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INTERNATIONAL

TUESDAY, DECEMBER 6, 2016

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



1135 RIVAS CANYON ROAD | PACIFIC PALISADES

OPEN TUESDAY 11-2PM

\$21,500,000 | 1135RIVASCANYON.COM

8555 HEDGES PLACE | SUNSET STRIP

BY APPOINTMENT ONLY

\$14,900,000 | 8555HEDGESPLACE.COM

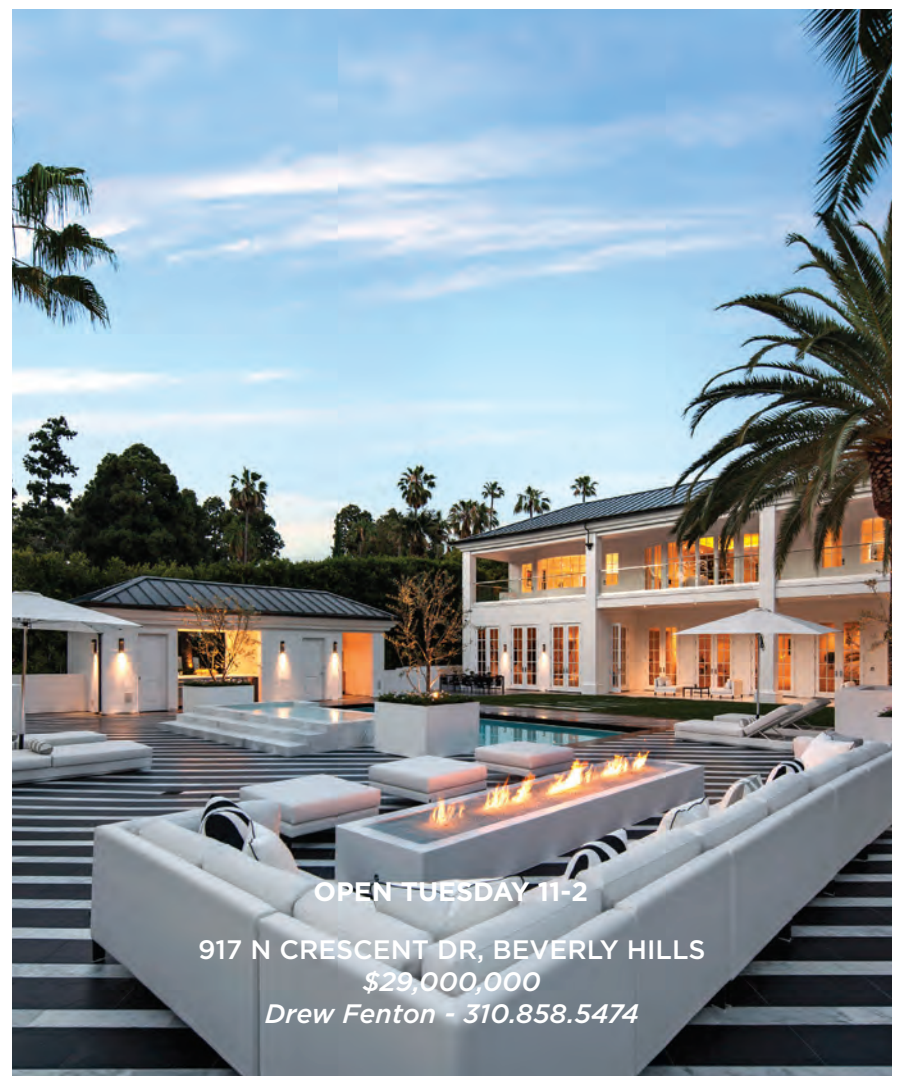


STACY GOTTULA

DIRECTOR, LUXURY ESTATES DIVISION

424.253.7523

StacyGottula.com | TheAgencyRE.com



OPEN TUESDAY 11-2

917 N CRESCENT DR, BEVERLY HILLS

\$29,000,000

Drew Fenton - 310.858.5474

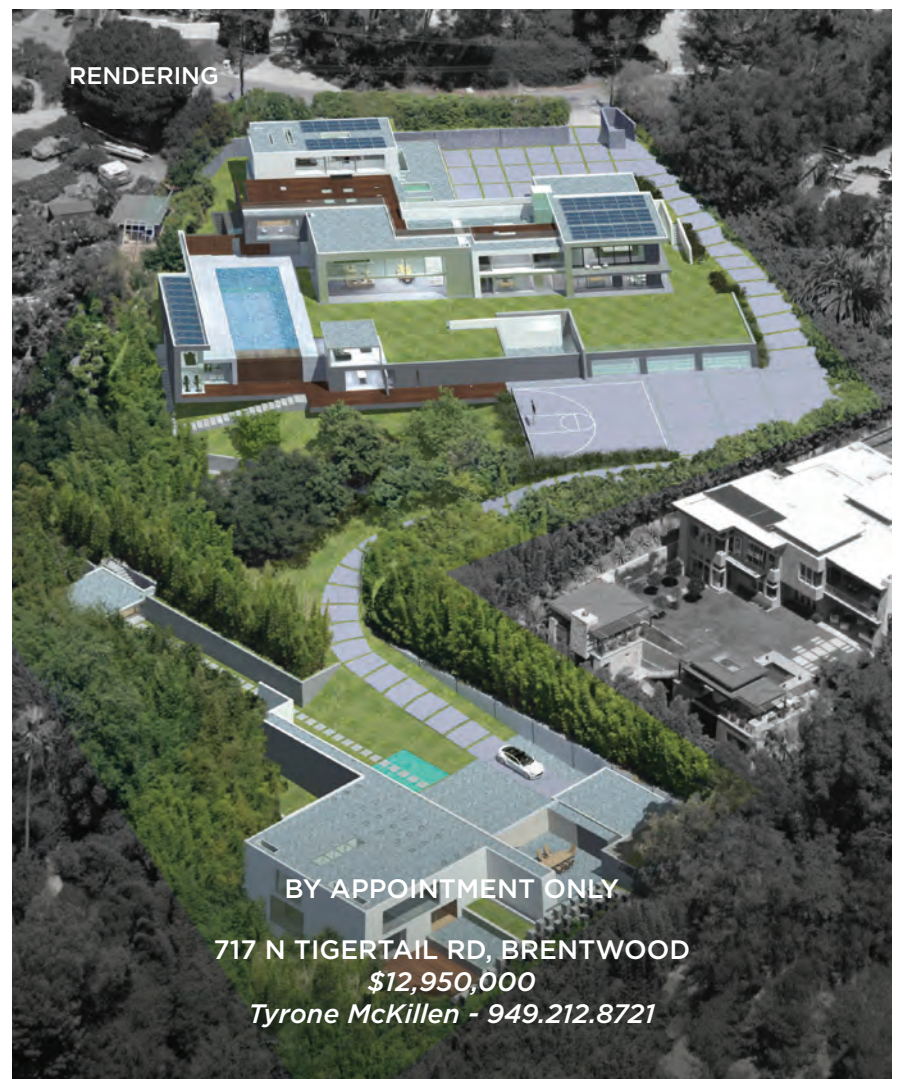


BY APPOINTMENT ONLY

8555 HEDGES PL, SUNSET STRIP

\$14,900,000

Steve Levine - 310.702.4509



RENDERING

BY APPOINTMENT ONLY

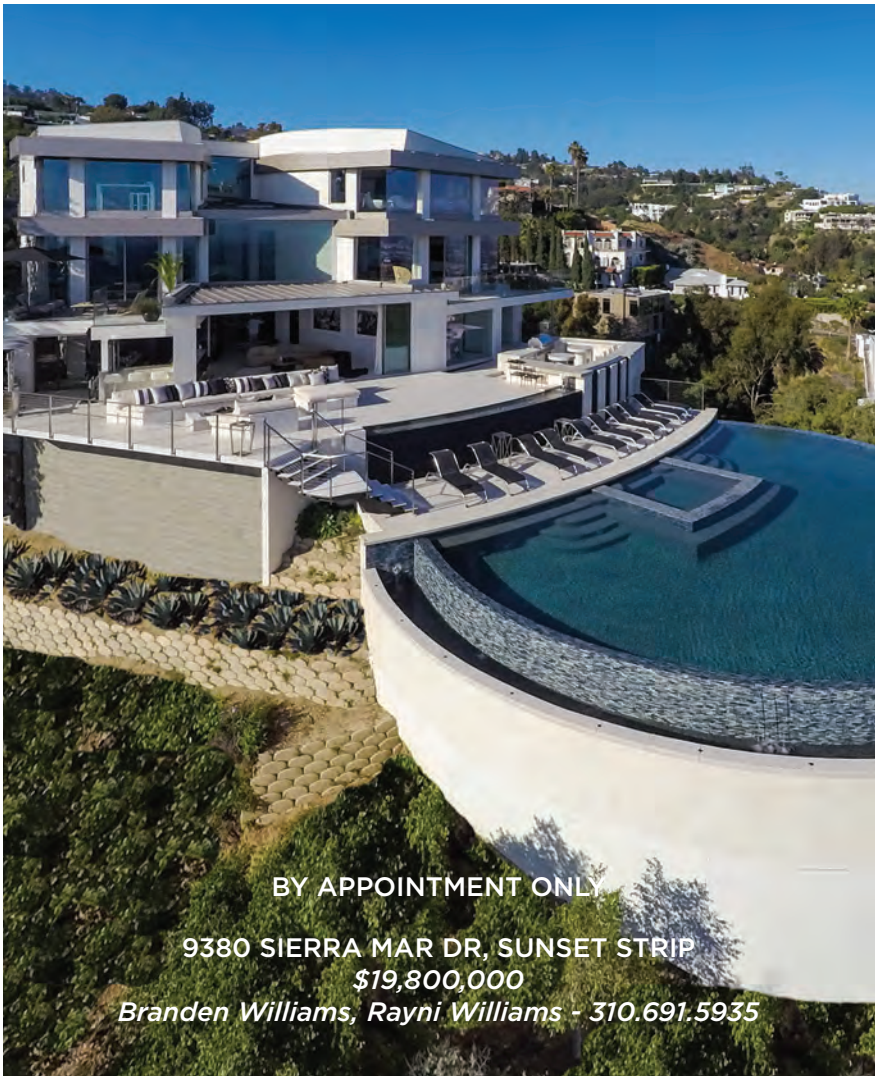
717 N TIGERTAIL RD, BRENTWOOD

\$12,950,000

Tyrone McKillen - 949.212.8721



BY APPOINTMENT ONLY
 660 CLUB VIEW DR, HOLMBY HILLS
 NEW PRICE \$23,900,000
 Linda May - 310.492.0735



BY APPOINTMENT ONLY
 9380 SIERRA MAR DR, SUNSET STRIP
 \$19,800,000
 Branden Williams, Rayni Williams - 310.691.5935



BY APPOINTMENT ONLY
 14175 MULHOLLAND DR, BEVERLY HILLS
 \$21,900,000
 Jeff Hyland - 310.278.3311

HILTON & HYLAND
 CHRISTIE'S
 INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

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



CROSBY DOE ASSOCIATES

Beverly Hills Office: 310.275.2222 / Pasadena Office: 626-793-6677

Crosby Doe Associates, Inc. 9312 Civic Center Drive #102 Beverly Hills, CA 90210 / 30 N. Raymond Avenue #404 Pasadena, CA 91103



SAUL HARRIS BROWN, ARCHITECT

NEW EXCLUSIVE!
OPEN Tuesday 11 – 2PM

1165 Coldwater Canyon Drive – Beverly Hills / The I.E. Phillips House, 1948

The I.E. Phillips House, 1948, by architect Saul Harris Brown with W. B. Treadway, Civil Engineer: In regard to Mid-20th Century residential design, the discussion of important contributing architecture is too often limited to the Modernists. Issues of Architectural Digest, and other design magazines of the period celebrate a vastly broader spectrum of good residential design, custom built with exceptional quality, and celebrating differing individual lifestyles and tastes. Set behind its circular drive, and built around a central courtyard, which serves as an outdoor living room, Saul Brown's Traditional design for I.E. Phillips accommodates indoor-outdoor living, while allowing for a traditional Beverly Hills lifestyle. Generations of family furnishings, real libraries, and unique collections of historic cultural objects fit comfortably into split level interiors which incorporate a classic center hall entry, formal living and dining rooms, den/library, 4 bedrooms, 4 baths, laundry area, and semi-attached two car garage.

