

COMPASS



Exemplifying the clean lines and fluid floor plans of midcentury California architecture, 707 Flower Avenue exists as a modern oasis within the dynamic Venice Beach community. Find a home that fits your distinct style and the most experienced agents to guide you there.



Guiding you home.



HOLMBY HILLS

A majestic gate provides a cinematic entry to a world class Holmby Hills estate. Completely remodeled in 2008 w/modern high-end finishes & designed w/elegance & sophistication. Also for lease: \$35,000/mo. www.BelAirDream.com
7 bedrooms, 7+ baths, \$15,000,000

Represented by: Vangelis Korasidis
T. 310.247.1500 | Greek@coldwellbanker.com



BEVERLY HILLS

Gated exquisite private Beverly Hills estate located on almost an acre lot with incredible city views. Featuring the finest details and amenities for the quintessential indoor-outdoor lifestyle. www.1251LagoVista.com
6 bedrooms, 5+ baths, \$15,000,000

Represented by: Noelle Renee Gayral
T. 310.281.3948 | ngayral@coldwellbanker.com



MALIBU

Carbon Beach Estates across from desirable Carbon Beach. 360° ocean views. Villa Paradiso designed by Doug Burdge. Approved Plans & Permits for approx. 12,334± ft² Estate on 29.95± acres. Deeded La Costa Beach & Tennis Club membership.
\$14,950,000

Represented by: Ani Dermenjian
T. 310.317.9382 | come2malibu@yahoo.com



BEVERLY HILLS

Perched above the street and set behind gates, this beautiful home is located within the highly coveted, guard-gated celebrity enclave of Hidden Valley Estates with unparalleled privacy, security and prestige. Apx 6332 sqft on an Apx 25,899 sqft lot.
6 bedrooms, 8 baths, \$10,499,000

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



COLDWELL BANKER PREVIEWS INTERNATIONAL®



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WILSHIRE CORRIDOR

REDUCED! Luxurious Contemp 3+3.5, rare dbl unit at The Californian w/apx 5,300sf. Media room, ocean views & more! LuxuryWilshireCondo.com
3 bedrooms, 3+ baths, \$8,775,000

Represented by: Linda May
T. 310.777.6247 | Linda@LindaMay.com



LOS ANGELES

Exceptional, refined new East Coast Traditional. Beautiful gourmet kitchen with Thermador stainless steel appliances and Carrara marble. Handsome European Oak hardwood flooring and sparkling pool and spa, built-in barbeque and grassy backyard.
5 bedrooms, 2+ baths, \$4,500,000

Represented by: Todd Baker
T. 310.801.1475 | toddbaker@coldwellbanker.com



WESTLAKE VILLAGE

Stunning North Ranch Mediterranean Estate. Almost 2 acres. 6BD + cabana w/ bathroom & sauna. Family rm w/lg bar. Pebble tech pool/spa & lg BBQ area. 5 bay garage. Close to everything and a paradise for entertaining.
6 bedrooms, 7+ baths, \$3,250,000

Represented by: Dick & Terry Goodrich
T. 805.495.1048 | rgoodrich@coldwellbanker.com



PACIFIC PALISADES

Pristine home in the coveted gated Enclave with 6 beds and 5 baths. This home boasts great views of the Ocean, Santa Monica Mountains and beyond on over more than 11,000 square feet of land.
6 bedrooms, 5 baths, \$3,199,000

Represented by: Leslie A Woodward
T. 310.387.8020 | lwoodward@coldwellbanker.com



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It's the Perfect Time of Year to



BLUE SKY BUILDING SYSTEMS

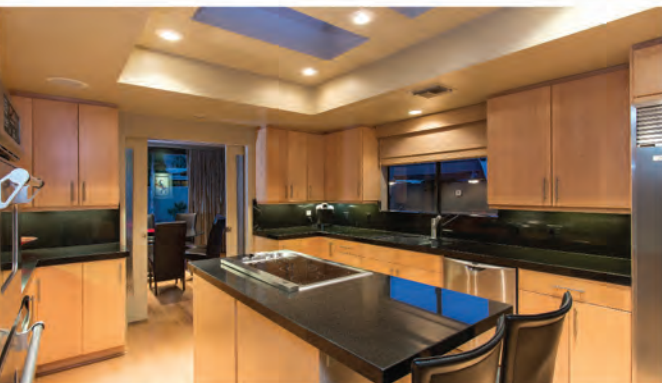
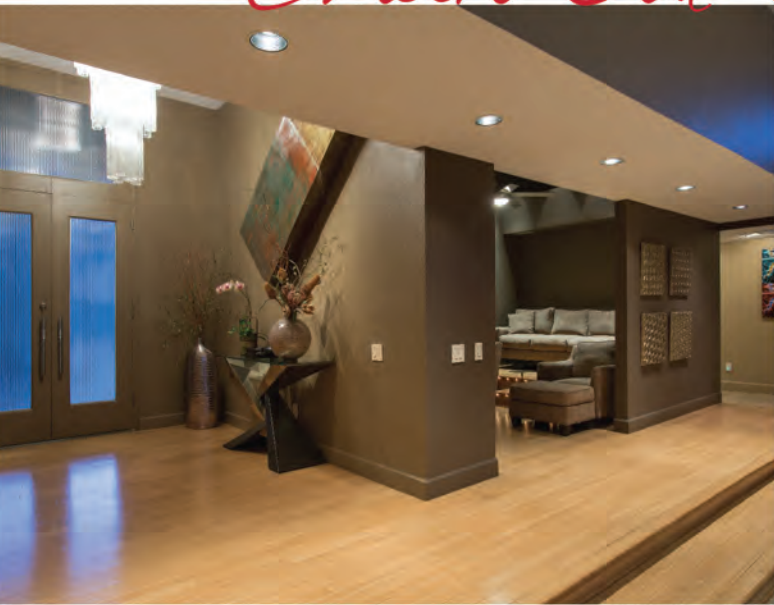
The Graham Residence, 2011 – Yucca Valley, California

With little disruption to the natural environment during construction, Blue Sky Building Systems' sustainable Graham Residence is enhanced by the 10-acre rugged terrain on which it sits. Upon first sight, the right angles of the structure may appear to conflict with the rounded granite surfaces surrounding the house, but the rectilinear geometry of the structure is the perfect counterpoint to an otherwise undulating terrain of ancient rocks and desert landscape. Rather than demonstrating humankind's prowess to conquer nature by manipulating the environment to suit human needs, the Graham Residence changes the dialogue from conquering nature to being part of nature, while opening up a dialogue about sustainable and affordable architectural design. Residence includes 2 bedrooms, 1 bath and solar.

\$649,000 / Stephen Skuris 323-791-7999 & Matthew Berkley 626-665-3699
architectureforsale.com

**CROSBY DOE
ASSOCIATES**

Check Out Our Desert Properties



CHARLES DUBOIS, AIA

Palm Springs in the Indian Canyons, 1980 – Palm Springs, California

Designed by Charles Dubois, AIA, and built by Roy Fey in 1980, this home is located in the highly desired Indian Canyons neighborhood of south Palm Springs. Inside, soaring ceilings appear to float above clerestory windows with views of the San Jacinto Mountains and swaying palm trees. Expanses of glass in the living areas frame views of the pool and simultaneously connect the indoors to the outdoors. With custom maple cabinetry and stainless steel appliances, the spacious kitchen is ready for entertaining. The large pool, spa, outdoor kitchen/bar and fire feature, surrounded by inviting seating areas, complete the large, private outdoors. The stage is set for living the Palm Springs lifestyle. Residence includes 3 bedrooms, 3 baths, large steam shower, theater-style media room, outdoor kitchen and pool/spa. Desert landscaping. A newly installed solar power system provides low cost electrical energy.

\$1,069,000 / Stephen Skuris
architectureforsale.com

310.275.2222
architectureforsale.com[™]



The Wexler House :: Donald Wexler, Architect \$1,750,000
1272 E Verbena Drive, Palm Springs Rick Grahn | 310.382.0344



Melinda Gray, AIA & Rob Hussey \$6,750,000
700 Kingman Avenue, Santa Monica Frank Langen | 310.963.3891



Breidenbach-Cuen Architects, 1987 \$5,650,000
556 Dryad Road, Santa Monica Frank Langen | 310.963.3891



1960's Contemporary \$1,495,000
3168 Dona Sofia Drive, Studio City Barry Gray | 323.822.3200



Architectural Lease \$19,500/month
1560 Gilcrest Drive, Beverly Hills Rick Grahn | 310.382.0344



Mid-Century Post & Beam Lease \$13,000/month
15515 Via de las Olas, Pacific Palisades Mike Deasy | 310.275.1000
Sara Clephane | 310.909.4648

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626.683.0777
deasypenner.com

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Modern Architectural :: Melinda Gray, AIA \$7,200,000
562 Stassi Lane, Santa Monica Frank Langen | 310.963.3891



Thornton Abell, FAIA, 1965 \$14,500,000
Brentwood Park Mike Deasy | 310.275.1000



Modern Treehouse \$1,295,000
3863 Berry Court, Studio City Hills Stephen Parisi | 310.488.7653



Hyperion 4 :: Chasen Architecture Starting at \$995,000
923-927 N Hyperion Avenue, Silver Lake Joshua Gaunya | 310.275.2223
Geoff Clark | 323.459.3845



County Club Manor Condominium \$1,499,000
316 N Rossmore Avenue, Hancock Park Steve Clark | 818.519.9363



Venice Architectural \$3,995,000
1220 Cabrillo Avenue, Venice Frank Langen | 310.963.3891

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Santa Monica
Hancock Park
Pasadena
Venice





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1740 Bel Air Road
 Bel-Air | \$23,350,000
 Aaron Kirman
 424.249.7162



OPEN TUES. 11-2 | NEW LISTING



237 S. Berendo, Koreatown
 237sberendo.com \$1,199,000
 Forster Jones & Schlosser 310.691.7888

SHOWN BY APPOINTMENT



3453 Oak Glen Dr, Hollywood Hills
 3453OakGlen.com \$1,245,000
 Craig Strong 310.439.3225

SHOWN BY APPOINTMENT



2722 The Strand
 Manhattan Beach | \$28,500,000
 2722thestrnd.aaroe.site

Lucy Kihm
 323.315.7434

OPEN TUESDAY 11-2



616 N. Croft Ave 1-11, West Hollywood
 616croft.com \$1,385,000 - \$1,999,000
 Rachelle Rosten 310.710.5151

SHOWN BY APPOINTMENT



1805 Nichols Canyon Rd, Sunset Strip
 1805nicholscanyon.com \$1,195,000
 Dirige & Martinez 310.801.0317 & 323.377.8332

JOHN AAROE GROUP



SHOWN BY APPOINTMENT

419 St. Cloud Rd
Bel-Air | \$11,500,000
419stcloud.com

Sally Forster Jones
310.691.7888



OPEN TUES. 11-2 | NEW LISTING

6191 Temple Hill Dr
Hollywood Hills East | \$3,250,000
6191templehill.aaroe.site

Venessa Blair
323.646.9444



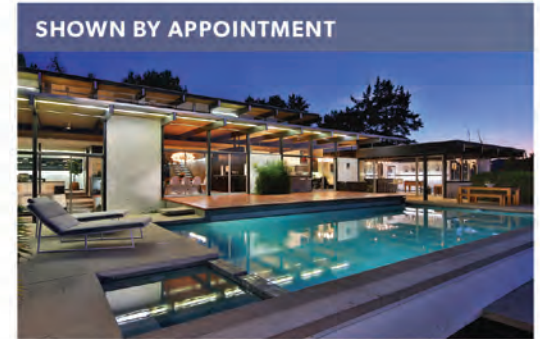
SHOWN BY APPOINTMENT

3110 Hollyridge Dr, Hollywood Hills
3110hollyridge.com \$1,999,999
Susan Andrews & True Cross 323.829.8811



SHOWN BY APPOINTMENT

136 N. Rossmore Ave, Hancock Park
136nrossmore.aaroe.site \$4,250,000
Ira Soebroto 310.739.9181



SHOWN BY APPOINTMENT

18918 La Montana Pl, Tarzana
Neutra-designed. 18918lamontana.com \$5,500,000
Aaron Kirman 424.249.7162



SHOWN BY APPOINTMENT

3112 Swan Pl, Silver Lake
3112swanplace.aaroe.site \$1,399,000
Allen Roth 310.387.7087



SHOWN BY APPOINTMENT

1726 N. Occidental Blvd, Silver Lake
1726occidental.com \$1,499,000
Courville & Fung 323.315.7450



OPEN TUESDAY 11-2

7865 Willow Glen Rd, Sunset Strip
7865willowglen.aaroe.site \$1,595,000
Elayne Ceder 424.249.7170

2003 EL CERRITO PLACE, OUTPOST ESTATES
LISTED AT \$2,195,000

BY APPOINTMENT

Beautiful property presiding above a quiet street, secluded in Outpost Estates yet close enough to walk to The Academy Awards. French Doors open to a lush backyard with a Lagoon Pool, massive mature palms, waterfalls and a koi pond. Redone kitchen has stone counters, dual Sub-Zeros and limestone floors. Public rooms have great volume, and hardwood floors and intricate moldings. The basement could be a great wine cellar. The attached garage has direct access.

