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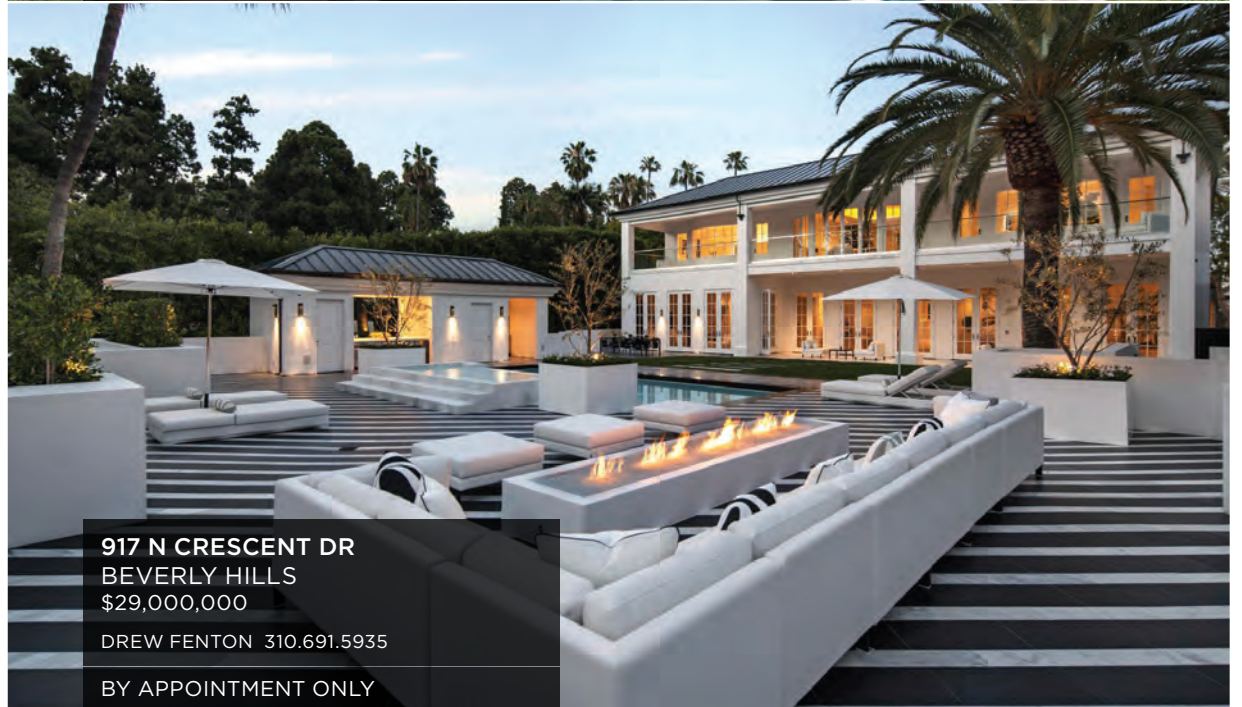
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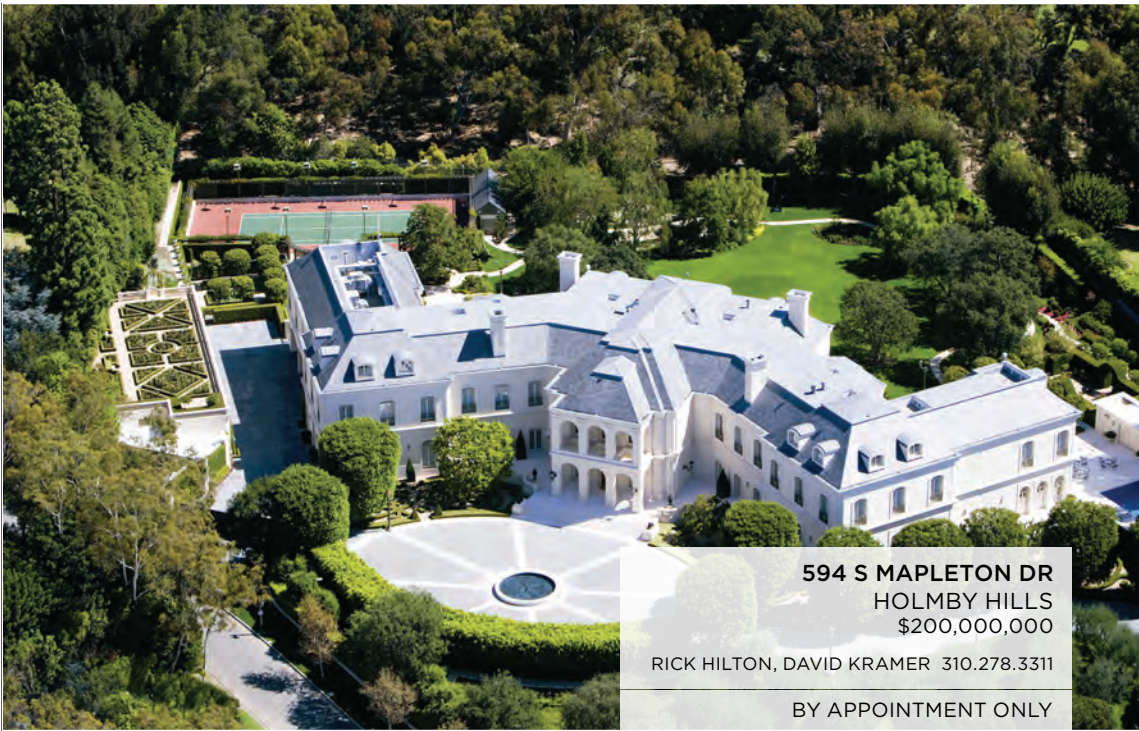
300 DELFERN DR
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\$79,000,000
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917 N CRESCENT DR
BEVERLY HILLS
\$29,000,000
DREW FENTON 310.691.5935
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1822 MARCHEETA PL
SUNSET STRIP
\$23,995,000
JUSTIN P HUCHEL 310.617.4824
OPEN TUESDAY 11-2



