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TUESDAY, JANUARY 10, 2017

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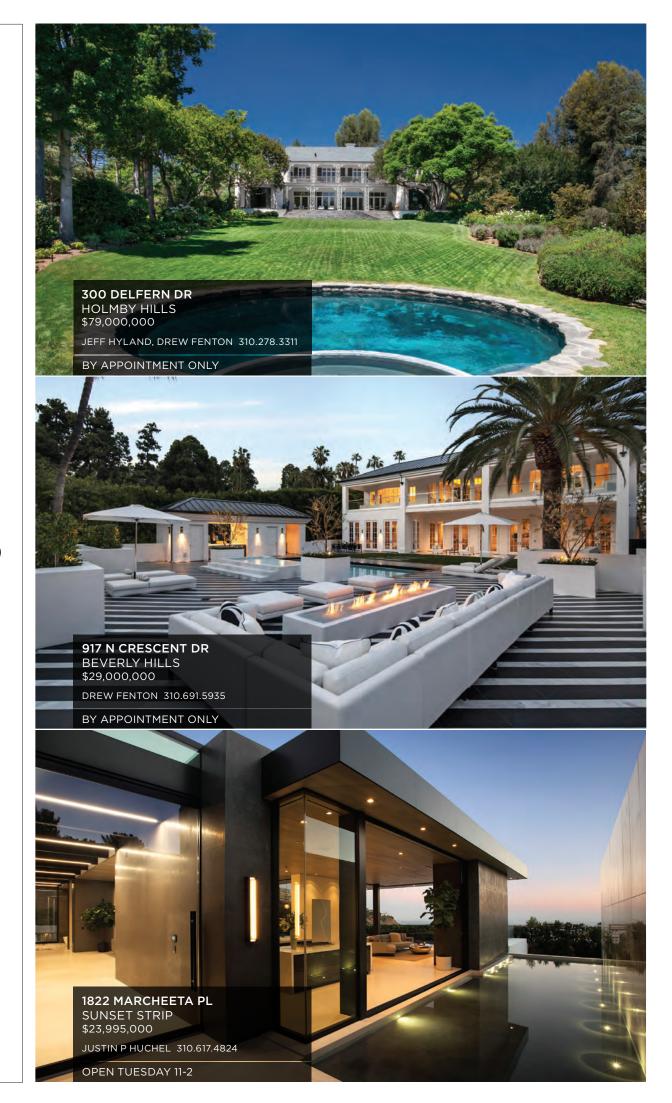






RODEO REALTY

WWW.RODEORE.COM

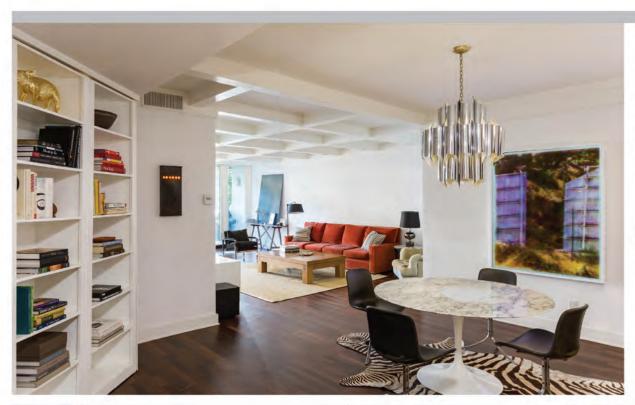


HILTON & HYLAND





DAN DWORSKY, F.A.I.A.











OPEN TUESDAY 11 – 2PM

\$ 1,299,000

1100 Alta Loma Road #603, Los Angeles, CA 90069

CROSBY DOE
ASSOCIATES

crosbydoe.com

Contact: Matthew Berkley, M.A.

Mobile Direct: 626.665.3699

Beverly Hills: 310.275.2222 Pasadena: 626.793.6677

EMPIRE WEST TOWER, 1964











Dan Dworsky's design of the award-winning Empire West Tower, 1964, is emblematic of late Modernism rendered by a master architect. The wide, deep balconies flanked by solid walls create a symmetrical rhythm of solid-void-solid that create a sculpted, muscular form that dominates the West Hollywood skyline. Dworsky further energized what might have been one large banal mass by indenting the building to appear to be two discreet towers. The architect's ability to discipline form reflects his roots in influences in Early Modernists and his love of their ability to "clearly resolve" design issues. The recipient of numerous honors including awards from the Los Angeles Conservancy and the American Institute of Architects, Los Angeles Chapter, Dworsky's tower provides its residents a luxury experience that includes twenty-four hour concierge service, valet parking, tennis court, gym, and rooftop pool. Unit 603 features full-height glass walls, updated kitchen and baths, two bedroom suites, two balconies, hardwood floors in most of the unit, and built-in hidden wet bar, 1,607 square feet..

1100AltaLoma.com

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in Southern California



El Medio Bluffs Prime Development Opportunity \$3,290,000 548 & 550 Erskine Drive, Pacific Palisades Sara Clephane | 310.909.4648 Mike Deasy | 310.275.1000



Gray & Hussey Architectural Lease 700 Kingman Avenue, Santa Monica

\$25,000/month Frank Langen | 310.963.3891



Mid-Century Modern Lease 3851 Beverly Ridge Drive, Studio City

\$15,000/month
John Seffker | 323.816.6033



1928 Spanish 6307 Drexel Avenue, Beverly Grove

\$1,745,000 Brien Varady | 213.500.4585



Reimagined 1951 Mellenthin "Bird House" \$1,399,000 13061 Hartsook Street, Sherman Oaks Kate Blackwood | 323.791.9442



Mid-Century Modern on an Oversized Lot \$419,000
Yucca Tree Drive, Palm Desert The Haverkate Group | 760.469.9125



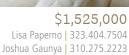
deasy/penner&partners

Home as art.®





Beverly Grove Homes :: Home 146 146 S Hayworth Ave, Fairfax Village





Thornton Abell, FAIA, 1965 Estate New Price - \$11,900,000 12822 Highwood Street, Brentwood Park Mike Deasy | 310.275.1000 Sara Clephane | 310.909.4648

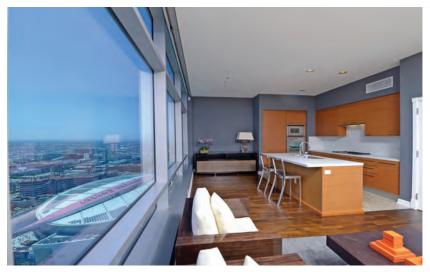


Two Spanish Revival Homes on One Lot 6612 W Waring Avenue, Hollywood

\$1,625,000 Lisa Paperno | 323.404.7504



European–Style Contemporary Townhome \$789,000 2207 Polyscope Place, Silver Lake Wayne Willbur | 213.500.0254 Steven Portigiani | 323.997.2152



Ritz-Carlton Residences Condo N 900 W Olympic Blvd, Unit 29C, DTLA

New Price - \$1,288,000 A Wayne Willbur | 213.500.0254 Steven Portigiani | 323.997.2152