LEE ZIFF
www.LEEZIFF.com

310.432.6511
lee@leeziff.com



1001 N. CRESCENT HEIGHTS, WEHO/LA
LISTED AT \$1,595,000

OPEN TUESDAY 11-2PM

3 Bedroom 3.5 Bath Small Lot House • No Association, dues or fees.
• Open floor plan • Flexible layout options for BR, work and family spaces • Penthouse suite with indoor-outdoor living areas, outdoor fireplace, gas barbecue connection and panoramic views • Pre-wiring for smart home systems & audio/visual • Multiple climate-control zones
• Fleetwood dual-glazed sliding doors • Milgard dual-glazed windows
• Bosch kitchen appliances • Hardwood floors • Laundry areas.

ERIK LERNER
www.BENTOBX5.com

310.734.8120
eriklerner@realestatearchitect.com



1751 BUCKINGHAM RD, LA FAYETTE SQ.
LISTED AT \$1,529,000

BY APPOINTMENT

1914 Prairie style home with over 3700 sq ft of living space by developer George Crenshaw. A welcoming walkway leads to a huge covered porch dressed up with original columns. Original Mahogany moldings, hardwood floors, a stained glass window in the library/den, a formal DR with bay window, formal LR with fplc, breakfast nook with French doors to a rear covered sun room. 5 bedrooms and 3 baths including maid's quarters on first floor.

NICK MERCADO

323.896.9955
nick@nickmercado.com



2369 LYRIC AVENUE, LOS FELIZ
LISTED AT \$1,499,000

OPEN TUESDAY 11-2PM

Enjoy spectacular views and luxurious living in this newly remodeled 3 bed, 3 bath home located in the desirable Franklin Hills community of Los Feliz. This captivating residence offers an open floor plan with den featuring projection and sound system for viewing your newest release! Den opens onto large back patio great for entertaining. Master suite with luxurious bathroom and large walk-in closet. Best buy in the hills!

LESLIE ROMENESKO
www.2369LYRICAVE.com

310.461.1830
leslielahomes@gmail.com



7260 CLINTON STREET, MELROSE VILLAGE
LISTED AT \$1,395,000

OPEN TUESDAY 11-2PM

1925 renovated Spanish, 3 Bd 4 Bath. Hedged, gated and private. Inviting home has an entry hall, open chef's kitchen with SS appliances, DR, LR and den with a FP. Glass French doors flow to spacious back yard that boasts outdoor living with BBQ, great for entertaining. Lrg Mstr suite w/ walk in closet. Detached garage/finished bonus room. Close to The Grove. Don't curb appraise as this is not your typical house on Clinton St. Great property.

STEVEN AARON
www.7260CLINTONST.com

310.432.6588
stevenaaron@kw.com

2314 E. LIVE OAK DRIVE, LOS FELIZ OAKS
LISTED AT \$1,329,000

OPEN TUESDAY 11-2PM

CA living at its best in this 1950's Traditional home w/a great indoor outdoor flow & pool. Large open LR w/fireplace& hardwood floors & adjoins to the sun filled DR. Spacious kitchen w/center island. Cozy den w/ ¾ bath. 2 bdrms each w/their own bath. Approx 1932 sq ft + a home office. Yard w/a resort style feel w/ pool surrounded by the hills of Griffith Park, hot tub w/city views, fire pit & deck. With some TLC it could become quite fabulous.

GEORGE & EILEEN MORENO
moreno@georgeandeileen.com

323.668.7600



Sotheby's

INTERNATIONAL REALTY

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WILSHIRE CORRIDOR | 10580 Wilshire Blvd #16NE | \$3,199,000

One of a kind luxury custom residence perched high on the 16th floor with dramatic city and mountain views in the prestigious full service "The Wilshire". A private elevator opens directly into this stunning custom suite, extensively rebuilt with 12 ft. ceilings, widened hallways & former galley kitchen enlarged to a full country French kitchen. Lavish master suite with 2 walk-in closets. World-class wood paneled library/study or guest room, designer flooring, fine recessed lighting, 2 balconies. Complete fitness center, pool, grand meeting/party room, game room, and climate controlled wine storage room. web: 0116334

Beverly Hills Brokerage
Jennifer Puz 310.770.1196, Lori Berris 310.880.3061

THE ART OF LIVING



MALIBU | 31847 Broad Beach Road 4BD/5BA | web: 1300111 | **\$4,525,000**
Malibu-Point Dume Brokerage
Shen Schulz 310.980.8809



SANTA MONICA | 903 18th Street 3BD/2BA | web: 0308528 | **\$2,595,000**
Sunset Strip Brokerage
M. Noah 310.968.9212, A. Alcini 310.266.7929



BEVERLY HILLS | 241 S. Wetherly Drive 4BD/3.5BA | web: 0027336 | **\$2,149,000**
Beverly Hills Brokerage
Lisa Sherman 310.926.1549



LOS FELIZ | 2333 Nella Vista Avenue 3BD/2BA | web: 0286439 | **\$1,349,000**
Los Feliz Brokerage
Julie A. Mollo 323.459.2789



WEST LA | 1740 S. Westgate Ave #D 3BD/2.5BA | web: 0355495 | **\$1,095,000**
Brentwood Brokerage
Lisa Mansfield 310.993.2303



WOODLAND HILLS | 23007 Collins Street 4BD/2.5BA | web: 0343733 | **\$1,075,000**
Pacific Palisades Brokerage
Sanaz Siamak 310.403.4584

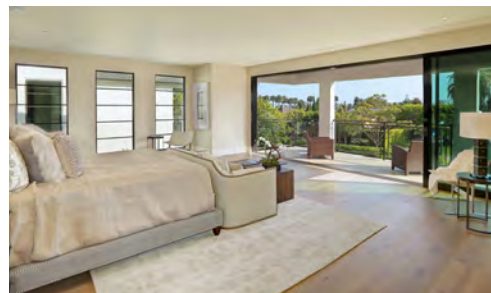
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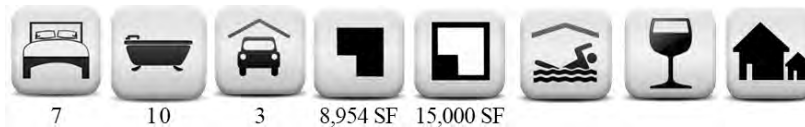
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Airtower, Penthouse · Los Cabos **\$3,336,000**
 Yawar Charlie, Karen Sanchez 323.547.8900
 5 bed · 5 bath · 3,236 sf



1919 4th Street, #B · Santa Monica **\$2,299,000**
 Sandra Miller 310.616.6213
 3 bed · 2.5 bath · 2,300 sf



29365 Castlehill Dr · Agoura Hills **\$2,350,000**
 Alan Bess 310.867.1900
 6 bed · 6 bath · 5,021 sf · 17,155 sf lot



838 N Doheny, #503 · Los Angeles **\$995,000**
 Richard Benichou 424.230.6499
 2 bed · 2 bath · 1,237 sf



4011 Scandia Way · Los Angeles **\$749,000**
 Yawar Charlie, Karen Sanchez 323.547.8900
 3 bed · 2 bath · 6,748 sf lot



101 Ocean Ave. #C200 · Santa Monica **\$16,500/month**
 Sandra Miller 310.616.6213
 2 bed · 3 bath · 2,902 sf



213 Via Cordova · Newport Beach **\$15,999/month**
 Federico Salvatori 310.500.8213
 4 bed · 5 bath · 2,980 sf



921 16th Street #A · Santa Monica **\$5,500/month**
 Julie Kirschbaum 310.308.8686
 3 bed · 2 bath



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GREAT LOS ANGELES HOMES



DOHENY ESTATES

9200 Swallow Drive | 7 Bedrooms | 8 Baths | \$21,995,000
 Josh Altman 310.819.3250
 Matthew Altman 323.791.9398



BEVERLY HILLS

1288 Angelo Drive | 3 Bedrooms | 6 Baths | \$19,900,000
 Jim Crane 310.855.4595 Connie Blankenship 310.994.6451
 Michelle Oliver 310.500.6111



SANTA MONICA

2121 La Mesa Drive | 5 Bedrooms | 7 Baths | \$18,495,000
 Tracy Tutor Maltas 310.722.2267



MALIBU

78 Malibu Colony Road | 5 Bedrooms | 5 Baths | \$17,995,000
 Cory Weiss 310.922.1124



BRENTWOOD | REDUCED PRICE

400 N. Bristol Avenue | 5 Bedrooms | 7 Baths | \$10,995,000
 Juliette Hohnen 323.422.7147



BRENTWOOD

526 N Carmelina Avenue | 6 Bedrooms | 5 Baths | \$9,995,000
 Cory Weiss 310.922.1124



OPEN HOUSE TUESDAY 11-2

BEVERLY HILLS | REDUCED PRICE

9575 Hidden Valley Road | 4 Bedrooms | 6 Baths | \$9,995,000
 Juliette Hohnen 323.422.7147



PACIFIC PALISADES | REDUCED PRICE

888 Toulon Drive | 5 Bedrooms | 7 Baths | \$8,950,000
 Gina Dickerson 310.774.5584



SANTA MONICA

101 17th Street | 6 Bedrooms | 10 Baths | \$7,995,000
 Josh & Matthew Altman 310.819.3250
 Cory Weiss 310.922.1124

WEST COAST HEADQUARTERS | OPENING FALL 2015
 150 EL CAMINO DRIVE | BEVERLY HILLS, CA | 310.595.3888

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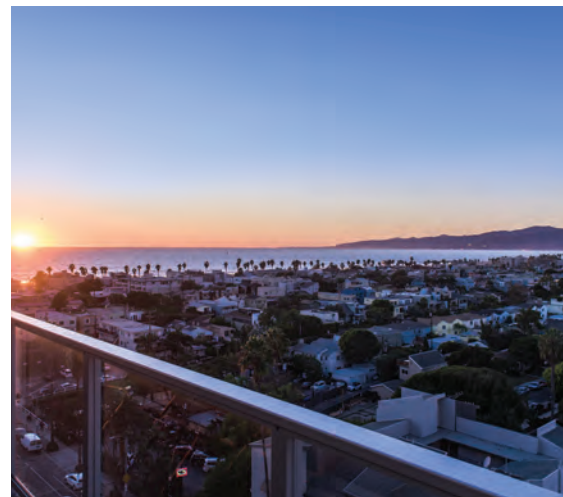
PACIFIC PALISADES | REDUCED PRICE