594 S MAPLETON DR
HOLMBY HILLS
\$200,000,000

RICK HILTON, DAVID KRAMER 310.278.3311

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DAN DWORSKY, F.A.I.A.



OPEN TUESDAY 11 – 2PM

\$ 1,299,000

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

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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..

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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 \$25,000/month
700 Kingman Avenue, Santa Monica Frank Langen | 310.963.3891



Mid-Century Modern Lease \$15,000/month
3851 Beverly Ridge Drive, Studio City John Seffker | 323.816.6033



1928 Spanish \$1,745,000
6307 Drexel Avenue, Beverly Grove Brien Varady | 213.500.4585



OPEN TUES 11-2PM

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

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\$1,525,000
Lisa Paperno | 323.404.7504
Joshua Gaunya | 310.275.2223



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 New Price - \$1,288,000
1900 W Olympic Blvd, Unit 29C, DTLA
Wayne Willbur | 213.500.0254
Steven Portigiani | 323.997.2152



1927 Outpost Estates Mediterranean \$16,000/month
6931 Oporto Drive, Hollywood Hills
Kristal Moffett | 310.699.4130

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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 refined curb appeal and very sensible scale. Its the perfect layout with 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 310.748.5410
www.MichaelEisenberg.com 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.

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2035 EDMONT 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 spa-like master bath, & two additional bedrooms. Entertainers yard w/guesthouse. Originally built by architecture team Webster & Wilson.

DOROTHY CARTER 213.703.1001
MICHAEL ORLAND 310.429.9797
www.CARTERORLANDESTATES.com 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 310.871.5646
www.LIVEINPS.com johnharper@kw.com



Sotheby's

INTERNATIONAL REALTY

OPEN TUESDAY 11 - 2



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

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Trousdale Estates



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fjb@weahomes.com
Cal BRE# 01476689

ETHAN PESKOWITZ
646.327.2399
ep@weahomes.com
Cal BRE# 01915905





9501 Gloaming Dr · Beverly Hills **\$18,995,000**
 Tina Eavers | Aaron Kirman, JAG 310.266.0947
 8 bed · 8 bath · 6,377 sf · 10 acre lot



1919 4th St #C · Santa Monica **\$2,100,000**
 Sandra Miller 310.616.6213
 3 bed · 3 bath



9512 Tullis Dr · Beverly Hills **\$2,099,000**
 Y Charlie | K Sanchez | A Aldrete, The Agency 323.547.8900
 3 bed · 3.5 bath · 2,188 sf · 4,950 sf lot



