfully transformed. Rich in exquisite architectural detailing, the home overlooks resort-like grounds to present a secluded, tranquil environment perfect for entertaining and enjoying the outdoor amenities.

MLS#16-169260
 Rick Ojeda (310)902-7676
 PARTNERS TRUST BEVER

www.1116LindaFlora.com

10901 CHALON RD	Open	11-2	NEW
\$5,995,000	6+7	ARCHITECTURAL	



INCREDIBLE OPPORTUNITY IN PRIME BEL AIR

An amazing development opportunity on an over 36,000 sq.ft. lot in prestigious lower Bel Air. Approved plans and permits for a stunningly designed approx. 9,476 sq.ft. home by the nationally renowned architectural firm Swatt/Miers Architects. Ground has already been broken and construction has begun on this unique Bel Air residence.

MLS#16-180800
 Jade Mills 310-285-7508
 COLDWELL BANKER

Gated

1349 CASIANO RD	Refresh.	11-2	red
\$2,250,000	2395000	4+3.5	



NEW PRICE. BEST DEAL IN BEL-AIR!

Remodeled Bel-Air Mid Century. Reminiscent of Neutra's Kaufmann House. The pattern & spirit of the house is an indoor/outdoor design with a minimalist aesthetic. Original white terrazzo floors formalize the central area for family living, dining & entertaining. Large Fleetwood sliding-glass doors connect the indoors with the boulder laden spray pool & sunbathing deck. The extensive remodel was executed with the research & guidance of Central Office of Architecture (COA) and Hub of the House.

MLS#16-128666
 Geoffrey Lands 310-339-5757
 BHHS BH

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

10656 LINDAMERE DR	Open	11-2	NEW
\$3,500,000	4+6	1sty-RANCH	




TURN-KEY SINGLE LEVEL HOME IN BEL AIR

Beautifully remodeled, this home has wonderful picture windows in the living room overlooking the hills and mature pine trees, L shaped floor plan with almost every bedroom leading directly to the outdoor area & pool. High ceilings, open floor plan & beautiful wood floors. Gorgeous chef's kitchen with center island, Viking & Sub Zero appliances and Lapis Lazuli counters. Center hallway with three bedrooms each with en-suite bathrooms. Fabulous master suite with spa bath walk in closet & office.

MLS#16-183462
 Christophe Choo 310 777 6342
 COLDWELL BANKER BHN

BelAirHomeForSale.com

1940 BEL AIR RD	Open	11-2	rev
\$29,800,000	8+15	MEDITERRANEAN	



A lavish new private villa has laid claim to its rarest, most tranquil vista in Bel Air: a long, end-to-end view of the glistening waters of Stone Canyon Reservoir. Set atop more than half an acre promontory at the end of a cul-de-sac, Casa Lago pays homage to the villas of Italy's Lake District. Its gardens are chiseled into the hillside with magnificent terraces & loggias that command breathtaking views. This Tuscan-style villa embodies European details of villas on Lake

MLS#16-157092
 Aaron Kirman 424-249-7162
 JOHN AAROE GROUP

BBQ,Bit-Ins,Cling Fan,Dshwshr,Dryer,Other

1962 STRADELLA RD	Open	11-2	NEW
\$3,295,000	4+4	4sty-CONTEMPORARY	



UNOBSTRUCTED VIEWS OF RESERVOIR AND CITY LIGHTS

Just Reduced! Spectacular renovation with unobstructed views of the Bel-Air reservoir and downtown. Expansive Master suite with panoramic views and large his and hers walk in closets. The kitchen comes equipped with state of the art appliances and beautiful Italian stone and cabinetry. The breathtaking pool looks out toward some of the best views in the entire city. Plenty of room for entertaining both indoors and out. Without a question one of the best values in all of Bel Air.

MLS#16-180954
 Brian Griffin (323) 746-4060
 MERCER VINE

Open House 12/6

2445 NALIN DR	Open	11-2	rev
\$1,950,000	3+3	2sty-TRADITIONAL	



BEAUTIFUL CANYON VIEW HOME ON QUIET BEL AIR STREET


Lovely 2-story Country Traditional 3 bedroom 3 bath home with breathtaking canyon views on a quiet street in prime Bel Air with spacious rooms. Amenities include hardwood floors, French windows and doors, country kitchen, huge entertaining patio, oversized garage, master with en suite bath and 2 walk-in closets, cul de sac street, Roscomare Rd school. This location is pivotal; minutes to best elementary school, freeways, Valley, Westside and UCLA.

MLS#16-181074
 Rosanne Howard 310-968-1815
 SOTHEYB'S INTERNATIO

Bit-Ins,Cbl

05 Westwood - Century City Single Family

1342 STRADELLA RD	Lunch	11-2	NEW
\$2,650,000	6+4	2sty-TRADITIONAL	



VIEW HOME IN PRIME BEL AIR

Welcome to this family owned home for more than 35 years. Located in the highly desirable Bel Air area w/unobstructed views of the reservoir & downtown. Spacious living room & dining room have views of the outdoors. The large family room is great for watching movies or playing. There is a nice flat backyard area w/beautiful mountain & canyon views. Live in this home now, remodel, or it can be an opportunity for developers and/or owner-users to build their dream home.

MLS#16-181074
 Jennifer Kleinert 310-281-4591
 CB BHS

www.1342Stradella.com

10342 MISSISSIPPI AVE	Open	11-2	NEW
\$1,599,000	3+2	TRADITIONAL	



CHARMING HOME IN PRIME WESTWOOD WITH HIGH END FINISHES

Fall in love w/ this charming traditional set up on a tree-lined street in Westwood! This beautiful 3bd & 2ba home is crafted w/ exquisite attention to detail & tasteful finishes throughout. Walk into this jewel box to find an open floor plan ideal for entertaining w/ bright & airy great room which flows to the kitchen & dining area. Step out to the yard & soak in the scenic view of greenery in a prvt. setting perfect for dining al fresco. This home has it all so don't delay!

MLS#16-181074
 Sally F. Jones/ R. Davis 310.691.7888
 JOHN AAROE GROUP

10342Mississippi.com

TUESDAY

800 GLENMONT AVE	Refresh.	11-2	rev
\$5,995,000	6+7	2sty-TRADITIONAL	



MAGNIFICENT LITTLE HOLMBY JEWEL

This beautiful gated, Traditional has been rebuilt to exacting standards. Rare & coveted features include its flat, large, private-feeling landscaped lot & expansive views across the neighborhood & beyond to the mtns & city lights. Exceptionally good taste & quality gleaming at every turn, its floorplan lives like today. Generous rooms. Stately living & family rooms. Gourmet kitchen. 6 BD suites (3 suites up) including a lavish master retreat. Gourmet kitchen. Sports court. Room for a pool.

MLS#16-176190
Larry Young 310-777-2879
BERKSHIRE HATHAWAY

www.800Glenmont.com

1655 GREENFIELD AVE #23	Open	11-2	NEW
\$699,000	2+2.5	CONTEMPORARY	



WESTWOOD TOWNHOUSE

Charming and quiet TOWNHOUSE located on a beautiful tree-lined street in Westwood. First level features open concept, light filled living/dining room with fireplace, powder room, updated kitchen with stainless steel appliances and sliding glass door leading to spacious deep patio, enclosed for privacy. Upstairs features master suite with large walk-in closet, vaulted ceilings, skylight and balcony. Second bedroom suite features floor-to-ceiling window and private bathroom. Also includes...

MLS#16-183894
S. Scudder T. Rustad 310-923-6400
RODEO REALTY - BH

1655Greenfield23.com

05 Westwood - Century City Condo / Co-op

10560 WILSHIRE BLV, UNIT 1405	Open	11-2	NEW
\$1,595,000	2+2.5	1sty-CONTEMPORARY	




2+2.5+DEN AT FAMED 10560 WILSHIRE WITH PANORAMIC VIEWS

Rare opportunity for a very special, sophisticated residence with sweeping ocean, city and mountain views in the prestigious, full-service Ten Five Sixty building on Westwood's famed Wilshire corridor. Located on the 14th floor, add your personal touch to this spectacular condo starting with a gracious entry, 3 balconies, limestone and wood floors, eat-in kitchen w/center island, den area with fireplace, large living room and dining area, walk-in closets, built-ins, and additional storage.

Taff & Napier 310-871-5051
COLDWELL BANKER SM

A/C, W/D, Microwave, Gas Cooktop, Oven

2413 CENTURY HILL	Open	11-2	bom
\$1,275,000	2+3	1sty-CONTEMPORARY	



COVETED SINGLE LEVEL 2 BD, 2.5 BTH HOME IN CENTURY HILL!

Buyer did not perform, here's your chance! Prime interior location. 2288SF. Greenery & pool view. Granite FP in LR & access to terrace. Wd flrs, plantations shtrs & crown moldings. Dining rm into kitchn w/bkfst area, new fridge & dshwshr. Mstr w/sitting area & huge walk-in closet, en-suite & patio. 2nd bd w/bthrm & balcony. Laundry rm w/sink. Addl storage rm in garage. 3 pkg spaces. New A/C. 5 pools, 2 tennis crts, racquetball crt, new fitness ctr, putting green & clubhouse. 24 hr grd gtd, valet

MLS#16-176674
Mark & Lynn Mirisch Rogo 213-280-6415
CB BHN

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

05 Westwood - Century City Lease

1870 VETERAN AVE #304	Open	11-2	NEW
\$1,399,990	2+3	TRADITIONAL	




REMODELED CONTEMPORARY 2 BD/3 BATH+DEN PH W/ CITY VIEWS!

Designer Penthouse unit w/ dramatic sweeping views of the Century City & Wilshire corridor. Nearly 2,100 sqft of open floor plan w/ over 19 foot ceilings & large windows providing volume, incredible natural light & large walls for art. Entertainer's open kitchen w/ quartz countertops, Carrera marble backsplash, stainless steel appliances w/ oversized refrig/freezer & island opening to dining & living room w/ newer dual pane sliding doors opening to a large balcony. Twilight showing 4:30-6:30pm

MLS#16-183158
Chad Lund/Patty Best 424-202-3295
TELES PROPERTIES

www.1870VeteranAve304.com

315 DALEHURST AVE	Open	11-2	NEW
\$10,500	5+5	TUDOR	



NEW LITTLE HOLMBY LEASE

Offering the elegance of a bygone era, this stately and well-mannered English Tudor is positioned well in the coveted architectural area of Little Holmbly. Vaulted ceilings and a grand fireplace adorn the living room while on the other side of the center entry foyer there is a formal dining room and cozy den. A huge family room overlooks a spacious backyard while the master bedroom has his/her dressing rooms, sauna and sunken tub. The kitchen has brand new appliances.

MLS#16-183316
Brian Bleak 13104281112
BERKSHIRE HATHAWAY

BBQ,Dshwshr,Dryer,Washer,Grbg Disp

10590 WILSHIRE BLVD #1104	Open	11-2	NEW
\$1,265,000	2+3	11sty-ARCHITECTURAL	



HIGH STYLE FOR THE HOLIDAYS

Prime Wilshire Corridor location with views, 2 bedrooms, 3 bathrooms plus den/office. One level sprawling open floor plan in living room with fireplace, dining area and den/office. Marble floors throughout. Granite kitchen, marble bathrooms. Master suite with 3 closets, limestone fireplace, recessed lights, marble bath with jacuzzi soaking tub, separate shower, his and hers sinks and dressing area. Second bedroom w/wood floors, 2 closets and marble bath. All amenities building. Close to UCLA

MLS#16-182594
Martha Freeman 310 963 4006
NELSON SHELTON ESTAT

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

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 10/1/16

MLS#16-153704
Inga Cohen
RODEO REALTY - BEVER

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

1557 S BEVERLY GLEN #201	Open	11-2	NEW
\$849,000	2+2	CONTEMPORARY	



BRIGHT & SPACIOUS SINGLE LEVEL CORNER UNIT

Open floor-plan w/ modern design, updated corner unit boasts over 1,700 square feet on a single level. Spacious living area w/ dual-sided fireplace, high ceilings, large windows that allow excellent light exposure & floor-to-ceiling sliding glass doors that open to a patio. Open kitchen w/ S.S. appliances, breakfast area & open dining area. Prime Westwood location- central heat/ AC, inside laundry & two-car SxS covered parking.