26044 Pacific Coast Highway | 3 Bedrooms | 4 Baths | \$6,750,000
Gina Dickerson 310.774.5584



SUNSET STRIP | REDUCED PRICE

8650 Franklin Avenue | 4 Bedrooms | 4 Baths | \$6,495,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



MARINA DEL REY | NEW LISTING

3111 Via Dolce PH902 | 3 Bedrooms | 3 Baths | \$3,200,000
Josh & Matthew Altman 310.819.3250
Billie Scelza 310.699.6590



SUNSET STRIP | NEW LISTING

1650 Sunset Plaza Drive | 3 Bedrooms | 4 Baths | \$2,995,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



WESTWOOD

10795 Wilshire Blvd. PH 502 | 3 Bedrooms | 4 Baths | \$2,799,000
Tracy Tutor Maltas 310.722.2267



HOLLYWOOD HILLS | REDUCED PRICE

7288 Woodrow Wilson Drive | 4 Bedrooms | 4 Baths | \$1,265,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



SILVER LAKE | REDUCED PRICE

1630 Silverwood Terrace | 3 Bedrooms | 2 Baths | \$950,000
Juliette Hohnen 323.422.7147



OPEN HOUSE TUESDAY 11-2

HANCOCK PARK

4661 Wilshire Boulevard | Pricing starts at high \$900,000s
Heather Bilyeu 310.935.0906
Josh Altman 310.819.3250



CULVER CITY | NEW LISTING

5625 Sumner Way #203 | 2 Bedrooms | 2 Baths | \$415,000
Gina Dickerson 310.774.5584



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Mark Angotta

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THE OPPENHEIM GROUP
REAL ESTATE

ELEGANT MT. OLYMPUS MEDITERRANEAN

This impeccable home features high ceilings, hardwood floors, formal living and dining rooms, and a gorgeous gourmet kitchen with granite counter tops, and stainless steel appliances. Spacious backyard, perfect for entertaining, features pool and in-ground hot tub surrounded by lush landscaping.



HOLLYWOOD HILLS

7911 OCEANUS DR.

\$3,650,000 | 6^{BED} 5^{BTH} 4,944^{SQ. FT.}

OPEN TUESDAY 11-2PM

7911OCEANUS.COM

MAYA VANDER
REALTOR ASSOCIATE

maya@ogroup.com | 310.902.3682

JASON OPPENHEIM, ESQ.
BROKER/PRESIDENT

jason@ogroup.com | 310.990.6656

DANIEL LALEZARI
RODEO REALTY

dlalezari@gmail.com | 310.650.4220



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*Broker must accompany client on first visit and complete registration form to receive broker co-op - no exceptions. Photo shown is of the Plan 5 model home and does not reflect actual homesites. Builder has the right to change square footage, plans and pricing without notice. Square footage is approximate. Model does not reflect racial preference. ©2015 ETCO Homes. CalBRE license no. 01878688.



WESTSIDE ESTATE AGENCY



The Park Bel Air

\$115,000,000

The finest "bespoke" estate collection to be built in LA. Perfect location directly across the street from Hotel Bel Air. There will be 3 homes on almost 11 acres. This is the first estate to be released. Permitted & ready to build. Enter a long gated drive to a private estate with its own gatehouse. The details are too voluminous to include all, but here are some of the details: 3 acres, city + ocean views, main residence: 42,539 sf (6 bdr en suite), guest house: 15,418 sf (5 bdr en suite, 4 staff en suite), IMAX theater, fitness center, 2-lane bowling alley, elevators, art vault, full-service spa & esthetician room, golf & race car simulator, underground auto gallery for 19 cars with underground connector tunnel, two pools (89 ft and 75 ft). All prospects must be fully vetted. Also for sale is lot only at \$45m. www.weahomes.com/listing/788-tortuoso-way

Kurt Rappaport (310) 860-8889 • Stephen Shapiro (310) 860-8888 • Fred J. Bernstein (310) 300-0599

CalBRE #01036061

CalBRE #01257836

CalBRE #01476689



Once in a Generation World-Class Estate, Brentwood

\$55,000,000

A pvt 10-acre compound w/city, ocean, & mtn views. Boasts a main residence w/a dramatic gallery entry hall, 7 BRs, 8 full baths, 4 half baths, chef's kitchen, 2-stry light filled library, prof. screening rm, paneled library, formal LR, outdr DR, & a luxe master ste. Swimmers pool, gym, tennis crt, 35 car garage, staff offices/facilities, security offices, 2 sensational gst hses, & rolling lawns. www.1911westridgeroad.com

Fred J. Bernstein (310) 300-0599

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John Byers Architect - Hollywood History in BHPO

\$42,500,000

Also know as the "Barrymore Estate", built by famed architect John Byers for King Vidor in the late 1920's (Vidor sold it to John Barrymore). Main house w/3 BRs + a paneled den, library, DR, & an octagon-shaped LR. Paths & ponds + 2 gst cottages. Tremendous romance. A tree trunk floor in the den, fireplace in the entry, a one-time opium rm & a classic Old Hollywood pool w/waterfall. www.barrymoreestate.com

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Classic Bel Air Estate on Resort-like Grounds

\$24,995,000

Situated on a promontory with unobstructed city to ocean views. This authentic courtyard Mediterranean features museum quality restoration & complete privacy. Spectacular living room w/coffered wood ceilings, pub/bar room, large screening room/theater, gym and more. Master suite with city views. French doors & windows throughout. Outdoor loggia/dining pavilion, lawn, pool & guest house. www.755stradella.com

Kurt Rappaport (310) 860-8889 • Richard Ehrlich (310) 860-8885

CalBRE #01036061

CalBRE #01267136



Beautiful Georgian Traditional, Beverly Hills

\$24,995,000

New construction on one of the most desirable streets in the Beverly Hills Flats. Boasting 7 bdrms, 14 baths on an approx 27,000 sf lot. Features large scale rooms perfect for entertaining, enormous master suite with retreat, huge lower level with theater, wine tasting room, game room, & gym. Opulent features, smart home technology, & every amenity imaginable. Co-listed. www.weahomes.com/listing/720-n-alta

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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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10542 WHIPPLE STREET | \$3,499,000

This Custom Built Mediterranean retreat beaming with natural light in Toluca Lake is an entertainers dream. Remarkable features include detailed marble entry, stunning hardwood floors, formal living room and family room both with grand wood burning fireplaces, formal dining room with built-in wet bar, fantastic granite kitchen with Thermador appliances, breakfast area, game room with Italian marble bar, screening room, wine cellar, gym, spacious bedrooms, luxurious appointed bathrooms with Walker Zanger tiles, master suite with grand fireplace and private covered patio overlooking backyard with pool & spa. Details include energy efficient dual paned aluminum and wood windows throughout, wired for sound and data, maid's quarters, dumb waiter, security system, surround sound through out the home, multi zoned central air and so much more! WebID# 536627

JERROD JONES 310.795.6855
Jerrod@theserhantteamla.com

SEBASTIAN WOLSKI 310.776.9467
SebastianW@nestseekers.com



1222 N KINGS RD APT# 8

WEST HOLLYWOOD | \$899,000

Enjoy this wonderful split level townhouse with marble tile and hardwood floors through out. The private master suite is on it's own level large master bath and walk in closet, the living room has a fireplace and soaring ceiling great for art collectors, there's a dining area, large bright loft as well as a north facing patio with views of the sunset hills. The kitchen is beautiful with granite counters and newer ss appliances. This unit needs a little TLC to make it a show stopper, lowest price townhouse in West Hollywood. Tons of storage, low HOA's. WebID# 536835

MAUREEN STEINBERG 310.623.0506
Maureen@nestseekers.com

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NEST SEEKERS BEVERLY HILLS PROUDLY PRESENTS



1522 S CREST DRIVE, LOS ANGELES | \$3,200,000

Modern new construction home with 6 bedrooms (plus detached conversion), 5.5 bathrooms, 2 fireplaces. Custom designer/kosher kitchen with Thermador appliances. Natural light bursts through the dramatic front window and throughout the home. LED lighting throughout. Smart system allows for remote lighting and security control. WebID# 539572

TREVOR LAMBRIGHT 424.253.5592 TrevorL@nestseekers.com

SAM REAL 323.533.1277 SamR@nestseekers.com



441 N OAKHURST DRIVE #502 BEVERLY HILLS | \$1,295,000

This is a light and bright, 3 bedroom, 3 bathroom condo situated in the heart of Beverly Hills. With a recently well done remodel, this is a move in ready home with over 2100+ sf of living space. The galley kitchen flows beautifully from the separated dining area to the living room. Sit out on your private balcony with coffee and a croissant as you gaze over the tree tops onto the Hollywood Hills and city. With over-sized bedrooms and a fantastic master bathroom, you will feel right at home the moment you walk in. Some of the recent upgrades include Hardwood floors throughout, recessed lighting and plantation shutters. This is a well taken care of home with many beautiful features. The building has only 36 units.

JASON GALARDI 310.980.1256 Jgalardi@nestseekers.com



7364 W 88TH ST WESTCHESTER | \$1,119,000

Newly remodeled 3 bed/2 bath home less than 2 miles from the beach. It features Andersen Frenchwood Doors & Windows, Brazilian Teak Wood floors, a floor-to-ceiling Onyx Marble fireplace in the large living room and another in the master bedroom. Updated kitchen featuring Cherry Wood Cabinets w/ pull-out shelves, Granite counter tops and stainless steel appliances. Master bedroom and dining room lead to a private entertainer's patio. Bathrooms have been updated with decorator finishes and fixtures. Custom 1/2 inch thick shower glass enclosure, Travertine floors and Glass Mosaic Tiles throughout the master bathroom. Touch Screen Controlled Central Air & Heating, ADT Security System Installed. BONUS: Home comes with approved plans for an additional 73 sq ft on main floor+1562 sq ft 2nd addition. All this minutes away from Silicon Beach, Playa Vista, LMU and great local restaurants and shopping. WebID 531600

SEBASTIAN WOLSKI 310.776.9467 SebastianW@nestseekers.com



18021 ALBURTIS AVE, ARTESIA | \$625,000

Fantastic investment opportunity! Massive lot just under 8000 sq.Ft zoned for up to four units. Current house is 1238 sq.Ft plus detached guest room & garage. Possibilities are endless for this property due to the lot size & zoning. This property is located in artesia on the border with cerritos. Substantial development underway in the local area. Renowned abc school district. Close proximity to freeways and public transportation links.

ATIF AHMAD 424.653.0508 AtifA@NestSeekers.com

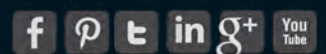
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The developer reserves the right to make modifications to the floor plans, pricing and unit dimensions of residences or other areas at any time. This is neither an offer to sell nor a solicitation to buy in any state where prohibited by law or where prior registration is required. Developer shall have no obligation to sell any residence unless the purchaser executes a sale agreement and other documents required by the developer and such documents are executed and accepted by the developer. The development will be subject to the jurisdiction of a homeowners association and owners will be obligated to pay assessments to the association for maintenance of common facilities. Please review the association budget and Final Subdivision Public Report issued for the development by the California Department of Real Estate for more information. CA BRE #01005145.



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17221 Luverne Place, Encino

Just completed, warm & inviting 2 story Mediterranean with a Contemporary touch perfectly sited on a large lot boasting an open floor plan, high ceilings and head-on views of the city, mountains, canyons and beyond..