1927 Outpost Estates Mediterranean 6931 Oporto Drive, Hollywood Hills

\$16,000/month Kristal Moffett | 310.699.4130

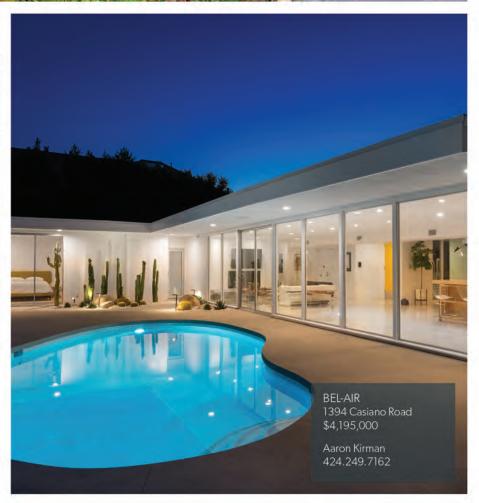


JOHN AAROE GROUP









aaroe.com

BEVERLY HILLS TOLUCA LAKE
BRENTWOOD PASADENA
SUNSET STRIP DOWNTOWN LA

STUDIO CITY

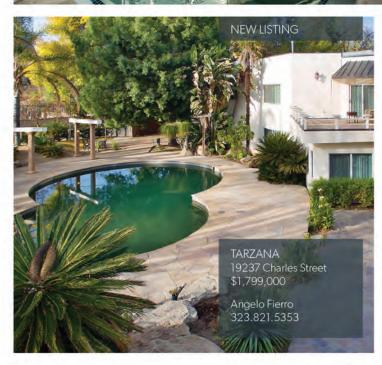
BALDWIN HILLS SHERMAN OAKS

MADISON LENDING GROUP | madisonlendinggroup.com















713 BEDFORD DRIVE, BEVERLY HILLS

LISTED AT \$10,995,000

BY APPOINTMENT

Elegantly designed and nicely sited and gated in the middle of prime 700 block of the Beverly Hills flats, this newly remodeled bright entertainers home has a fefined curb appeal and very sensible scale. Its the perfect layoutwith all public rooms down with a total of 7 Beds and 7 Baths up (1 guest suite down). Chefs kitchen, media room, family & dining room. Detached 2 room guest house. Sunny zero edge pool and grassy yard with outdoor kitchen.

MICHAEL EISENBERG www.MichaelEisenberg.com 310.748.5410 mikeeisenberg@sbcglobal.net



3755 SHANNON ROAD, LOS FELIZ LISTED AT \$1,775,000

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



2046 HOBART BOULEVARD, LOS FELIZ LISTED AT \$1,499,000

OPEN TUESDAY 11-2PM

Set behind the gates w/great curb appeal special 3+2.5 Traditional home w/Old Hollywood glamour. Elegant foyer, generous interior space & outdoor space is perfect for entertaining. LR & DR lead to the patios & pool. 3rd bedrm now used as a den. Luxurious master suite & bath. 2nd bdrm w/en-suite bath. Appx. 2400 sqft. Lot is 9612. Lrg laundry rm & pantry. New roof & HVAC. Just steps from Griffith Park, Hollywood & more. A very special property.

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





2035 EDGEMONT ST, LOS ANGELES

LISTED AT \$1,999,999

OPEN TUESDAY 11-2PM

Gorgeous, newly remodeled Traditional. Gated and private, located in highly desirable location. Large living room w/fireplace and French doors to lush patio. Open kitchen w/honed Italian marble countertops & top appliances. Wonderful family room/den + formal dining room. Large master bedroom w/fireplace and spalike master bath, & two additional bedrooms. Entertainers yard w/guesthouse. Originally built by architecture team Webster & Wilson.

DOROTHRY CARTER
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www.CARTERORLANDESTATES.com

213.703.1001 310.429.9797 dorothycarter@kw.com



941 N. MARTEL AVE, W. HOLLYWOOD VACINITY LISTED AT \$1,675,000

BY APPOINTMENT

This rare offering sits on large 6986 sq. ft. lot, in two separate buildings with 2 units in each building. All 4 units are comprised of 1+1 units, with inviting hardwood floors, beamed ceilings, beautifully landscaped front yard, a storybook-like "white picket fence" and rarely available covered parking garage for each unit. This is an outstanding opportunity for an owner/user, savvy investor, developer or a first time buyer.

SAMI DINAR O: 310.432.6513 C: 310.567.3242 sami@kw.com



780 DOGWOOD CIR WEST, PALM SPRINGS LISTED AT \$1,190,000

BY APPOINTMENT

Stylish retreat with incredible mountain views! Convenient to golf & downtown, Extensive design & systems upgrades in 2016; living area offers a fireplace, wet bar, & dining alcove; Chef\'s kitchen features Thermador gas cooktop, center island with prep sink & stainless appliances. The master enjoys a gas fireplace, dual closets, and a remodeled bath with a 2-person jetted tub & LARGE shower. 2 guest suites and a guest house complete your escape.

JOHN HARPER
www.LIVEINPS.com

310.871.5646 johnharper@kw.com



Sotheby's International realty



HOLLYWOOD HILLS | DEEPDELLCONTEMPORARY.COM | 4BD/3.5BA | \$2,488,000 | web: 0027626

Hidden in a gorgeous neighborhood and central to all of Los Angeles and the San Fernando Valley, this stunning home is remodeled and ready for move-in or can be an excellent income property. Remodeled with exquisite contemporary details from top to bottom with decks for entertaining and views of the surrounding mountains. Enter the beautifully finished 2-car garage with direct access to this luxurious home offering extraordinary light and bright dramatic open spaces. Featuring high ceilings throughout, huge living room area, dining room overlooking the living room equipped with adjacent wet bar and custom cabinetry. Large open kitchen with top of the line appliances and walk-in pantry open to spacious family room with vaulted ceiling. Perfect for home entertaining.

JEFFREY HOBGOOD

Jeffrey.Hobgood@sothebyshomes.com | 310.305.7653

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BEL-AIR | 1037STRADELLA.COM 24,425 sq. ft. lot | \$3,785,000 | web: 0027603 Andrea Alberts 917.495.3800



MALIBU | PRESTIGIOUS POINT DUME 4BD/4BA | \$3,750,000 | web: 1300224 P. Conley 310.699.0424, C. & W. O'Herlihy 310.980.1195



MALIBU | POINT DUME WITH GUEST HOUSE 3BD/2BA | \$2,595,000 | web: 1300244 W. O'Herlihy 310.980.1195, C. O'Herlihy 310.980.1194



MALIBU | VIEW RETREAT 4BD/2.5BA | \$1,888,000 | web: 1300231 Lori Beckwith 310.795.8265



MALIBU | SEA VIEW ESTATES HOME 4BD/3BA | \$1,559,000 | web: 1300227 W. O'Herlihy 310.980.1195, C. O'Herlihy 310.980.1194



ATWATER VILLAGE | 4270PERLITA.COM
Furnished rental | 3BD/3BA | \$7,000/month | web: 0308909
Matthew Gaskill 310.728.0063

GREATER LOS ANGELES BROKERAGES Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip

Trousdale Estates









1106 N Hillcrest Rd • Beverly Hills Offered at \$7,995,000















YAWAR CHARLIE 323.547.8900 homesbyyawar@gmail.com Cal BRE# 01843002 KAREN SANCHEZ 323.383.3753 homesbykarens@gmail.com Cal BRE# 01441648



FRED BERNSTEIN 310.701.3733 fjb@weahomes.com Cal BRE# 01476689 ETHAN PESKOWITZ 646.327.2399 ep@weahomes.com Cal BRE# 01915905