MLS#16-183966
Dana Cataldi 310-804-9207
PARTNERS TRUST BW

Refrigerator, W/D, Disposal, Oven/Range



**Do RIGHT by Your Sellers
Put their Property in the MLS**

Listings in the MLS Get More Exposure
More Offers & More Money

TUESDAY

06 Brentwood *Single Family*

X 130 GRANVILLE AVE		Lunch	11-2	NEW
\$6,795,000	5+6	MODERN		



BREATHKING MODERN MASTERPIECE WITH PRIVATE BALCONIES & SPA

Modern masterpiece w/ 12-foot ceilings & wide plank French Oak floors. Living room w/ sliding Fleetwood glass pocket doors. Gourmet kitchen w/ Absolute quartz countertops, center island, & Miele appliances. Master suite w/ fireplace, wraparound balcony, & bathroom w/ separate vanities, soaking tub, & standing glass rain shower. 4 guest bedrooms w/ ensuite baths & private balconies. Pool with water feature, covered outdoor patio, and pool cabana. Media room, Control4, & upstairs laundry room.

MLS#16-183240
Ada Livyatan 8189194060
RODEO REALTY - BEVER

www.130Granville.com

11920 BRENTWOOD GROVE DR		Open	11-2	NEW
\$2,999,000	5+5	3sty-MEDITERRANEAN		



5,315 SQ FT FIXER ON ESTATE SIZED LOT

Totally private, gated estate sized 21,930 square foot lot set back off the cul-de-sac street with pool, barbecue area, grassy yard, mature landscaping, outdoor patio areas that are perfect for entertaining, gardens, large motor-court and 3 car garage. Enormous entertaining room with theatre, bar and game room. Could be perfect for a separate living or work space with separate entry. Priced to sell; below recent sales in the neighborhood.

MLS#16-182270
Robert Radcliffe 3102555454
SOTHEBY'S

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

537 BELOIT AVE		Open	11-2	NEW
\$1,669,000	3+3	1sty-TRADITIONAL		



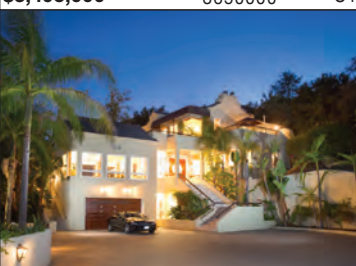
CHARMING, SIDE BY SIDE DUPLEX IN BRENTWOOD GLEN!

2 charming, chic & updated Duplex Cottages set back off the street on large lot. 2 Bd + 2 Ba + Den + Private Back Yard unit has great floorplan w/living room w/fpl & formal dining area. Grand master suite w/sitting area & fpl. Den can be 3rd bdrm. 1 Bd + 1 Ba + Office unit w/oversized living/dining room w/fpl. Step down office w/huge closet & direct access to prvt garage. Each unit has own laundry, updated square kitchens, hrdwd floors, shutters & central AC. Many newer windows. A true gem!

MLS#16-183866
Lisa Mansfield 310.481.4313
SOTHEBY'S BRENTWOOD

2 Bd + 2 Ba + Den / 1 Bd + 1 Ba + Office

3167 STONE OAK DR		Open	11-2	red
\$3,495,000	3650000	6+7	CONTEMPORARY	




BRENTWOOD BEST BUY. NOW REDUCED! MOTIVATED SELLER!

Just Reduced! Extraordinary year-end value purchase. Gated, private, serene living atop a knoll on key .05+ acre lot with panoramic city views. This contemporary home is an entertainer's paradise with over 6,800 sf: Light and bright, floor to ceiling glass design and relaxed indoor and outdoor living. Close to the Westside's most elite private schools and spiritual centers, and central to all business and major entertainment studio centers. Discover the Westside's best dollar buy!

MLS#16-166066
MICHAEL HIATT 3104814342
SOTHEBY'S

BrentwoodBuy.com

3289 MANDEVILLE CANYON RD		Open	11-2	red
\$3,425,000	3695000	5+3.5	2sty-RANCH	



UNBEATABLE VALUE! OVER \$400K PRICE REDUCTION!

Polished 2 story ranch home designed by John Payne, features 5 bedrooms, 3.5 baths on a picturesque ±17k sq. ft. lot- the backdrop to a sprawling mini- estate within a park- like setting w/ pool and spa. The true center hall plan features a dramatic entry, gracious living room, elegant formal dining, comfortable family room w/ fpl, remodeled gourmet center island kitchen, & maid's. Upstairs includes master suite, 3 bed, 2 bath, library, & media. Privacy Plus Great Value

MLS#16-152832
Joan Caplis/Susan Stark 3107482208
CB BW / GIBSON

MandevilleCanyonHomes.com

418 S GREтна GREEN WAY		Open	11-2	rev
\$4,495,000	5+7	TRADITIONAL		



NEW CONSTRUCTION TRADITIONAL IN THE TRANSITIONAL STYLE

Handsome finishes & detail, shiplap paneling, Marvin windows & designer fixtures. Bright rms w/French oak hrdwd flrs. Liv rm w/FP & spac din rm w/butler's ptry opens to a grmt chefs kit w/Thermador appl, center isl, brkfst rm & off area. Grt rm w/accordion drs opens to covered pat, built-in BBQ, yrd w/rm for pool & outdoor casita w/FP & 1/2 ba. Addtl 5th bd w/enste ba, off & pwrdr rm. Spac mstr ste upstairs w/high ceil, deck, 2 walkin closets & elegant ba plus 3 bd w/enste ba, fam rm & laun rm

MLS#16-158672
Mary Beth Woods 310-463-1599
COLDWELL BANKER

www.418gretnagreenway.com

2342 CANYONBACK RD		Open	11-2	591E3	rev
\$2,475,000	5+7	TRADITIONAL			



5BR. 6.50BA, 4740SQFT COUNTRY CLUB VIEW VILLA

The Best Views in Brentwood & an Incredible Value-\$522sf w/apprx. 4740 sqft of luxurious living space. High ceilings + great scale. Expansive well designed floorplan - 5 fabulous ensuite bedrms+6.50BA. Prime golf course location w/ Breathtaking Golf Course, City Lights & Mountain Views. Master w/dual baths + sitting room. Huge LR,FDR, + FamRm Gorgeous backyard, grassy lawn overlooking scenic views. Located in the park-like enclave of Mountaingate. 24HR onsite SecPatrol. Comm POOL/SPA+TennisCts.

MLS#16-146630
Tania Ferris 310-713-8234
COLDWELL BANKER RESI

www.2342Canyonback.com

06 Brentwood *Condo / Co-op*

11863 DARLINGTON AVE, UNIT 308		Open	11-2	NEW
\$1,295,000	2+3	3sty-CONTEMPORARY		




HIGH-DESIGN IN THE HEART OF BRENTWOOD

Step inside this urban retreat that pays homage to the elements of nature. Situated moments from the best of Brentwood, this contemporary home blends high design with earthy materials. A myriad of organic textures accent the light-drenched living space, elegant dining room, gourmet chef's kitchen and luxurious master suite, all set within an impeccably-maintained doorman building conveniently located to fine dining and leisure, from Toscana to the Farmer's Market.

MLS#16-146630
Lisa Gild 310.497.9223
PARTNERS TRUST BW

06 Brentwood *Lease*

505 MORENO AVE		Open	11-2	NEW
\$15,000	4+4.5	2sty-CONTEMP MED		



GORGEOUS PRIVATE CONTEMPORARY MEDITERRANEAN

4bed/4.5bath home sits in Prime Brentwood. Open floor plan with giant sliding farm doors, spacious living room with fireplace. Fabulous gourmet kitchen with all state of the art appliances, new hardwood floors throughout, outdoor entertainment area with jacuzzi and cold tub. Private entrance to 2 car garage. Beautiful Mastersuite with steam shower and Juliette balconies!

MLS#16-146630
Nicole C/Doris S 310.614.4952
NOURMAND&ASSOCIATES

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

07 West L.A. Single Family

11293 BROOKHAVEN AVE	Lunch 11-2	NEW
\$729,000	3+2 1sty-TRADITIONAL	



CHARMING TRADITIONAL IN WEST LA

Charming traditional home in the heart of West Los Angeles! This price range opens a great opportunity for first time home buyers or condominium owners who prefer a SFR in the area. Interior has 3 beds, 2 baths, hardwood floors throughout, and a spacious living room with decorative fireplace. Spend time outdoors in a spacious backyard with patio. Located on a wide cul de sac street and close to the freeway. Easy access to popular restaurants and shops at Sawtelle Blvd and Westside Pavillion.

Diane Dorin COMPASS	310-466-1619
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07 West L.A. Condo / Co-op

1611 GRANVILLE AVE #1	Open 11-2	rev
\$679,000	2+3 TRADITIONAL	



TURNKEY WEST LA. TOWNHOUSE

This Gorgeous Two-Story Townhouse Has It All! The Open & Airy Unit Features New Light Fixtures, Light Wood Floors, A Decorative Fireplace & A Front Balcony. The Kitchen Has An Eat-In Dining Area And Stainless Steel Appliances. Sunlit Master Includes Vaulted Ceilings & An En-Suite Bathroom W/ Enclosed Bathtub & Plenty Of Sunshine Dual Sink Vanity. The Second Bedroom Has An En-Suite Bathroom & A Walk In Closet. Amenities Include SXS Laundry, Plenty Of Storage, Central Air/Heat & Tandem Parking.

Tia Hughes RODEO REALTY- BRENTW	310-873-4138	Dshwshr,Dryer,Grbg Disp,Micro,Rng/Oven
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08 Cheviot Hills - Rancho Park Single Family

2789 MCCONNELL DR	Lunch 11-2	NEW
\$6,499,000	5+5 2sty-MEDITERRANEAN	



STUNNING & SOPHISTICATED TRADITIONAL IN GREAT LOCATION!

Immaculate Cheviot Hills estate boasts old Hollywood glamour. Perched above one of the most enviable streets in the neighborhood, this magnificent Mediterranean has it all. 4BR+4BA, plus 1+1 guest house. Pristine & private in every aspect -- updated kitchen w cozy breakfast nook, upstairs bedrooms w views, picturesque pool, & verdant landscape! Master suite has walk-in closets, a designer bath, balconies & tranquil sitting area. This stunning sanctuary needs to be seen & admired!

SFJ/ Schlosser/ Walters JOHN AAROE GROUP/ CB	310.691.7888	2789McConnell.com
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10609 NORTHVALE RD NEW

10609 NORTHVALE RD	Lunch 11-2	NEW
\$2,295,000	4+3 2sty-ARCHITECTURAL	



WELCOME TO THE FUTURE OF HOME BUILDING!

An exquisite architectural property, showcasing the efficient and green process of a thoughtful and timeless dwelling. 3,000 sq. ft. of living space and striking windows pouring in rays of natural light throughout this 4 bedroom, 3 bathroom stunner! Beautiful hardwood and polished concrete floors. Control 4 smart home technology, designer chef's kitchen and Quartz countertops. Generous 6,060 sq. ft. lot. Located in the affluent neighborhood of Cheviot Hills and near everything Westside.

Tami Pardee HALTON PARDEE	310-907-6517	Blt-Ins,Rng/Ovn,Fridg
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2788 MONTE MAR TER	Open 11-2	rev
\$7,500,000	6+8 4sty-ARCHITECTURAL	



ARCHITECTURAL MASTERPIECE IN CHEVIOT HILLS

This astounding masterpiece, created by renowned architect Fred Dagdagan is one of the most prestigious properties in all of Cheviot Hills. Every square inch is smartly utilized. Four floors of high quality living and recreational spaces. 6BA/8BA, two offices, designer chef's kitchen w state-of-the-art appliances, formal dining room w artfully lit wine room. A backyard ideal for sports enthusiasts and entertaining w BBQ & outdoor kitchen. Studio quality screening room, elevator & roof-top deck.

Benjamin S. Lee COLDWELL BANKER RESI	3108585489	BBQ,Blt-Ins,Dshwshr,Dryer,Elvtr,Other
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2607 PATRICIA AVE rev

2607 PATRICIA AVE	Open 11-2	rev
\$3,499,000	4+5 SPANISH	




LA. TIMES HOME OF THE DAY!

Presenting Casa Verde! 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. Cool ocean breezes and timeless beauty is abundant here. Wonderful mature landscaping creates multiple private outdoor lifestyle experiences in the two wonderful yards. Gorgeous home with high ceilings & amazing spacious floor plan. Dual sinks, dual ovens, dual climate control.