\$3,495,000 / Crosby Doe & Stephen Skuris

architectureforsale.com™

ORGANIC CONTEMPORARY.

Step inside this urban retreat that pays homage to the elements of nature.



OPEN HOUSE
TUESDAY 11-2 PM

11863 DARLINGTON AVENUE, UNIT 308 | BRENTWOOD
Offered at \$1,295,000 | 2 BED | 3 BATH | 1,882 S.F.

Situated moments from the best of Brentwood, this contemporary home blends high design with earthy materials—a haven that fulfills our most primal sense of home. 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.

LISA GILD

310.497.9223 | lisa.gild@thepartnerstrust.com

CONTEMPORARYBRENTWOOD.COM

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EXCLUSIVE AFFILIATE OF





OPEN HOUSE
TUESDAY, 11-2 PM

1128 17TH STREET, UNIT A | SANTA MONICA

Offered at \$1,695,000 | 3 BED | 2.75 BATH | + DEN & OFFICE | 1128-17TH.COM

Wonderful townhome located North of Wilshire in one of the best parts of Santa Monica. This is a premier front unit with 2 secluded patios and great light. Your next home has been lovingly updated with a new kitchen, baths, floors, window treatments, lighting, etc. There is a great master suite plus two more bedrooms and an office upstairs. Downstairs, enjoy an open kitchen/dining room, a formal living room with fireplace and a separate den. The front patio faces the street and the side patio is huge with an electric awning and turf surface. There are 2 side-by-side gated parking spots. HOD includes EQ. Coveted Franklin school district*. 4 blocks to Expo Line station.

RICHARD STEARNS

310.850.9284 | richard.stearns@thepartnertrust.com



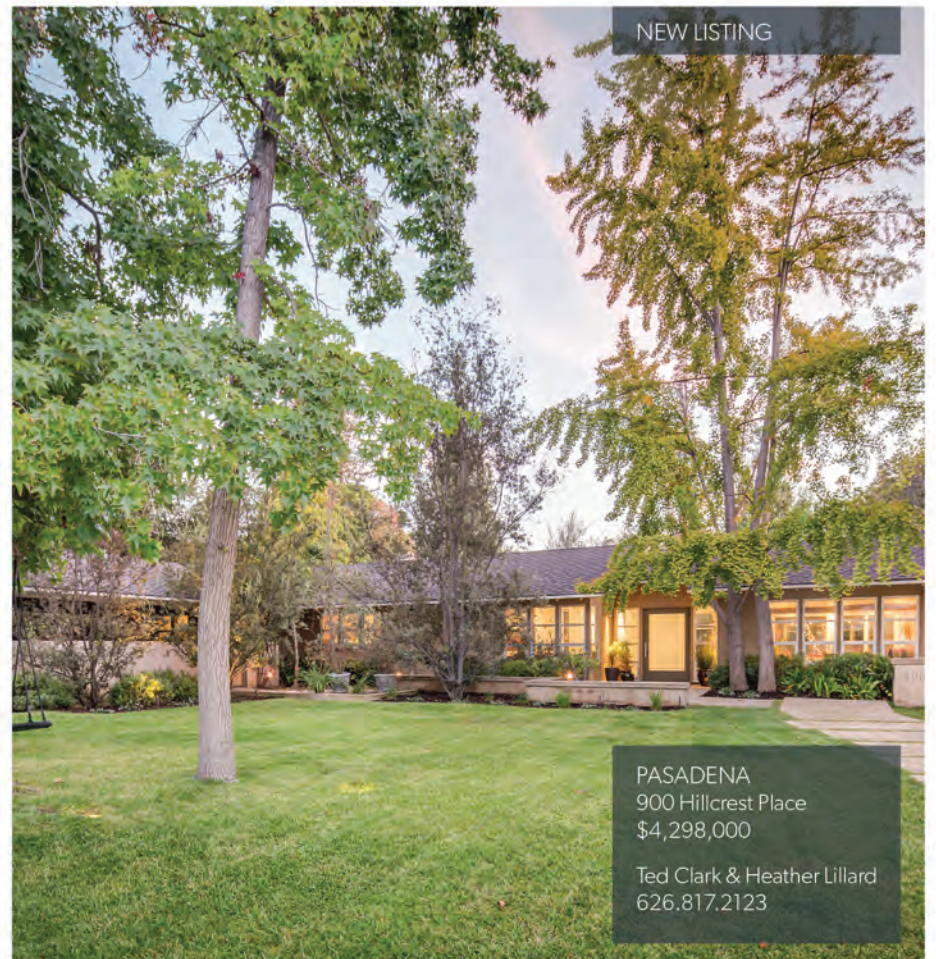
THEPARTNERTRUST.COM

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JOHN AAROE GROUP



aaroe.com

BEVERLY HILLS
BRENTWOOD
SUNSET STRIP
BALDWIN HILLS
SHERMAN OAKS

TOLUCA LAKE
PASADENA
DOWNTOWN LA
STUDIO CITY

MADISON LENDING GROUP | madisonlendinggroup.com



NEW LISTING

PACIFIC PALISADES
535 Radcliff Avenue
\$2,499,000

Rachelle Rosten
310.710.5151



BEVERLY HILLS P.O.
1347 Braeridge Drive
\$2,495,000

Michael Lee Hogan
714.307.3081



NEW LISTING

OPEN TUESDAY 11-2
SHERMAN OAKS
4149 Nagle Avenue
\$1,950,000

Bryan Abrams
818.288.4300



SANTA MONICA
2525 31st Street
\$3,250,000

Gaby Schkud
310.291.5800



AAROE DESTINATION RESORTS

THUNDER SPRING RESIDENCES
Sun Valley, Idaho
\$5,850,000

Paul Stukin
310.779.2595



2400 THE STRAND, MANHATTAN BEACH
LISTED AT \$15,900,000

BY APPOINTMENT

Situated on a corner lot in a prime, A+ location on The Strand, this Classic French Normandy style beach home epitomizes the best of California living. Breathtaking & panoramic views from the master bedroom suite, living room, dining room, & expansive brick patio are second to none. Make this 4 bd. + 4 ba. home your own & update & remodel to today's standards. Don't miss this rare opportunity to own on The Strand in Manhattan Beach!

JOHN A. WOODWARD IV
www.2400THESTRAND.com

310.729.7372
JohnWoodward4@yahoo.com



153 EDINBURGH AVENUE, BEVERLY GROVE
LISTED AT \$3,495,000

BY APPOINTMENT

Walled and gated Architectural trophy home with 6000+ sq ft of indoor-outdoor CA living. 1057 sq ft rooftop deck with panoramic views! Zen-like fire & water features. Open floor plan with volume spaces, walls of glass and expansive pocketed Fleetwood door systems. Floating open-tread, glass railed staircase. LEICHT kitchen with center island, walk-in pantry and state-of-the-art home automation. Back yard bar, fire pit, BBQ area, lap pool and spa.

OMEGA GROUP - TODD MICHAUD 310.429.8191
www.153EDINBURGH.com ToddMichaud.LA@gmail.com



4768 BRYN MAWR, LOS FELIZ
LISTED AT \$2,359,000

OPEN TUESDAY 11-2PM

Awesome Reduction! Private Spanish Colonial hidden high in the best part of Los Feliz hills with amazing DTLA views. Unique courtyard, perfect for entertaining, featuring a sparkling pool & spa. Most original details intact, such as hardwood floors tile work & original wrought iron. Oversized LR with high beamed ceiling, fireplace & attached small library. Great family floorplan with 3 beds upstairs & large family room + guest bedroom downstairs.

CARTER + ORLAND
www.CARTERORLANDESTATES.com

213.703.1001
dorothycarter@kw.com



521 VERNON AVENUE, VENICE
LISTED AT \$3,380,000

OPEN TUESDAY 11-2PM

3400 sq ft 4 Bd+3.5 Bath, oversized custom windows/glass sliders, 2 fireplaces, chef's kitchen with Miele, Wolf & Sub Zero appliances, custom cabinetry, polished quartz countertops. Cedar wood ceilings, radiant heat polished concrete & wide plank walnut floors, custom 9 ft oak doors, colossal window to 2nd fl, chic lighting fixtures, massive master bath, stand alone tub & herringbone tile floors. 2nd living room, laundry room, upper balcony, 3 car garage.

JANIN PAINE 310.560.5088
www.PROPERTYBYJANIN.com Janin@propertybyjanin.com



3648 SHANNON ROAD, LOS ANGELES
LISTED AT \$2,649,000

OPEN TUESDAY 11-2PM

The Hunter Residence, 1929. This is an exquisite example of Tudor architecture and has been lovingly maintained over the years. Beautiful original details & recent upgrades to major systems. On the main level, a grand living room with adjoining lounge featuring original stained glass. Upper level features a large master suite & 3 family bedrooms. Beautiful grounds that occupy a street-to-street lot. Lower level has a family/media room, fireplace & guest bed.

CARTER + ORLAND 213.703.1001
www.CARTERORLANDESTATES.com dorothycarter@kw.com



3755 SHANNON ROAD, LOS FELIZ
LISTED AT \$1,895,000

BY APPOINTMENT

Stunning views can be found in almost every room of this beautiful 4+3.5 Spanish home. Gracious LR w/a fireplace. Huge patio that surrounds you in canyon views & city lights of Glendale too. Cozy den offers an abundance of light with its floor to ceiling windows. Spacious & open fully equipped kitchen. Formal DR. Master suite & bath each w/breathtaking views. Fab garden to grow your veggies & fruit trees. Apprx 3010 sq ft & the lot is 7882.

GEORGE & EILEEN MORENO 323.668.7600
www.GEORGEANDEILEEN.com moreno@georgeandeileen.com



Sotheby's

INTERNATIONAL REALTY



BEVERLY HILLS POST OFFICE | SIMPLICITY AND ELEGANCE | 5BD/3.5BA | \$3,695,000 or \$14,500/month | web: 0027562

Privacy awaits you in this stunningly elegant home, conveniently nestled between the city and the valley. Redesigned and remodeled with no expense spared. Indoor/outdoor living at its finest. As you enter, your eyes are drawn to open spaces with vaulted ceilings in the living and dining room. Fleetwood windows and doors entice you outside to a relaxing tropical oasis with custom landscape design, waterfall, replastered pool and separate spa. Modern floating metal stairs lead to the master suite, private deck, views of the waterfall. Junior suite has view of the lushly landscaped garden. Kitchen with brand-new appliances, ceaserstone counters and backsplash. Six-inch rift and quarter sawn white oak flooring, custom closets and Ann Sacks tile throughout. 4-bedrooms plus den or 5-bedrooms.