9501 Gloaming Dr · Beverly Hills Tina Eavers | Aaron Kirman, JAG 8 bed · 8 bath · 6,377 sf · 10 acre lot

\$18,995,000 310.266.0947



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



531 11th St · Santa MonicaGuy Reid | Raphael Barragán
6 bed · 8 bath · 6,394 sf · 7,509 sf

\$29,995/mo 310.699.2601



1122 Gayley Ave #404 · Los Angeles Yawar Charlie | Karen Sanchez 2 bed · 2 bath · 1,320 sf

\$6,975/mo 323.383.3753



1919 4th St #C · Santa Monica Sandra Miller 3 bed · 3 bath





858 12th St #1 · Santa Monica Eve Jacobsen 2 bed · 1 bath · 1,486 sf

\$1,435,000 310.736.5969



1320 2nd St #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



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SantaMonica.EVUSA.com 310.460.2525

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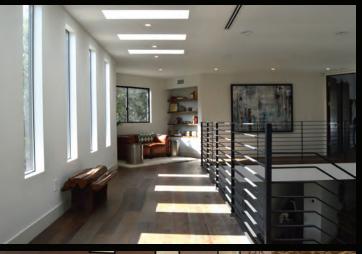
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TWILIGHT OPEN HOUSE TUESDAY







2773 Anchor Ave, Cheviot Hills

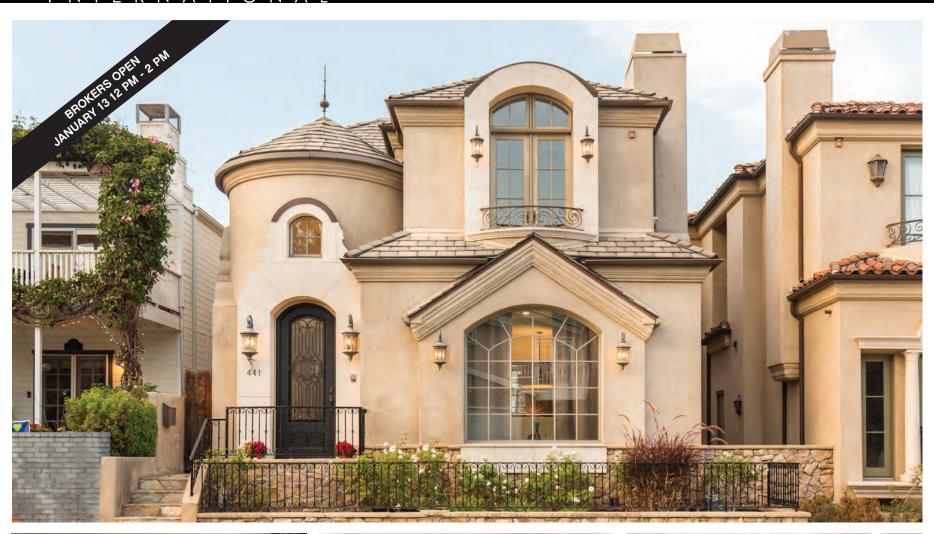
Cheviot Hills stunner by French architect Bertrand Genoist combines stately & modern elements to create a one-of-a-kind entertainers' dream. The exceptional curb appeal, soaring 2-story living room and huge private backyard are designed to impress. The unique open concept living space & amazing indoor/outdoor flow create an exceptional and comfortable living experience. European design and high-end finishes exude class & taste, making this a true trophy home!

Offered at \$4,095,000

BDD Realty

Jalda Hoff BRE: 01911600 T.310.488.9494 jaldahoff@gmail.com

Rest Seekers ED PROPERTY









441 1ST ST MANHATTAN BEACH, CA 90266 | \$4,899,999

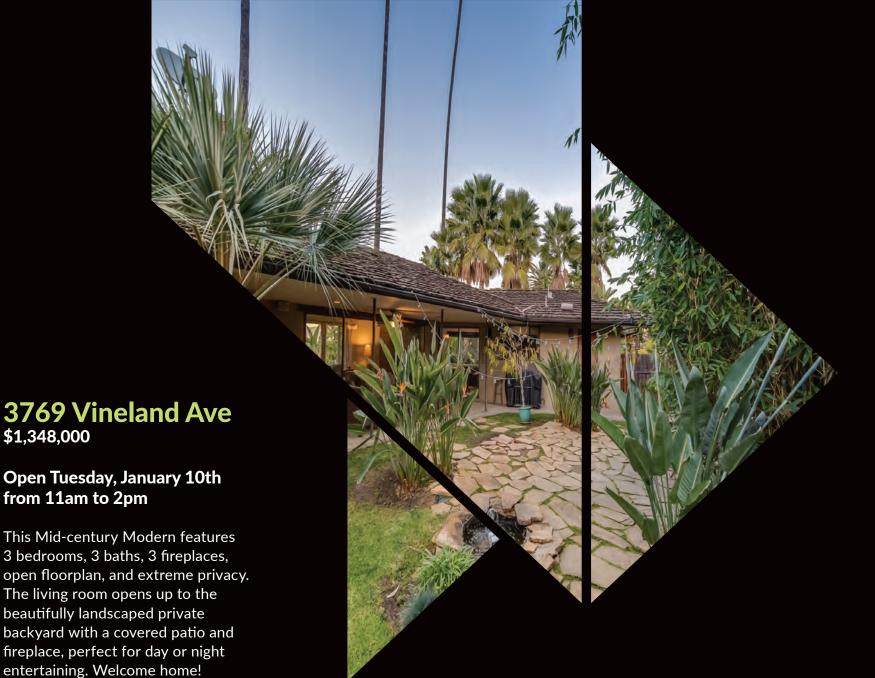
The MOST ENCHANTING 5bed/5bath Ocean Side home in the BEST AREA of Manhattan Beach, moments from the infamous Manhattan Beach Strand, Downtown Shopping/Restaurants, Grocery Store, Veterans Parkway, Robinson Elementary and The Pier. This three level French Normandy Chateau was designed by Louie Tomaro & Custom Built by George Apostol making it the perfect entertaining & family home. Featuring a home office, a grand hallway, fully-equipped Hollywood Style Theater & Projector, wine room w/ copper sink, rec room w/ a solid wood library, & 2 car garage. The main level formal entry greets you with a magnificent 9.5ft iron door, 2 story soaring ceilings, custom mosaic medallion, a sunken living room w/solid hand carved limestone fireplace, formal dining, eat-in gourmet kitchen, walk-in pantry, and a very cozy family room w/ a second limestone fireplace. Four of the bedrooms upstairs including the spacious master suite, vaulted ceilings, walk in his/her custom Pullmans closet, and beautiful spa like master bath retreat w/dual shower heads & custom mosaic and separate laundry room. This home really DOES HAVE IT ALL & the attention is in the detail; surround sound throughout, natural stone in the bathrooms, slab counters, satin nickel fixtures, mosaics with fine sconce, chandelier lighting, 5-inch wide Walnut flooring, custom wood windows plus so much more. WebID 655615

SEBASTIAN WOLSKI 818.554.2199 sebastianw@nestseekers.com | CHRISTINE LEE 424.610.8502 Christine@nestseekers.com

SërhantTeam Los Angeles

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3769Vineland.com

\$1,348,000



The Sunset Team 9000 W. Sunset Blvd. Suite 1100 West Hollywood, CA 90069 310 274 3900 thesunsetteam.com **kw** HOLLYWOOD HILLS



Sales | Consulting | Design



This professionally designed home has elements from all over the world including exotic woods and stonework.