858 12th St #1 · Santa Monica **\$1,435,000**
 Eve Jacobsen 310.736.5969
 2 bed · 1 bath · 1,486 sf



531 11th St · Santa Monica **\$29,995/mo**
 Guy Reid | Raphael Barragán 310.699.2601
 6 bed · 8 bath · 6,394 sf · 7,509 sf



1320 2nd St #401 · Santa Monica **\$12,000/mo**
 Yawar Charlie | Karen Sanchez 323.547.8900
 2 bed · 2 bath



1122 Gayley Ave #404 · Los Angeles **\$6,975/mo**
 Yawar Charlie | Karen Sanchez 323.383.3753
 2 bed · 2 bath · 1,320 sf



819 Westmount Dr · West Hollywood **\$3,950/mo**
 D. Wächter | C. Montgomery-Duban 310.433.8009
 2 bed · 2 bath · 1,250 sf



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Engel & Völkers does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of that information. CalBRE# 01906886 | 01948399 | 01911544

TWILIGHT OPEN HOUSE TUESDAY



January 10th 5-8pm
Wine & empanadas served



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

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Jalda Hoff

BRE: 01911600

T.310.488.9494

jaldahoff@gmail.com

FEATURED PROPERTY

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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 scone, 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

THE SerhantTeam
LOS ANGELES

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3769 Vineland Ave

\$1,348,000

Open Tuesday, January 10th
from 11am to 2pm

This Mid-century Modern features 3 bedrooms, 3 baths, 3 fireplaces, open floorplan, and extreme privacy. The living room opens up to the beautifully landscaped private backyard with a covered patio and fireplace, perfect for day or night entertaining. Welcome home!

3769Vineland.com



The Sunset Team

9000 W. Sunset Blvd. Suite 1100
West Hollywood, CA 90069
310 274 3900
thesunsetteam.com

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1731 RISING GLEN ROAD SUNSET STRIP

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.1731RISINGGLEN.COM

kw | KELLER WILLIAMS BEVERLY HILLS

MICHAEL EISENBERG 310.748.5410

ESTATE DIRECTOR / TOP GUN



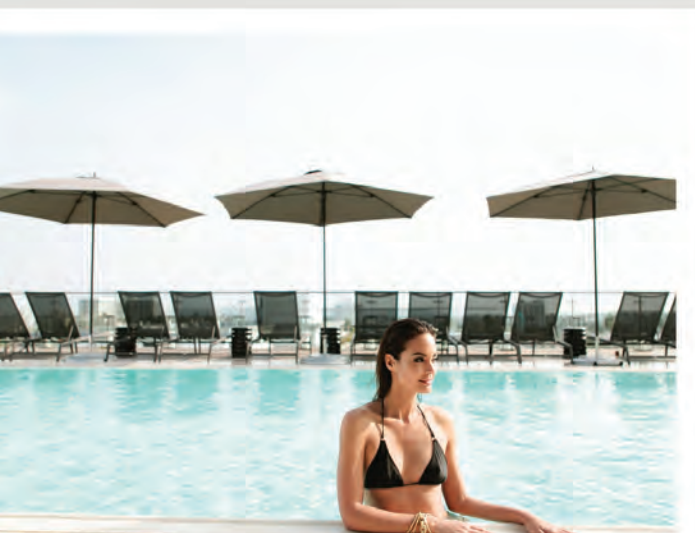
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ONE-OF-A-KIND BEACH COMPOUND, NEVER BEFORE ON MARKET MALIBU | \$60,000,000

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



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

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



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. broadbeachcoastfront.com

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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