JODI KORN RADOFF

jodikorn.radoff@sothebyshomes.com | 310.717.9700

THE ART OF LIVING

SOTHEBYSHOMES.COM



SANTA MONICA | CANYON RIM

4BD/5BA | \$11,000,000 | web: 0355561
Sanda Alcalay 310.200.6472



HOLLYWOOD HILLS | DRAMATIC AND PRIVATE HILLSIDE HOME

4BD/4BA | \$6,500,000 | web: 0308861
Marlene Rogliano 323.333.4951, Scott Postlewaite 323.919.6815



BHPO | NEWER HOME WITH OLD CHARM

4BD/4BA | \$5,295,000 | web: 0027515
Grace Carelli 310.968.3499



MALIBU | RAMIREZ CANYON

7BD/7.5BA | \$5,295,000 | web: 1300228
W. O'Herlihy 310.980.1195, C. O'Herlihy 310.980.1194



MALIBU | MODERN FARMHOUSE IN MALIBU

4BD/2.5BA | \$4,995,000 | web: 1290430
Lena Cholakian 310.951.7308



LOS FELIZ | 4447 CROMWELL AVENUE

4BD/6BA | \$3,997,000 | web: 0286848
K. Valissarakos 323.252.9451, R. Yohon 323.270.1725

GREATER LOS ANGELES BROKERAGES

Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip

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A True International Real Estate Brand



9501 Gloaming Dr • Beverly Hills
Tina Eavers
8 bed • 8 bath • 6,377 sf • 10 acre lot

\$18,995,000
310.266.0947



1106 N Hillcrest Rd • Beverly Hills
Y Charlie | K Sanchez | E Peskowitz | F Bernstein - WEA
4 bed • 4 bath • 4,009 sf • 28,544 sf lot

\$7,995,000
323.547.8900



0 Uphill Dr • Joshua Tree
Guy Reid | Raymond Dominguez
3 bed • 3 bath • 5,450 sf

\$6,550,000
310.699.2601



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CHARITY



1919 4th St #C · Santa Monica

Sandra Miller
3 bed · 3 bath

\$2,100,000
310.616.6213



9512 Tullis Dr · Beverly Hills

Y Charlie | K Sanchez | A Aldrete, The Agency
3 bed · 3.5 bath · 2,188 sf · 4,950 sf lot

\$2,099,000
323.547.8900



915 12th St #5 · Santa Monica

Sandra Miller
2 bed · 3 bath

\$1,399,000
310.616.6213



11924 Whalers Ln · Malibu

Guy Reid | Raphael Barragán
2 bed · 1 bath · 1,044 sf

\$970,000
310.699.2601



Mar Adentro · Los Cabos

Yawar Charlie | Karen Sanchez
Hotel & Residences | 5 Star Luxury Destination

\$841,950 - \$5,553,600
323.383.3753



531 11th St · Santa Monica

Guy Reid | Raphael Barragán
6 bed · 8 bath · 6,394 sf · 7,509 sf

\$29,995/mo
310.699.2601



1320 2nd Street #401 · Santa Monica

Yawar Charlie | Karen Sanchez
2 bed · 2 bath

\$12,000/mo
323.547.8900



819 Westmount Dr · West Hollywood

D. Wächter | C. Montgomery-Duban
2 bed · 2 bath · 1,250 sf

\$3,950/mo
310.433.8009



ENGEL & VÖLKERS®

SANTA MONICA

SantaMonica.EVUSA.com
310.460.2525

BEVERLY HILLS

BeverlyHills.EVUSA.com
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LosAngeles.EVUSA.com
323.937.5101

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Offered at \$1,999,000
Open Tuesday 11-2

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310.720.3524 | JOSH@JOSHFLAGG.COM
WWW.JOSHFLAGG.COM



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BEVERLY HILLS PO

Welcome to the Villa Grande Bellezza! Brand new Italian villa constructed using the finest materials, sits high atop a secluded canyon oasis.
6 bedrooms, 10 baths, \$19,900,000

Represented by: Joyce Rey & Stephen Apelian
T. 310.285.7529 | Joyce@JoyceRey.com



MALIBU

Exquisite Malibu estate designed by Michael Lee offering sophistication, mesmerizing ocean & coastline views, and expansive gardens.
3 bedrooms, 3+ baths, \$12,250,000

Represented by: Ellen Francisco
T. 310.589.2464 | ellen@malibuonline.com



MALIBU

Captivating modern architectural estate with amazing ocean views on 2.57 beautifully landscaped acres, including vineyard & detached guest house.
6 bedrooms, 7+ baths, \$7,100,000

Represented by: Damon Skelton & Britt Elizondo
T. 310.567.0024 | damon@coldwellbanker.com



BEL AIR

Gated designer-perfect chic Tuscan home w/extraordinary views, large rooms, high ceilings and entertainer's eat-in kitchen w/oversized double islands.
6 bedrooms, 9 baths, \$6,495,000

Represented by: Ginger Glass
T. 310.927.9307 | Ginger@GingerGlass.com



RESIDENTIAL BROKERAGE

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130 GRANVILLE AVENUE, LOS ANGELES CA 90049

5 BED | 5.5 BATH | 6,359 SQ. FT | 10,481 LOT SQ. FT

Modern masterpiece w/ 12 foot ceilings & wide plank French Oak floors. Living room w/ sliding Fleetwood glass pocket doors. Gourmet kitchen w/ 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, & laundry room.

Broker's Open, Tuesday 11-2 • Lunch Served

Offered at \$6,795,000



Adi Livyatan
818-919-4060
adilivyatan@yahoo.com
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THE OPPENHEIM GROUP
REAL ESTATE

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, and large walk-in-closet, four-car parking, ample storage, media room, breakfast nook, multiple balconies, and sufficient outside space to entertain with spa.



HOLLYWOOD HILLS

6477 BRYN MAWR DR.

\$1,799,000 | 3^{BED} 4^{BTH} 3,890^{SQ. FT.}

OPEN TUESDAY 11-2PM

6477BRYNMAWR.COM

JASON OPPENHEIM, ESQ.
BROKER / PRESIDENT

jason@ogroup.com | 310.990.6656

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069



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WESTSIDE ESTATE AGENCY



ONE-OF-A-KIND BEACH COMPOUND, NEVER BEFORE ON MARKET MALIBU | \$60,000,000

Never before on the market. Very private beach-side estate on a park-like setting of 3 natural manicured acres with mature trees, panoramic ocean views, tennis court, pool, newly renovated 2-story home with panoramic views, & path to beach. Co-listed. weahomes.com/listing/33218-pacific-coast-hwy

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



ARCHITECTURAL CONNOISSEUR'S DREAM DESIGNED BY FRANK GEHRY MALIBU | \$29,995,000

Court ordered partition sale subject to overbid. World-class trophy property on multiple parcels with 160 ft of beachfront in the most prime section of Broad Beach. 11,000+ sf with sunlit courtyard entry, soaring ceilings, great walls for art, old walls of glass, garden, tennis court, lap pool & deep sandy beach. broadbeachcoceanfront.com

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



THE ULTIMATE ESTATE COMPOUND BEVERLY HILLS | \$28,450,000

With over a thousand feet of prime frontage on one of the finest streets in the City of Beverly Hills, behind iron gates is a completely remodeled "Old Hollywood" traditional estate with state of the art amenities. weahomes.com/listing/1140-tower-rd

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



ONE OF MALIBU'S FINEST ESTATES MALIBU | \$32,995,000

On a pvt 4.8 acre knoll top w/unobstructed ocean view of Catalina. The finest architecture, construction & amenities, reminiscent of one of the great villas on the Amalfi Coast. Rolling lawns, infinity pool, sports court, basketball court, patios, & terraces. windingwayestate.com

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061

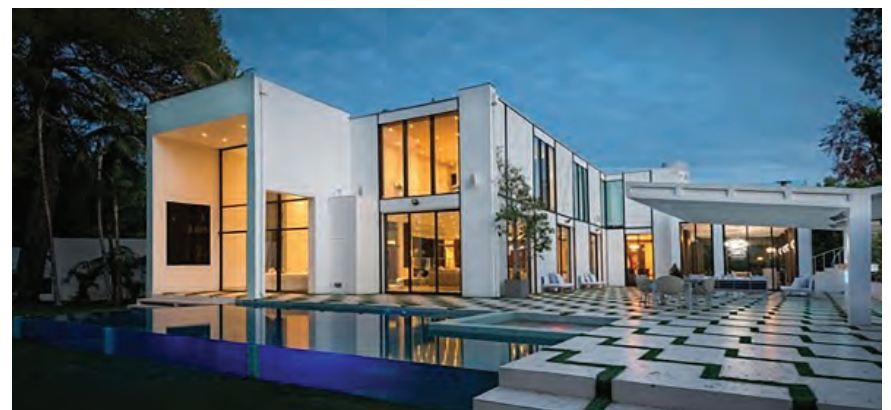
Mark S. Gruskin (310) 924-5769 | CalBRE# 01324387



SPECTACULAR NORTH BEVERLY PARK ESTATE BEVERLY HILLS | \$29,950,000

Completely private & secluded from the street, set behind iron gates. Over 20,000 sf of living space on almost 4 acres. Mediterranean villa with a grand 2-story entry, large living room, formal dining room, conservatory, grmt kitchen/family room, theater, wine cellar, incredible entertainment facilities, & more. weahomes.com/listing/beverly-park-circle

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



SPECTACULAR MODERN ESTATE BY ARCHITECT WILLIAM BECKETT BEVERLY HILLS | \$27,950,000

Just completed, featuring an incredible 2-story living rm, gorgeous library/den, state of the art media/screening rm, incredible master suite, spacious grmt kitchen, breakfast rm, wine cellar, & much more. All rooms open to a beautiful outdoor pavilion, gardens, bar, & swimmer's pool. An incredible opportunity. weahomes.com/listing/1024-summit-dr

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061

WEAHOMES.COM

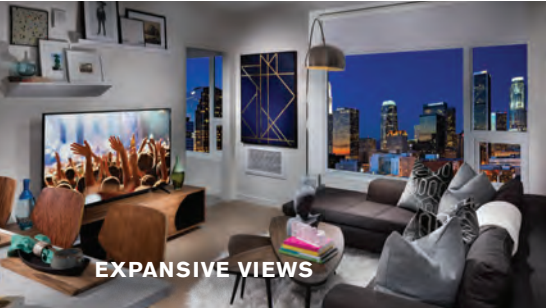


WESTSIDE ESTATE AGENCY

BEVERLY HILLS | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770
MALIBU | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171
MIAMI | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471

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LUXURY LIVING HOLLYWOOD ADDRESS

THE BEST OF HOLLYWOOD AT YOUR DOOR STEP **THE RESIDENCES AT W HOLLYWOOD**

14D: 3 bed. 3.5 bath. Interior 2,612 SF + Terrace 544 SF. 3 parking spaces. \$2,900,000.

Privacy. Security. Hassle-free full-service lifestyle. LA's incomparable rooftop pool deck.

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HOLLYWOOD

THE PENTHOUSES

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Featured Listings

(Featured properties start at upper left corner then clockwise)

Santa Monica | 1133 5th St. #503 | Solo Scott & Allen Sarlo | \$2,595,000

LA | 8432 Holy Cross Pl. | Nicole Pagan & Jennifer Williamson | \$1,999,000

Playa del Rey | 7308 Earldom | Jane St. John | \$1,275,000

Marina del Rey | 3128 Stanford Avenue | Denise Fast | \$2,399,000

West Los Angeles | 2106 Federal Ave. | Camila Healy | \$1,975,000

Faircrest Heights | 1942 Stearns Dr. | R. Posin & E. Donelson | \$1,389,000

Bel Air | 15500 Hamner Dr. | Ann Beck & Terri Davis | \$3,500,000

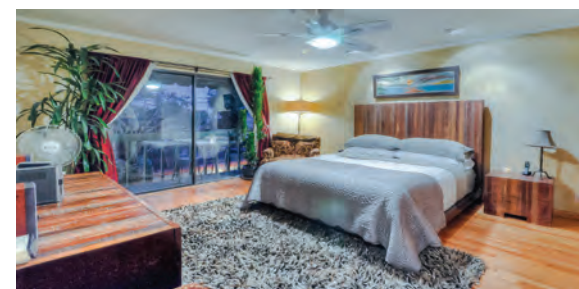
Topanga | 2083 N. Topanga Danyon | Rory Posin & Kristian Bonk | \$1,995,000

Playa del Rey | 6501 Esplanade | Robin Fox | \$2,125,000



RE/MAX Estate Properties
725 Local Agents • 17 Offices • Luxury Residential • Commercial Investment Division • International
 Children's Miracle Network of Hospitals Supporter • #27 RIS Media Top 500 Power Broker
 To join our expanding organization, contact Monte Hartman at (310) 559-5570 or MHartman@eplahomes.com

RE/MAX Estate Properties does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by the seller or obtained from public records or other sources, buyer is advised to verify the accuracy of this information through appropriate professional inspections. CalBRE #00450665 & 01879720



Remodeled 1929 Spanish home in Oxford Triangle

3004 Yale Avenue, Marina del Rey
3 bedrooms | 2 bathrooms | 1,768 sf living | 4,016 sf lot | \$1,729,000

Represented by Denise Fast
Denise can be reached in the Marina del Rey Office or direct at (310) 578-5414

RE/MAX Estate Properties

725 Local Agents • 17 Offices • Luxury Residential • Commercial Investment Division • International

Children's Miracle Network of Hospitals Supporter • #27 RIS Media Top 500 Power Broker

To join our expanding organization, contact Monte Hartman at (310) 559-5570 or MHartman@eplahomes.com

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1034 Napoli Drive Pacific Palisades

New Listing - Open Tuesday, Dec 6th 11a-2p w/ Coffee Bar!