Paul Wylie LAMERICA REAL ESTATE	323-515-9585	Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan
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09 Beverlywood Vicinity Single Family

2703 REYNIER AVE	Lunch 11-2	NEW
\$935,000	3+1 SPANISH	



A lovely & cheerful Spanish style house. Walk into the living room with vaulted ceilings and recessed lights, fireplace & built-in bookshelves. Formal dining room open to the remodeled kitchen & breakfast nook. The private, gated backyard leads to a large detached 2 car garage with built in storage. Upgraded 200 amp electr. service, HVAC & tank less water heater complete this well maintained, move-in condition home. Centrally located with easy access to Culver City, Beverly Hills and the 10 FWY.

Ingrid Kern NOURMAND & ASSOCIATE	310-300-3378	Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn
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1700 BAGLEY AVE red

1700 BAGLEY AVE	Open 11-2	red
\$2,495,000	2850000 4+4.5 2sty-CONTEMP MED	




NEW PRICE | NEW CONSTRUCTION BEVERLYWOOD HOA HOME

Exquisite 4BR+4.5BA BVWD HOA new construction, custom built w/modern style & luxury. Spacious open flr plan featuring stylish living rm w/fp opening to formal dining area. Gourmet chef's kitchen w/wiking appls & generous eat-in/ lounge area. Master suite w/balcony, lrg walk-in & spa-like bath. French white oak hrdwd flrs, hi-end fixtures, surround system sound & security system thruout. Lrg grassy yard & impressive patio deck. Close to BH, Century City & Pico/ Beverly shops. Definitely a must see!

Jeremy Ives COMPASS	3108581902	1700BagleyDrive.com
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6072 PICKFORD ST rev

6072 PICKFORD ST	Open 11-2	rev
\$1,119,000	3+4 MODERN	



NEW HOMES! HUGE ROOF DECKS! BIG VIEWS!

Style & sophistication abound at Pickford Court, which includes 8 NEW Modern single family homes. Crafted to entertain, the open floor plan w/designer done kitchens w/ center island that flows to the dining & living rooms. Huge private roof top terraces w/views from DTLA to the Westside. Master suite w/walk-in closet, beautifully tiled bath & dual sinks. Controlled access & private garages w/direct entry. Minutes from the Grove, Farmer's Market, Beverly Hills & freeway to Downtown or the Beach.

Grant Linscott KELLER WILLIAMS REAL	323-300-1174	Blt-Ins,Dshwshr,Hood Fan,Micro,Rng/Ovn
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The Source Of Real Time Real Estate™

TUESDAY

10 West Hollywood Vicinity *Condo / Co-op*

950 N KINGS RD #351	Refresh.	11-2	NEW
\$790,000	2+2	CONTEMPORARY	



UPDATED 2+2+LOFT...PLUS ROOF DECK!

Rare find in the highly sought after COURTYARDS OF WEST HOLLYWOOD. Updated condo with over \$75,000 in upgrades! Each bedroom is its own suite, with upgraded bathrooms. Plus, an upstairs Loft/office AND LARGE ROOFTOP DECK . Dark wood floors. Gas fireplace. Bright unit. Updated kitchen. Large windows. Corner unit. Washer and Dryer allowed. Two side by side parking spaces with storage unit. Resort style complex with impeccable lush landscaping, pool, spa, gym, sauna, library, and onsite manager.

MLS#16-183232
 Anthony Vulin 310.569.1335
 THE COLLECTIVE

www.950Kings.com

837 N WEST KNOLL DR, UNIT 211	Open	11-2	NEW
\$639,000	2+2	TRADITIONAL	



REMODELED CONDO IN PRIME WEST HOLLYWOOD LOCATION

Remodeled 2BR/2BA condo with over 1,100 sqft and custom hardwood floors throughout, crown moldings, and floor to ceiling windows in the living room. Spacious kitchen with granite counters & lots of cabinet space. A spacious master with custom-tiled ensuite bath features double closets. The complex features open dining space with BBQ's, pool and spa. Walk Score of 94 & steps from all of the restaurants/shops on Santa Monica Blvd. and La Cienega.

The Kostrey Collection 323-785-7545
 NOURMAND & ASSOC.-HW

1222 N OLIVE DR, UNIT 103	Open	11-2	NEW
\$479,000	1+1	TRADITIONAL	



MODERN-CHIC WEST HOLLYWOOD LUXURY CONDO

This one-bedroom modern, luxe property in West Hollywood's epicenter features striated, wood floors, recessed lighting and bay windows that flood the living area with sunlight. Newly renovated kitchen and bathroom features stainless steel appliances, tasteful cabinet design and stunning tile work. Double doors open into the bedroom, with office space adjacent and spacious closets. The property also provides exclusive access to your own private gym, sauna and swimming pool overlooking the city.

N. Sandler E. Lavey 310-924-5275
 THE AGENCY

Dshwshr, Gbge Dlsp, Microwave, Other

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
 Steven Aaron (310)432-6589
 KW BEVERLY HILLS

Blt-Ins,Dshwshr,Micro,Fridg

1134 ALTA LOMA RD #312	Open	11-2	rev
\$549,000	1+1	CONTEMPORARY	



BRIGHT, TOP FLOOR UNIT WITH CITY VIEWS

In the heart of prime West Hollywood, this perfect bright top floor unit boasts an updated kitchen that opens up to the dining area, a living room with a gas fireplace, and a private balcony. Incredible downtown and city lights views. Attractive building features a pool, spa, and a gym. Walking distance to chic restaurants, boutique shops, and entertainment.

MLS#16-181382
 ST.JAMES + CANTER 310.291.1029
 BERKSHIRE HATHAWAY

WWW.STJAMESCANTER.COM

10 West Hollywood Vicinity *Lease*

1471 HAVENHURST DR #1	Open	11-2	red
\$8,500	3+2	SPANISH	



FULLY FURNISHED RARE ARCHITECTURAL PROPERTY FOR LEASE

Renowned for its magnificent period Spanish architecture, The Andalusia is one of Los Angeles' most celebrated historic properties. With extraordinary attention to detail, this three-bedroom, two-bath apartment has beautiful period details which include dramatic arches, elegant tile work and stunning terra-cotta and hardwood floors. Timeless design coupled with a flexible floor plan with over 1,400 square feet of living space. Offered fully furnished.

MLS#16-176900
 Victoria Romeyn 3107708218
 THE AGENCY

Blt-Ins,Dshwshr,Rng/Ovn,Fridg

11 Venice *Condo / Co-op*

938 PALMS BLVD #2	Refresh.	11-2	NEW
\$1,847,000	2+2.5	ARCHITECTURAL	




ART AND ARCHITECTURE BEAUTIFULLY INTERTWINED

Architecture and art are intertwined in this New Construction home designed by AIA award-winning architect Rebecca Binder of Binder Architects., while Nancy Monk and Randy West collaborated to create a beautiful art piece that complements those sleek angles and windows of the structure. The open-concept first level blends the indoor and outdoor living spaces, with six sliding door panels that open the living room and kitchen to your private bamboo-lined patio.

MLS#16-183660
 Tamra (Tami) Pardee 310-907-6517
 HALTON PARDEE

www.HaltonPardee.com

615 HAMPTON DR, UNIT C304	Lunch	11-2	NEW
\$1,675,000	2+2	2sty-ARCHITECTURAL	



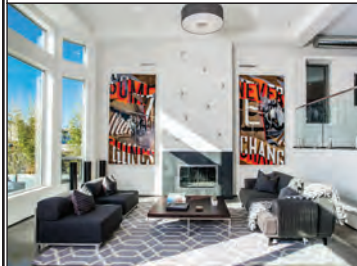
VENICE ART LOFTS

Designer done imaginative live & work loft in the heart of Venice. This 2-story loft is one of the largest floor plans in the desirable Venice Art loft Complex. Soaring gallery walls, large windows, raw finishes, concrete and wood floors, elegant marble master bath and more. Enjoy relaxing on your sun drenched private roof top deck with expansive views. Premier location, two blocks from Abbot Kinney and Rose Ave, Main Street and the beach. Secure parking.

Diana Braun 310-866-5039
 COMPASS

12 Marina Del Rey *Single Family*

4411 ROMA CT	Lunch	11-2	NEW
\$4,995,000	3+3.5	MODERN	



VENICE CANAL ENTERTAINER'S DREAM!

Venice Canal Entertainer's Dream! Re-done from rooftop deck to bottom - including all new systems - the home is unparalleled in luxurious quality. The sunken lounge area features polished concrete floors, two-story tall ceilings, and attached outdoor deck while the floor-to-ceiling windows show off the Venice Canals as your backdrop. Cooking is a delight with an expansive 24-ft long kitchen island seating six, finely-crafted Bulthaup custom cabinetry, and new Wolf/Miele/Subzero appliances.

MLS#16-182184
 Tamra (Tami) Pardee 310-907-6517
 HALTON PARDEE


www.HaltonPardee.com

**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

12721 ADMIRAL AVE		Refresh.	11-2	NEW
\$1,375,000	2+2	MID-CENTURY		
				
IMPECCABLE DEL REY GEM NEAR MARINA DEL REY				
Tastefully rebuilt, modern w/ a classic mid-century flair. Impeccable Del Rey gem, nestled in a quiet MDR adjacent neighborhood in Silicon Beach. Step into the light & bright living space, w/ natural oak wood flooring throughout & a wood burning fireplace. Open living space flows into the chef's kitchen, w/ an eat-in bar, & stainless steel appliances. 2 BR including master en suite w/ soaking tub/shower, offering a spa like experience. Bonus garage living space, perfect for an in home workspace.				
MLS#16-183024				
Laura Kellam		310-748-5344		
BERKSHIRE HATHAWAY				
Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Wshr				

11616 CHARNOCK RD		Open	11-2	NEW
\$850,000	3+2	MID-CENTURY		
				
Excellent remodel, fixer or investment property. Single story 6 room, 3 bedroom, 2 bath with carport ready for your remodels. House is 1569 square feet on 5195 level lot. Large deck with built in spa.				
MLS#16-181168				
Rhonda Goff		3104222031		
COLDWELL BANKER RESI				
Dshwshr,Grbg Disp,Micro				

12 Marina Del Rey Condo / Co-op

310 WASHINGTON BLVD #206		Open	11-2	NEW
\$1,549,000	3+3	CONTEMPORARY		
				
FABULOUS SILICON BEACH TOWNHOME!				
Fabulous Silicon Beach townhome! Move right in to this gorgeous turnkey designer decorated townhome with private garage, just 3 blocks to the beach. Dark distressed wood floors, fabulous kitchen with stainless Bosch and Thermador appliances. Living room with fireplace, laundry room with new washer & dryer. Master bedroom with 2 walk-in closets. In the Latitude exclusive beach collection, with concierge and gym. Moments from shopping and restaurants.				
MLS#16-179998				
Peter & Ty Bergman		310-821-2900		
BERGMAN/GIBSON INT'L				
310washingtonblvd206.com				

12512 WOODBINE ST		Open	11-2	rev
\$1,995,000	5+4	2sty-TRADITIONAL		
				
PRIVATE, PEACEFUL & PERFECT 5 BD/4BA POOL & SPA!				
This emotional, traditional home w/a wrap around porch has excellent curb appeal. Open the front door & be greeted by a marble entry & a grand staircase. The formal living rm w/ custom woodwork & large windows allow for an abundance of natural light. A detailed mantel surrounds a wood burning frplc to keep you warm as ocean breezes roll in. Upstairs, the large master suite has a spacious walk in closet & bathroom. Outside there is a bonus structure w/permit, pool and spa. Live on a grand scale!				
MLS#16-180838				
Sherri Noel		310-482-2175		
KELLER WILLIAMS-SANT				
Blt-Ins,Dshwshr,Rng/Ovn				

4730 LA VILLA MARINA #J		Open	11:30-2	NEW
\$759,000	2+2.5	TRADITIONAL		
Ideal location overlooking the lush courtyard & pool. This unit features a great open floor plan w/ sliding glass doors that open up to an expansive patio, renovated kitchen, & attached 2 car garage.				
MLS#16-182898				
www.JesseWeinberg.com				
Jesse Weinberg		800-804-9132		
KELLER WILLIAMS				


4137 CHASE AVE		Refresh.	11-2	rev
\$1,325,000	3+2	1sty-CALIFORNIA BUNGALOW		
				
FABULOUS MAR VISTA GEM REDUCED				
Enjoy the classic charm of this 1940's home in the lively Mar Vista area. The abundantly sunny living room is centered behind picturesque, floor-to-ceiling paneled windows. The cozy dining area is nestled behind a traditional bay window overlooking the fresh, drought-friendly landscaping of the front yard. In the kitchen, enjoy updated features and a subway tiled backsplash and butcher-block counters beneath rustic blue cabinetry.				
MLS#16-175304				
Tamra (Tami) Pardee		310-907-6517		
HALTON PARDEE				
Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg,Oth				