5 bedrooms, 3.5 baths in approximately 3,600 square feet of exceptionally comfortable living and state-of-the-art technology. The generously sized rooms are flooded with natural sunlight and incorporate sliding glass doors flowing to the serene and private entertainer's back yard. The huge gourmet cook's kitchen boasts 2 center islands, top-of-the-line Bosch appliances, Caesar stone counters, walk-in pantry, office area and opens to the family room featuring flat screen television with surround sound and dual sided fireplace that seamlessly flows to the formal living room. There are 4 guest bedrooms all featuring their own large walk-in closets. One of the over-sized downstairs bedrooms could make an ideal 2nd master suite. Formal dining room, laundry room and beautifully finished powder room complete the first floor. Ascend upstairs where you are greeted by a sumptuous sitting room leading directly to the well appointed master suite which is replete with flat screen television, fireplace, separate over-sized walk-in closets and private patio with spectacular views. The lavish master bath, also with spectacular views is a spa haven with dual sinks, walk-in shower and soaking tub. Breath-taking views from the flat entertainer's backyard designed as your own personal resort destination. Patio's and grassy lawns compliment the sundrenched pool & spa operated by remote control. Electronically integrated Audio and video systems include camera, security & lighting. Easily control music & the 3 zone HVAC systems from your electronic devices etc. No doubt, you will immediately feel the exceptional quality, attention to detail and satisfying scale throughout.



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view



FEATURED *Properties*

BEVERLY HILLS | \$24,995,000

Represented by

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ARCADIA | \$6,998,000

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BEVERLY HILLS | \$3,650,000

Prime N. of Wilshire 4+4 in the Flats.

P. PETER GABAYAN (310) 409-9797



BRENTWOOD | \$6,248,000

6BR/8BA Spanish-influenced, lushly landscaped resort-style estate on apx 28,000 sf lot.

NORA & PETER WENDEL (310) 979-3913



HANCOCK PARK | \$2,850,000

Monterey Revival on market for 1st time in 50 yrs. 4 bds+2 bas up. Maid rm & 1.5 bas down.

LOVELAND CARR PROPERTIES (323) 460-7606



LA CRESCENTA | \$739,000

4BD/2BA w/ Open floorplan. California drought tolerant yd, long drwy for ample parking.

MICHAEL HONG (323) 788-5876



LADERA HEIGHTS | \$1,599,000

Magnificent ocean vws from this 9bd/6ba 2-story entertainer's dream home in Ladera Heights

NOEL BOIX & BARON BRUNO (310) 463-4242



LAKEWOOD | \$450,000

Completely remodeled 2BD/1BA single family home on tree lined street!

RICHARD ELDRED (310) 503-2519



LOS ANGELES | \$1,300,000

Mid-Century Traditional 3 bedroom, 1.5 bath with a modern inspired design.

ESAU TENORIO (323) 906-2477



LOS FELIZ | \$2,649,000

HUGE PRICE REDUCTION! Remodeled Spanish Mediterranean. 3,900sf w/6bd+4ba.

ARAM AFSHAR (310) 385-3174



MALIBU | \$10,000,000

Gated/private 3-story Mediterranean estate w/2-separate/detached, 1-bdrm guest apartments.

CHRISTOPHER CORTAZZO (310) 589-2472



MALIBU | \$2,850,000

Contemporary one level ranch home with stunning ocean views & close in location

DAMON SKELTON (310) 567-0024



MALIBU | \$2,495,000

Newly Updated, Exceptionally Spacious Trophy Home with Stunning Canyon and Ocean Views.

MARTA SAMULON (310) 230-2448



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Manhattan Beach (310) 802-5700
Marina del Rey (310) 301-3500
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PASADENA | \$3,980,000

5BR | 4BR two story English tudor styled property updated in 2014.

SCOTT JAMES & CHRIS STILLMARK (626) 327-1836



PLAYA DEL REY | \$1,229,000

Sunny Pacific Heights 3bd + den/2.5ba home w/high ceilings, hardwood flrs & french doors

KATE BRANSFIELD (310) 395-1133



RANCHO PALOS VERDES | \$1,100,000

Beautifully remodeled three bedroom, large family room split level home in Crest Area.

JOLAINE MERRILL (310) 849-1772



SAN MARINO | \$15,900,000

1161 Virginia Road, San Marino

EDMUND SUNG (818) 424-9468



SANTA BARBARA | \$2,995,000

Gracious Mediterranean Villa, over 4700 sf of quality living. Well-appointed public rooms.

CHRIS PALME (805) 448-3066



STUDIO CITY | \$1,249,000

Rare Offering!! Remodeled 3+2.5+FD+FR+Pool, Park 5 Cars.

JESSYCA NYGREN (818) 416-0130



SUNSET STRIP | \$4,444,000

Approx 1.25 acres above Bird Streets. Downtown 2 Ocean views

TOM SCROCCO/RANDY ISAACS (310) 887-0255



TARZANA | \$1,045,000

Totally remodeled 3+3, Masterpiece Kitchen, pool, large yard. www.19631Rosita.com

WILLMA & DAVID HASS (818) 388-4398



VENTURA | \$1,495,000

Charm with island views close to beach and downtown, gourmet kitchen, saltwater pool.

KAREN HOFFBERG (805) 648-5051



WESTCHESTER | \$1,295,000

Quality living awaits the new owner of this Kentwood home on an expansive corner lot.

BOB WALDRON & JESSICA HEREDIA (310) 337-9225



WESTLAKE VILLAGE | \$1,999,995

Westlake Island waterfront home. 4+3, views. Stunning remodel. Guard gated. Pvt boat dock

DILLON & RUFF (805) 495-1048



WOODLAND HILLS | \$1,899,000

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by Bret Parsons



Upon graduation from New York's venerable Parsons School of Design, Tom Buckley landed at McMillen, Inc., regarded as one of the finest decorating firms in the country. In 1968, when Mrs. Henry Ford II asked Tom to design her French maison on Copa de Oro Road filled with museum quality antiques, Los Angeles became his home.

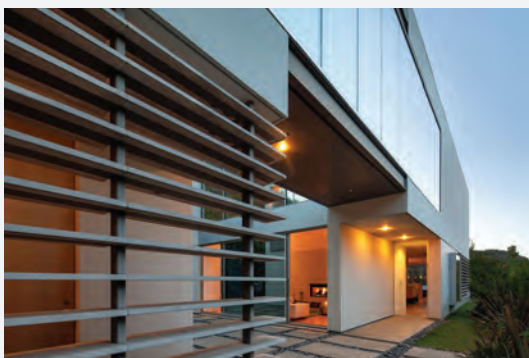
Ever since, the First Families of Los Angeles have clamored for Tom's classic interiors, including a prominent couple who recently commissioned a David Adler-inspired mansion in Bel-Air by Robert A.M. Stern. The breakfast room, 11' in height, faces east to catch the morning light (of course!), and blends the most classic of gestures with a light and easy touch – the hallmark of a master. The focal point of the round, pilastered room is a French shagreen (shark skin) table, a copy from Gilbert Poillerat, a Parisian designer in the 1930s-40s. Unlined cotton pique curtains are accented with apple green grosgrain ribbon. A bleached oak floor, with white paint rubbed into the finish, is an old-world technique. The chandelier, which the clients found in Paris, ornaments the room beautifully. The finest elements, skillfully combined, are the hallmark of Brown-Buckley, whose timeless rooms have enchanted established Southern California families for decades.

www.BrownBuckley.com



ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: ZOLTAN PALI



BEL AIR | \$8,880,000

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Linda May (310) 777-6247

ARCHITECT: REGINALD JOHNSON



PASADENA | \$6,950,000

Mediterranean designed by architect Reginald Johnson. Huntington Library district.

Jackie Darling (626) 356-8133

ARCHITECT: KENNETH DILCOM, AIA



BEVERLY HILLS | \$2,895,000

An amazing gated modern with beautiful treetop and reservoir views.

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VICTOR@VICTORKAMINOFF.COM
213.718.7718 CalBRE#01016288

JOE REISMAN
JRSUNSETSTRIP21@GMAIL.COM
310.38.1968 CalBRE#01046070

Florence Silver Presents

535 I Calvin Avenue, Tarzana

\$1,595,000



Sprawling 5 bedroom, single story home located SOB in the prime Tarzana location with charming 1 bedroom, 1 bath guest house on almost 18,000 sq. ft. flat lot. Surrounded by white picket fence this turn-key home is complete with RV parking on double cul-de-sac street. Enter through leaded glass double doors to exquisite hardwood floors, open floor plan, elegant entry with striking chandelier and tray lighting. Gracious formal dining room with dramatic lighting, french doors open to enormous cook's kitchen with granite counters, center isle, professional 6 burner stove with grill, warming drawer, french doors, recessed lighting and garden window. Amazing family room with custom cabinetry and entertainment center, hearth fireplace and french doors leading to relaxing grounds, pergola with BBQ center, pool, spa and fountain graced lawn. 5th bedroom has been converted to office and TV center. Master suite opens to pool area with french doors, spacious walk in closet, sumptuous bath with in line heated spa tub. Luxurious additional bath with onyx counter and custom cabinetry. Truly a wonderful home!

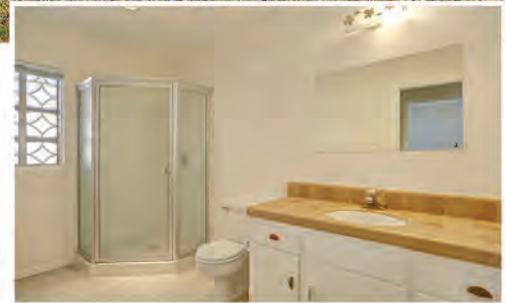


Florence Silver

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\$950,000

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Tuesday 11am-2pm

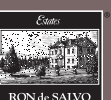
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THE REXFORD

Beverly Hills, North of Sunset

Luxury Living in Beverly Hills



Conceptual Digital Rendering



Aerial Photograph



Conceptual Digital Rendering

Set behind the world-famous Beverly Hills Hotel, **The Rexford** presents an opportunity to build a 20,000 square-foot contemporary residence on a 30,000 square foot flat expanse. The beautifully proportioned concept home features an open floor plan spanning three levels that allow for seamless indoor/outdoor living and entertaining.

The Rexford is masterfully designed, fusing international style, glamour and sophisticated finishes in one of the most elite sections of Beverly Hills, north of Sunset Boulevard. It represents the future—your future.

"The Rexford...A Diamond in the Rough"

1004 North Rexford Drive, Beverly Hills (N. of Sunset)

\$12,850,000 | TheRexfordDiamond.com

By Appointment Only

310.777.6247
linda@lindamay.com
www.LindaMay.com

LIVE YOUR LUXURY

LINDA MAY
 PROPERTIES



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presented by
CYNTHIAMILLER

OPEN SUNDAY 1-4



3619WESLINAVE.COM

This magnificent Mid-Century Modern home with panoramic views is located in the much sought-after Sherman Oaks Hills. Meticulously updated with sophisticated detail, it features 4 bedrooms, 3¼ baths, including a sleek master suite. Gourmet chef's kitchen boasts top of the line, stainless steel appliances. Oak wood floors and a custom Venetian plaster fireplace are just some of the many high-end features this home affords. A private retreat awaits you outside when you experience the stylish pool and spa. Just minutes from vibrant Ventura Blvd!

3619 Weslin Avenue | Sherman Oaks

Offered at \$1,649,000



Cynthia Miller

818.371.2724

cmillerproperties@icloud.com

www.cynthiamiller.realtor



BERKSHIRE HATHAWAY | California Properties
HomeServices



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JACQUELINECHERNOV.COM

JACQUELINECHERNOV

310.403.7557

chernovjacqueline@gmail.com



NEW CONSTRUCTION

1131 Chautauqua Blvd | Brentwood

Offered at \$4,195,000

Stunning 2015 Trad Cape Cod located in the Palisades' highly sought-after Alphabet Streets. Approx 4,000 sq ft per builder includes 5BD/5½BA, built-in office, solid white oak floors, large dining room, stunning pool and spa. Step into this inviting, social open floorplan that is conducive to indoor/outdoor living; expansive family room that flows out to both the pool & kitchen. The gourmet kitchen features Viking appliances, multiple built-ins, & a bright breakfast area. The upstairs mstr suite has dual closets, FP, generous master bathroom, & a large balc overlooking the lovely bkyd. Entertainer's rooftop deck offers breathtaking ocean & city vus. Just blocks away from the exciting new Caruso development. **Lunch by Bay Cities.**

OPEN TUESDAY 11-2



**BERKSHIRE HATHAWAY | California Properties
HomeServices**



RONALD GOLDHAMMER

310.927.5222

Ronaldgoldhammer@mac.com

OPEN TUES 11:30-2:30



CAN SHOW SUNDAY!