Trophy Property set on approximately one acre situated overlooking the Riviera Country Club - with huge private frontage on Napoli. Gated with fabulous views- Extremely private. 7000 sq ft main house with separate guest house, pool, 2 garages for 4 cars plus additional motor court parking - absolutely idyllic with enormous potential!

Offered at \$12,500,000

KATHY MARSHALL
310.740.1812

kathe@kathemarshall.com | kathemarshall.com
CALBRE #01006678



MANN | MARSHALL
Coldwell Banker Residential Brokerage
Beverly Hills North
301 N. Canon Drive, Beverly Hills, 90210

DELPHINE MANN
310.720.0010

delphimann@aol.com | delphinemann.com
CALBRE #00546676



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VIEW

FEATURED *Properties*

BEVERLY HILLS | \$39,999,000

Represented by JOYCE REY (310) 285-7529 & JADE MILLS (310) 285-7508

COLDWELL BANKER RESIDENTIAL BROKERAGE

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BANKER** 



ALTADENA | \$788,000
1815 Morada Pl, 2BD/1BA plus bonus room w/closet.
Move-in ready home in Country Club Area.
TOM ROMANIW (626) 658-0702



BRENTWOOD | \$2,350,000
Fab. corner "cut-lot" w/lg LR & pvt yd in prime location.
Grt. oppty to remodel/build new.
CAROLYN LOBUGLIO (310) 780-1529



BRENTWOOD | \$1,099,000
11920 Dorothy St #204 | Upgraded 3BD/2BA
penthouse condo with open kitchen & lots of light
GARY LIMJAP (310) 458-0091



CALABASAS | \$2,099,000
Beautiful 5+6 Mountain View Estates. Enjoy 1 story
living w/bonus rm/5th bd upstairs.
PAULA WEISER & SUZI GLUSHON (818) 822-2555



HANCOCK PARK | \$3,145,000
Stately Mediterranean on sought after street.
5beds+3.5bas. Guest house potential, Pool!
LISA HUTCHINS (323) 460-7626



HANCOCK PARK | \$3,500/MO
333 S. Manhattan Pl. #2 | TH style 3+3.5 in convenient
location. New appliances & wd flrs.
THOMAS FINCH II & RUTH GOLOD (213) 840-8299



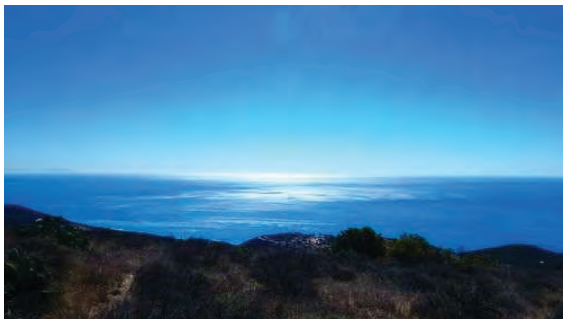
HOLLYWOOD BEACH | \$1,950,000
Oceanfront Hollywood Beach 2 Bedroom + 2 Bath.
1920s beach cottage. Incredible views!
ARIEL & KAREN (805) 824-2004



LA CAÑADA FLINTRIDGE | \$2,495,000
4416 Woodleigh Ln, Gated hideaway 5bd/5ba,
5,000sqft. 20,000+sqft lot. Pool/spa
MELISSA RYAN (310) 993-8319



MALIBU | \$3,175,000
Private oasis on large lot w/ outstanding ocean views. 4
beds + oversized bonus room.
BRUCE MIBACH (310) 819-5936



MALIBU | \$1,350,000
Gorgeous panoramic ocean & mountain views from this
12.5 acre lot with two pads.
ALY DUNNE (310) 321-2571



MANHATTAN BEACH | \$3,649,000
Downtown Manhattan Beach | 1/2 Block to the Beach
and Surreal Ocean Views
LAUREN FORBES (310) 901-8512



MAR VISTA | \$1,729,000
3200 Stoner Ave | Charming Mar Vista home with rec
room/guest quarters above 2-car garage.
JUANITA TIU (310) 586-4574



MOORPARK | \$689,000

Gorgeous 1 sty 3+2 in gated comm. Wide plank wd flrs, blt-ins, fam rm opens to backyard.

TAMARA CAMPBELL (805) 495-1048



PACIFIC PALISADES | \$1,249,000

Explosive views of the mountains & ocean. 2Bd/2.5Ba + Den. Great outdoor spaces. Special!

NICOLAS BEAUVY (310) 573-7473



PASADENA | \$3,675,000

805 Oak Knoll Cir. Two story 5BD 4BA English tudor styled property, near shops on Lake Ave

SCOTT JAMES & CHRIS STILLMARK (626) 327-1836



PLAYA DEL REY | \$2,695,000

Just completed 4bd/4ba gorgeous contemporary open floor plan Mediterranean w/ ocean views.

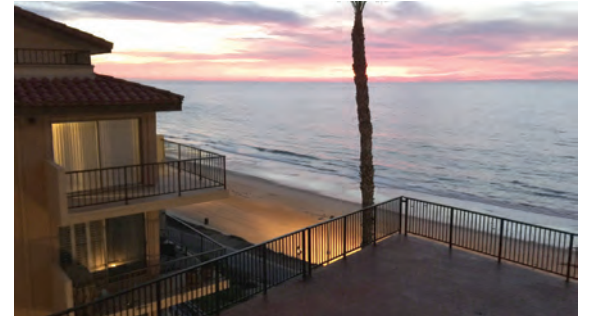
JAMES ALLAN (310) 704-0007



PLAYA VISTA | \$1,749,999

Spacious 3-story Capri Court 1 single family home in quiet cul de sac/3BR 3BA / 2849 sqft

SAM ARAGHI & RUDI BEHDAD (310) 415-1118



REDONDO BEACH | \$1,500,000

Awesome 2BD/2.5BA 2 Level Condo | Remodeled Gourmet Style Kitchen | Beautiful Ocean Views

SUZANNE MILLER (310) 791-6021



SANTA BARBARA | \$11,500,000

HopeRanchElegance.com A fine example of old world charm w/ modern day amenities on 8 acres

LORENZEN PARTNERS (805) 886-1842



SHERMAN OAKS | \$1,799,000

3345 Woodcliff Road. Bel Air adjacent light, bright & gated 3bd+3ba home w/sparkling pool!

FARAH LEVI (310) 978-7555



SHERMAN OAKS | \$1,195,000

100K PRICE REDUCTION! OPEN SUN 1-4 3951 Murietta Ave Private gated 3+3 Mid Century w/views

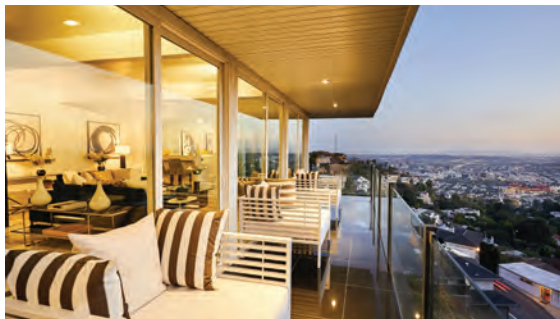
RON PAPILE (818) 415-7966



SIERRA MADRE | \$1,399,000

3 BD, 3BA Well designed & open floor plan, finely finished 1920's era details everywhere.

MICHAEL PARIS (626) 840-7007



SUNSET STRIP | \$2,895,000

1737 Sunset Plaza Dr. Broker Open Tue 11-2. Sweeping views. www.DohenyLifestyles.com

STEVEN SPREAFICO (323) 688-2175



TARZANA | \$729,000

Completely rebuilt 4+3.5! This beautiful home is breathtaking in every detail.

SCOTT FRIEDMAN (818) 317-2011

Pacific Palisades (310) 454-1111

Palos Verdes (310) 378-5201

Pasadena (626) 584-0050

Playa Vista (310) 862-5777

San Marino (626) 449-5222

Santa Barbara (805) 682-2477

Santa Monica Montana (310) 458-0091

Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424

Studio City (818) 788-5400

Venice (424) 280-7400

Ventura (805) 648-5051

Westchester (424) 702-3000

Westlake Village (805) 495-1048

COLDWELLBANKERHOMES.COM



RESIDENTIAL BROKERAGE

A&D ARCHITECTURE & DESIGN

A MILLENIUM OF ARCHITECTURE UNDER ONE ROOF

by Bret Parsons

Hacienda de la Paz stands as a testament to homeowner John Z. Blazeovich, who dedicated 17 years to achieving harmony between a 51,000 sq. ft. dream home, the bucolic surroundings of the Rolling Hills enclave, and the Spanish historical precedents of California. That balance was first addressed by answering the community's architectural standards with a 19th century Andalusian ranch style compound conceived by award-winning Spanish architect Rafael Manzano Martos. Then, an inventive solution for the city's one-story height limit incorporated multiple subterranean levels. Accessed via secret passageways and elevators, these stunning environments comprise an 18th century neoclassical ballroom, an indoor tennis court, a 10th century Moorish spa fit for a king, plus a gym, yoga room, and wine cellar. A Spanish interior design team envisioned the formal living and entertaining spaces, including a library fashioned after an English gentleman's club, a Renaissance chapel, gourmet kitchen plus catering facilities, and a grand salon and dining room with remarkable interlocking ceilings. Of course there's the requisite guesthouse, a six-car garage, bocce court, and an outdoor red clay tennis court. Finally, a pool and loggia embrace panoramic city and ocean views. All contribute to a visually mesmerizing eight-acre estate reminiscent of a luxurious world long ago forgotten. Blazeovich states, "It was worth the wait. The end result is centuries of architecture melded seamlessly under one roof."

ChristopheChoo.com



ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: RAFAEL MANZANO MARTOS



ROLLING HILLS | \$48,000,000

Hacienda de la Paz is an awe-inspiring work of art and engineering. Equestrian community.

Christophe Choo (310) 777-6342

ARCHITECT: GREG SCHNEIDER



MANHATTAN BEACH | \$2,155,000

Mid-Century Modern Corner Lot Home | Rare Find in Manhattan Beach's Desirable Tree Section.

Jenny Morant (310) 266-5216

ARCHITECT: NYBERG & BISSNER



PASADENA | \$1,749,000

Circular, gated 1966 award winning contemporary estate on a secluded acre with 360° views. 2120kinclair.com

The Fairbanks Group (626) 390-1000



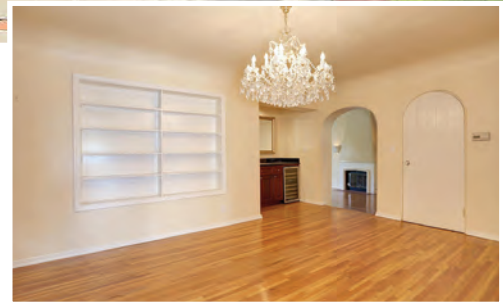
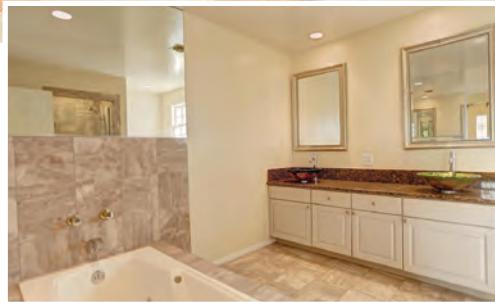
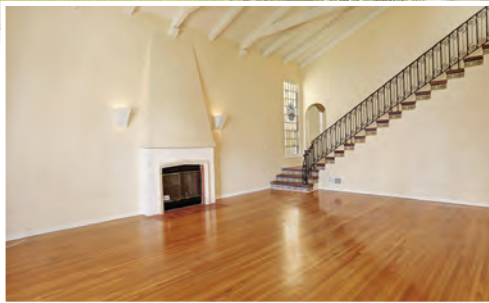
RESIDENTIAL BROKERAGE

TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME,
CONTACT [BRET@BRETPARSONS.COM](mailto:bret@bretparsons.com) OR (310) 497-5832
FOR A SUPERB ARCHITECTURAL SPECIALIST.