13 Palms - Mar Vista Single Family

3201 CORINTH AVE		Open	11-2	NEW
\$1,750,000	3+3	1sty-TRADITIONAL		
				
PRECIOUS MEMORIES START HERE 3BD/3BA WITH LARGE BACKYARD!				
Enter thru the front door to this traditional, yet modern home and be greeted by an open floor plan w/large windows that allow natural sunlight to flow thru out. The lrg frm dining rm off the entry has a contemporary frplc. Enter into a spacious living rm w/another frplc set btwn built-in cabinets. The open kitchen has crisp, white cabinets w/beautiful, dark granite countertops & stainless steel appliances. A charming home close to Mar Vista Park & the award winning Mar Vista Elementary School.				
MLS#16-182202				
Sherri Noel		310.994.8721		
KELLER WILLIAMS-SANT				
Blt-Ins,Micro,Rng/Ovn				

13 Palms - Mar Vista Condo / Co-op

3627 KEYSTONE AVE, UNIT 2		Open	11-2	NEW
\$799,000	3+2.5	TRADITIONAL		
				
TOWNHOUSE STYLE CONDO IN PALMS/ CULVER CITY ADJACENT				
3BR/2.5BA with over 1,500 square feet, hardwood floors on the 1st level, brick fireplace, eat-in kitchen & private laundry room. New carpet and paint in bedrooms. Private rooftop deck with stunning city views, ready for your own personal touch. There are only 5 units in the building lending itself to quiet privacy. Gated parking garage with 2-car tandem parking. Mere minutes from downtown Culver City and all of its shops and restaurants.				
MLS#16-182984				
The Kostrey Collection		323-785-7545		
NOURMAND & ASSOC.-HW				


4325 COOLIDGE AVE		Refresh.	11-2	NEW
\$1,195,000	3+2	1sty-CRAFTSMAN		
				
CRAFTSMAN BUNGALOW HEAVEN				
Heavenly Craftsman Bungalow tucked behind hedges for complete privacy, Step into the entry hallway, past the delightful sun room & discover a warm dramatic interior w/ splendid light & beautiful handcrafted details. Expansive formal dining room offers a built-in buffet (w/ kitchen pass-through!), Batchelder-style fireplace & window seat. Large country kitchen w/ office nook opens to a serene backyard oasis that's perfect for al fresco dining and entertaining. What a magical place to call home!				
MLS#16-182984				
Jerry Jaffe		310.403.4925		
TELES PROPERTIES				

10790 ROSE AVE #109		Lunch	11-2	NEW
\$739,000	2+3	CONTEMPORARY		
				
EXCEPTIONAL WESTSIDE VILLAGE CONDO LIVING!				
Welcome home to this sun drenched double master suit unit. The contemporary styled unit feels rich & open w/ large windows that capture light & greenery showcasing the lovely outdoor area for entertaining or intimate dining. All chefs will appreciate the stainless steel appliance & custom fitted interior sliding organizers. The masters exhibit an abundance of space w/ spacious walk in closets, & custom plantation window shutters. Building appointments include spa, pool & gym.				
MLS#16-182984				
Nancy Osborne		3109076517		
HALTON PARDEE				
Blt-Ins,Cbl,Dshwshr,Grbg Disp,Micro				

TUESDAY

14 Santa Monica *Single Family*

2711 2ND ST	Open	11-2	NEW
\$4,499,000	3+4	2sty-CRAFTSMAN	



CONTEMPORARY CRAFTSMAN BEACH COMPOUND

Sited within a charming neighborhood blocks from both the ocean and the urban utopia of Santa Monica's Main Street, this contemporary craftsman-style beach compound has been masterfully reimagined, breathing a fresh modern aesthetic into a rich architectural storyline. Journey beyond the front gate to reveal three structures—a main residence, one-bedroom guest house and open-air studio—embracing a dreamlike entertainer's courtyard and pool.

Alex Quaid
PARTNERS TRUST OP 3107171054

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

1760 WELLESLEY DR	Open	11-2	rev
\$1,749,000	4+3	TRADITIONAL	



OCEAN VIEWS FROM THIS 2,510SQFT TRADITIONAL


Don't miss this impressive 2,510sqft traditional located on a corner lot in Sunset Park. Perched up on top of the hill, this home has great views from the second level master suite. There are three additional bedrooms downstairs with two bathrooms. The remodeled kitchen has tons of counter space and cabinets and it opens up to the adjacent living room. This home has lots of windows that were recently replaced, making it extremely light and bright. Grant Elementary School!

MLS#16-179108
Wheeler Coberly 310.351.6234
PARTNERS TRUST BW

Dshwshr,Rng/Ovn,Fridg

14 Santa Monica *Condo / Co-op*

2320 3RD	Refresh.	6-9	NEW
\$2,699,000	3+4	ARCHITECTURAL	



THREE ON THIRD - WINE AND CHEESE 6:00 -9:00 VALET PARKING

New Architectural-! 3 + 4 roof top deck / OCEAN VIEWS! 2 blks to BEACH, 1 blk to Main ! Amenities - Soaring Redwood ceilings, floating staircase, Gourmet kitchen with Wolf and Sub Zero , waterfall Quartz countertop! European Oak flooring, museum ceilings and walls,! Baths- Duravit and Cal fixtures, Ann Sacks Tile! Master bath has heated floor! Nest Thermostat, tankless water heater, water purification system, Cat-6! secure subterranean private 2 car garage and separate storage!

MLS#16-179692
Ian L Brooks 310-428-6569
BERKSHIRE HATHAWAY

DIVINE WINE + CHEESE 6-9 VALET PARKING

2316 3RD	Refresh.	6-9	NEW
\$2,599,000	3+4	ARCHITECTURAL	



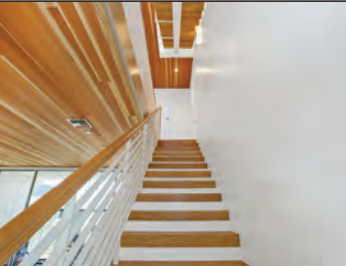
THREE ON THIRD - WINE AND CHEESE 6:00 -9:00 VALET PARKING

New Architectural Townhouse - Where form & function achieve perfection! Lux 3+4, roof-top deck, OCEAN views! 2 blks to BEACH, 1 blk to Main St.! Features - Redwood ceilings, White Oak floors, museum ceilings/ walls, Gourmet kitchen w/ waterfall countertop, Wolf & Sub Zero. Baths- Duravit & Cal fixtures, Ann Sacks Tile! Master bath- heated floor! Nest Thermostat, tankless water heater, water purification system, Cat-6! Additional amenities include private 2 car garage and storage space!

MLS#16-179666
Ian L Brooks 310-428-6569
BERKSHIRE HATHAWAY

DIVINE WINE AND CHEESE 6-9 VALET PARKING

2318 3RD	Refresh.	6-9	NEW
\$2,499,000	3+4	ARCHITECTURAL	




THREE ON THIRD - WINE AND CHEESE 6:00 -9:00 VALET PARKING

New Architectural - detail and design articulate perfection! 3 + 4, 485 sf rooftop deck w/ OCEAN VIEWS! 2 blks to BEACH, 1 blk to Main St! Soaring Redwood ceilings. 2 Terraces ! European White Oak Floors, Museum ceilings & walls, Gourmet kithn w/ Quartz waterfall countertop, Wolf & Sub Zero appliances, Baths- Duravit and , Ann Sacks tile, Master bath- heated floor, Nest Thermostat, Tankless Water heater, water purification system, Cat-6. subterranean 2 car garage with storage space!

MLS#16-179682
Ian L Brooks 310-428-6569
BERKSHIRE HATHAWAY

DIVINE WINE + CHEESE= ARCHITECTURE + ART

1128 17TH ST #A	Open	11-2	NEW
\$1,695,000	3+2.75	TRADITIONAL	



WONDERFUL SM TOWNHOME, N. OF WILSHIRE

Premier front unit w/ 2 patios & great light. The unit has been lovingly updated w/ a new kitchen, baths, floors, window treatments, lighting, etc. Great master suite plus 2 more bedrooms & office upstairs. Downstairs, enjoy an open kitchen/dining room, a formal living room w/ fireplace & a separate den. Front patio faces the street & the side patio is huge w/ an electric awning & turf surface. 2 side by side gated spots. HOD includes EQ. Franklin school district. 4 blocks to expo line station.

MLS#16-183044
Richard Stearns 310.850.9284
PARTNERS TRUST BW

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

14 Santa Monica *Income*

1847 18TH ST	Open	11-2	NEW
\$1,949,999	2sty-CONTEMPORARY		



SANTA MONICA TRIPLEX RENT CONTROL EXEMPT

Excellent opportunity to have it all in one property: perfect apartment for owner/occupier with private yard, significant rental income (approx \$5900 with empty unit, or \$9000 if rented). Currently 3 units one of which recently custom remodeled per owners specs offering numerous upgrades such as french doors leading to a private backyard with fruit trees, custom kitchen, inside WD units and additional mother in law quarters perfect for a visitor/ office or bonus space.

MLS#16-183898
Alex "Zan" Sacker 310-560-1622
KWSMSACKERLOVELL.COM

None

THE MLS .COM Property Website & Virtual Tour

Available for all your Active, Back-up, and Pending listings.



TUESDAY

14 Santa Monica Lease

1055 19TH ST #2	Open	11-2	NEW
\$6,200	3+3	2sty-TRADITIONAL	



3 BEDROOM+3 BATH+DEN+BONUS ROOM IN FRANKLIN SCHOOL DISTRICT

Light & Bright, South-Facing, spacious townhouse. The main floor has the living room with a wood-burning fireplace, a dining area, kitchen, a Den/Office and a full bath. Downstairs is the direct-entry, 2-car private garage, and a 200 square foot bonus room. There are all new wood floors on the main level and new carpet on the other levels. The living room opens to a large enclosed patio. Inside side by side Laundry. Close to Wilshire and Montana shops & restaurants.

MLS#16-180044
 RANDY TROUP 310-571-1355
 CB - BRENTWOOD

1 Block North of Wilshire

15 Pacific Palisades Single Family

1135 RIVAS CYN	Refresh.	11-2	NEW
\$21,500,000	8+12	CONTEMP MED	



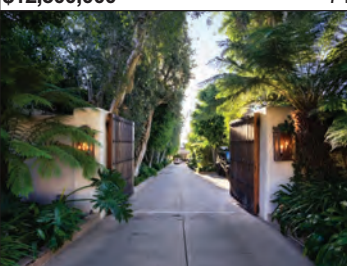
EXQUISITE EQUESTRIAN RETREAT ON 3.4 ACRES

New construction. 8 beds, 12 ba, theater, game room, gym, wine tasting room, dual master with Japanese soaking tub, and traditional dressing rooms with contemporary finishes and 50 linear ft of closet space. Teppanyaki grill and pizza oven, the gourmet kitchen designed with portabella cabinets. Guesthouse, pool cabana with dry and steam sauna, and a 360 zero-edge pool. Additional approx 1.5 acre horse property granting direct access to Will Rogers Park and Polo Fields.

MLS#16-167510
 Joyce Rey 310-285-7529
 CB/AGENCY

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

1034 NAPOLI DR	Open	11-2	NEW
\$12,500,000	7+10	3sty-VILLA	



TROPHY PROPERTY I RIVIERA COUNTRY CLUB VIEWS!

Trophy Property on approx one acre situated overlooking the Riviera Country Club - Walled and gated with huge private frontage- very private Absolutely Idyllic - Fabulous golf course views with some ocean views from upper level. Architect was Peter Choate. Spacious main house situated down long private drive. 7 bedrooms 9 baths plus guest house -2 separate garages w/ parking for 4 cars plus motor court parking - Enormous potential!

MLS#16-183998
 Mann/Marshall 310-720-0010
 BEVERLY HILLS NORTH

South of Sunset on Napoli

915 AMALFI DR	Open	11-2	NEW
\$9,995,000	7+6.5	TRADITIONAL	



INCREDIBLE PROPERTY SET ON HUGE LOT IN PRIME LOCATION

This romantic estate is set on a HUGE lot w/ almost an acres of serene parkland in Pacific Palisades. Beyond an expansive grassy yard & set back from the street, the home is framed by gardens & beautiful landscaping. The 7bd & 6.5ba home is beautifully detailed & features wood floors, crown moldings, wainscoting & large windows that flood the interior w/ sunlight. Lose yourself in this enchanting estate and imagine the endless possibilities!