9108 Leander Place | Beverly Hills Post Office

Offered at \$6,888,500

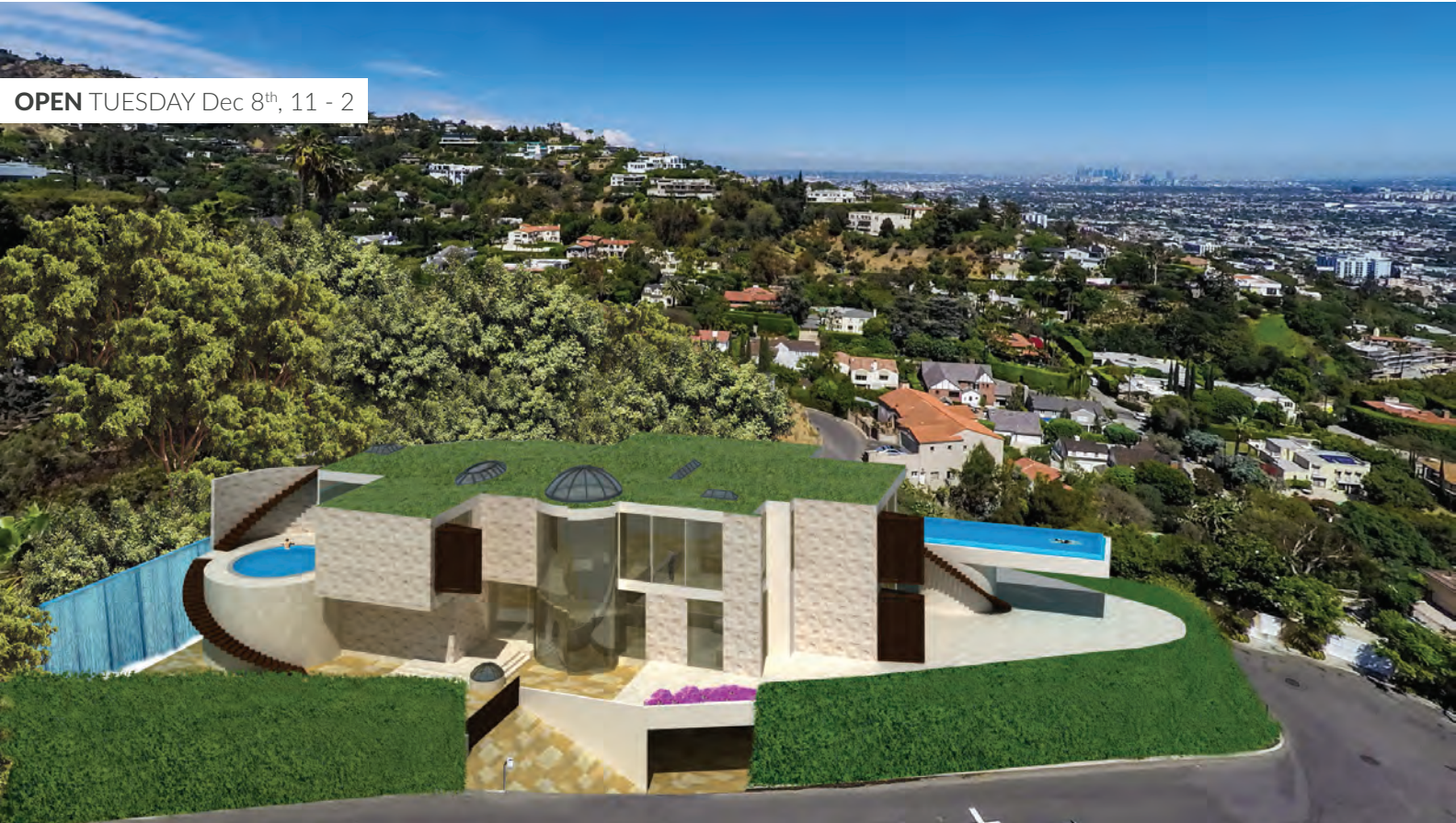
Unique & stunning, high-end custom built 2-story gated contemporary above Trousdale Estates with jetliner views over Beverly Hills, Brentwood, Santa Monica & Ocean. Flexible floor plan with possible 7th bedroom. Upstairs: 4BD/4BA, office, & lounge opening to spacious patio with stainless steel spa. Downstairs: 3BD/2½BA, open living & dining rooms with floor to ceiling glass overlooking a one-of-a-kind, glass-tiled floating infinity edge pool with underwater music. Each level has a luxurious master suite with beautiful double baths. Integrated lighting, TV, music, security system, cameras, & solar heated pool. ALSO IDEAL FOR THOSE WANTING A COMPOUND OR NEEDING HOME OFFICES OR RECORDING STUDIO.

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OPEN TUESDAY Dec 8th, 11 - 2



BIRD STREETS DEVELOPMENT OPPORTUNITY ON TWO LOTS

9279 & 9301
Sierra Mar Drive

Sited on a unique promontory in the highly coveted "bird streets" with explosive jetliner views from downtown to the ocean sits an unparalleled development or owner/user opportunity. A rare 320 feet of street frontage (per owner) combined with an unobstructed flat pad; creates a perfect, one-of-a-kind site to build your dream residence or the next world-class estate. Total buildable area is over 17,000 square feet (per assr) between the two lots. Geo, soils & survey have been completed. A must see!

OFFERED AT \$16,995,000

VERNA HELBLING
310.849.2485
VernaH@bhhsca.com

TIM PERRY
323.397.6948
TimPerry@bhhsca.com

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HomeServices
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OPEN TUESDAY (12/08) 11-2 PM



1139 Monument Street | Pacific Palisades



Offered at \$4,850,000... Brand new 5 BD, 5.5 BA Cape Cod home fuses classic elegance with luxurious finishes on a large lot. Situated on a wide street, enter onto very elegant oak floors that grace the entire home, open and light-filled living and dining connect to the grand kitchen with high end appliances, extensive custom cabinetry, breakfast area and oversized family room. This entertaining main level also has a powder room, a bar area, a guest en-suite and a versatile bonus room which can serve as a den, office and or library. The upstairs landing has been cleverly thought through for very functional living. You will find a study area with two built in desks for those studious moments, as well as a gathering area right outside of the three en-suites, which could serve as play area, TV/gaming area, teen area, or library. The gracious master features a spa-like bath, fireplace and extensive walk-in closets. A very special family home; not just another beautiful new house in the Palisades... rather, a very rare opportunity to own the best of what the Palisades has to offer! Just down the street to the soon to be new Village for frozen yogurt, dining, shopping, etc. or to the beach for a beautiful sunset, all minutes away!

www.1139Monument.com



Marco Rufo
310.488.6914
info@marcorufo.com
www.marcorufo.com
 CalBRE# 01362095

BERKSHIRE HATHAWAY
 HomeServices

LUXURY
Collection



1302 COLLINGWOOD PLACE

LOS ANGELES

NEW PRICE

5 BEDROOMS | 8 BATHROOMS | 20,788 SQ. FT. LOT

Secluded on a rare promontory above the Sunset Strip with unrivaled vistas of the city and sea lies this architecturally inspiring shrine to modern allure and effortless sophistication. From the Griffith Observatory, past Downtown, and all the way to the Getty Center, the entirety of LA is presented in a single unobstructed view that can be enjoyed from every room in this Richard Landry-designed masterpiece.

OFFERED AT \$28,900,000

BRENDAN FITZPATRICK
424.230.3719

MAURICIO UMANSKY
424.230.3701

BLAIR CHANG
424.230.3703

CINDY AMBUEHL
424.321.4947



An international associate of Savills

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8400 GRAND VIEW DRIVE

SUNSET STRIP

Behind gates and completely secluded, this architectural achievement manifests design prowess in one word: breathtaking. The marriage of glass and steel effortlessly creates a sophisticated yet intimate atmosphere. Faithful to its site, every aspect of the residence accentuates the 270 degree views and reminds you that you are on top of the city. Three bedroom suites and a multi-purpose lofted space define the private spaces. Expansive outdoor decking. Every detail is a meditation.

3 BEDROOM | 3.5 BATHROOMS
OFFERED AT \$6,295,000

MAX NELSON
424.238.2482

DANIEL STEVENSON
424.271.3344

DAMIAN NELSON
424.238.2475



BY APPOINTMENT ONLY

NEW LISTING



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THE CENTURY PENTHOUSE

CENTURY CITY

Located at the top of LA's premier 24-hr full-service building known as The Century, Penthouse 36A offers the luxury of a five-star hotel within an exquisite residence boasting spectacular 270-degree city-to-ocean views. Designed by Joan Behnke, highlights include a magnificent 1,850 sq.ft. living room, formal dining room and sumptuous master suite with a lacquered zebra wood library. Crestron, a wine cellar, hardwood floors, soaring ceilings and explosive views complete this unrivaled offering.

3 BEDROOMS | 5 BATHROOMS

6,144 SQ. FT.

OFFERED AT \$16,995,000

MAURICIO UMANSKY
424.230.3701

FARRAH ALDJUFRIE
424.230.3712

EDUARDO UMANSKY
424.230.3715



OPEN THURSDAY 4-6 PM

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2131 ROSCOMARE ROAD

BEL AIR

3 BEDROOMS | 3 BATHROOMS | 68,447 SQ. FT. LOT

This enchanting and private celebrity compound is located through the prestigious Bel Air West gate and is the perfect retreat for those seeking seclusion. A long driveway approach leads to this rare, approx. 1.5 acre resort. Entertain on a small or grand scale with park-like grounds that feature rolling lawns, a large swimmers pool and an intimate covered patio area featuring an outdoor kitchen/BBQ. A charming separate guest house provides the perfect home/work space.

JAMES HARRIS
JAMES@THEAGENCYRE.COM
424.400.5915

DAVID PARNES
DPARNES@THEAGENCYRE.COM
424.400.5916

OPEN TUESDAY 11-2 PM

NEW PRICE

OFFERED AT \$3,195,000



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15882 HIGH KNOLL ROAD

ENCINO

4 BEDROOMS | 4 BATHROOMS | 3,290 SQ. FT | 19,557 SQ. FT. LOT

Premiere location in coveted Royal Oaks, Lanai Elementary School district. Easy access to Century City/Beverly Hills as well as studios/Downtown/Hollywood. Serenely situated on a quiet cul-de-sac amidst multi-million dollar homes, this single-story 4 Bed/4 Bath is nestled amongst mature trees for privacy and inspiration.

OPEN TUESDAY 11-2PM

NEW PRICE

OFFERED AT \$1,695,000

CRAIG KNIZEK
818.618.1006

DEBRA JAFFE
424.230.7433



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FINAL HOME REMAINING

2 BEDROOM + 2.5 BATH | \$2,595,000



THE CARLYLE RESIDENCES

ACCESSORY STUDIOS AVAILABLE, STARTING AT \$235,000

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ACCESSORY STUDIOS AVAILABLE ONLY UPON PURCHASE OF A RESIDENCE

This is neither an offer to sell, nor a solicitation of offers to buy any condominium units where such offers or solicitations cannot be made. Plans, materials, specifications, amenities, pricing and inventory are subject to change without notice. The Agency CA RE #01904054

ELADGROUP


THE AGENCY



THE COSMOPOLITAN BW
441 S BARRINGTON AVE | BRENTWOOD

ONLY 6
RESIDENCES LEFT!