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Spacious 2story Spanish Estate



220 North Doheny Drive • Beverly Hills

- Immaculate and updated home
- Large sunlit rooms with wood floors
- Grand 2sty high beamed ceiling living room
- Dramatic stairwell with gorgeous tiling
- 4 bedrooms + lower-level bonus room and bath
- 2 bedrooms upstairs and 2 bedrooms downstairs
- Modern granite kitchen with top stainless appliances
- Master suite w/balcony/fabulous bath
- Formal dining room/den with wet bar
- Lush rear yard w/deck/lawn
- Off-street parking galore



Open Tuesday, December 6th • 11-2

\$2,295,000

Michael J. Libow
COLDWELL BANKER
(310) 285-7509



VISIT US IN THE COVETED PACIFIC PALISADES NEIGHBORHOOD THIS TUESDAY, DECEMBER 6:



269 BELLINO DR. | PACIFIC PALISADES
Offered at \$8,395,000 | 6 BED | 6 BATH | ~6,587 SQ FT

PAUL LESTER
323.488.5962 | plester@theagencyre.com

AILEEN COMORA
424.230.3746 | acomora@theagencyre.com

THEAGENCYRE.COM



545 CATALONIA AVENUE | PACIFIC PALISADES
Offered at \$2,895,000 | 4 BED | 5 BATH | ~2,655 SQ FT | 545CATALONIA.COM

RICHARD STEARNS
310.850.9284 | richard.stearns@thepartnerstrust.com

THEPARTNERSTRUST.COM



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EXPERIENCE FIVE ARCHITECTURAL MASTERPIECES FEATURING SWEEPING OCEAN AND CITY VIEWS



OPEN HOUSE
TUESDAY 11-2PM
& TWILIGHT 4-6PM

770 PASEO MIRAMAR | PACIFIC PALISADES

Offered at \$8,880,000 | 7 BED | 9 BATH | ~7,000 SQ FT | 770PASEOMIRAMAR.COM

ARAM AFSHAR

310.702.0583 | aram@quintessentiallyestates.com

CRAIG SHAPIRO

310.739.4887 | craig.shapiro@coldwellbanker.com

QUINTESSENTIALLYESTATESLA.COM



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OPEN HOUSE
TUESDAY 11-2PM

17405 & 17415 CASTELLAMMARE DR. | PACIFIC PALISADES

\$4,595,000 & \$5,350,000 | 3 BED | 5 BATH

CHRIS PICKETT

310.800.7103 | chris@carswellcollection.com
BRE# 01475927

ERNIE CARSWELL

310.345.7500 | ernie@carswellandpartners.com
BRE# 01111566

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11585 Bellagio Road

Gated Bel Air Estate

INCREDIBLE VALUE

&

CHIC, TRANSITIONAL DESIGN

Motivated Seller - Golden Opportunity



Paul Williams-inspired architecture modernized for today by world-renowned celebrity design team.

5 bed/5 bath, 4350 sqft. on .60 Private Acres.

Gourmet Sub-Zero/Viking Chef's Kitchen, Gym, 400+ bottle Wine Cellar & Bar, Infinity Pool, Waterworks fixtures, 16 Camera Security, Motor/Sports Court, Double Master Suites, Home Theater, + Incredible City & Ocean Views.

The only opportunity of its kind in the MLS.
Asking \$5,995,000.

Jade Mills

(310) 285.7508 | Homes@JadeMills.com
www.JadeMills.com | CalBRE #00526877

Bryce Pennel

(310) 367.1680 | Bryce@BrycePennel.com
www.BrycePennel.com | CalBRE #02009053



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Incredible Opportunity in Prime Bel Air
10901 Chalon Road, Bel Air
\$5,995,000
Open Tuesday 11-2

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.



Jade Mills

(310) 285.7508 | Homes@JadeMills.com
www.JadeMills.com | CalBRE #00526877





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NEW PRICE \$19,900,000 WWW.VILLAGRANDEBELLEZZA.COM



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STEPHEN APELIAN
(323) 804-3400 | Stephen@StephenApelian.com | StephenApelian.com

GREGG SILVER
(310) 770-0777 | greggsilver22@gmail.com



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EXCEPTIONAL 3.4 ACRE EQUESTRIAN RETREAT

OPEN TUESDAY 11-2

1135 RIVAS CANYON ROAD | Pacific Palisades \$21,500,000

Tucked away on a private road of intimacy and prestige, this brand new construction of tranquility, quality, and Paladian style design, will take your breath away. Enter through an antique Portuguese front door to find 8 bedrooms, 12 baths, home theater, game room, gym, wine tasting room housing 3,000 bottles, dual master baths' which spoil you with Japanese soaking tub, traditional dressing rooms with contemporary finishes and 50 linear feet of closet space, walnut library, imported custom lighting throughout, Teppanyaki grill and pizza oven. Spectacular gourmet chefs kitchen designed with exclusive portabella cabinets seamlessly open to the resort style grounds which surround an over sized guest house, pool cabana with dry and steam sauna and a magnificent 360 zero-edge pool with beach-like access. To help set the stage are olive trees planted in 1906. Additional 1.5 acres of approved equine park like property available. www.1135rivascanyon.com



CHRISTOPHER DAMON
310.230.2427
JOYCE REY
310.285.7529



BILLY ROSE
424.230.3702
CINDY AMBUEHL
424.321.4947

MAURICIO UMANSKY
424.230.3701
STACY GOTTULA
424.253.7523



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RESIDENTIAL BROKERAGE

PACIFIC PALISADES

Emil Alexander Schneeman | 310.230.3731 | \$13,995,000



EXQUISITE

Uncovering hidden gems every day



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\$3,795,000 | 280 Gould Ln, Montecito | 4BD/6BA
Scarborough/Calcagno & Hamilton | 805.331.1465/805.565.4000



\$6,785,000 | 23593 Park South Street, Calabasas | 6BD/7½BA
Marilyn Cohen | 818.601.7177



\$2,289,000 | 17980 Rancho St, Encino | 7BD/4½BA
Amalia Khachikian | 818.380.2165



\$2,195,000 | 2644 Greenvally Rd, Sunset Strip | 4BD/3BA
Elizabeth Friedman | 310.743.3301



\$1,995,000 | 3161 Arrowhead Dr, Hollywood Hills | 3BD/4BA
Tom O'Rourke | 310.770.0221



\$2,995,000 | 5625 Penland Road, Hidden Hills | 4BD/4BA
Marc & Rory Shevin | 818.251.2456/818.251.2476



\$1,187,500 | 786 Summit Dr, Ventura | 3BD/3BA
Joanie Louis | 818.425.8516

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EXTRAORDINARY RESULTS



\$3,850,000 | 250 S Plymouth Boulevard, Hancock Park | 5BD/5BA
Bill Coveny | 310.994.2344



\$3,650,000 | 3167 Stone Oak Dr, Brentwood | 6BD/7BA
Francine Chalme Meyberg (Co-listed) | 818.987.7653



\$1,895,000 | 2203 3rd St #11, Santa Monica | 2BD/2½BA
Alexandra Pfeifer | 310.230.3776



\$1,695,000 | 1011 Euclid St #C, Santa Monica | 3BD/3½BA
Emily Bregman | 310.699.7038



\$1,399,000 | 5915 Tuxedo Terr, Hollywood Hills | 2BD/2½BA
Holly Purcell | 310.890.4023



\$1,090,000 | 3566 Via Dolce, Marina del Rey | 2BD/2½BA
Daniel E. Rinsch | 323.899.7267



\$2,599,000 | 2316 3rd Street, Santa Monica | 3BD/4BA
Ian L Brooks | 310.428.6569

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331



REDUCED



Absolutely Incredible Corner Property

700 N ARDEN DRIVE, BEVERLY HILLS

Major Price Reduction

Open House

Sunday 1pm-4pm

Over \$1.3 Million Price Reduction

Priced for an Immediate Sale

NEW PRICE \$8,490,000 | ~~OLD PRICE-\$9,800,000~~



Dittany Zhang-Seltzer

c. 310.867.0171 | o. 310.777.2828
dee@real-dee.com | www.real-dee.com

张 芝彰 | 微信: dzstyle_gogo

Meet Artist Todd Williamson who transformed two architectural townhouses into an exceptional Art Gallery, featuring his revolutionary work. Todd has been exhibited extensively in the United States and Europe. Meticulously curated by Robert Galstian.

Meet Starchitect Robert Thibodeau AIA, see his stunning new design – Three on Third – 3 exciting new construction architectural townhomes.

ARCHITECTURE + ART + WINE + CHEESE

SALON

12 - 06 - 16

6:00-9:00

JOIN US

VALET PARKING

2316 3rd Street

3 + 4

\$2,599,000

SANTA MONICA

2318 3rd Street

3 + 4

\$2,499,000

SANTA MONICA

2320 3rd Street

3 + 4

\$2,699,000

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1723 Nichols Canyon
Hollywood Hills

2bd 3ba

Listed at \$1,649,000

OPEN TUESDAY 11-2PM

Enchanting and updated English Cottage exudes Old Hollywood warmth and elegance. Loads of charm & original details on a large lot w/spacious flat front yard shaded by mature trees and a private pool & spa in back. Original brick façade & leaded glass windows grace the spacious sky-lit living room w/ wood burning fireplace, 20-ft soaring ceilings and peg-and-groove hardwood floors. A writer's loft, updated chef's kitchen, large bonus room, and four off-street parking spots make this rare offering a truly special find, just minutes to Sunset Blvd. and Runyon Canyon. 1723nicholscanyon.com



Open, Dec 6th, 11-2pm
Refreshments



ERNIE CARSWELL
&
PARTNERS



8836 Evanview Drive

Sunset Strip | 3 BR | 3.5 BA | Pool | \$2,450,000

Private Traditional with walled courtyard entry offers impressive city views and enormous Pool. MOVE IN, DEVELOP or REMODEL. Echoes of Paul Williams and Gerard Colcord are evident at this lower Sunset Plaza DR gem.

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BRE#01978658



When Modern and High Tech meet in residential art ...



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Private Appointment
Only

9108 Leander Place

Beverly Hills PO | 5 BR | 7 BA | Pool | Nursery

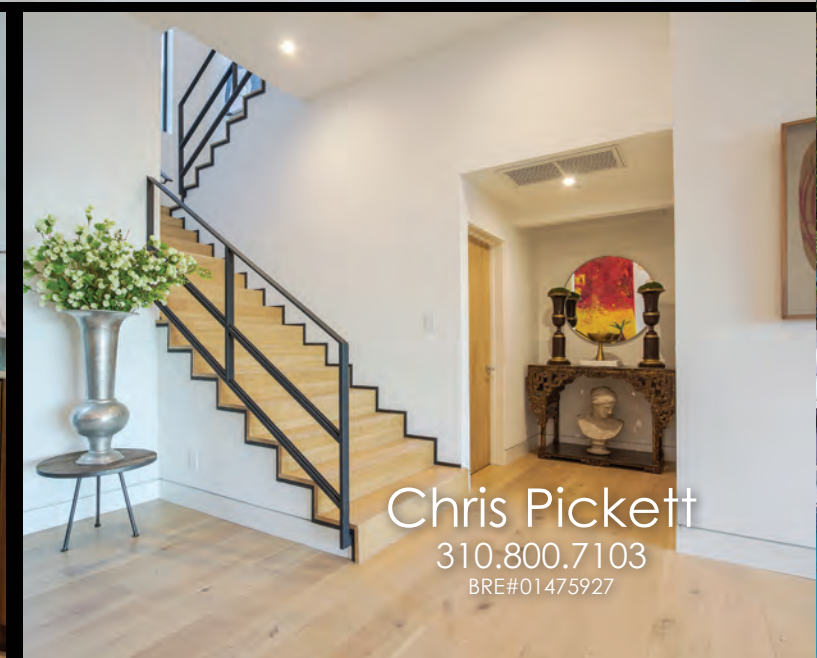
Striking architectural lines define flexible interiors that offer 2 self-contained guest quarters for the ultimate in creative, private comfort. Ridgetop Ocean views from this veritable fortress of security co-exist with soft surroundings of green lushness and resort glass tiled Pool. Artful strength.