MLS#16-159874
 Kurt Rappaport 310-860-8889
 WEA

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



**Do RIGHT by Your Sellers
Put their Property in the MLS**

Listings in the MLS Get More Exposure
More Offers & More Money

338 SWARTHMORE AVE	Open	11-2	NEW
\$5,795,000	5+6	3sty-CAPE COD	




AMAZING OPPORTUNITY IN SOUGHT AFTER LOCATION NEAR THE BLUFFS

Elegant Cape Cod! Beautifully sophisticated designed interior. 5 bedrooms, 6 bathrooms with hardwood floors, high ceilings, media room, large wine cellar and light and bright. Large open kitchen/family room opens through French doors to backyard and sports court. Must Not Miss!

MLS#16-183384
 Dan Urbach 310.230.3757
 BERKSHIRE HATHAWAY

www.441PuertoDelMar.com

441 PUERTO DEL MAR	Lunch	11-2	NEW
\$2,895,000	4+4	OTHER	




PRIME EL MEDIO BLUFFS

Sited just a half block from the bluffs on the Las Pulgas Canyon rim, this Contemporary Spanish offers bucolic views of the canyon and a peek of ocean. The 2 story entry welcomes you into the light filled, open floor plan with great room and cook's kitchen. Featuring 4 bedrooms and 3.5 baths in 3,870 sq/ft of living area (per appr). The home is on 3 levels, all of which enjoy canyon views and natural light. The generous master suite upstairs and 3 additional bedrooms on lower level.

MLS#16-183384
 Dan Urbach 310.230.3757
 BERKSHIRE HATHAWAY

www.441PuertoDelMar.com

394 ARNO WAY	Open	11-2	NEW
\$2,442,000	3+3	VILLA	



PRIME BEL-AIR BAY CLUB LOCATION

From the moment you enter this 3bd/3ba villa in the much desired upper Bel-Air Bay Club neighborhood you will be captivated by the spacious, open & light-filled rooms, dramatic floor to ceiling windows and seamless flow to the immaculately landscaped outdoor spaces. Large remodeled cook's kit. Generous upstairs priv master suite. 2 downstairs bedrooms w/ ensuite baths. Inviting backyard w/ secluded spa. Add'l features: hardwd flrs, 4 FP's, 2-zone A/C, sec w/ 8 cameras & 2 car dir access garage.

MLS#16-182918
 Dan Urbach 310.230.3757
 BERKSHIRE HATHAWAY

www.394Arno.com

1669 SAN ONOFRE DR	Open	11-2	rev
\$24,995,000	7+10	OTHER	



LEGENDARY PALISADES RIVIERA ESTATE

Italianate compound w/spectacular views. Legendary history, once home to Ronald Reagan. No expense spared. This one-of-a-kind estate is the latest offering from acclaimed designer/developer Jaman Properties. New construction, old-world craftsmanship & modern tech. Grand 2-story entry; pro screening room; chef's kitchen/family rm; formal dining & paneled library--all open to panoramic views, entertainment areas & saltwater pool w/invisible spa. Master + 5 add'l en suite BRs & sep guest house.

MLS#16-159874
 Kurt Rappaport 310-860-8889
 WEA

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

687 AMALFI DR	Open	11-2	rev
\$15,995,000	7+10	2sty-CAPE COD	



NEW CONSTRUCTION - LUXURIOUS EAST COAST TRADITIONAL.

Luxurious East Coast traditional melds seamlessly into modernized farmhouse vernacular, inviting casual informal living. The interior exemplifies a bright airy open floor plan with walls of doors opening to multiple outdoor spaces including alfresco dining, BBQ and pool areas. The kitchen has triple islands which flow together for convivial mingling and meal making. Extraordinary amenities include gym, home theater, wine room, sports bar and pool room. Main rooms orient to the rim views.

MLS#16-164652
 James Respondek 310-255-5411
 SOTHEBY'S INTERNATIO

BBQ,Blt-Ins,Cent Vac,Dshwshr,Dryer,Other

TUESDAY

545 CATALONIA AVE	Open	11-2	rev
\$2,895,000	4+5	MODERN	



UPDATED MODERN RANCH W/ SPECTACULAR OCEAN & CITY VIEWS


Artfully and cleverly updated and expanded by David Kellen, AIA, who trained under Frank Gehry and Frank Israel. Comfortable and casual with 4 bedrooms plus an office and den. Master suite with unbelievable ocean and city views. Great yard with grassy area and large pool. Outdoor decks and patios too! Great modern "hang out" kitchen. Hardwood floors, vaulted ceilings, tons of light. Bright and open living spaces.

MLS#16-160058
Richard Stearns 3108509284
PARTNERS TRUST BW

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

15 Pacific Palisades *Condo / Co-op*

1936 PALISADES DR	Open	11-2	NEW
\$1,249,000	2+3	1sty-CONTEMP MED	



GLORIOUS VIEWS + OPEN FLOOR PLAN = VERY SPECIAL PROPERTY

Explosive views of the mountains & ocean. Gated courtyard entry. Sprawling main level is flooded w/ natural light. Eat-in kitchen w/ center island, formal dining room & a living room w/ vaulted ceilings all have inspirational breath-taking views. A spacious den w/ fireplace & an extremely large deck to enjoy the beauty of indoor/outdoor living complete the main level. Downstairs are two bedroom suites each with serene views and access to an open-air terrace. Rare offering & a prized possession.

MLS#16-182944
Nicolas Beauvy 310-691-9595
COLDWELL BANKER PPAL

www.1936palisades.com

15 Pacific Palisades *Lease*

1651 CAPRI DR	Open	11-2	NEW
\$20,000	4+5	TRADITIONAL	



CHARMING TRADITIONAL FOR LEASE IN UPPER RIVIERA \$20K/MO

This beautifully gated and exquisitely designed upper Pacific Palisades Riviera home boasts ocean and mountain views, gardens, privacy, outdoor dining, and glorious pool/spa. The 4 Bd Cape Cod home exudes both modern style and European charm. Master bedroom has a sitting area, fireplace, and outdoor patio. The 3 en-suite guest/kids Bds. A gourmet kitchen and an office with fireplace complete the main level. A large den/screening room with French doors opens to an outdoor entertaining area.

MLS#16-180946
Cynthia Ambuehl (424) 321-4947
THE AGENCY

Avail. January 1, 2017 | furnished \$22k

1651 SAN ONOFRE DR	Open	11-2	NEW
\$15,000	3+4	1sty-MEDITERRANEAN	



STUNNING VIEW PROPERTY FOR LEASE IN UPPER RIVIERA \$15K/MO

Located in the prestigious upper Riviera of the Palisades, this stunning view property is truly a gem on one of the most exclusive streets. The approximately 3,500-square-foot home boasts three bedrooms, three-and-a-half bathrooms. Upon entry you are greeted with vaulted ceilings, archways and floor-to-ceiling French doors which open onto the expansive outdoor patio space with panoramic city and ocean views.

MLS#16-182428
Cynthia Ambuehl (424) 321-4947
THE AGENCY

Available ASAP

17 Mid-Wilshire *Single Family*

152 S SERRANO AVE	Open	11-2	633 H1	NEW
\$1,195,000	0+0	2sty-CRAFTSMAN		



LARGE 5,492 HOME IN TOP KOREATOWN/MID WILSHIRE LOCATION

Fantastic opportunity to acquire a large home in top Koreatown-Mid Wilshire location. Original Craftsman style 2-story home apx 2,292 sq ft originally built in 1908. Former owner built a huge two story addition of apx 3,200 sq ft (CofO obtained in 2008) to the rear of original dwelling. Great for extended families, home office, or buyers who require creative space for their own use...so many possibilities! Other upgrades include solar panels with upgraded elec panel w/permits Finaled in 2014.

MLS#16-182590
Gary Tani 310-213-0522
COLDWELL BANKER SPEC

18 Hancock Park-Wilshire *Single Family*

538 S PLYMOUTH	Open	11-2	NEW
\$3,980,000	4+4	COUNTRY FRENCH	




REIMAGINED ONE-LEVEL FRENCH CHÂTEAU IN PRIME WINDSOR SQUARE

Stunning home w/immaculately manicured front yard, tranquil fountain & gorgeous brick driveway sits on expansive lot. High ceiling entry opens to sunken living room. Remodeled kitchen w/new appliances, cabinetry & counters. Versatile den/office w/built-in shelving. Master suite w/gorgeous bath & French doors to large backyard w/garden, pool & covered courtyard- the perfect space to relax. 2 fireplaces, new flooring throughout, new paint in & outside. Come experience the finer things in life!

MLS#16-182590
John Duerler 2139242208
HANCOCK HOMES REALTY

Rng/Ovn

122 S VAN NESS AVE	Open	11-2	633/G1	NEW
\$3,500,000	4+4	2sty-MEDITERRANEAN		



MEDITERRANEAN REVIVAL IN WINDSOR SQUARE

PROMINENTLY SITED ABOVE THE STREET IN HISTORIC WINDSOR SQUARE WITH 4 BEDROOMS, 4 BATHS, DEN, MEDIA ROOM, AN OPEN FAMILY KITCHEN WITH THE REQUISITE STAINLESS STEEL APPLIANCES & A GARAGE CONVERSION HANDSOMELY COMPLIMENTING THE ARCHITECTURE. A RECENT & RESPECTFUL RESTORATION OF THIS CLASSIC RESIDENCE COMPLIMENTS PRESENT & EXPECTED STANDARDS. POOL/SPA AND GARDENS ARE PRIVACY ENHANCED WITH ITALIAN CYPRESS.

MLS#16-182590
Timothy Enright 310.652.6600
THE ENRIGHT COMPANY

www.TheEnrightCompany.com

219 N NORTON AVE	Open	11-2	NEW
\$3,299,000	5+4.5	2sty-TUDOR	



MAJESTIC 1925 ENGLISH TUDOR ON SPRAWLING WINDSOR SQUARE LOT!

From the Estate Collection of the late fashion designer, Christian Audigier, this manor boasts an expansive step down lvg rm accentuated w/barreled ceiling, wood shuttered windows, gleaming hardwood floors & arched entryways, Chefs kitchen complete w/smooth concrete countertops, glass embellished cabinets, state-of-the-art appliances & breakfast bar, spacious master suite and converted attic suite. Outdoor space includes pool w/spa, expansive brick sun deck, dining terrace and guest house!

MLS#16-182590
Rory Posin/Kristian Bonk 310-839-8500
RE/MAX BEVERLY HILLS

www.RESULTSRealEstateGroup.com

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

501 S NORTON AVE	Open	11-2	red
\$1,350,000	4+4	2sty-TRADITIONAL	



ELEGANT 1939 2-STORY HOME IN THE HEART OF WINDSOR SQUARE

Main level has large entry foyer, large living room w/ fireplace & detailed crown moldings, formal dining rm, eat in kitchen w/ center island, powder rm, separate laundry rm, sun rm leading to rear yard. Upstairs, large master suite with recently remodeled bathroom & 2 other bedrooms, one w/ private bathroom. Plus additional 2nd level bdrm w/ its own bathroom w/ separate private exterior entrance apparently built by original owner for his chauffeur. One car attached garage with direct access.

MLS#16-175202
Pete Buonocore 323-762-2561
KW - LARCHMONT

www.COREGROUPLA.COM

639 N JUNE ST	Open	11-2	rev
\$2,999,000	5+5	CONTEMPORARY	



CHIC & MODERN REIMAGINATION IN HANCOCK PARK ON DOUBLE LOT

Located in prestigious Hancock Park, this five-bedroom, five-bathroom traditional on a rare double-lot just completed an extensive restoration for today's modern lifestyle. Public rooms lend generous space for intimate living/ grand entertaining with effortless indoor/outdoor flow. The residence's almost 13,000 SF grounds include resort-style pool, sprawling grass-covered yard areas and a porte-cochere leading to the large garage. Just blocks to chic Larchmont Village eateries and boutiques.