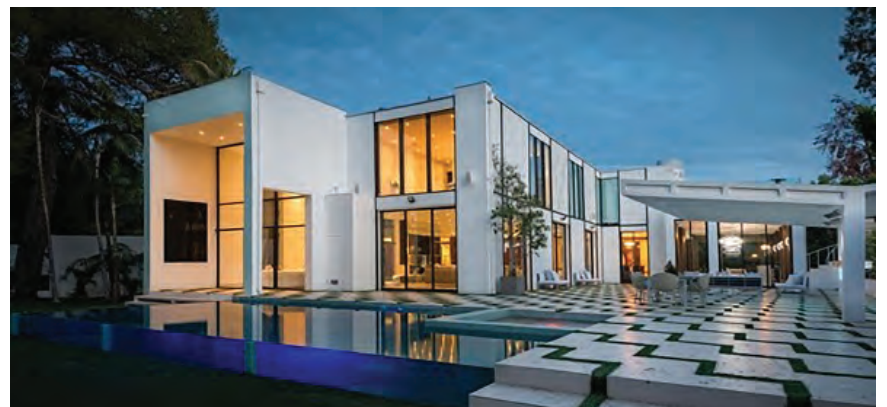
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THE ULTIMATE ESTATE COMPOUND BEVERLY HILLS | \$28,450,000

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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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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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 chef-grade 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

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www.marybethwoods.com

CalBRE# 00470539



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Walled and Gated Newer Panoramic View Estate



214 Ashdale Place • Bel Air

- 2009 built three-level masterwork on a ¾ 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



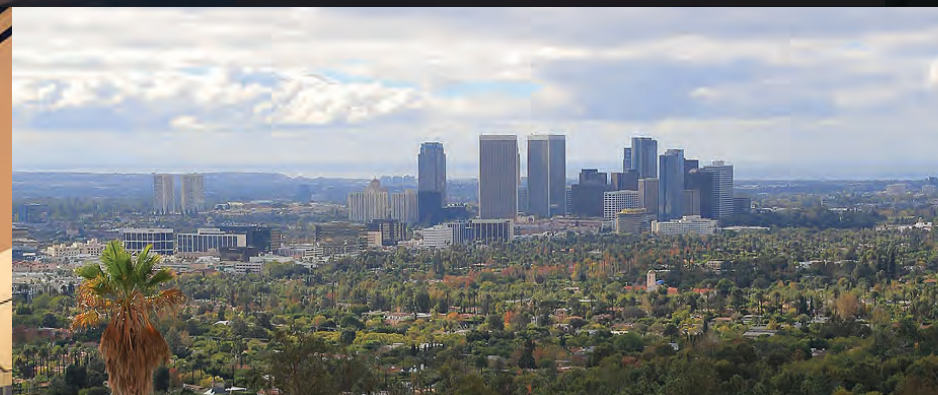
ICONIC LA VIEW MODERN



**NEW EXCLUSIVE
OFFERED FOR THE 1ST TIME EVER**

www.IconicLAViewModern.com

**MAJESTICALLY SITED ON ITS
OWN PROMONTORY WITH
SPECTACULAR 200' JETLINER
CITY VIEWS OVERLOOKING
THE LIGHTS OF LA**



**9369 FLICKER WAY | LA | 90069
\$15,950,000**

**6BR, 6BA | 5200 SQFT | 10,800 SQFT LOT
PREMIERE CLOSE-IN BIRD STREET LOCATION**

**Twilight Open House
Tues. Jan 10th, 3:30-7:30pm
sushi, wine & sweets
complimentary valet parking**



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

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



Jade Mills

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



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MODERN LIVING IN A



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.9528DALEGROVE.COM

OPEN 12-3: WINE AND LIGHT LUNCH: RSVP REQUIRED



JOYCE REY
(310) 285-7529
JOYCE@JOYCEREY.COM

**OPEN TUESDAY
JAN. 10TH 11AM-2PM**



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





**OPEN TUESDAY, JAN. 10TH
11AM - 2PM - REFRESHMENTS SERVED**



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



RESIDENTIAL BROKERAGE

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



OPEN TUESDAY 11-2PM
\$35,000/MO

BRENT WATSON 310.600.9119
brentwatsonhomes.com



BRENT WATSON HOMES



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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



RESIDENTIAL BROKERAGE

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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 10TH 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®
310.770.3506 direct
scottryan@mail.com
ScottRyanProperties.com



JOHN AAROE GROUP



MIMI STARRETT
Director, Aaroe Estates

310.467.4395
mimi-starrett.com

AARON KIRMAN
President, Aaroe Estates

424.249.7162
aaronkirman.com

OPEN
TUE 11-2



JOHN AAROE GROUP



\$4,490,000
2641nicholscanyon.aaroe.site

2641 NICHOLS CANYON ROAD
Hollywood Hills (Nichols Canyon)



OPEN TUESDAY 11AM - 2PM

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.