\$5,545,000

Ernie Carswell
310.345.7500
BRE#01111566

ERNIE CARSWELL
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9108



Open 11-2pm



1723 Rising Glen Road

Sunset Strip | 4 BR | 6 BA | Pool | Outdoor Grill Lounge

Commanding Contemporary set upon large flat lot surveys beautiful City & Canyon views. The ultimate forward-thinking designer's interior provides vaulted ceilings and open entertaining spaces that lead to the enormous outdoor Pool and its multiple lounges. Uniquely compelling.

\$8,950,000



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OPEN HOUSE | TUESDAY 12/6 | 11 AM - 2 PM



NEW LISTING – CHIC FRENCH CHÂTEAU
538 South Plymouth Boulevard
\$3,980,000



NEW LISTING – GORGEOUS ITALIAN RENAISSANCE REVIVAL
184 South Hudson Avenue
\$7,995,000



NEW PRICE – STUNNING PAUL WILLIAMS MEDITERRANEAN
165 South Hudson Avenue
\$9,995,000

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Sunset, Hollywood Sign, Ocean Views
Near 1100 SF | \$1,188,000



29I | 2 bedroom, 3 Baths
Northeast Corner
Mountain and DTLA Views
1700 SF | \$1,888,000



38H | 2 Bedroom + Nook, 3 Baths
Brand New Unit
Hollywood Sign & Mountain Views
1840 SF | \$2,008,000

THE W RESIDENCES HOLLYWOOD

Amenity Brag: 1/2 Acre Resident-Only Rooftop



11L | 1 Bedroom, 2 Baths
Large Patio W/Century City Views
1400 SF | \$985,000



12A | 3 Bedrooms, 4 Baths
Iconic Hollywood Views,
Oversized Patio Space at 1000 SF
3270 SF | \$16,500 Rental



9H | 1 Bedroom, 2 Baths
Terrace, Unfurnished
1220 SF | \$4995 Rental

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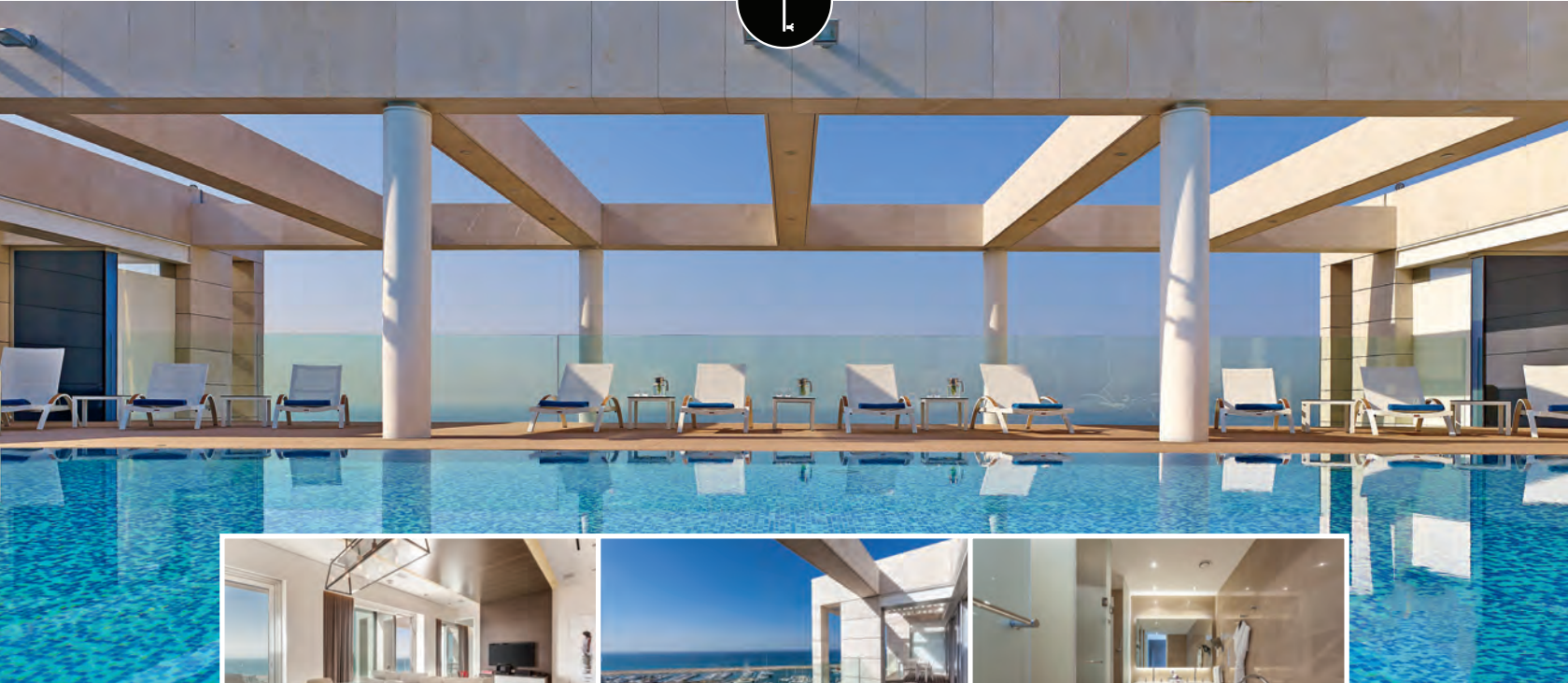
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GRAND BEVERLY HILLS MEDITERRANEAN ESTATE

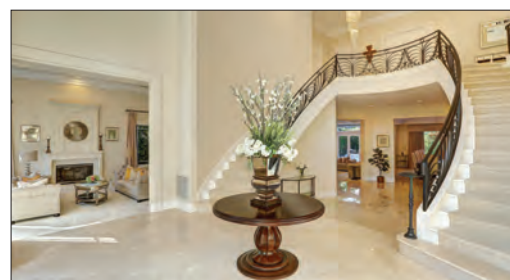


512 N. ROXBURY DRIVE, BEVERLY HILLS

Elegant Beverly Hills home with grand scale throughout. Two-story limestone entry with duel staircase. Step-down living room with coffered ceilings and fireplace. Large formal dining room, light and 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. Two-car garage with direct entry. Gated with circular driveway. Located on one of the premiere streets in Beverly Hills. Beautiful living.

OFFERED AT \$9,450,000

OPEN TUESDAY 11AM - 2PM



For more photos, visit www.512RoxburyDr.com



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SUNSET PLAZA

OPEN TUESDAY 11-2PM

NEW LISTING

3 BEDROOMS | 2.5 BATHROOMS | 2,040 SQ. FT. | 5,639 SQ. FT. LOT

Chic traditional situated on lower Sunset Plaza Drive, minutes from trendy restaurants and shops. Downstairs includes a warm formal living room, formal dining room, chef's kitchen with eat-in area, powder bath, and den that opens to an outdoor sitting area. Upstairs features a spacious master suite with large walk-in closet and a bathroom. There are two additional bedrooms upstairs and a guest bathroom. Outdoor entertaining spaces.

OFFERED AT \$1,950,000

JON GRAUMAN
424.238.2484



An international associate of Savills | THEAGENCYRE.COM





OPEN TUESDAY 11-2PM & 4-6PM

269 BELLINO DRIVE PACIFIC PALISADES
\$8,395,000 | 6 BEDS | 6 BATH



9551 CHEROKEE LANE BEVERLY HILLS POST OFFICE
\$7,995,000 | 5 BEDS | 7 BATH



2955 PASSMORE DRIVE HOLLYWOOD HILLS
\$5,495,000 | 5 BEDS | 6 BATH



3114 ELVIDO DRIVE BRENTWOOD
\$6,875,000 | 5 BEDS | 6.5 BATH



653 N. LAUREL AVENUE BEVERLY CENTER
\$3,795,000 | 4 BEDS | 6 BATH



NEW LISTING

1634 BLUE JAY WAY SUNSET STRIP
\$12,995,000 OR \$34,500/MO | 4 BEDS | 4 BATH

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AILEEN COMORA
424.230.3746

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323.679.4414



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\$200,000 PRICE REDUCTION

OFFERED AT \$2,795,000

18625 WELLS DRIVE | TARZANA

OPEN TUESDAY 11-2PM & FRIDAY 11-2PM

6 BEDROOMS | 8 BATHROOMS | 6,182 SQ. FT. | 46,351 SQ. FT. LOT

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2 BEDROOMS | 2 BATHROOMS

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NEW LISTING

LEASES STARTING AT \$4,450/MO



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1432 HARRIDGE DRIVE

BEVERLY HILLS POST OFFICE

OFFERED AT \$3,600,000

DEVELOPMENT OPPORTUNITY

6 BEDROOMS | 8 BATHROOMS

12,000 SQ. FT.*

5,907 SQ. FT. LOT

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ANGEL KOU
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*MUST PURCHASE 1450 HARRIDGE TO REACH 12,000SQFT. BUYER AND BUYER'S AGENT TO DO OWN DUE DILIGENCE



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Starting at \$3,695,000 | 2.5% Broker Commission

3 Bed | 3.5 Bath | 4,996 – 5,415 Approx. Total Sq. Ft.

310.698.7889 | Carbon-Beach.com

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4136 Hayvenhurst Drive, Encino South, 91436
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- 6 Ensuite BRs/8 BAs in 8,500sf of Living Space
- Long, Gated Driveway to 28,000sf Hilltop Lot
- Indoor-Outdoor Flow – For Grand Scale AND Informal Living
- Entertainer's Great Room Opening to Covered Outdoor Living Space
- Multiple Terraces
- 12' and 14' Ceilings And LED Lighting Throughout
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915 AMALFI DRIVE, PACIFIC PALISADES
HUGE Lot in PRIME Location | OPEN TUESDAY 11AM - 2PM



OFFERED AT: \$9,995,000 | 915Amalfi.com



Sally Forster Jones
310.691.7888
sallyforsterjones.com

This romantic estate is set on a HUGE lot with almost an acres of serene parkland in Pacific Palisades. Beyond an expansive grassy yard and set back from the street, the home is framed by gardens and beautiful landscaping. The 7bd and 6.5ba home is beautifully detailed and features wood floors, crown moldings, wainscoting & large windows that flood the interior with sunlight. Entertain in the living room, the comfortable paneled den, or the spacious sun room featuring decorative tile floors and doors opening to the yard. There are 3 bdrms. located upstairs including the generous master suite. An additional upstairs sitting room boasts huge picture windows that frame the scenic backyard and the dramatic views beyond. The impressive yard is truly your own personal park which can be enjoyed in complete privacy. The expansive grassy yard makes way for manicured gardens, fountains, and more! Located in the Riviera – South of Sunset Blvd., lose yourself in this enchanting estate!

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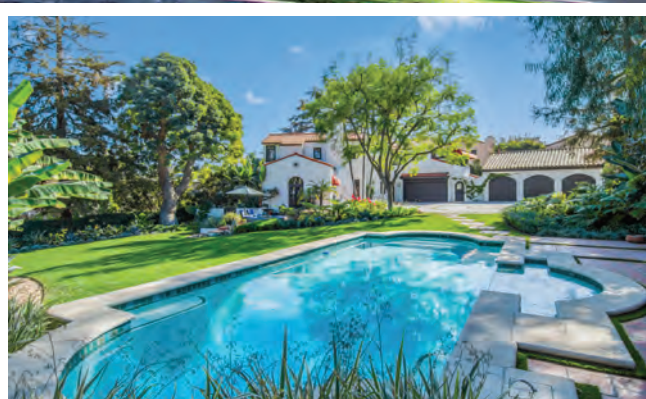
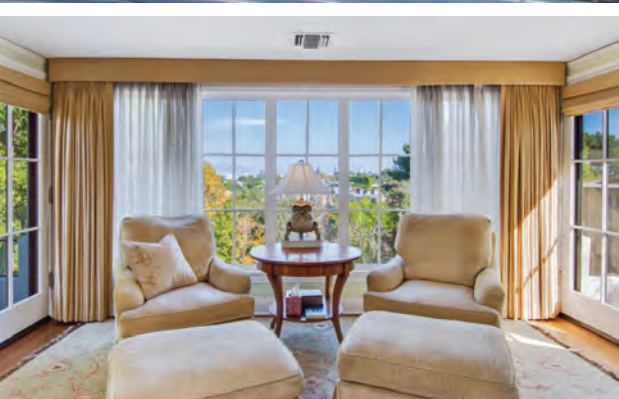
SALLY FORSTER JONES

President, Aaroe International Luxury Properties
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2789 MCCONNELL DRIVE, CHEVIOT HILLS

OPEN TUESDAY 11AM - 2PM | JOIN US FOR LUNCH!