Double gated above the road with private driveway just off the Sunset Strip, this property is nicely updated on a large flat, over 19,000 sq. ft. lot featuring a resort style pool, bar, BBQ and several entertaining areas.

With three formal bedrooms and three baths, there's also a media room that could be a fourth bedroom or a den.

All audio video and media equipment currently at the property is included with the sale price.

OPEN TUESDAY 11-2PM





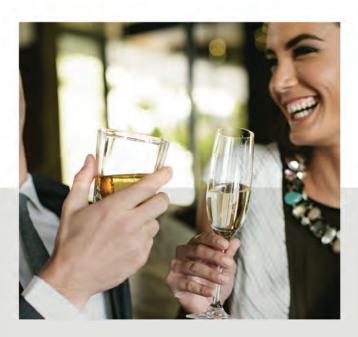
JUST LISTED AT \$4,995,000





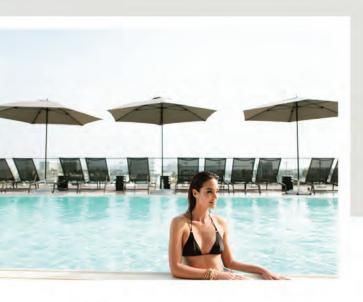
www.1731 RISINGGLEN.COM

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FEATURES

One & two bedroom apartments with private balconies Penthouse Club Room · House Car & Driver Rooftop Pool & Fire Pit · 5-Star Concierge Stunning views · 24-hour Attendant · Trader Joe's Room Service from The Larder at Burton Way



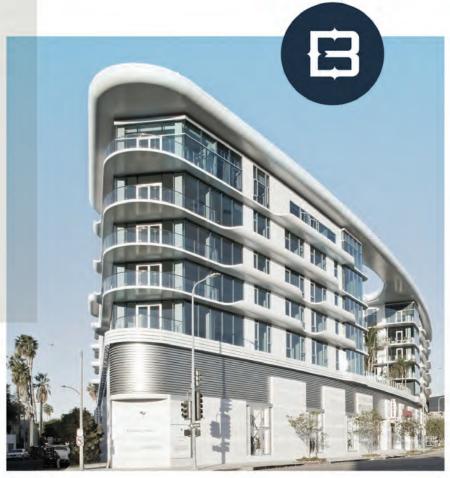


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WESTSIDE ESTATE AGENCY



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. **broadbeachoceanfront.com**

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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**

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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

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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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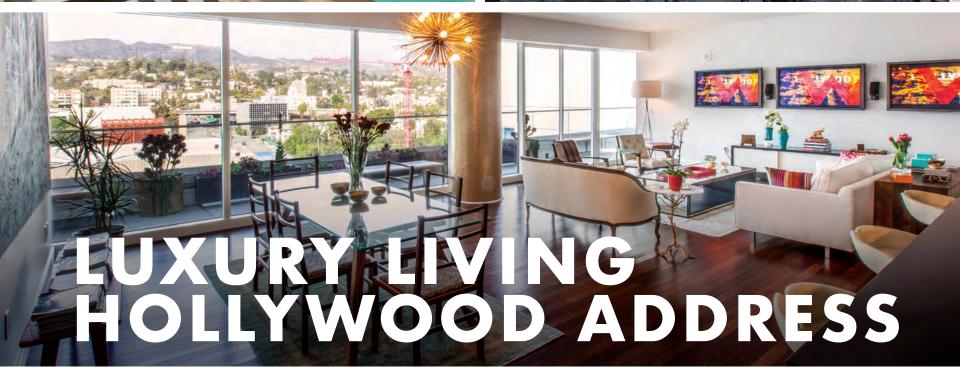




*Rates as low as 3.875%. See lender for details. **Terms and conditions may vary. Subject to underwriting approval. No Federal agency has judged the merits or value, if any, of this property. No statement should be relied upon except as expressly set forth in the Nevada Public Offering Statement. This is neither an offer to sell, nor a solicitation of offers to buy, any condominium units in those states where such offers or solicitations cannot be made. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. Pricing and locations of units are subject to change without notice. Views and locations of units within the project are not guaranteed and the buyer is responsible for inspecting the unit and its location before signing any agreement with respect thereto. Any square footage numbers are approximate. Unauthorized use of the images, artist renderings, plans or other depictions of the project or units is strictly prohibited. A DK Las Vegas LLC Community. NORTHCAP 兪







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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THE PENTHOUSES

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1021 Wellesley Ave

Stunning modern Spanish architecture on approximately a 10,689 sq ft lot with saltwater Infinity pool and tranquil creek-side setting in the heart of Brentwood. Built in 2013, this newly-constructed 5-bed + 5.5-bath home offers the best of modern comfort, privacy and convenience. A wood gate encloses the front of the house, providing complete seclusion from the street, and leads to a romantic courtyard with a separate casita in front. The home's entryway showcases an open floor plan with soaring ceilings and a spacious living room with fireplace. The formal dining room overlooks a walk-in wine cellar with wet-bar and Venetian plaster walls. The chefgrade kitchen and adjacent family room feature dramatic creek-side views. First level includes bedroom with en-suite bath, laundry room and powder room. The second level has 4 bedrooms each with en-suite baths, including an oversized master with a luxurious walk-in closet and marbled bath. The master bedroom opens to a large balcony which has a stunning view of the creek as well. Current owner is an interior designer and has made significant upgrades, including custom cabinetry and finishes throughout, landscaping and a one-of-a-kind heated saltwater Infinity pool with spa. The neighborhood has great walkability to the Brentwood Farmers Market and accessibility to other conveniences. Relax and enjoy this magical Mediterranean getaway in one of the most vibrant neighborhoods

www.1021wellesley.com Offered at: \$4,600,000



Mary Beth Woods

Previews Estates Director 310.571.1358 direct 310.463.1599 cell mwoods@marybethwoods.com www.marybethwoods.com CalBRE# 00470539







Walled and Gated Newer Panoramic View Estate



214 Ashdale Place • Bel Air

- 2009 built three-level masterwork on a 3/4 acre view lot
- Over 10,000 square feet of luxurious finishes
- Explosive & sweeping city views to downtown Los Angeles
- Exquisite Mediterranean design with central courtyard entry
- Sunlit rooms with dark wood & stone floors, high ceilings Custom woodwork and built-ins throughout

- 4 Bedroom suites upstairs + 2 attached main floor guest suites Grand master w/sitting rm, FP, luxe bath, huge walk-in, vu balcony Amazing center-isle kitchen with top appliances
- Big family room, separate billiards/bar rm, wine cellar, lg gym
- Lovely library on the main floor
- Fabulous theater/screening room w/bar
- Large pool, spa, patio space for entertaining Fantastic roof deck with views
- Elevator to all floors
- Attached 3 car garage and off-street parking galore Sited on a most prestigious western Bel Air cul-de-sac