MLS#16-171374
Eric Lavey 310-908-6800
THE AGENCY

Blt-Ins,Dryer,Grbg Disp,Hood Fan,Other

165 S HUDSON AVE	Open	11-2	rev
\$9,995,000	6+9	MEDITERRANEAN	




NEW PRICE - SPECTACULAR PAUL WILLIAMS MEDITERRANEAN

Spectacular Paul Williams on the premier street in Hancock Park. Newly remodeled/expanded masterpiece. Double height entry, formal living & Great Room. Dream kitchen w/2 sinks, oversized fridge, wine fridge, warming drawer, oak cabinets, Calacatta counters. 5 en-suite bed/bath + Den. Master w/fireplace, WIC, balcony + bath w/skylight. Backyard w/pool/spa/water features, built-in BBQ & impeccable landscaping. One of the finest homes ever offered for sale in Hancock Park - grab the Brass Ring!

MLS#16-152552
John Duerler 2139242208
HANCOCK HOMES REALTY

BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other

722 S MUIRFIELD RD	Open	11-2	rev
\$2,650,000	5+4	TRADITIONAL	



REDUCED PRICE!

Completely remodeled light-filled home with an imposing entrance on a large corner lot. Grand living room, formal dining room, breakfast room, family room, powder room, kitchen, and laundry room. Five bedrooms and three baths on the second floor. Generous storage areas on the third floor.

MLS#16-174520
Sandra Boeck 323-860-4240
COLDWELL BANKER HPS

Co-Listed

184 S HUDSON AVE	Open	11-2	rev
\$7,995,000	8+8	OTHER	



STUNNING ITALIAN RENAISSANCE REVIVAL

Stunning Italian Renaissance on the premier street in Hancock Park. Atop nearly 2/3-acre corner lot, this resort-like property has 7-bed/ 5.5-bath main house, 1-bed/ 1.5-bath guest house & expansive backyard w/enormous pool. Divine details include moldings, decorative ceilings, parquet wood floors, marble fireplaces & gorgeous sconces. Includes private bar, phone room, working elevator, expansive basement & 2 driveways that lead to motor court. Don't miss the chance to own a true life of luxury!

MLS#16-178474
John Duerler 2139242208
HANCOCK HOMES REALTY

541 N CAHUENGA BLVD	Open	11-2	rev
\$2,595,000	4+4.5	2sty-SPANISH	



GORGEOUS SPANISH!

Nestled between the LA Tennis & Wilshire Country Clubs in Hancock Park proper, this 4 bed / 4.5 bath Spanish (2 bed / 2.5 baths down & 2 bed+ office/2 baths up) was gutted w/ new 2nd story expansion + garage. Intimate courtyard w/ fountain off dramatic barrel ceilinged living room; luxurious master suite; Formal dining, gourmet kitchen, custom maple cabinets, stainless appliances. 180 ft deep yard with 44 ft long, 9 ft deep black bottom salt water pool+ spa & fire pit. Move right in.

MLS#16-135146
Lisa Hutchins 323-460-7626
COLDWELL BANKER RES.

Dshwshr, Rng/Oven, Washer, Dryer, Refrig

74 FREMONT PLACE	Open	11-2	rev
\$6,995,000	6+6	2sty-SPANISH	



CALIFORNIA SPANISH. PERFECTION!

Step into the perfect home. Quality construction with upgrades too numerous to outline. 5 bedrooms & 5 baths in main house. His & Her master baths & closets. Cooks kitchen with 60" Wolf range with French top, 2 islands & 3 sinks. Original character with top of the line upgrades. One of the best outdoor entertainer's area ever! Dine under the pergola while the wood burning fireplace glows. Fully equipped outdoor kitchen. Designer gardens. Pool & Spa. Guesthouse & separate office. Gym off kitchen.

MLS#16-149618
The Woodwards 323/762-2571
KW LARCHMONT

Private. Luxurious. Inviting.

266 S IRVING BLVD	Open	11-2	bom
\$2,499,000	5+4	3sty-COUNTRY ENGLISH	



BACK ON MARKET


BACK ON MARKET !! Bring your developers, home buyers or speculators. The house is vacant and easy to show. Originally the house was built in 1921 and consists of 3 floors. The 3rd floor square footage is approximately 967 sq. ft. and not included in the recorded square footage. Endless possibilities for development or remodel. Nice floor plan flow between the living, dining and family room areas. Covered patio leads out to a good size flat grassy yard in back with room for a pool.

MLS#16-137224
Bruce Walker 310-623-8722
RODEO REALTY - BEVER

refrigerator

18 Hancock Park-Wilshire Condo / Co-op

250 S PLYMOUTH	Open	11-2	633/G1	rev
\$3,850,000	5+5	2sty-MEDITERRANEAN		



NEW LOWER PRICE-DONE-POOL-LG GUEST HOUSE-2 BLKS FR VILLAGE

Motivated Seller.Over 4400sf.Restored by noted architect William Hefner in coveted Windsor Sq & featured in HOUSE BEAUTIFUL.Gracious main house has 4BDS/2.5 BAS while the charming gst house has a 1BD/1BA suite w/pvt gym/office/1/2BA. European inspired yd w/ resort style pool. Lg kitchen/butler's-Wolf/Sub Zero/Miele appls.Finest details thruout: frpl.beamed ceilings,.custom cabinetry,rich dark hdwds,Waterworks fixtures,honed marble floors/counters,original mill work/iron railings.Updated systems.

MLS#16-160882
Bill Coveny 310-994-2344
BERKSHIRE HATHAWAY

www.250plymouth.com

4460 WILSHIRE #508	Open	11-2	NEW
\$1,095,000	2+3	CONTEMPORARY	



Rare opportunity to own a SOUTH FACING, 2Bed/2.5Bath, 2,001 sf unit overlooking "Fremont Place Estates" at the highly coveted "Wilshire Fremont". Quiet & bright unit w/ serene views, open floor plan, hardwood floors, open kitchen with ample cabinet space, recessed lighting, crown molding, fireplace, high ceilings, sizeable balcony, etc. Second bedroom has own bath. Amenities include: 24- hr. doorman, pool, spa, conference/multi-purpose room.

MLS#16-183026
June Lee / James Song (323) 841-7773
COLDWELL BANKER HPS

Dshwshr,Intrcm,Rng/Ovn

TUESDAY

647 WILCOX AVE #3F	Open	11-2	rev
\$975,000	2+3	CONTEMPORARY	



REMODELED TWO BEDROOM CONDO W/GOLF COURSE VIEWS

This top floor unit has wonderful golf course views of the 14th fairway & 13th hole. The kitchen is updated w/ stainless steel appliances, granite counter top, custom cabinetry and tile flooring. Spacious living room & balcony are delightful for indoor-outdoor entertaining. Wood flooring, remodeled baths, recessed lighting and plenty of closets & storage. Hancock Park Terrace offers a lushly landscaped, guard-gated community with pool & spa - just minutes to Larchmont Village.

MLS#16-178064
P Bartenetti / B Allen (323) 610-1781
COLDWELL BANKER HPN

Call Barbara Allen for Showings

6058 PICKFORD ST	Open	11-2	rev
\$1,139,000	3+4	NEW PROJECT	



NEW HOMES! HUGE ROOF DECKS! BIG VIEWS!

Style & sophistication abound at Pickford Court, which includes 8 NEW Modern single family homes. Crafted to entertain, the open floor plan w/designer done kitchens w/ center island that flows to the dining & living rooms. Huge private roof top terraces w/views from DTLA to the Westside. Master suite w/walk-in closet, beautifully tiled bath & dual sinks. Controlled access & private garages w/direct entry. Minutes from the Grove, Farmer's Market, Beverly Hills & freeway to Downtown or the Beach.

MLS#16-179276
Grant Linscott 323-300-1174
KELLER WILLIAMS REAL

Blt-Ins,Dshwshr,Hood Fan,Rng/Ovn,Fridg

645 WILCOX AVE #3B	Open	11-2	rev
\$875,000	1+2	CONTEMPORARY	



MID CENTURY ONE BEDROOM CONDO

This top floor unit has the best views of the 13th hole & 14th gateway. Architect redesigned open floor plan creates a seamless flow between spaces that maximizes the golf views from every room. Contemporary, finely crafted woodwork throughout. Spacious living room & balcony, Canadian maple wood flooring, hip remodeled baths, recessed lighting, built-in workspace and plenty of closets & storage. Hancock Park Terrace offers a guard-gated community with pool & spa - minutes to Larchmont Village.

MLS#16-183038
P Bartenetti / B Allen (323) 610-1781
COLDWELL BANKER HPN

Call Barbara Allen for Showings

1213 S DUNSMUIR AVE	Open	11-2	rev
\$924,000	2+3	MODERN	



5 HOMES REMAINING AT THE WILSHIRE VISTA!

Introducing The Wilshire Vista feat. 6 NEW architectural homes feat. beautiful finishes & dramatic open spaces. Walls of glass, wood floors throughout, & incredible volume w/abundant natural light. Main level incl. designer kitchen w/quartz counters & high-end SS appliances, & open living room w/mezzanine level that could be an additional bedroom. Designer baths, & en-suite Master w/2 closets. Large, private roof decks w/dazzling views. Minutes to the beach, the Grove or DTLA.


MLS#16-175322
Grant Linscott 323-300-1174
KELLER WILLIAMS REAL

Dshwshr,Hood Fan,Rng/Ovn,Fridg

19 Beverly Center-Miracle Mile *Single Family*

20 Hollywood *Single Family*

6443 LINDENHURST AVE	Open	11-2	NEW
\$3,795,000	4+6	SPANISH	



STUNNING NEW CONSTRUCTION IN BEVERLY GROVE!

Tri-level Spanish featuring open kitchen with Thermador appliances, family room, living room with fireplace and French doors leading to private yard with salt water pool, spa and cabana. A spiral staircase leads to the lower level offering an en suite bedroom, patio and media room. The upper level has three en suite bedrooms including a master suite with walk-in closet, balcony and spa bath. Features: marble, Ceaserstone and porcelain tile, wide-plank oak floors, home automation and 3 AC units.

MLS#16-183520
Allison Schwarz
COMPASS

www.LindenhurstHouse.com

6612 W WARING AVE	Refresh.	11-2	red
\$1,625,000	4+2	SPANISH	



TWO SPANISH REVIVAL HOMES ON ONE LOT

Very rare two separate homes on corner lot of a R1 zoned block just N of Hancock Park in highly desirable SoHo. One home faces Waring; the other faces McCadden. Each home is two bedroom with one bath and both have their own inviting private patio hideaways. Waring home has BONUS 3rd BEDROOM and 2nd BATH. Barrel ceilings & decorative fireplaces in living rooms. Waring offers charming period details. Perfect for Owner/Investor, Potential Family Compound or Investor. Waring delivered VACANT.

MLS#16-168214
Lisa Paperno 323 404 7504
DEASY PENNER & PARTN

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

1243 S CURSON AVE	Open	11-2	NEW
\$1,050,000	2+1	1sty-SPANISH	




SWEET SWEET HOME FOR THE HOLIDAYS!

Charming updated 1920's Spanish home .2 bedrooms 1 bath with hardwood floors throughout , Large living room with coved ceilings ,fireplace ,beautiful original bay window ,separate formal dining room , updated kitchen ,master bedrooms with his and hers closet, up dated bathroom .Great back yard ! Price to sell !The perfect gift ...vacant ...ready for your holiday gathering .

Valerie Cuny/Nicole Kohn 3105295065
JOHN AAROE GROUP

washer /dryer /stove/refrigerator

5150 ROMAINE ST	Refresh.	11-2	NEW
\$998,000	Duplex	2sty-CRAFTSMAN	



OPPORTUNITY KNOCKS GREAT INVESTMENT

Great investment opportunity! Craftsman Duplex side-by-side townhouse-style. These beautifully updated character units offer formal living and dining rooms, fully renovated kitchens and baths plus laundry area. A 3/4 bath completes the first level. Hardwood floors. Great flow from kitchens out to a patio oasis. Upper levels offer 3 well sized bedrooms and a full bath. Front facing bedrooms enjoy a Juliette balcony. Current owner runs Air BnB units delivered vacant. Option to purchase furnished.

Karen Lower 323-804-8043
COLDWELL BANKER

Kitchen appliances, washer-dryers

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



CASA DEL JARDIN AT A TREMENDOUS VALUE!

Presenting 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 & 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

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

NEW! The MLS Stats


Get Statistics for ANY Listing Search.

Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search!
It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!