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sallyforsterjones.com

ASKING \$6,499,000 | 2789McConnell.com

Fall in love with this Cheviot Hills estate and be transported to an era of grand Hollywood glamour. Situated in one of the most enviable streets in the neighborhood, this magnificent Mediterranean has it all. This home exudes strength and history with its exposed beams, commanding fireplace and majestic chandeliers. Including a fully finished basement, attached maids quarters/ guest house, spacious garage (room for 5 cars) and picturesque swimming pool, make this home your private oasis! Walk inside the updated kitchen featuring SS appliances, SubZero refrigerator, colorful tile work and cozy breakfast nook ideal for morning cups of coffee. Upstairs are 4 bedrooms and you'll be astonished at their large size and spectacular views. The master suite has walk-in closets, a designer bathroom, balconies and a tranquil sitting area. With an abundance of storage, upgraded heating/air system, electrical and plumbing, new roof and sewer system and mature landscaping, this home is a stunningly private sanctuary that should be seen and admired!



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SALLY FORSTER JONES

President, Aaroe Intl., Luxury Properties

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2008 HERCULES DRIVE, MOUNT OLYMPUS
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Offered at \$7,900,000





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OPEN
TUE 11-2



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OF BEL-AIR

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4149 NAGLE AVENUE, SHERMAN OAKS | \$1,950,000

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- All bedrooms are en-suite
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- Large family room/great room
- 3 fireplaces
- Great floor plan
- Wood floors throughout
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- Close to fine dining and shops



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Elsa Nelson

310.345.9306




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\$2,995,000 3 Bed | 3 Bath

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Open House
Tuesday
11am-2pm



1700 Bagley Avenue | Beverlywood

\$2,495,000 4 Bed | 4.5 Bath

Jeremy Ives
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Open House
Tuesday
11am-2pm



8787 Shoreham Drive #702 | West Hollywood

\$649,000 1 Bed | 1.5 Bath

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NEW PRICE \$4,795,000
Marcie Hartley - 310.691.5950



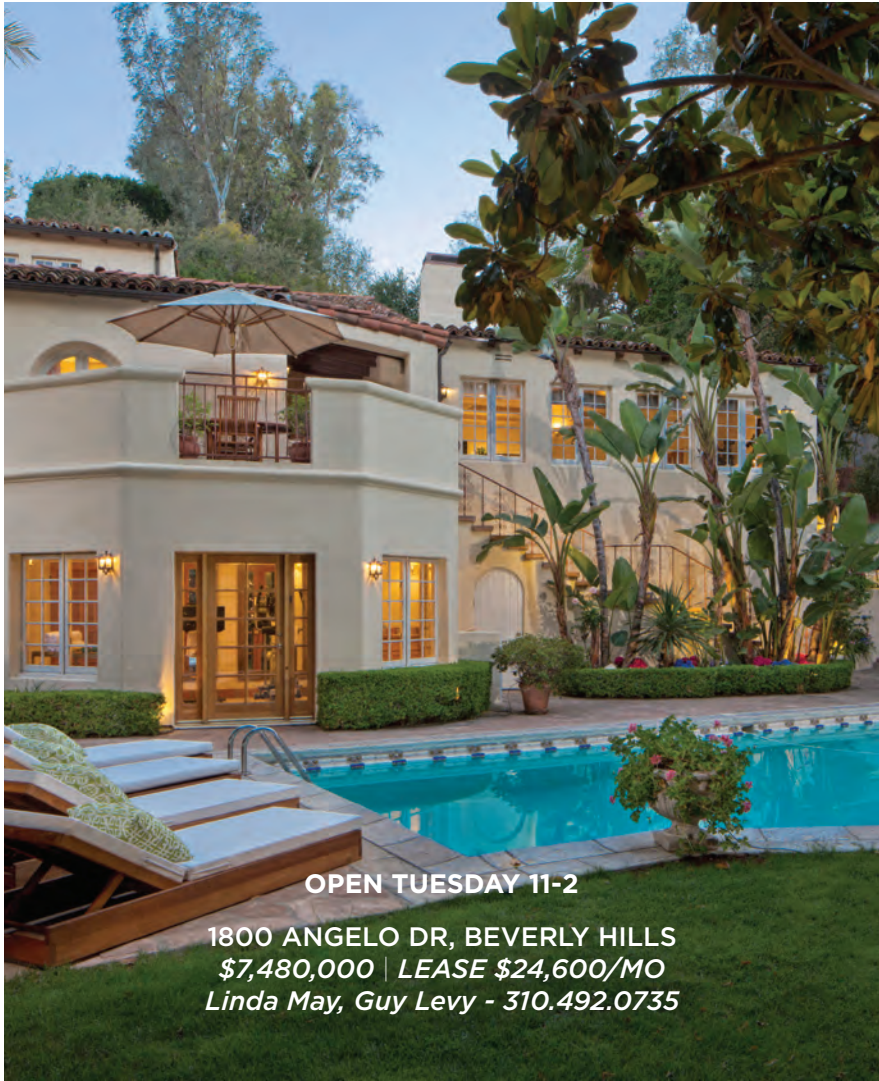
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4822 QUEEN VICTORIA RD, WOODLAND HILLS
NEW PRICE \$1,775,000
Justin P Huchel - 310.617.4824



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10960 BELLAGIO RD, BEL-AIR
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OPEN TUESDAY 11-2
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OPEN TUESDAY 11-2
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1669 SAN ONOFRE DRIVE | \$24,995,000

OPEN TUESDAY, DECEMBER 6TH 11AM-2PM

Located behind antique iron gates at the end of a long private driveway, lies this Italianate compound with spectacular views from downtown to Catalina and a legendary history, having once been home to President Ronald Reagan. No expense has been spared in creating this sophisticated, one of a kind estate that is the latest offering from acclaimed designer/developer Jaman Properties. New construction, old-world craftsmanship and modern tech combine to make this arguably the most beautiful and unique property on the west side of Los Angeles. Extremely private and secluded in the most elite section of the Palisades Riviera, special features of the home include: A grand two-story entry; expansive living room; professional screening room; chef's kitchen and family room; formal dining and paneled library—all open to panoramic views, Scott Shrader-designed gardens, outdoor entertainment areas and saltwater pool with invisible spa; world-class master suite with sitting room, private terrace, his/ her bath/dressing rooms—all with jetliner views; 5 additional en suite bedrooms; separate guest house; handmade gas lanterns throughout, 6 fireplaces, French oak floors, antique barn beams and important historic features salvaged from the original Reagan residence. 1669sanonofredrive.com

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2 Bd | 2 Ba | 1,687 SF | For Sale \$1,150,000



BEVERLY HILLS

200 North Swall Drive #509

2 Bd | 2 Ba | 1,532 SF | For Sale \$999,999



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BEVERLY HILLS

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3 Bd | 3.5 Ba | Townhouse | For Lease \$13,500

OPEN Tuesday 12/6 11-2
Sunday 12/11 1-4

9876 Gloucester

BEVERLY HILLS 90210



FOR SALE **\$3,975,000** FOR LEASE **\$18,500**
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BEHIND THE MAGNIFICENT GATES OF FREMONT PLACE



OPEN: December 6th, 2016 11 - 2 PM



74 FREMONT PLACE *offered at* **\$6,995,000**

Private, Luxurious, Inviting

Timeless combination of outstanding original character and contemporary upgrades make for the perfect Southern California lifestyle home. An entertainer's paradise. Elegant indoor outdoor living. Public rooms graced by arches, moldings, polished stone and wood floors. Formal dining and living room, breakfast room and fantastic family room overlooking pool and spa. Cooks kitchen with 60" Wolf range with French top and griddle. 2 islands. 3 sinks. Huge pantry. Elegant and spacious master has His and Hers master baths and closets. The rear garden boasts a vine covered pergola over the dining area. Monumental wood burning fireplace. Outdoor kitchen with 60" BBQ, ice maker, fridge and storage. Drought tolerant garden designed by lauded horticulturist, Camille Cimino. Separate guesthouse/man cave with wine room, bath and outdoor shower. Separate game/office/media room. Separate gym and laundry room.

6 bedrooms and 6 bath in total.

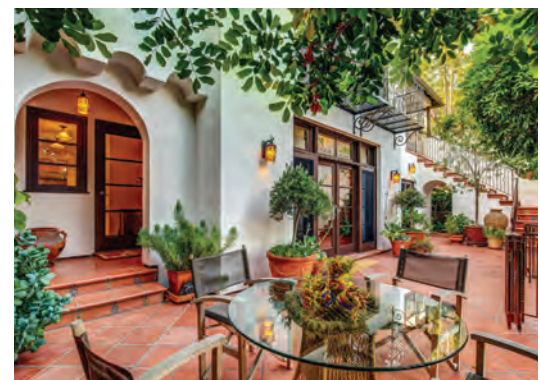
5140 square feet / Lot 16,311 per tax assessor



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BRE: 00513357, 00811870, 01128275

BROKER'S OPEN TUESDAY | 11 AM - 2 PM

122 SOUTH VAN NESS AVENUE

WINDSOR SQUARE

\$3,500,000



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Element 436 is Koreatown's only new construction condominiums and located a few minutes walk from restaurants, entertainment, retail and the Metro.

TWO BEDROOMS FROM THE MID \$500'S

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ELEMENT
FOUR THIRTY SIX

WESTWOOD TOWNHOUSE

Open Tuesday, 11-2pm



1655 Greenfield Ave #23, Westwood

Charming and quiet TOWNHOUSE located on a beautiful tree-lined street in Westwood. First level features open concept, light filled living room/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, recessed lighting, hardwood floors, inside laundry, 2 secured parking spaces (tandem) and extra storage. Very quiet interior unit within the complex with superb indoor/outdoor flow. HOA dues are \$475/mth and include earthquake insurance and hot/cold water. An exceptional opportunity in a coveted Westwood location close to shops, restaurants and parks.

Offered at: \$699,000 | 1655Greenfield23.com

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GLOBAL VISION. LOCAL EXPERTISE.



BEL AIR
11531 Orum Road | 6 Bedrooms | 7 Baths | \$5,995,000
Juliette Hohnen 323.422.7147



BEVERLY HILLS
1218 Benedict Canyon Drive | 6 Bedrooms | 8 Baths | \$14,750,000
Juliette Hohnen 323.422.7147 | Annie Stewart 310.926.0434



BEVERLY HILLS
627 North Hillcrest Road | 6 Bedrooms | 6 Baths | \$10,999,000 | \$35,000 per month
Josh & Matthew Altman 310.819.3250 | Gina Dickerson 310.744.5584



BEVERLY HILLS
1027 Cove Way | 4 Bedrooms | 5 Baths | \$6,995,000
Marshall Peck 310.497.3279



BEVERLY HILLS POST OFFICE
9720 Moorgate Road | 5 Bedrooms | 4.5 Baths | \$2,395,000
Marshall Peck 310.497.3279



BRENTWOOD
11636 Montana Avenue #104 | 2 Bedrooms | 2.5 Baths | \$1,095,000
Martine Zoller 310.486.7095 | Heather Witt 310.948.9000

FOR A COMPLETE LIST OF PROPERTIES, VISIT [ELLIMAN.COM/CALIFORNIA](https://elliman.com/california)

150 EL CAMINO DRIVE, BEVERLY HILLS, CA 90212, 310.595.3888. © 2016 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. EQUAL HOUSING OPPORTUNITY.