Open Tuesday, January 10th • 11-2 Reduced to Sell! \$8,960,000

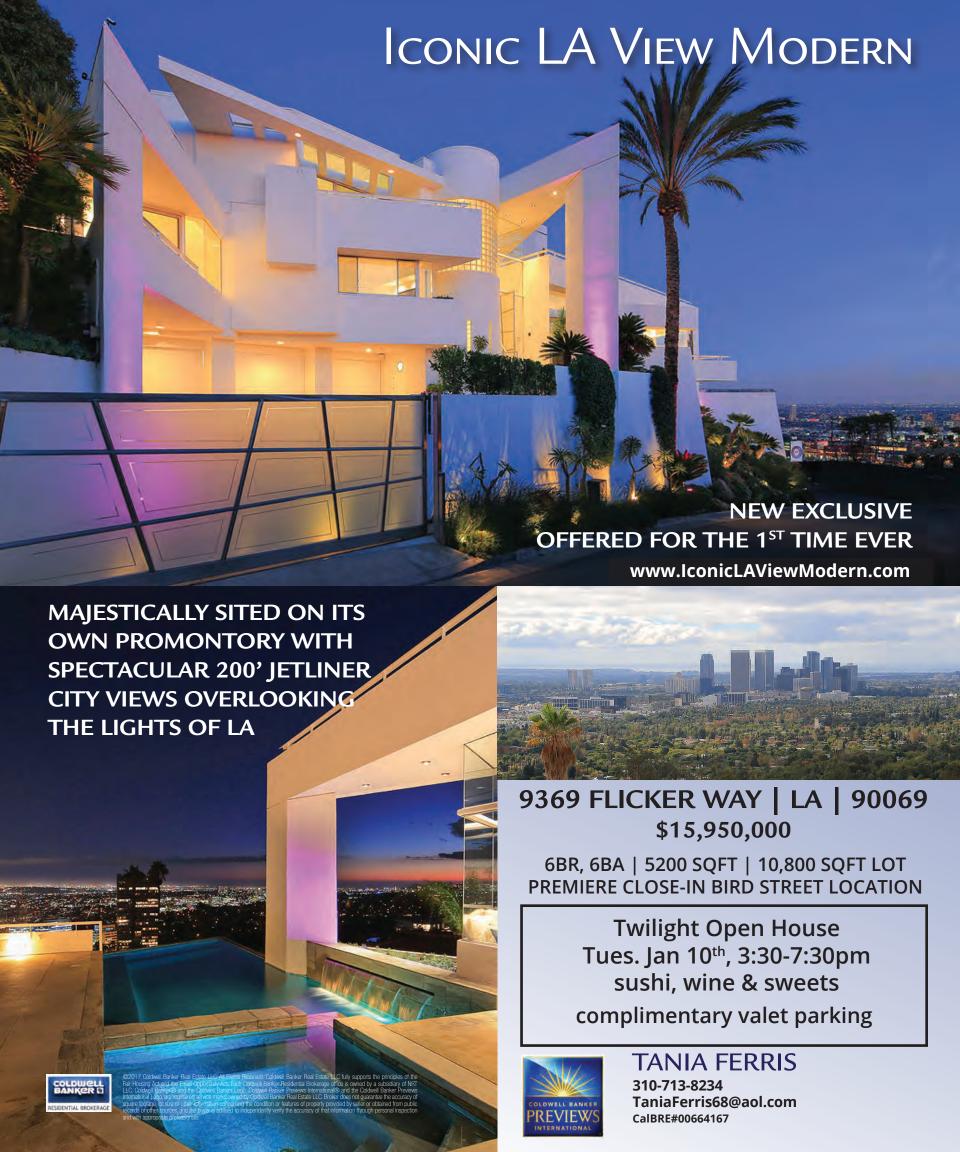
Michael J. Libow Coldwell Banker (310) 285-7509











Spectacular Trousdale Estate for Lease 2002 Loma Vista Drive, Beverly Hills www.2002LomaVista.com \$125,000/month Open Tuesday 11-2



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654 ELKINS ROAD
OPEN TUESDAY 11AM - 2PM
MARY LU TUTHILL

CHIC CONTEMPORARY



Relish this fashionably chic contemporary! A distinctive personal residence for the couple who enjoy uncomplicated living and spontaneous entertaining in their own home. Wide open rooms with hardwood floors inspire a fascinating, modern lifestyle. Indulge yourself in the calm serenity and tasteful informality of this alluring home. Ideal for one whose home acquisition must be move-in ready. Simple, straightforward, yet sophisticated and understated, it is a most compelling home. \$2,695,000

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EXQUISITE ASPEN SOPHISTICATION

9528 DALEGROVE, BEVERLY HILLS, CA | www.9528 Dalegrove.com OPEN 12-3: WINE AND LIGHT LUNCH: RSVP REQUIRED



JOYCE REY (310) 285-7529 Joyce@JoyceRey.com





2332 Castle Heights Drive, Beverlywood

4 Bedrooms | 3 Bathrooms

Offered at \$2,095,000

Turn-key 4 Bedroom home in Beverlywood Homes Association. Measuring +/-2,813sqft this remodeled traditional features large hotel quality master suite with two walk-in-closets, gourmet kitchen w/ professional grade appliances, bright living room with 10' ceiling and much, much more. Copper pipe plumbing, new electrical panel & wiring, 2 zone hvac system, hardwood floors, whole home entertainment system, CAT5 wiring and constant circulating hot water system. Located in Award Winning Castle Heights Elementary School District. Centrally located close to Beverly Hills, Century City, Pico-Robertson area.



JOEL + DORIT COOPER

310.968.2401 | 310.990.4655 Joel@JoelCooper.com | Dorit@DoritCooper.com www.joelanddoritcooper.com







512 North Sierra Drive, Beverly Hills

www.512NSierraDrive.com

4 Bedrooms | 5.5 Bathrooms

Offered at \$5,050,000

You will not want to miss this gracious traditional in the flats of Beverly Hills. Recently staged by Meridith Baer Home, this charming home exemplifies luxury living! Measuring 4,411sqft (per public records) this 4 Bedroom / 5.5 Bath home with circular driveway is located on prime corner lot and now features brand new superb tile roof, new attic insulation, new relined chimney and much, much more! Formal entry leads to large scaled living room and inviting formal dining room. Sunny family room with French doors opens to entertaining patios and pool. Home also offers cook's kitchen with comfortable breakfast nook and wood paneled library/den with built-ins & wet bar. Exceptional master suite with sitting area, large walk-in-closet and sumptuous bathroom. 3 additional bedroom suites plus upstairs office/study complete this beautiful estate. Very Seldom Do Homes Like This Come For Sale North of Santa Monica Blvd!



JOEL COOPER

Broker Associate 310.968.2401 joel@joelcooper.com





802 FOOTHILL ROAD 90210

Supreme Renovation in The Flats



OPEN TUESDAY 11-2PM \$29,500/MO

BRENT WATSON 310.600.9119





BRENT WATSON HOMES



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1476 CARLA RIDGE 90210

...Prime Contemporary with Breathtaking Views



835 SAN VICENTE BLVD., SANTA MONICA

OPEN TUESDAY JANUARY 10TH, 2017 FROM 11:00AM-2:00 PM



OFFERED AT \$6,375,000

Subject to Bankruptcy Court approval and overbid. Rare opportunity to purchase a dated 5 bedroom, 4,800+ sq.ft. home on an oversized lot of 20,800+ sq.ft. lot in prime Santa Monica mere blocks from the ocean.

Perfect for creating a dream home on a lush verdant lot. A true diamond in the rough.

Michael Sahakian

Coldwell Banker 310.285.7524 Cal BRE # 00876770 www.michaelsahakian.com





457 CUESTA WAY, BEL AIR

New Listing! | Open Tuesday 11AM - 2PM | JOIN US FOR LUNCH!