2 BDR, 2 BDR + DEN, AND 3 BDR RESIDENCES *ranging from \$910,000 - \$1,900,000*

THECOSMOBW.COM
424.400.5943

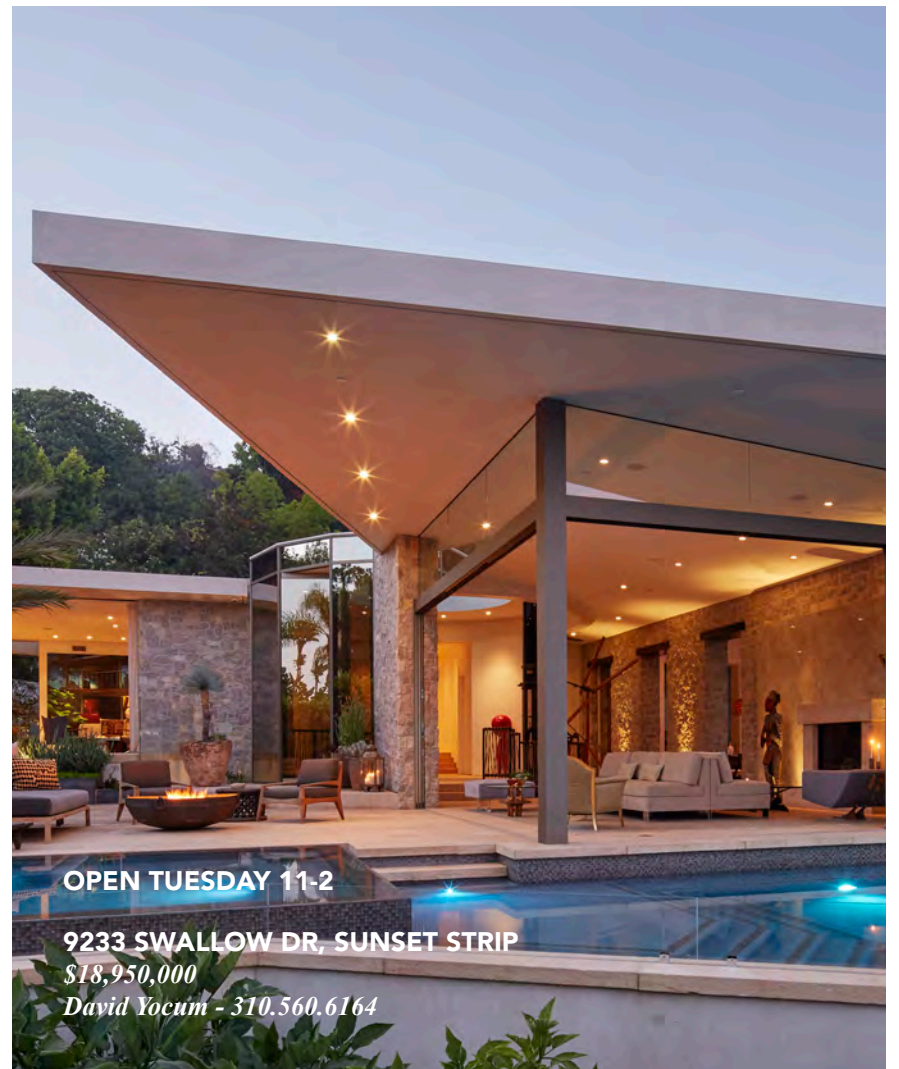
Welcome to The Cosmopolitan BW, a limited collection of 45 modern, luxury residences steps away from the very best of Brentwood. Enjoy the quintessential, relaxed Brentwood lifestyle and unrivaled walkability to acclaimed schools, dining, shopping, and nightlife. Exquisitely designed for the modern lifestyle, the residences at The Cosmopolitan BW feature flexible 2 to 3-bedroom floor plans with open-concept living and an elegantly clean simplicity.

SOPHISTICATED, MODERN LIVING *in the heart of* BRENTWOOD

This is neither an offer to sell, nor a solicitation of offers to buy any condominium units where such offers or solicitations cannot be made. Plans, materials, specifications, amenities, pricing and inventory are subject to change without notice.