OPEN TUESDAY 11AM - 2PM

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.



OPEN TUESDAY 11AM - 2PM

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 Frappe 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.



OPEN TUESDAY 11AM - 2PM

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.





JOSEPH BABAJIAN

310.623.8800
joe@joebabajian.com
www.joebabajian.com



ED SOLÓRZANO

310.990.6252
solorzanorealtor@hotmail.com



1926 SPANISH GEM

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



\$10,389,000 | 1495 Capri Drive, Pacific Palisades | 6BD/9BA
Dan Urbach | 310.230.3757



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



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



OPEN TUES 11-2
 \$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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 Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura

EXTRAORDINARY RESULTS



\$3,750,000 | 12948 Galewood Street, Studio City | 6BD/7½BA
Matt Epstein | 818.789.7408



\$6,950,000 | 20715 Las Flores Mesa Dr, Malibu | Land
Marco Rufo | 310.230.3765



\$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



OPEN TUES 11-2

\$869,000 | 1924 S Barrington Ave #4, West LA | 3BD/2½BA
Lauren Ravitz | 310.820.9301



OPEN TUES 11-2

\$925,000 | 1751 Barry Avenue #4, West LA | 3BD/2½BA
Lauren Ravitz | 310.820.9301

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



South of the Boulevard Contemporary
 13906 Valley Vista Boulevard
 Aprx. 4,100 Sq. Ft. House – Aprx. 8,700 Sq. Ft. Lot
 Offered at: \$1,495,000



- 5 Bedrooms
- 5 Bathrooms
- Formal Entry
- Center Island Kitchen
- Large Living Room
- Vaulted Beamed Ceilings

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

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

BERKSHIRE HATHAWAY
 HomeServices
 California Properties

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

Rick Chimienti
 310.985.3420
 310.777.2810
 rickc@bhhsca.com
 CalBRE#01047001

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 | 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 AI Fresco Spaces. Spa.

\$2,199,000

property
Information



Larry Young

Luxury Properties Director

(310) 777-2879

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larryyoungwestside.com

CalBRE #00999537



Joaquin Garcia

Realtor®

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joaquinrealtor@gmail.com

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BERKSHIRE HATHAWAY

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California Properties



14186 Alisal Ln

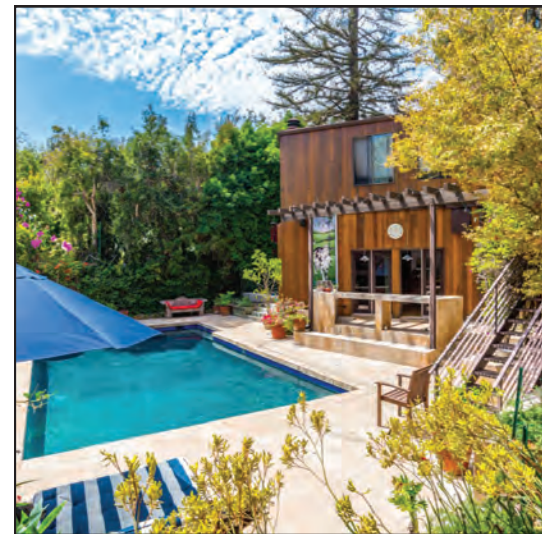
REDUCED AND READY FOR YOUR BUYER!

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 walk-in 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 MILLEDALE 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



An international associate of Savills

THEAGENCYRE.COM

MERCER VINE





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.

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ROUJA KOLEVA

RKOLEVA@THEAGENCYRE.COM
424.400.5922



An international associate of Savills

THEAGENCYRE.COM



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.

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

JAMES HARRIS

JAMES@THEAGENCYRE.COM
424.400.5915

DAVID PARNES

DPARNES@THEAGENCYRE.COM
424.400.5916

ADRIENNE MARTZ

AMARTZ@THEAGENCYRE.COM
424.238.2483



An international associate of Savills

THEAGENCYRE.COM



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

ADRIENNE MARTZ

AMARTZ@THEAGENCYRE.COM
424.238.2483

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



An international associate of Savills

THEAGENCYRE.COM





MAJOR PRICE REDUCTION

7801 HILLSIDE AVENUE | SUNSET STRIP

OPEN TUESDAY 11-2 PM

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.