SALLY FORSTER JONES John Aaroe Group 310.691.7888 sallyforsterjones.com

Offered at \$14,688,000 | 457Cuesta.com

JOIN US FOR LUNCH FROM JOAN'S ON THIRD

At the end of a cul-de-sac in exclusive lower Bel Air, lies your private 6bd, 7ba Villa. Seize this incredible opportunity to redevelop, remodel, or make this magnificent estate your own. Located on a spectacular 1.3 acre lot, enjoy sweeping panoramic skyline views from Downtown L.A. to Century City. The large grassy yard is surrounded by abundant mature landscaping to create an exclusive oasis and unequalled privacy. An opportunity of this magnitude may not be available again!











MODERN LIVING ON SUNSET PLAZA



OPEN TUESDAY, JANUARY 10^{TH} FROM 11-2PM

1611 SUNSET PLAZA DRIVE | SOPHISTICATED STYLE IN THE HILLS

This contemporary home has been exquisitely updated with a new sparkling pool/spa, expansive decks and a private garage. The residence showcases clean lines, expansive use of glass and an open concept design. The European-style kitchen with dining island blends seamlessly to the rear pool deck. The convenient adjacent pocket patio is the perfect place for al fresco dining. The spacious step-down living room features a dramatic wood burning fireplace, 12' ceilings and a private lounge patio — ideal for entertaining. The master bedroom upstairs features a light-filled bathroom, spacious walk-in closet, plus a balcony to take in the sparkling city lights below. The home is fenced and gated for privacy, features 2 additional ensuite bedrooms, a separate home office, great storage space and updated audio and security systems. This ultimate hillside retreat is convenient to the hip restaurants and nightclubs along Sunset.

The perfect address for that modern Sunset Strip lifestyle. Offered at \$3,150,000



SCOTT RYAN
Realtor®
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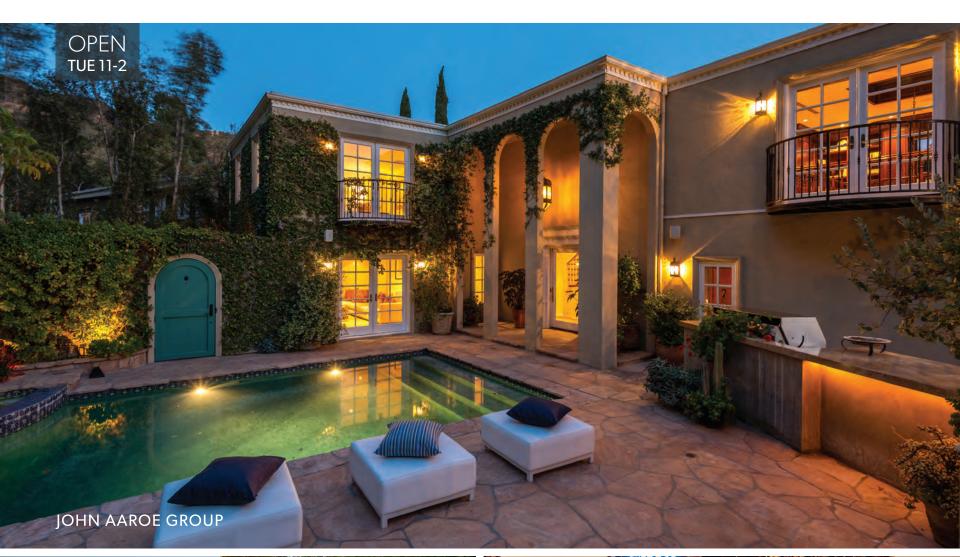


MIMI STARRETT Director, Aaroe Estates

310.467.4395 mimi-starrett.com

AARON KIRMAN President, Aaroe Estates

424.249.7162 aaronkirman.com







MICHAEL RODGERS THE RODGERS GROUP

Discretion • Integrity • Results





9611 ARBY DRIVE, BEVERLY HILLS 90210

4 BD | 3.5 BA | 3,200 sq.ft. | Asking Price: \$3,685,000

This beautiful Beverly Hills newly renovated midcentury modern home awaits you. With 4 bedrooms and 3 1/2 baths in 3200 ft., this home has an open floor plan which features a large family room, formal dining room, living room and spacious bedrooms. Entertainers backyard features an oversize deck with amazing canyon views and outdoor kitchen, yard also features a large pool and spa for those warm summer days. Renovations include a new roof and updated bathrooms.



222 AMALFI DRIVE, SANTA MONICA 90402

4 BD | 6 BA | 4,394 sq.ft. | Asking Price: \$5,995,000

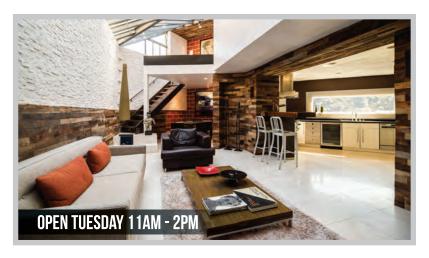
This modern Pacific Palisades/Santa Monica estate has been completely renovated with the finest workmanship and attention to detail. The multi-level open floor plan features high ceilings, hardwood floors, natural light, Smarthome Technology, Cat 6 Networking, new plumbing, HVAC, electrical, fixtures & finishes. The Gourmet kitchen features Carerra Marble, Luxe Roble Frape Cabinetry, Bosch Benchmark Series Appliances, built-In espresso machine and Bertazzoni professional stove. The bedrooms provide ensuite baths, large patios, and walk-in closets. The master retreat will complete your day with a glass stone fireplace, walk-in closet, soaking tub, stone shower a balcony overlooking the rear yard and a one of a kind 600+ Sq Ft. private deck ready for entertaining with tree top and peek a boo ocean views. No expense has been spared.



10001 REEVESBURY DRIVE, BEVERLY HILLS 90210

2 BD | 2 BA | 1,400 sq.ft. | Asking Price: \$1,199,000

Newly Renovated Mid Century gem in Beverly Hills awaits you. All new fixtures and finishes throughout. This warm and welcoming home features 1,413 sq ft, 2 Bedrooms / 2 Bathrooms, open floor plan with stunning hardwood floors, floor to ceiling windows with canyon and tree top views and glass crystal fireplace. The all new kitchen features Bosch Appliances, Granite countertops, dining area and French doors leading to an outdoor dining patio.



8619 APPIAN WAY, LOS ANGELES 90046

2 BD | 2 BA | 1,860 sq.ft. | Asking Price: \$1,375,000

This architectural masterpiece by renowned Architect, David Ming-Li Lowe delights in every way. Past the unassuming brick facade you travel through a courtyard entry into an open and bright "greenhouse" style living area highlighted by an 18ft ceiling of windows. The private areas of the home include a main level bedroom and a master suite featuring large bath area with spa tub, shower and walk-in closet. French doors lead to a private patio, soothing pond and a pathway that leads to a 12 person spa and fire pit seating area with incredible views to the Hollywood sign, the canyon and downtown LA. Ready for your vision and is 79% underbuilt for this 22,180 sqft lot.



11812 SAN VICENTE BLVD. #100, LOS ANGELES, CA 90049

the accuracy of that information through personal inspection with appropriate licensed professionals.