HIGHLAND PARK | NEW LISTING
1411 N Avenue 57 | 4 Bedrooms | 3.5 Baths | \$1,124,900
Erica Carver 310.402.9411



LOZ FELIZ
2255 Verde Oak Drive | 3 Bedrooms | 3 Baths | \$4,295,000
Juliette Hohnen 323.422.7147



SANTA BARBARA
10045 Calle Real | 1,800 Acres | Price Upon Request
Anthony Punnett 310.819.1985



SANTA MONICA
152 Wadsworth Avenue | 4 Bedrooms | 4 Baths | \$12,500 per month
Juliette Hohnen 323.422.7147



SUNSET STRIP
9368 Flicker Way | 3 Bedrooms | 4.5 Baths | \$6,950,000
Tracy Tutor Maltas 310.722.2267



SUNSET STRIP | MAJOR PRICE REDUCTION
1506 N Doheny Drive | 5 Bedrooms | 7 Baths | \$4,795,000
Josh & Matthew Altman 310.819.3250 | Jacob Greene 310.415.2653

An aerial photograph of a coastal ranch. The foreground shows a sandy beach curving along the edge of a blue ocean. Behind the beach is a line of dark green trees and shrubs. Further inland, there are rolling green hills with some yellow wildflowers. In the background, there are more hills and mountains under a clear blue sky with a few wispy clouds. The text "LAS VARAS COASTAL RANCH" is overlaid in a large, serif font, and "Santa Barbara County, Gaviota Coast" is overlaid in a smaller, italicized serif font below it.

LAS VARAS COASTAL RANCH

Santa Barbara County, Gaviota Coast

Las Varas Coastal Ranch | Santa Barbara County | 1800 Acres | Price Upon Request


LasVarasCoastalRanch.com



ANTHONY PUNNETT
O: 310.819.1985 | C: 917.573.7896
ANTHONY.PUNNETT@ELLIMAN.COM
ANTHONYPUNNETT.ELLIMAN.COM

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THE ALTMAN BROTHERS



OPEN TUESDAY 11AM-2PM | MAJOR PRICE REDUCTION

1506 N Doheny Drive | Sunset Strip | 5 Bedrooms | 7 Baths | \$4,795,000 | Stunning, newly completed Contemporary Cape Cod Estate in coveted Bird Streets. Perched above famed Sunset Strip, this celebrity owned, Designer-done 5BD/7BA masterpiece, boasts almost 5,000 FT of living space with parking for 5 cars. Completely private and gated featuring multiple outdoor areas, large pool, built in BBQ and grassy yard. Gorgeous wide plank White Oak flooring throughout, incredible flow between gourmet kitchen, informal family area and patio creates quintessential indoor/ outdoor living. Second floor features a huge master suite with stunning his-and-her marble baths, separate walk-in closets with built-in cabinetry, fireplace, and corner windows opening to hilltop and city views. Two large and bright bedrooms off of the grand center hall boast in-suite marble baths enveloped by private tree-top views.

JOSH & MATTHEW ALTMAN

C: 310.819.3250

JOSH@THEALTMANBROTHERS.COM

THEALTMANBROTHERS.COM

JACOB GREENE

C: 310.415.2653

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AB THE ALTMAN BROTHERS

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ONE YEAR COMPLIMENTARY HOA DUES

Open House: December 6, 11am - 2pm

Validated parking at Athena located at 724 S. Figueroa St.



Join us for lunch at Metropolis, the New Capital of Luxury in DTLA, presents a limited-time opportunity to experience complimentary HOA dues for one year*.

Purchase one of the final Tower I residences, or a Tower II residence, before the end of the year and Metropolis will pay the cost of your first year of HOA dues! For one year, you will enjoy the wealth of luxury amenities, including a resort-style pool and cabanas, fitness center, screening room, dog park and more, all located within DTLA's most iconic urban oasis. Starting from the high \$600,000s to over \$2 Million.

Sales Gallery Open Daily 10am-6pm • 777 S. Figueroa St., 47th Floor, Los Angeles, CA 90017 • 855.657.8300 • MetropolisLosAngeles.com



*Offer available for interest list recipients for new contracts at Metropolis dated 11/11/16-12/31/16. See Sales Associate for details. First twelve months of HOA expense may vary between residence. Limited time offer; additional terms and conditions may apply. This advertisement is not an offering, but only a solicitation of interest in the advertised property. The renderings and images of the proposed project are artist's renderings and are conceptual only and may not be to scale or shown in their final as-built condition. No real estate broker or agent is authorized to make any representations or other statements regarding the project, and no agreements with deposits paid or other arrangements shall bind the developer. Exclusive Sales and Marketing: Douglas Elliman. CalBRE #01947727





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PREVIEW FOR A CHANCE TO WIN

GOOGLE HOME – THE “SMART HOME” DEVICE*



3167 Stone Oak Drive | BrentwoodBuy.com

Open Tuesday, December 6th 11:00am – 2:00pm

Hilltop | Gated | View | 6 bedrooms, 7 bathrooms

Interior: 6,842 ± sq.ft. | Lot: 26,172 ± sq.ft. (2 Lots)

Offered at \$3,650,000

MICHAEL HIATT

michael.hiatt@sothebyshomes.com | 310.481.4342

CO-LISTED WITH FRANCINE MEYBERG
BERKSHIRE HATHAWAY HOME SERVICES

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*Winner chosen by random drawing after open house and notified by email. Eligibility limited to CalBRE agents. Office associates, family and non-licensed persons are NOT eligible for this prize drawing. Michael's CalBRE: 01396907. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc. Real estate agents affiliated with Sotheby's International Realty, Inc. are independent contractor sales associates and are not employees of Sotheby's International Realty, Inc.

8 **NEW** Modern Single Family Homes

By Pico/La Cienega



6070 Pickford Street, LA 90035 Starting at \$1,069,000



Crafted with thoughtfulness to entertain on a grand scale, the open floor plan includes designer done custom kitchens w/center island that flows seamlessly to the dining and living rooms. Huge private roof top terraces w/spectacular views from downtown LA to the Westside. Large windows provide abundant light. Master suite w/walk-in closet, beautifully tiled bath and dual sinks. Controlled access and private 2 gar garages w/direct entry. **Live in the heart of it all** minutes from the Grove, Farmer's Market, Beverly Hills and freeway to Downtown or the Beach.

OPEN Sunday from 1-4 pm | OPEN Tuesday 11 am - 2 pm



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6 NEW Luxury Homes Starting from \$889,000

THE WILSHIRE VISTA



1213 S. Dunsmuir Ave. Los Angeles 90019
www.livewilshirevista.com



6 NEW Modern Single Family Homes, 2 BD w/Mezzanine or flex 3rd BD,
3 BA, Designer Kitchen & Baths, Dramatic Open Floor Plans, Quality Finishes,
2 Car Garage w/Direct Entry, Private Rooftop Decks w/City and Mountain Views.



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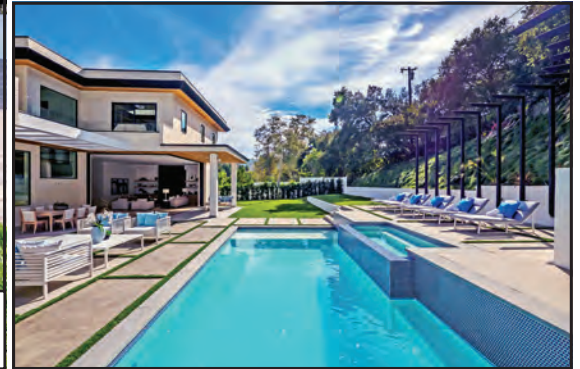
Brokers Open
Tue, from 11-2 pm

OPEN Sun. from 1-4 pm

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16720 BAJIO ROAD • ENCINO

BROKER'S OPEN TUESDAY, DECEMBER 6 • 11AM-2PM



VIDEO | www.TourBajio.com



5 BEDROOMS • OFFICE • 5.5 BATHROOMS • ~7,000 SF • 21,487 SF LOT

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PRICED UNDER \$380/SF

IN ROYAL OAKS • ENCINO



7 BED • 10 BATH • ~15,000 SF • 25,926 SF LOT

Royal Oaks premier Estate! ~15,000 square feet of living space, 7-car subterranean parking garage, 25,000+ square foot lot with outdoor covered patio, pool, spa, and barbecue island. Construction was completed in 2009, reminiscent of a Hancock Park Estate, newer amenities blended with 1920s architecture and style. Grand entrance with Italian marble floors, wood-beamed ceilings, hand-carved wood staircase, and stained-glass French doors which lead to the yard, step-down living room with wood-burning fireplace and sitting area. Formal dining has multiple sets of French doors that open to the backyard. Kitchen with large island, walk-in pantry, butler's kitchen, counter seating, breakfast nook. Family room with wood-burning fireplace, leaded picture window, and access to the courtyard. Basement offers 2 bedrooms suites, game area and family room, top floor has 5 bedroom suites including the master with walk-in closet, and spa-like bathroom. Second floor great room off of the secondary bedrooms is a perfect area to spend time with the family. Extensive use of brick throughout the backyard, multiple outdoor entertainment and dining areas, lush landscape, and large grass area.

Offered at \$5,650,000

4009 Valley Meadow Road, Encino

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OPEN TUES 11-2, SAT & SUN 1-4



810 S SPRING, DTLA

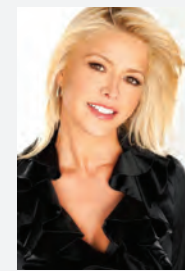
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Welcome to Beverly Hills Luxury Living at its best! Newly
Remodeled 1 2 bedroom floor plans that are spacious, open,
and bright. Top of the line finishes, hardwood floors, high
ceilings and stainless steel appliances. Walking distance to
Rodeo shops,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



CHOICE PROPERTIES AVAILABLE



10601 Wilshire Blvd. #303

Offered at \$1,995,000

A remarkable Large & Spacious remodeled 2Bed. + Separate Den (3rd Bed. possibility) residence in Wilshire House, LA's most prestigious Hi-rise. Formal entry hallway leads to Grand Living & Dining rooms w/ perfectly situated Fire Place, a separate Den, most charming remodeled kitchen w/top-of-the-line appliances & sunny breakfast area. A sumptuous Master Suite with two walk-in closets, extra storage & closets throughout the unit. Most coveted floor plan in Building. By Appointment Only.



10601 Wilshire Blvd. #901

Lease at \$13,500/Mo

A rare & sophisticated NY-style 3 Bed/3.5 bth designer- perfect residence in the fabulous Wilshire House, LA's most exclusive Hi-rise with full amenities. Formal entry hallway, Grand Living & Dining rooms with unobstructed mountain views, gourmet kitchen with top-of-the-line stainless steel appliances, Spacious Master Suite with huge built-in walk-in closet and a sensational bathroom with window overlooking panoramic views, two separate additional en-suite bedrooms & a separate powder room. Recessed Lightings & Electronic Window shades throughout. For most discriminating clients!

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New Lease Listing

517 N. Elm Drive

Open Tuesday Dec. 6th 11-2

6 Beds | 6 Baths | 5,158 SqFt

Offered at \$18,500/Month

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OPEN TUE 11-2

MAJOR PRICE REDUCTION

7820 ELECTRA DRIVE
MOUNT OLYMPUS

\$5,500,000
5 BED 6 BATH
5,240 sq ft

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OPEN TUESDAY 11-2

1312 BEVERLY GROVE PLACE
BEVERLY HILLS

\$4,995,000 | 5 BED | 5 BATH

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310.595.5915
adam@mercervine.com

KYLE GIESE
310.975.5838
kyle@mercervine.com

ROY SHACHAF
310.435.7250
roy@mercervine.com

OPEN TUESDAY 11-2

1962 STRADELLA ROAD
BEL AIR

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

ADAM ROSENFELD
310.595.5915
adam@mercervine.com

KYLE GIESE
310.975.5838
kyle@mercervine.com

BRIAN GRIFFIN
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9360 READCREST DR BEVERLY HILLS

\$6,274,995 | 6 BED 5 BATH | 5,367 sq ft

OPEN TUE 11-2 & SUN 1-4

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Open House Tuesday, December 6th | 11AM - 2PM | Catered Lunch | Free Valet

Twilight Preview Tuesday, December 6th | 6PM - 8PM | Live DJ | Light Fare | Free Valet

BED 3 | BATH 3.5 | PRICE \$4,995,000 | LIVING AREA ±3,861 SQ. FT. | LOT SIZE ±4,508 SQ. FT.

CANAL VIEWS STANDARD, SUNBATHING

optional



haltonpardee.com | kerryann@haltonpardee.com | 310.907.6517