The Agency CA RE #01904054





OPEN TUESDAY 11-2

9233 SWALLOW DR, SUNSET STRIP

\$18,950,000

David Yocum - 310.560.6164



OPEN TUESDAY 11-2

1249 N DOHENY DR, SUNSET STRIP

\$11,500,000

Jonah Wilson - 310.858.5465

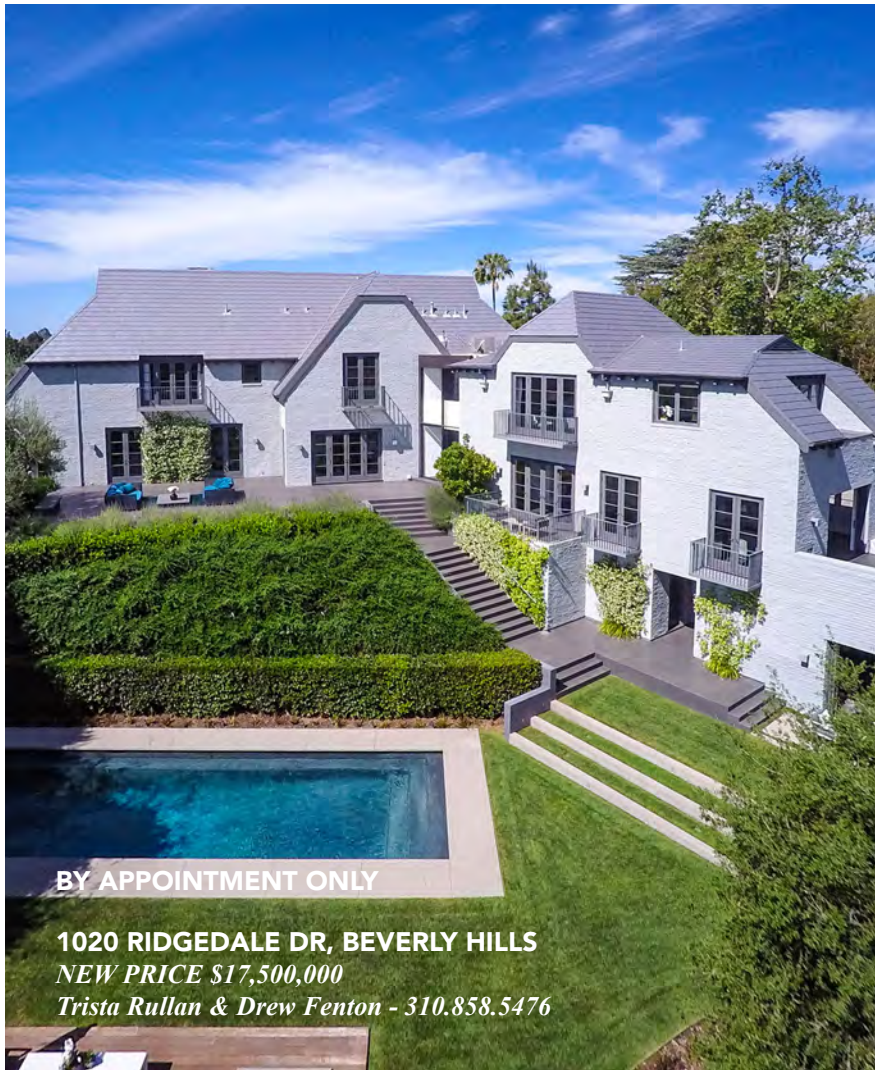


BY APPOINTMENT ONLY

2463 SOLAR DR, HOLLYWOOD HILLS

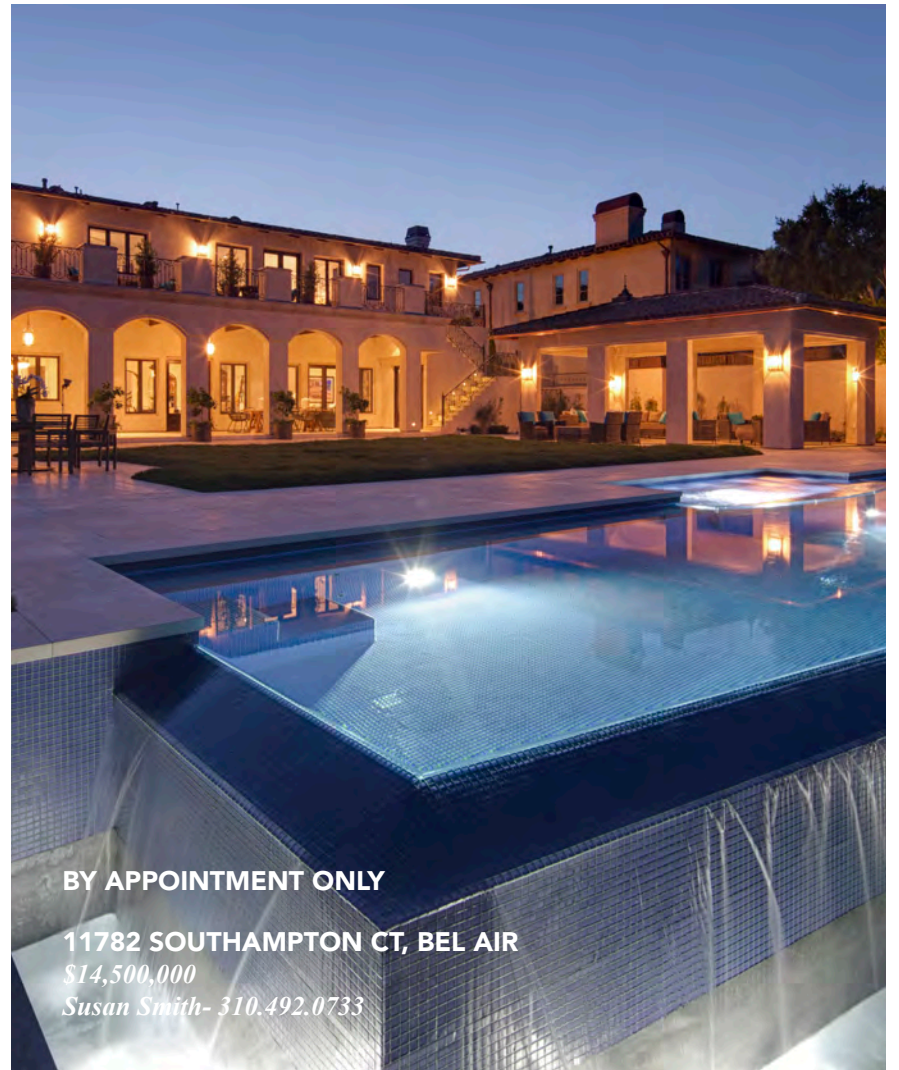
\$10,250,000

Brett Lawyer - 310.858.5402



BY APPOINTMENT ONLY

1020 RIDGEDALE DR, BEVERLY HILLS
NEW PRICE \$17,500,000
Trista Rullan & Drew Fenton - 310.858.5476



BY APPOINTMENT ONLY

11782 SOUTHAMPTON CT, BEL AIR
\$14,500,000
Susan Smith- 310.492.0733

TWO MILLION DOLLAR REDUCTION
RENDERING



OPEN TUESDAY 11-2

1514 BLUE JAY WAY, SUNSET STRIP
NEW PRICE \$9,995,000
Al Hughes, Jeff Hyland - 310.245.8500

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OPEN TUESDAY 11-2

628 N ALTA DR, BEVERLY HILLS

\$7,950,000

Rita Goldsmith, Zach Goldsmith - 310.729.4911



BY APPOINTMENT ONLY

1844 MARCHEETA PL, HOLLYWOOD HILLS

\$6,995,000

Branden Williams, Rayni Williams - 310.691.5935

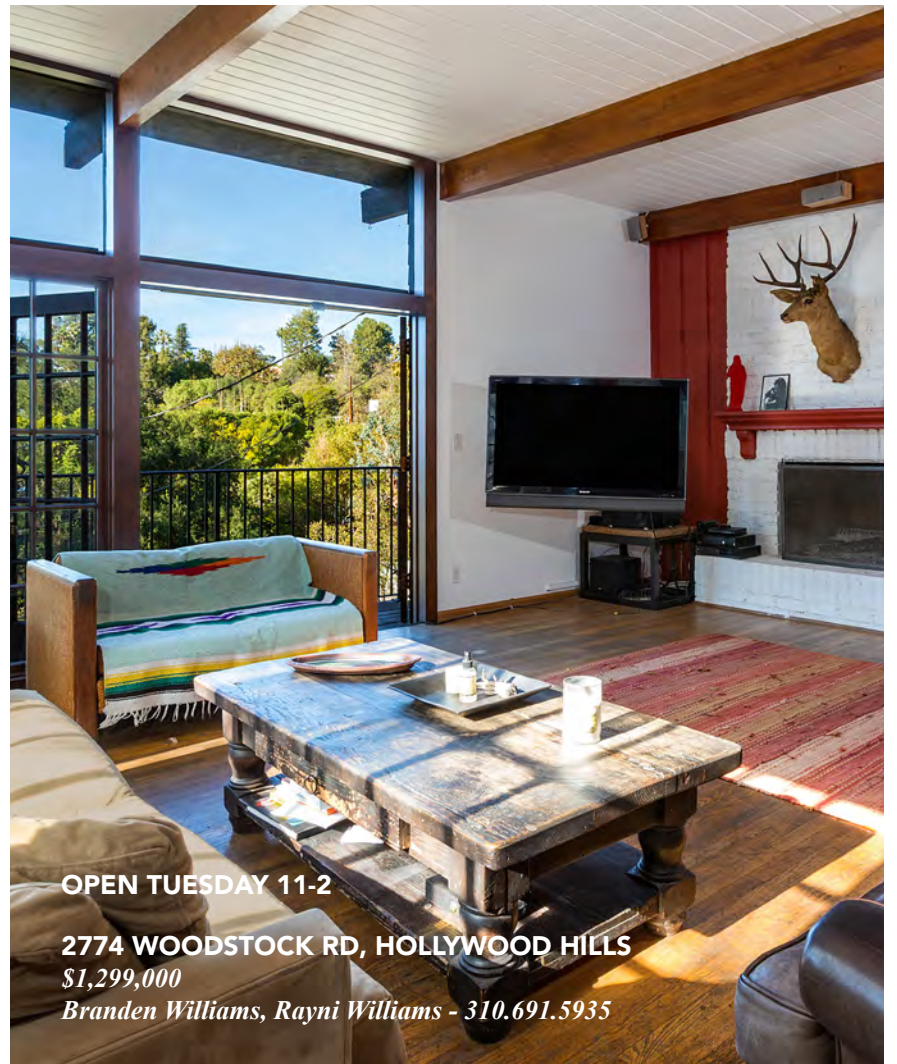


BY APPOINTMENT ONLY

11595 SUNSET BLVD, BRENTWOOD

\$3,300,000

Steve Levine, Jaime Nugent - 310.702.4509

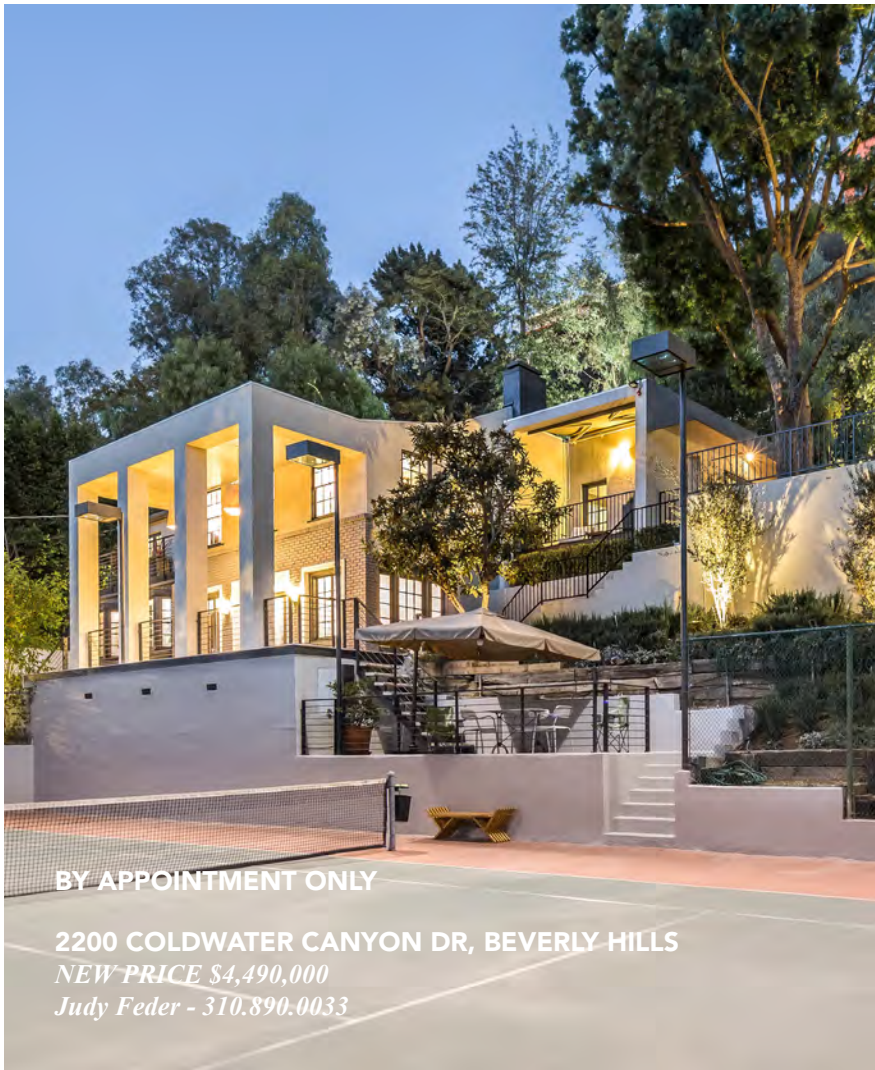


OPEN TUESDAY 11-2

2774 WOODSTOCK RD, HOLLYWOOD HILLS

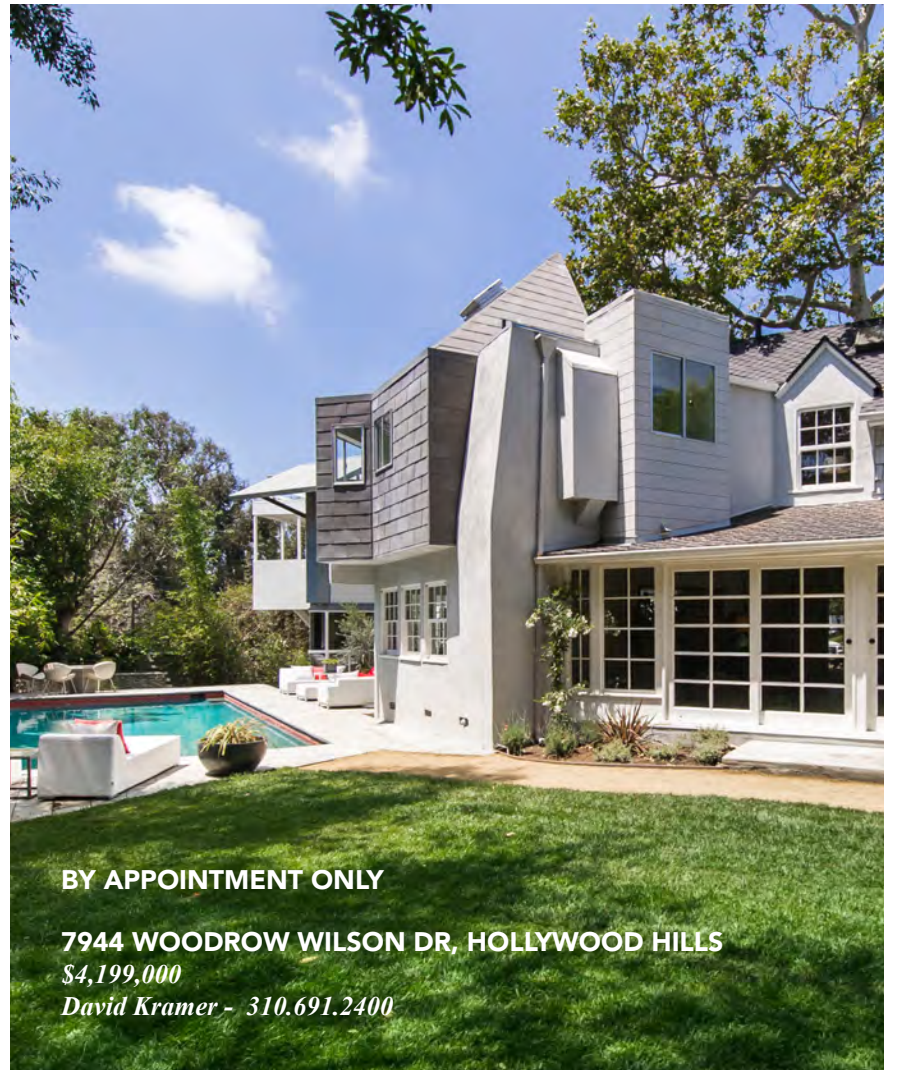
\$1,299,000

Branden Williams, Rayni Williams - 310.691.5935



BY APPOINTMENT ONLY

2200 COLDWATER CANYON DR, BEVERLY HILLS
NEW PRICE \$4,490,000
Judy Feder - 310.890.0033



BY APPOINTMENT ONLY

7944 WOODROW WILSON DR, HOLLYWOOD HILLS
\$4,199,000
David Kramer - 310.691.2400



BY APPOINTMENT ONLY

4060 FALLING LEAF DR, ENCINO
\$2,395,000
Justin P. Huchel - 310.617.4824



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2774 WOODSTOCK ROAD, HOLLYWOOD HILLS
\$1,299,000 | OPEN TUESDAY 11-2



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15TH FLOOR 1501-1502



10800 WILSHIRE BOULEVARD - \$8,775,000
THE CALIFORNIAN | HALF FLOOR NORTH FACING
#1501 #1502

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1020 RIDGEDALE DRIVE | BEVERLY HILLS
NEW PRICE \$17,500,000

BY APPOINTMENT ONLY

 DREW FENTON
310.858.5474

TRISTA RULLAN
310.858.5476



OPEN TUESDAY 11-2
1249 N DOHENY DR, SUNSET STRIP
\$11,500,000
1249NDOHENY.COM

JONAH WILSON
jonah@jonahwilson.com
jonahwilson.com
310.858.5465

HILTON & HYLAND
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Sexy and sophisticated resort-like compound located just above the famed Sunset Strip. Exceptional quality throughout, every inch masterfully crafted and designed for entertaining on a grand scale. Outdoor living spaces blend seamlessly via accordion style retractable glass walls leading to the pool and sculpture garden. Double height entry hall with a sweeping staircase welcomes guests to a grand living room and formal dining room. Retreat to the sumptuous master suite featuring dual baths adorned in exquisite marble and large custom designed closets. 2 additional bedrooms with baths en suite and gym/3rd bedroom complete the second level. For more intimate entertaining, the sophisticated screening room doubles as a lounge. All with complete privacy behind high walls and gates.