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MICHAEL RODGERS 310.280.8983

Michael@MichaelRodgers.com www.MichaelRodgers.com







www.joebabajian.com











8287 Marmont Lane | Hollywood Hills

Offered at \$2,295,000

Light filled 4 bed, 3 bath, character Spanish, designed by S. Charles Lee, noted architect of historical movie theaters on the West Coast. Authentic details abound. Dramatic oval-shaped foyer with beamed ceiling & stained glass. Living room with vaulted ceiling, stenciled beams, hardwood floor, fireplace & picture window to enjoy the city lights view. Formal dining with coffered ceiling. 3 beds up, including master with vaulted beamed ceiling. Downstairs bedroom currently used as family room, plus an office/additional bed. Tiered rear yard with patio & upper grassy pad. Superb location just moments to the Chateau Marmont & the Sunset Strip. Co-listed.

OPEN TUESDAY 11-2 JANUARY 10, 2017



BERKSHIRE HATHAWAY | California Properties HomeServices

QUALITYAGENTS



\$108,000,000 | 10045 Calle Real, Gaviota | 1800± acs (assr) **Kerry Mormann | 805.689.3242**





\$4,995,000 | 2602 3rd St, Santa Monica | 4 units lan L Brooks | 310.428.6569



\$4,920,000 | 3645 Deerpass Rd, Glendale | 5BD/5BA A. Sarkissian/N. Cacarnakis | 626.695.2808/626.644.4262



\$2,895,000 | 5370 Vanalden Ave, Tarzana | 5BD/8BA Gil & Marilyn Spiegel | 818.388.6565



\$3,495,000 | 3167 Stone Oak Drive, Brentwood | 6BD/7BA Francine Chalme Meyberg (Co-listed) | 818.987.7653



\$1,249,000 | 4923 Ethel Ave, Sherman Oaks | 3BD/2BA **M. Graham/M. Wagner** | **818.635.2221**

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Visit us online at bhhscalifornia.com

EXTRAORDINARYRESULTS







\$2,150,000 | 4107 Madelia Ave, Sherman Oaks | 4BD/3½BA **Andrew Manning | 818.380.2147**



\$1,699,999 | 8050 Jovenita Canyon Dr, Sunset Strip | 4BD/2BA Clay Hinrichs | 818.314.1855



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







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









- 5 Bedrooms
- 5 Bathrooms
- Formal Entry
- Center Island Kitchen
- Large Living Room
- Vaulted Beamed Ceilings
- BERKSHIRE HATHAWAY HomeServices California Properties

- Luxurious Master Suite
- Large Master Bath
- Huge Master Closet
- Large Family Room
- Den/Office/Study
- Breakfast Area
 - **OPEN HOUSE:**

TUESDAY, 1/10 I 11:00AM-2:00PM FRIDAY, 1/13 I 11:00AM-2:00PM SATURDAY, 1/14 I 1:00PM-5:00PM SUNDAY, 1/15 I 1:00PM-5:00PM

- Fireplace/Wet Bar
- 3 Car Garage
- Large Rear Yard
- Valley Views
- Room for Pool
- Close to All

Rick Chimienti 310.985.3420 310.777.2810 rickc@bhhscal.com

www.13906ValleyVista.com

384 Dalkeith Avenue Westwood Hills

Open House Tuesday, January 10

11-2 pm Lunch Served









More information available at 384Dalkeith.com

Traditional 3 Bedrooms I 2.5 Bathrooms 2,390 Sq. Ft. Living Area | 8,161 Sq. Ft. Lot Size Remodeled Home. Large Corner Lot. Great Room. Gourmet Kitchen. Formal Living & Dining Rooms. Master Suite. Den/Office. Great Al Fresco Spaces. Spa.

\$2,199,000



Larry Young **Luxury Properties Director**

(310) 777-2879 larry@larryyoungwestside.com larryyoungwestside.com CalBRE #00999537



Joaquin Garcia

Realtor®

(310) 777-2807 joaquinrealtor@gmail.com CalBRE #01518820



BERKSHIRE HATHAWAY HomeServices California Properties



14186 Alisal Ln

REDUCED AND READY FOR YOUR BUYER!

Rarely does an opportunity like this arise. A very special Santa Monica Canyon property on a private street. 4,500 sf, 5 bedroom, 4 bath Architectural on a large lot. Downstairs includes living room with fireplace, den, bedroom with bath and large eat-in kitchen with fireplace. Upstairs is the master with fireplace and walkin closet, three additional bedrooms, one with sundeck and an art studio. Separate studio/guest house with kitchenette and bath. The lovely landscaped property includes a pool. Property sold in its "as is" condition. This is a great opportunity to create the house of your dreams on a special lot in a very unique location.

\$4,995,000

Open Tuesday, 11:00 to 2:00



ISABELLE MIZRAHI isabelle@inthecanyon.com 310.230.3720



LEGENDARY PALISADES RIVIERA ESTATE



1669 SAN ONOFRE DRIVE | \$24,995,000

OPEN TUESDAY, JANUARY 10TH 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**

EXCLUSIVE REPRESENTATION

Kurt Rappaport 310-860-8889 kr@weahomes.com 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



CUSTOM HOME OPPORTUNITY

15482 MILLDALE DRIVE | BEL AIR

\$2,995,000 | 21,712 SQ. FT. LOT

Fantastic and rare opportunity to work with some of Los Angeles' most reputable builders and build your custom dream home. Situated on a half-acre at the end of tranquil cul-de-sac in Bel Air, this completely flat lot is surrounded by beautiful homes and mature landscaping. Absolutely perfect for an owner-user that would like to create their own masterpiece while leaving all of the work to the professionals.

Visit AMG Capital's website at www.amgexperience.com to learn more about the builders and see some of their gorgeous projects.

MAURICIO UMANSKY

MUMANSKY@THEAGENCYRE.COM 424.230.3701

FARRAH ALDJUFRIE

FARRAH@THEAGENCYRE.COM 424.230.3712

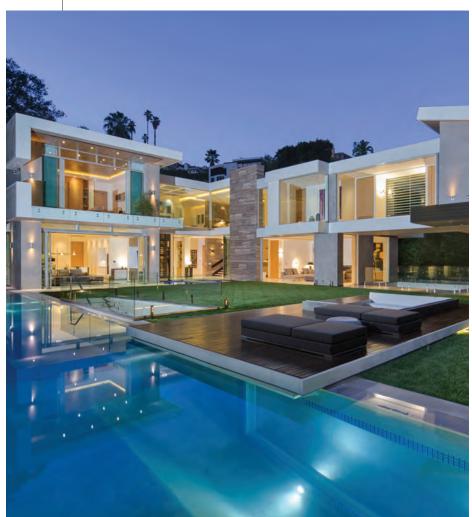
MAX HUTCHISON

MAXWELL@MERCERVINE.COM 323.614.9376













AMAZING NEW PRICE \$18,850,000

1307 SIERRA ALTA WAY | SUNSET STRIP

5 BEDS | 10 BATHS | 13,820 SQ. FT. | 15,303 SQ. FT. LOT

Meticulously crafted to the highest of standards, this architectural off the Sunset Strip was conceived with an eye toward leisure and modern design. Beyond the home's massive front pivot door and floating staircase is a setting both serene and powerful, where a wealth of glass elements allow the natural surroundings to flow freely and create a dramatic visual experience throughout. Fleetwood pocket doors seamlessly integrate the private, sun-drenched grounds with water features, zero edge pool and luxurious cabana.