TUESDAY

21 Silver Lake - Echo Park *Single Family*

2269 COVE AVE Lunch 11-2 \$1,350,000 4+3 2sty-SPANISH		NEW AMAZING SPANISH ON A HUGE LOT W/ VIEWS! COME FOR LUNCH!!! This elegant and spacious turn-key Spanish home offers the best in entertaining and living space. Some of the amazing features include a beautiful new kitchen, new 2-car garage, several decks, new landscaping, all new bathrooms, new tile roof, new plumbing, newer electrical and so much more! Gorgeous city and mountain Views! A true entertainers Paradise!!! Must see to appreciate! Fridge, BBQ Grill, Washer & Dryer, Dishwasher
		
Paul Gilbert 310-266-8136 COLDWELL BANKER		

3648 SHANNON RD RD Open 11-2 \$2,649,000 5+5 TUDOR		rev THE HUNTER RESIDENCE The Hunter Residence, 1929. This exquisite example of Tudor architecture has been lovingly maintained over the years. Beautiful original details & recent upgrades to major systems. On the main level, a grand living room w/ adjoining lounge featuring original stained glass. Updated kitchen & formal dining room. Upper level features a large master suite & 3 family bedrooms. Beautiful grounds that occupy a street-to-street lot. Lower level provides a large family/media room, fireplace & guest bed.
		
MLS#16-175258 Carter + Orland Estates KELLER WILLIAMS REAL		www.CarterOrlandEstates.com

2215 GLENDALE BLVD Open 11-2 \$1,019,000 3+3 MODERN		rev 10 MODERN NEW CONSTRUCTION HOMES IN SILVER LAKE Introducing Ridge, a collection of 10 modern homes in Silver Lake. Each home has been crafted with care and attention to detail that enhance livability and a sense of place. Discriminating buyers will appreciate the thoughtful design, quality of construction, and level of finish in this unique community of homes. Located in the heart of Silver Lake with close proximity to Whole Foods 365, Ginger Grass, Red Lion, the Silver Lake Meadow.
		
MLS#16-178850 Bryant Reichling SOTHEBY'S		www.RidgeSilverLake.com


22 Los Feliz *Lease*

2300 WAYNE AVE Open 12-2 \$7,900 4+4 2sty-SPANISH		NEW OPEN 12-2 PM! CLASSIC 4 BED SPANISH IN FRANKLIN ELEMENTARY! Rare classic Spanish home is the perfect family setting. Located in Franklin Elem. and walking distance to Hillhurst and Vermont Aves. Grand formal living and dining room with vintage details. Huge light and bright kitchen with center island and direct access to 2 large outside patios. Bedroom and office completes the main floor. Second level features huge family room, master suite with fireplace and bath, plus 2 additional beds and baths.
		
MLS#16-180560 Bryant Reichling SOTHEBY'S		www.2300Wayne.com

22 Los Feliz *Single Family*

2333 NELLA VISTA AVE Open 11-2 \$1,497,000 3+2 SPANISH		NEW PICTURESQUE 1920S SPANISH Set above the road on a tree-lined street north of Los Feliz Bl, this elegant home features a remodeled eat-in kitchen w/SS appls & center island. Spacious living room has fl w/Batchelder tile & opens to the dining room. Master has walk-in Closet & vintage-style bath. Lush backyard w/grassy area & brick dining patio offers mature trees & exotic foliage. Plus central HVAC, security system & updated electrical & plumbing. 2-car garage. Close to trendy Hillhurst & Vermont village, & Griffith Park.
		
Rose Ware 213-369-9171 BHHS-BH		Dshwshr, Grbg Disp, Micro, Rng, Ovn


28 Culver City *Condo / Co-op*

11260 OVERLAND AVE, UNIT 14E Open 11-2 \$899,000 3+3		NEW FANTASTIC CULVER CITY TOWNHOUSE Remodeled townhouse in Beverlywood West complex. Open floor plan w natural light. Lrg dining area, spacious living rm, hardwood floors, tiles, recessed lighting, updated windows and new carpet in bedrooms. 3 beds upstairs with 2.5 baths. Downstairs w/ updated chefs kitchen with an island, granite countertops, stainless steel appls, custom cabinetry & wine fridge. Private outdoor atrium w custom fire pit. Master bath w frame-less glass shower & rain shower. Attach 2 car garage w built in storage.
		
Elana Fullmer 310-200-4890 GIBSON INTERNATIONAL		11260overland14e.com

4768 BRYN MAWR RD Open 11-2

\$2,359,000 4+4 SPANISH		red REDUCED TO SELL! Amazing Reduction on Los Feliz trophy home! Hidden high in the best part of Los Feliz hills, with amazing downtown views sits this Spanish Colonial. A courtyard, perfect for entertaining, and featuring a sparkling pool & spa. Original details intact, such as hardwood floors tile work and original wrought iron. Living room with high beamed ceiling, fireplace and attached small library. 3 beds upstairs and large family room + guest bedroom downstairs. Many balconies and patios to enjoy views!
		
MLS#16-131240 Carter + Orland Estates KELLER WILLIAMS REAL		

30 Hollywood Hills East *Single Family*

3200 DURAND DR Lunch 11-2 \$3,899,000 3+3.5 2sty-SPANISH		NEW CASA BELLA ON 3 LOTS Original 1920's Hollywood Spanish style architecture on 3 lushly landscaped lots, walled & gated for privacy. A dramatic 2 story living room features stenciled beam ceilings & a spectacular wall of windows & doors opening to a grassy flat yard and private pool. 3 Bds with 4th converted to a den. Also, on the main level is fully equipped cook's kitchen, a FDR, butler's pantry, & family room. Upstairs features a master suite with views of the property and hills, plus another bedroom.
		
Stefani & Jeeb 3109805304 COMPASS		pool, pizza oven, wine refrigerator

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

X 6820 IRIS CIR		Lunch	11-2	NEW
\$1,569,000	4+4	SPANISH		
		EXPERIENCE THE GLAMOUR OF OLD HOLLYWOOD!		
Historic restoration of a 1924 Whitley Heights Spanish with income potential. Former home of Actor/Director Carl M. Leviness. Main residence 3 beds/2.5 Baths + permitted studio/bath & bonus 1bed/1bath. Hollywood Hills Views, Elegant Living, Dining, Cook's Kitchen, Luxe Master suite. Near Hollywood Bowl, Restaurants, ArcLight, Metro Red Line & Sunday Farmer's Market. This property has been submitted & is undergoing approval for the Mills Act which would offer substantial property tax abatement.				
MLS#16-183818		6820IrisCircle.com		
Jacqueline Tager 323-697-3040		SOTHEBY'S LOS FELIZ		

6477 BRYN MAWR DR		Open	11-2	rev
\$1,799,000	3+4	CONTEMPORARY		
		200K PRICE REDUCTION - NOW ONLY \$462 PER SQ. FT.		
This refined contemporary home in the prestigious Hollywood Dell boasts an open floor plan, soaring ceilings, and terraced outdoor decks. With outstanding curb appeal, this home impresses inside and out, a spacious master suite with jacuzzi tub, balcony, and large walk-in-closet, four-car parking, ample storage, separate dining area, media room, breakfast nook, multiple balconies, and sufficient outside space to entertain with spa.				
MLS#16-153846		www.ogroup.com		
Jason Oppenheim		THE OPPENHEIM GROUP		

3310 BLAIR DR		Open	11-2	NEW
\$1,225,000	3+2	1sty-TRADITIONAL		
		HOME FOR THE HOLIDAYS! EAST COAST TRADITIONAL HOME 3+2		
Home for the Holidays! Beautiful east coast traditional home open floor plan with 3BR + 2BA; open to the grand Family & LR, this one-story property is filled w natural light & has Hardwood floors throughout entire home. Galley kitchen has newer appliances and washer/dryer units are included. Recently landscaped with newer plants and brickworks, the private back yard is ideal for outdoor barbecue dining and parties. Newer lighting fixtures throughout. Wide street frontage; Two car garage.				
MLS#16-183554		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan		
Maryann O'Donnell 310-990-7621		KELLER WILLIAMS HH		

31 Playa Del Rey *Condo / Co-op*

8515 FALMOUTH AVE #222		Open	11-2	NEW
\$625,000	2+2	CONTEMPORARY		
		BEAUTIFULLY REMODELED 2BR/2BA IN PLAYA DEL REY		
Located in the heart of Silicon Beach, less than a mile from the ocean, unit features a large outdoor patio, bamboo floors, plenty of sunshine coming through each room. 2 parking spaces plus overflow of additional guest parking, and a large personal storage space. Brand new central A/C and a great open floor plan complete the package. The resort-like Villas Del Rey complex features lush grounds with tennis courts, pool, sauna, clubhouse, workout room, and two elevators to the unit's floor.				
MLS#16-183988		www.MaserCondoSales.com		
Brian Maser 310-795-8010		MASER CONDO SALES		

3040 ARROWHEAD DR		Open	11-2	rev
\$1,999,000	5+4	CAPE COD		
		LAKE HOLLYWOOD TRADITIONAL W/ PRIVACY, VIEWS, AND GIANT LOT		
Set against a backdrop of Griffith Park and the Hollywood sign, this stunning retreat in Lake Hollywood Estates has been beautifully renovated, offering contemporary elegance and luxurious upgrades on over a quarter acre of landscaped grounds. Interiors include an Art Deco staircase, formal and informal living and dining spaces, chef's kitchen, en-suite guest room with separate entrance, two master suites and two guest rooms. A grassy backyard with patio and fire pit is made for entertaining.				
MLS#16-166908		Grbg Disp,Hood Fan,Micro,Rng,Ovn,Fridg		
Eric Lavey Feroz Taj 3109086800		THE AGENCY		

8114 MANITOBA ST #106		Open	11-2	rev
\$485,000	1+1	CONTEMPORARY		
		Contemporary remodeled unit in great location with big wrap around w/ 2 usable patios. Wonderful in door out door living with access from both bedroom and living room. Great corner unit overlooking greenbelt that's light and bright. Wood like floors, granite kitchen & bath. Two parking spaces. Spacious great floor-plan. Building is beautifully maintained, especially the meandering walkways with waterfalls & streams! Recently remodeled pool & spa. Tennis courts. Priced to sell!		
MLS#16-178272		wshr, dryr, fridge, micro, stove		
Ronald Goldhammer 310-276-6601		BERKSHIRE HATHAWAY		

3161 ARROWHEAD DR		Refresh.	11-2	rev
\$1,995,000	3+4	MEDITERRANEAN		
		LOS ANGELES BEST GET AWAY		
Elegantly remodeled two-story home with stunning views over Lake Hollywood to the Hollywood sign and the mountains. Large yard with sparkling pool. Beautifully-proportioned design features center hall, high ceilings, hardwood floors and entertaining rooms opening to the outdoors. Spacious master suite with seating area opens to a deck overlooking the lake. 2nd master suite opens to a wrap-around deck. Lot is over 20,000 sq ft, with plenty of space to add an office or studio.				
MLS#16-171110		Cbl,Cent Vac,Dshwshr,Grbg Disp		
Thomas O'Rourke 310-770-0221		BERKSHIRE HATHAWAY H		

39 Playa Vista *Single Family*

5860 KIYOT WAY, UNIT 3		Open	11-2	NEW
\$1,749,000	3+3	TRADITIONAL		
Multi-level home with 3 bedrooms plus a den that could be converted to a 4th bedroom. Chef's kitchen is open to the living a dining making this an ideal home for casual living and entertaining.				
Wheeler Coberly		310.351.6234	PARTNERS TRUST BW	

41 Park Hills Heights *Single Family*

3000 DURAND DR		Open	11-2	rev
\$1,820,000	4+4	CONTEMPORARY		
		ONE-OF-A-KIND CONTEMPORARY		
Private & gated, exceptionally remodeled contemporary home with Jetliner city views. Dramatic living & dining area with wood-burning fireplace, skylights, wide plank wood floors & walls of glass that open to a spacious deck surrounded by views. Sleek kitchen has Caesarstone counters, Meile appls & breakfast bar. Bathrooms finished w/travertine, limestone & marble w/deep soaking tub. Two master suites have walk-in closets & view deck. Separate guest suite could be office, studio, or 4th bedroom.				
MLS#16-178426		Dshwshr,Grbg Disp,Hood Fan,Ov/Rng,Refrid		
Rose Ware 213-369-9171		BHHS-BH		

4006 WESTSIDE AVE		Open	11-2	NEW
\$660,000	3+1.75	1sty-TRADITIONAL		
		CHARMING TRADITIONAL IN PRIME LEIMERT PARK		
Sweet traditional 3 br + 2 ba home w/ in-tact architectural details such as crown molding, coffered ceilings, archways, original hardware, etc. Tons of natural light throughout, fantastic floor plan w/spacious rooms. Systems have been updated and house is well-maintained. Private backyard, prime Leimert Park location.				
Lorin Ruttenberg 310-780-0214		COMPASS BEV HILLS		

41 Park Hills Heights *Condo / Co-op*

5331 VILLAGE GRN	Open	11-2	NEW
\$389,000	1+1	ARCHITECTURAL	



HISTORIC VILLAGE GREEN: LARGEST 1 BEDROOM FLOOR-PLAN!