801 S BURNSIDE AVE. | MIRACLE MILE

Offered at \$1,699,000

4 Bedrooms + 3 Bathrooms & 1 Bed/1 Bath Apartment

3,441 sf permitted living space

801Burnside.com

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BONI BRYANT & JOE REICHLING
BryantReichling.com | 323-854-1780

PARTNERS *Trust*



\$5,498,000

OPEN TUESDAY 11-2



6BD



6.5BA



POOL



GYM



MEDIA



WINE

131 S. GRANVILLE AVENUE | BRENTWOOD

WWW.131GRANVILLE.COM

F. RON SMITH *Founding Partner*

call 310.500.1373 | *email* fron.smith@thepartnerstrust.com



Sotheby's

INTERNATIONAL REALTY

OPEN TUESDAY 11 - 2



SANTA MONICA | 903 18th Street | \$2,595,000

Rare and exceptional Santa Monica location. High-end, custom upgrades, formal dining room, spacious and light filled kitchen, open floor plan flows into a seamless indoor and outdoor living experience. California retreat style exteriors and lighted magnolia to relax beneath, inside the elegant courtyard. A re-imagined attic converted by previous owner to comfortable loft space that provides 2 additional bedrooms and a large bath. Situated on a sunny corner lot, short distance to Montana Avenue's cafes, Starbucks, shopping and restaurants. As well an excellent income property, please inquire for more detailed information. A must see classic craftsman in the heart of one of Santa Monica's exquisite neighborhood streets. web: 0308528



Amy Alcini

CalBRE#: 01290092

310.266.7929

amy.alcini@sothebyshomes.com



Marc Noah

CalBRE#: 01269495

310.968.9212

marc.noah@sothebyshomes.com

PACIFIC PALISADES BROKERAGE | 310.454.0080
15308 Sunset Boulevard, Pacific Palisades, CA 90272
sothebyshomes.com/losangeles

SUNSET STRIP BROKERAGE | 310.205.0305
9255 Sunset Blvd. Mezzanine, West Hollywood, CA 90069
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STUNNING MOORISH VIEW HOME

6191 Temple Hill Drive, Hollywood Hills
\$3,250,000



OPEN TUESDAY 11-2 | CATERED LUNCH

Built in the vein of Old Hollywood masters and surrounded by impressive architectural sits this custom built three level Moorish accented home. Explosive views. High ceilings and beautiful wood floors. Impressive floor plan has four large bedrooms all with en suite bathrooms. Huge gourmet kitchen with 600 bottle wine cellar and office. Outdoor firepit with built-in seating and hot tub. Nice manicured grassy yard.



VENESSA BLAIR
Director, Aaroe Estates

323.646.9444 call or text
vb@venessablair.com
venessablair.com



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PAUL STUKIN
DIRECTOR, AAROE ESTATES

310.779.2595
stukin@aaroe.com

AARON KIRMAN
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BREATHTAKING 180° VIEWS OF CITY
OCEAN & CANYON VISTAS



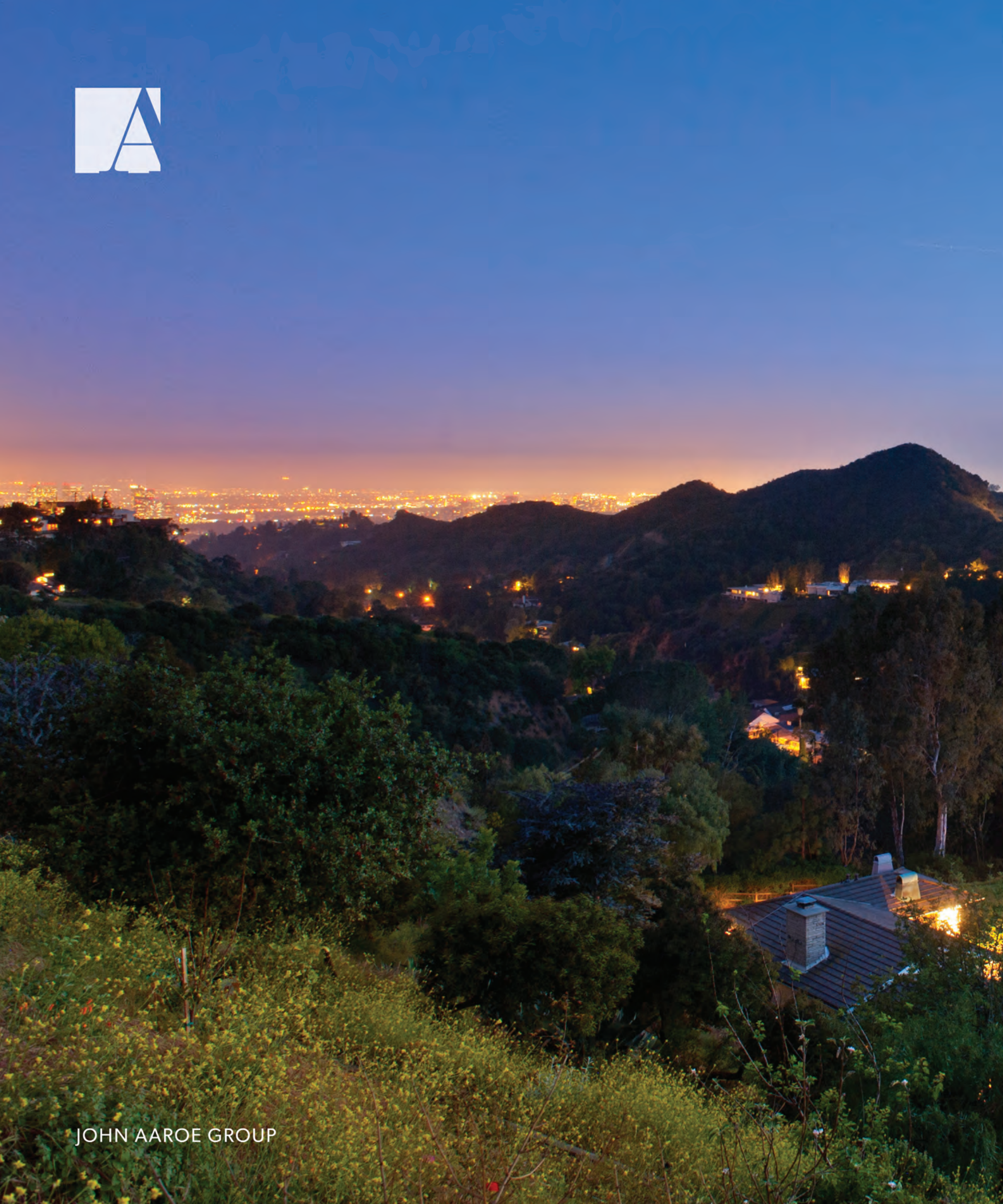
9420 READCREST DRIVE, BEVERLY HILLS
\$2,945,000 | 9420readcrestdr.aaroe.site

OPEN | TUES
11-2



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AARON KIRMAN

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424.249.7162

aaron@aaronkirman.com

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BEST DEVELOPMENT OPPORTUNITY IN BEVERLY HILLS
10+ ACRES OF LAND

9501 Gloaming Drive | \$19,995,000
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22510 LA QUILLA DRIVE, INDIAN SPRINGS • OFFERED AT \$2,999,000
Stephen & Liz Kaseno • www.22510laquilladrive.com • 818.470.3422

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5887 ANNIE OAKLEY ROAD, HIDDEN HILLS • Offered at \$5,995,000
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24350 BRIDLE TRAIL ROAD, HIDDEN HILLS • Offered at \$3,669,000
Dana Olmes & Jeff Biebuyck • www.DanaandJeffLuxuryHomes.com • 818.581.6068/818.486.1763

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25067 JIM BRIDGER ROAD, HIDDEN HILLS • OFFERED AT \$14,500,000
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Associates

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25085 ASHLEY RIDGE ROAD, HIDDEN HILLS • OFFERED AT \$8,999,995
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4154 PRADO DE LA PUMA, 'THE OAKS' CALABASAS • OFFERED AT \$2,499,000
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3935 PRADO DE LAS FRUTAS, 'THE OAKS' CALABASAS • OFFERED AT \$2,365,000
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OPEN TUES 11-2 | PIROZHKI LA FOOD TRUCK 9833 DENBIGH DRIVE, BHPO

Stately 5BR+6.5BA Mediterranean located on a cul-de-sac off Deep Canyon. Beautiful 2-story living room with wood paneled walls and elegant fireplace. Great room with surround sound, fireplace, dry bar and refrigerator leads you to the newer eat-in kitchen with granite island, top of the line appliances and custom wood cabinetry. French doors overlook the sparkling pool, outdoor bar and lounge area. Upstairs features a spacious master suite with 2 well appointed bathrooms, high end fixtures and custom walk-in closets. Three additional upstairs bedrooms all with en-suite bathrooms. The 5th bedroom downstairs can be a maid's room, gym or office. Large laundry room with direct access to the 2-car garage with storage. Would make a wonderful place to call home!

Offered at \$3,249,000 | www.9833Denbigh.com



Michael Nourmand
mnourmand@nourmand.com
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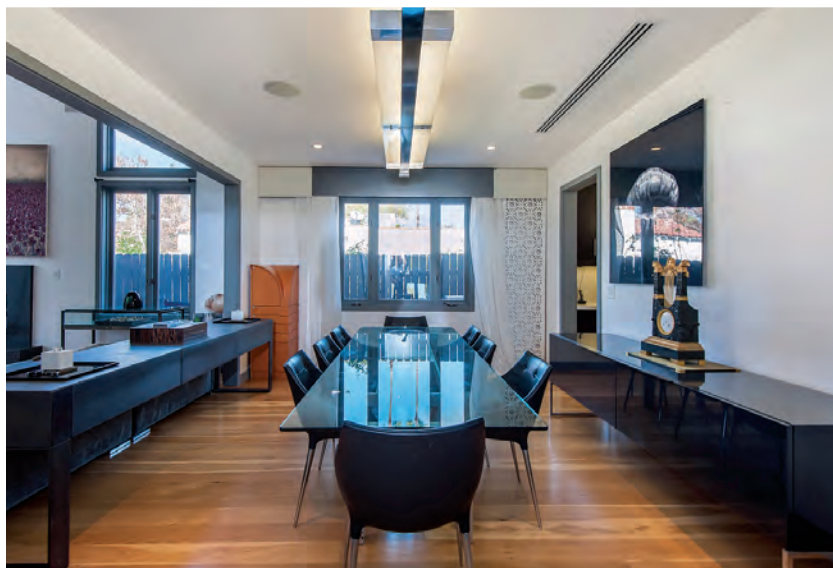


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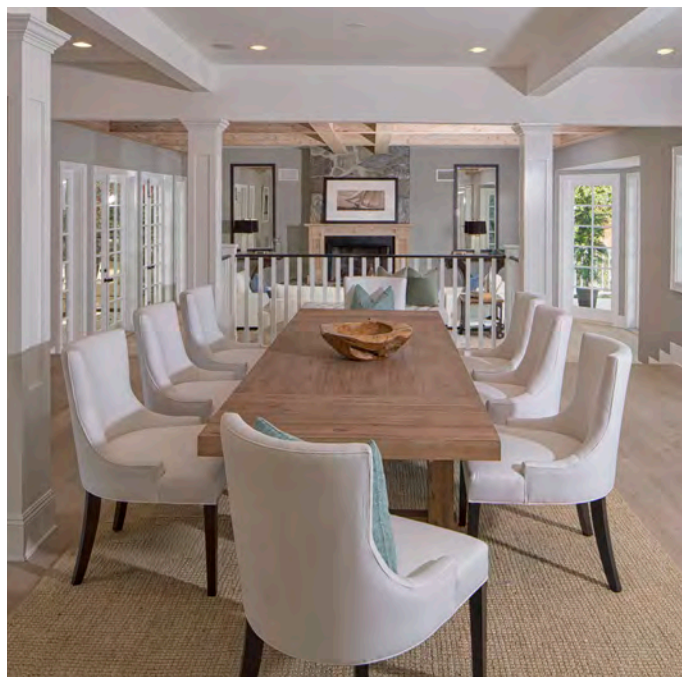


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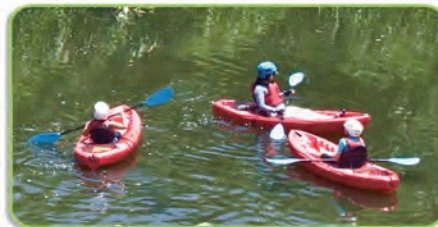
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2356 Hollyridge Drive
December 8 11am-2pm



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