MAURICIO UMANSKY

MUMANSKY@THEAGENCYRE.COM 424.230.3701

ROUJA KOLEVA

RKOLEVA@THEAGENCYRE.COM 424.400.5922





19100 SPRAGUE STREET

TARZANA







NEWLY CONSTRUCTED IN TARZANA

This brand new Cape Cod/traditional style estate is an architectural tour-de-force. Located on a beautiful and quiet street, the home includes stunning designer finishes and high ceilings in an open floor plan with incredible indoor/outdoor flow. Featuring smart home technology and six bedrooms with five en-suite bathrooms, a large formal dining room, over-sized dual living rooms with fireplace, home theater, private loft, and a showroom quality kitchen with high-end appliances.

JAMES HARRIS

JAMES@THEAGENCYRE.COM 424.400.5915

DAVID PARNES

DPARNES@THEAGENCYRE.COM 424.400.5916

OPEN TUESDAY & FRIDAY 11-2PM OPEN SUNDAY 1-4PM

NEW LISTING | \$3,745,000

6 BEDS 6.5 BATHS 6,000 SQ. FT. 17,177 SQ. FT. LOT

ADRIENNE MARTZ

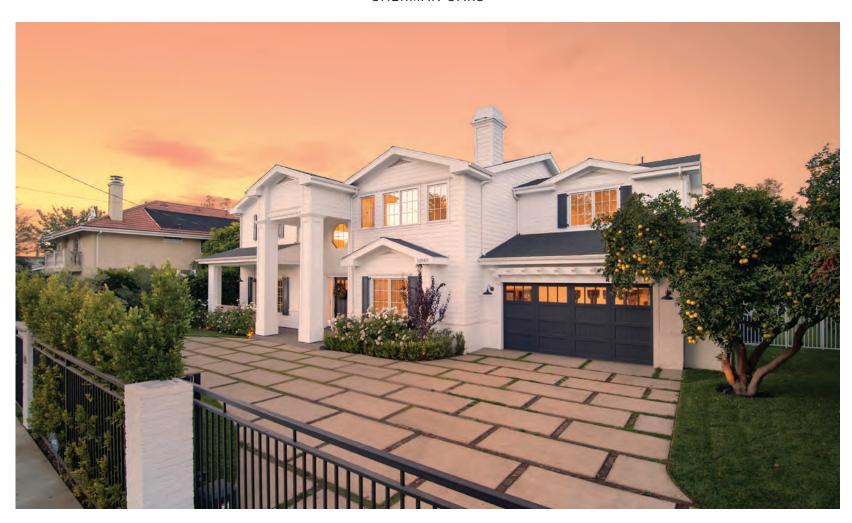
AMARTZ@THEAGENCYRE.COM 424.238.2483





13949 MAGNOLIA BOULEVARD

SHERMAN OAKS



IMMACULATE CAPE COD

Situated in the heart of Sherman Oaks is this exquisite five-bedroom, six-bathroom Cape Cod style home. Built in 2015 on a large flat lot, this bright elegant home features an open floor plan with engineered oak wood flooring, high ceilings, five en-suite bathrooms, large living room and family room each with a fireplace, large formal dining room, a wall of folding glass doors that open to create a wonderful indoor/outdoor flow great for entertaining.

JAMES HARRIS

JAMES@THEAGENCYRE.COM 424.400.5915

DAVID PARNES

DPARNES@THEAGENCYRE.COM 424.400.5916

OPEN TUESDAY & FRIDAY 11-2PM OPEN SUNDAY 1-4PM

NEW LISTING | \$2,495,000

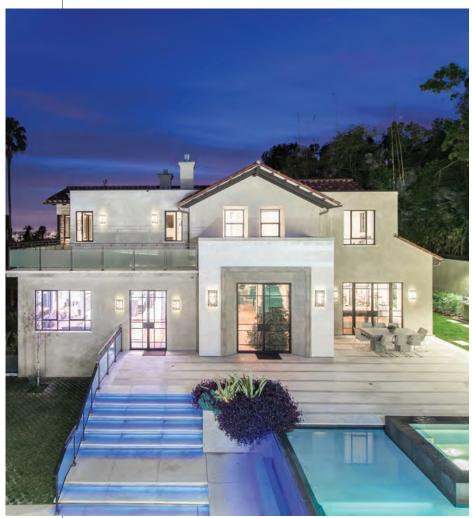
6 BEDS 6 BATHS 5,113 SQ. FT. 28,699 SQ. FT. LOT

ADRIENNE MARTZ

AMARTZ@THEAGENCYRE.COM 424.238.2483











MAJOR PRICE REDUCTION

7801 HILLSIDE AVENUE | SUNSET STRIP

OPEN TUESDAY 11-2PM

SPECTACULAR SUNSET STRIP ESTATE

\$7,350,000 | 6 BEDS | 10 BATHS | 7,130 SQ. FT. | 18,920 SQ. FT. LOT

This spacious contemporary, Mediterranean estate on close to half an acre is located above the famed Sunset Strip offering tranquil tree top and city views. The property is gated, private and has been updated with state-of-the-art systems including a movie theater and fully equipped gym. The grounds are perfect for entertaining with extensive outdoor space overlooking an infinity pool. This is an excellent value for a large, move-in ready, sleek home on a sizable lot above the Sunset Strip.

JAMES HARRIS

JAMES@THEAGENCYRE.COM 424.400.5915

DAVID PARNES

DPARNES@THEAGENCYRE.COM 424.400.5916

CHRISTOPHER DYSON

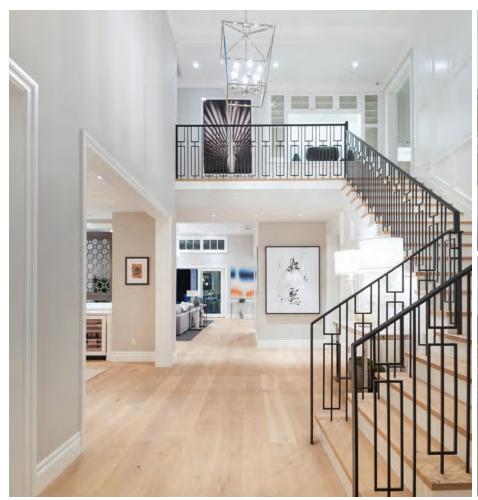
CDYSON@THEAGENCYRE.COM 424.230.3003





16003 VALLEY VISTA

ENCINO







BRAND NEW CAPE COD ESTATE

This gated Cape Cod estate has raised the standard for new construction. The perfect fusion of traditional and contemporary design, this meticulously planned and thoughtfully crafted home includes the finest details, finishes and amenities. The grounds include a separate recreation room featuring living room, wet bar, bedroom and bath. An outdoor living room with fireplace and outdoor dining room with BBQ plus massive swimmers pool surrounded by a grassy yard complete this magnificent estate.

JAMES HARRIS

JAMES@THEAGENCYRE.COM 424.400.5915

DAVID PARNES

DPARNES@THEAGENCYRE.COM 424.400.5916

OPEN TUESDAY 11-2PM

NEW LISTING | NEW PRICE | \$5,595,000

6 BEDS 6.5 BATHS 7,699 SQ. FT. 18,930 SQ. FT. LOT

STEFAN POMMEPUY

STEFAN@THEAGENCYRE.COM 424.270.1656