Special unit at the Historic Village Green! Prime location near the main green! Largest 1 bedroom floorplan w/ 1,018 square feet, beautifully refinished hardwood floors, huge living room, formal dining room, large private patio with separate entrance, freshly painted, feels like a house! Private 1 car garage. Under the Mills Act for property tax savings. Village Green is like no other condo complex in L.A. A real community on 68 acres of lush, green, park-like grounds. 24 hour security.

Ruttenberg & Martinez 323-377-0548
PT BH & COMPASS

76 North Hollywood *Single Family*

6557 ALCOVE AVE	Refresh.	11-2	NEW
\$509,000	3+1	1sty-MID-CENTURY	




NORTH HOLLYWOOD CHARMER

A charming home located on a corner lot in a tree filled, convenient valley location. The bright living room greets you upon entry and mid-century details are prominent. The kitchen and bath have been updated and the utility room has a pantry with W/D space. Sliding glass doors in each bedroom allow tons of natural light. The rear yard with deck is a perfect spot for BBQs or relaxing with friends. Perfect starter home.

Susan K. Sanford 323.646.2422
BERKSHIRE HATHAWAY

42 Downtown L.A. *Lease*

810 S SPRING ST #PH1	Open	11-2	634E5	NEW
\$5,100	3+3	OTHER		




Newly Remodeled Penthouses Available with Incredible Views, starting at \$5,100/MO. Open Floor Plan Lofts. High Ceilings, historic wood windows with wood blinds, all stainless steal appliances, gas range, washer/dryer in unit. Scenic rooftop deck with spa, outdoor lounge with flat screen and bbq, indoor gym.

MLS#16-163900
Nicole Contreras 310-614-4952
NOURMAND & ASSOCIATE

Blt-Ins, Cbl, Dshwshr, Elvtr, Rng/Ovn

90 Hidden Hills *Single Family*

5900 CLEAR VALLEY RD	Open	11-2	rev
\$6,890,000	6+8	CAPE COD	



Situated on a promontory in one of the most exclusive neighborhoods in Southern California, Hidden Hills, lies one of the most prestigious estates in the community. This completely redone estate features the finest of architecture, design and execution with breathtaking views of the valley below. The open floor plan features a grand entry on impressive scale, large formal living/dining rooms and gourmet chef's kitchen with top-of-the-line appliances and great room.

MLS#16-140794
Aaron Kirman 424-249-7162
JOHN AAROE GROUP

Dshwshr, Grbg Disp, Micro, Fridg

62 Encino *Single Family*

4620 RUBIO AVE	Open	11-2	rev
\$3,999,000	5+6	1sty-MID-CENTURY	



STUNNING JR DAVIDSON MID CENTURY MODERN


Cool, calm and sophisticated, the Berkson Residence, was designed in 1939 by J.R. Davidson. Sweeping across almost 6,000 square feet of living spaces on nearly two thirds of an acre, this single-story, five-bedroom, six-bath home has been thoughtfully updated for today's living using modern elements that blend perfectly with the original vision. Seamless indoor/outdoor living spaces flow from open interiors to multiple outdoor entertaining areas and lush private grounds.

MLS#16-169114
Alan Taylor 818-650-1603
JOHN AAROE GROUP

BBQ, Dshwshr, Grbg Disp, Hood Fan, Intrcm

93 Eagle Rock *Income*

4930 N MAYWOOD AVE	Open	11-2	NEW
\$698,000	Duplex	TRADITIONAL	



CHARACTER-RICH 1920'S BUILT CRAFTSMAN DUPLEX.


On the market for the first time in over 45 years. Located in a great pocket near the intersection of Colorado and Eagle Rock Blvd just moments to Coffee Shops, Restaurants and Bars. Bring your imagination and make this rare property your own!

MLS#16-183122
Peter DiVito / N. Cadoch (818)942-4262
TELES PROPERTIES

www.EagleRockDuplex.com

72 Sherman Oaks *Single Family*

3942 MURIETTA AVE	Open	11-2	NEW
\$950,000	3+2	TRADITIONAL	



OPEN TUESDAY 11AM-2PM

Canyon & valley light views! Open floor plan. Natural light. Living room & dining area w/ hwd floors, high ceilings, built-in cabinets & picture windows. Kitchen w/ counter space & cabinets. Private front patio. Powder room w/ stained glass window. 3 bedrooms share a full bath w/ tub & separate glass shower enclosure. Bonus space above garage features a kitchen, full bath, loft, deck. Add'l amenities: street-to-street lot, separate laundry room & detached 2 car garage w/ add'l storage space.

MLS#16-183078
Elizabeth Marquart 310-246-0888
RE/MAX ESTATE PROPER

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

94 Glassell Park *Income*

4128 SOMERS AVE	Refresh.	11-2	NEW
\$1,300,000	Triplex	1sty-SPANISH	

Profitable Triplex in Glassell Park near Adams Hill. Spanish-style front house and mid-century back house. All have great architectural details. Property will be delivered vacant.

All Units Vacant at COE
May Gonzalez (626) 429-8291
TELES PROPERTIES

95 Mount Washington *Single Family*

830 CYNTHIA AVE	Open	11-2	595A2	rev
\$819,000	3+2.5	2sty-TRADITIONAL		



CHARMING HOUSE

Lovely 3 bedroom + 2.5 baths in a wonderful location. House has loads of charm and privacy. Living room with fireplace, formal dining room plus den. Hardwood Floors. Low Maintenance Backyard which has steps leading up to a private studio/office. This house is on a cul de sac and is very peaceful and private and yet very close to the trendy shops and restaurants of Eagle Rock and Highland Park. This is a Trust Sale and No Court Confirmation is required.

MLS#16-158620
Michael Dickson 310 918-5383
NELSON SHELTON REAL

Cbl, Dshwshr


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

FRIDAY OPEN HOUSES

53 Woodland Hills *Single Family*

4822 QUEEN VICTORIA RD	Open	11-2	rev
\$1,775,000	5+4	CONTEMPORARY	
			
SERENE WOODLAND HILLS CONTEMPORARY			
Clean, comfortable, modern space in a peaceful setting. Recently updated and light, bright and airy throughout with high ceilings, updated finishes and a functional, family friendly layout including a spacious guest suite. Large pool overlooks a private, wooded backyard.			
MLS#16-149244			
Justin Paul Huchel		310.617.4824	
4822QueenVictoriaRoad.com			

BY APPOINTMENT


04 Bel Air - Holmby Hills *Land*

120 N GLENROY AVE	NEW
\$3,995,000 Land	
	
An incredible 1/2 Flat Acre lot North of Sunset Blvd in Lower Bel Air. This extra wide lot is surrounded by lush landscapes and offers the ultimate privacy. Plans have been developed by CLR Design Group for an ~10,000 sq ft contemporary Tour-de-Force. Design includes massive double-height gallery entry, 6 beds, 9 baths, a glass walk-thru wine cellar, outdoor space w/ loggias, pool and outdoor entertaining, a fully appointed rooftop deck and 4-car subterranean parking.	
MLS#16-182924	
Aram Afshar 310-385-3174	
COLDWELL BANKER RESI	

10 West Hollywood Vicinity *Income*

1205 N SPAULDING AVE	rev
\$2,350,000 SPANISH	
	
CLASSIC SPANISH DUPLEX	
Fully reimagined 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	
Blt-Ins,Dryer,Rng/Ovn,Fridg,Wshr	

41 Park Hills Heights *Single Family*

4115 KENWAY AVE	NEW
\$2,200,000 4+6 CONTEMPORARY	
	
VIEWS! VIEWS! VIEWS!	
Two story estate over 5500 sq. ft. of luxurious living in prestigious View Park. This home features 4 Bedrooms, 6 Bathrooms, 3 Family rooms and beautiful hardwood floors through-out. Chef's Dream Kitchen with a 6 burner Viking Stove and Range. Master Bedroom en-suite, with Fireplace, Retractable Flat Screen TV, Jacuzzi tub, glass enclosed shower with granite counter tops and double vanity. The Master bedroom and Upstairs Family Rm have breathtaking unobstructed panoramic views.	
MLS#16-179038	
Sharlene Mosley (323) 839-7348	
BRIARWOOD REALTY CO.	
BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other	

999 Out of Area *Single Family*

14200 CALLE REAL	000G3	NEW
\$35,000,000	5+11 MEDITERRANEAN	
		
VILLA DELLA COSTA GAVIOTA COAST		
Villa della Costa overlooks the Gaviota Coast & its panorama of spectacular untouched seaside landscape w/breathtaking 360° views of the mountains, pastoral countryside, Pacific Ocean & SB Channel Islands. Surrounded by large coastal ranch properties, all 106 acres were hand-picked for optimum privacy & views, for ultimate hideaway. Ultra-high-quality, designed to reflect rural ambiance. Private!		
MLS#14-804959		
Joyce Rey 310-285-7529		
COLDWELL BANKER		

SUNDAY OPEN HOUSES


10 West Hollywood Vicinity *Condo / Co-op*

8265 FOUNTAIN AVE #102	Refresh.	1-4	583A5	red
\$999,000	2+2	ARCHITECTURAL		
REDUCED FOR SALE OR LEASE. \$4500. ! Quite rear unit,no common walls, living rm has floor to ceiling windows , large outdoor patio. Viking stove,stainless steel appliance, granite breakfast bar,				
MLS#16-153684 Cbl,Dshwshr,Hood Fan,Micro,Rng/Ovn,Other				
Estelle King		818-434-3554		RODEO REALTY


14 Santa Monica *Condo / Co-op*

1252 11TH ST, UNIT 107	Open	1-4	rev
\$839,000	3+2	3sty-TRADITIONAL	
			
TRENDY SANTA MONICA			
Steps from Wilshire this controlled access building is near shops, beach and transportation. Back unit with one common wall is an updated condominium on the elevated 1st floor. Move in with new carpets, hardwood floors and mirrored wardrobe doors. Classic kitchen with granite counter tops, stainless steel appliances, and tiled floors. Bathrooms are updated with tub, tile, and granite counter tops. New roof, gated side by side parking and elevator in building.			
Carroll McEachern 310-918-3228		COLDWELL BANKER	
www.AskCarroll.Realtor			

15 Pacific Palisades *Single Family*

770 PASEO MIRAMAR	Open	1-4	rev
\$8,880,000	7+9	ARCHITECTURAL	
			
770 PASEO MIRAMAR			
Designed by renowned architect Anthony Zubick, AIA.This gated 7 bed, 9 bath entertainer's home offers unobstructed ocean views. The chef's kitchen features Wolf and Miele appliances. A floating staircase leads to 4 bedrooms & master wing w/dual closets, deck & master bathroom. Pocketing doors open to an expansive flat yard w/full kitchen, pool, spa, fire pit & more. The residence is automated by Crestron. A roof top deck with 360° views completes this rare offering. FOR LEASE @ 45k/month.			
MLS#16-143976			
Aram Afshar 310-385-3174		COLDWELL BANKER RESI	
BBQ,Dshwshr,Grbg Disp,Micro,Fridg			

51 West Hills *Single Family*

7507 SEDGEWICK CT	Open	1-4	red
\$1,399,000	5+5	TRADITIONAL	
			
7507 SEDGEWICK CT			
This 5 bed, 5 bath home is booming w/upgrades.The double entry welcomes you into 3,800 sqft+ of living space w/ soaring ceilings, wooden floors, marble fireplaces & full bar. The Chef's kitchen inc. custom cabinetry, S/S appliances & dual Dacor stoves. A winding staircase leads to 4 bedrooms w/ensuite baths.The master inc. a fireplace, walk in closet & spa bathroom. The backyard showcases built-in BBQ, pool/spa & covered heated patio. + Newer HVAC units, two tankless water heaters & solar panels.			
MLS#16-168120			
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BBQ,Blt-Ins,Dshwshr,Grbg Disp,Micro			

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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

AS SEEN IN THE WALL STREET JOURNAL

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