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

JAMES HARRIS

JAMES@THEAGENCYRE.COM
424.400.5915

DAVID PARNES

DPARNES@THEAGENCYRE.COM
424.400.5916

STEFAN POMMEPUY

STEFAN@THEAGENCYRE.COM
424.270.1656



An international associate of Savills

THEAGENCYRE.COM







NEW LISTING

370 N. JUNE STREET HANCOCK PARK

OPEN TUESDAY 11-2PM &
TWILIGHT OPEN ON THURSDAY 5-7PM

SPANISH COLONIAL ESTATE

\$8,000,000 | 6 BEDS | 8.5 BATHS | 8,500 SQ. FT. | 21,230 SQ. FT. LOT

Reimagined Spanish Colonial estate unlike no other. Extensively restored to showcase the charm of the 1920's with all of today's modern amenities. This home features grand two-story entryway, formal living room with original details, playful game room with built-in bar and drop-down movie projector, dining room, stunning kitchen with 20 foot Carrera marble island, home office, wine cellar, and maid's quarters. Gorgeous terrace overlooks beautifully landscaped garden with pool, spa, built-in BBQ and fountains. Huge master suite with fireplace, dual bathrooms and separate walk-in closets.

JON GRAUMAN

JGRAUMAN@THEAGENCYRE.COM

424.238.2484



133 N. EDINBURGH

BEVERLY GROVE



NEW CONSTRUCTION CONTEMPORARY

Gated and hedged, this bespoke new construction contemporary is just minutes away from The Grove, acclaimed restaurants and renowned shopping destinations. Four en-suite guest rooms are spacious and bright, all featuring walk-in closets and floor-to-ceiling windows. A masterpiece of light and design, this Beverly Grove contemporary is filled with extraordinary moments, offering the perfect balance of open spaces and privacy, that is a model of style and sophistication.

OPEN TUESDAY 11-2 PM

NEW LISTING | \$3,495,000

4 BEDS
5 BATHS

PAUL LESTER

PLESTER@THEAGENCYRE.COM
424.230.3747

AILEEN COMORA

ACOMORA@THEAGENCYRE.COM
424.230.3746

MICHAEL PEREZ

MPEREZ@THEAGENCYRE.COM
323.679.4414



An international associate of Savills

THEAGENCYRE.COM



1446 BENEDICT CANYON DRIVE

BEVERLY HILLS POST OFFICE



ROMANTIC ITALIANITE VILLA

Character rich Italianite villa situated up a private drive off of Benedict offers a tranquil and idyllic setting. A dramatic and private courtyard sets the tone for the experience and is the beneficiary of substantial natural light. Customized chef's kitchen flows to living and dining rooms all with direct access to the courtyard, pool and grassy pad ideal for entertaining. Master suite with oversized closet along with two guest suites comprise the second story.

MAX NELSON

MNELSON@THEAGENCYRE.COM
424.238.2482

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

NEW LISTING | \$2,550,000

3 BEDS
3.5 BATHS
3,197 SQ. FT.
13,193 SQ. FT. LOT



An international associate of Savills | THEAGENCYRE.COM



3884 RAMBLA ORIENTA

MALIBU



CONTEMPORARY MALIBU ARCHITECTURAL

Perched conveniently above PCH and La Costa Beach, this architectural showpiece presents luxurious Malibu living against panoramic ocean views. This striking steel and glass home designed by Architect Ed Niles is filled with natural light and features dramatic skylights, glass railings, limestone floors and granite countertops. Minutes away from everything Malibu has to offer including family friendly Malibu pier and world class dining. Membership access to exclusive La Costa Beach Club.

JONATHAN RUIZ

JRUIZ@THEAGENCYRE.COM
424.230.3714

OPEN TUESDAY 11-2PM &
THURSDAY 9:30-11:45AM

NEW LISTING | \$2,625,000

4 BEDS

4 BATHS

2,495 SQ. FT.

5,832 SQ. FT. LOT



An international associate of Savills

THEAGENCYRE.COM



1460 DONHILL DRIVE

BEVERLY HILLS POST OFFICE



MID CENTURY GEM IN PRIME BHPO

An open, flowing, single level, three-bedroom, two-and-a-half bath mid-century modern home sits overlooking the canyon view out to the city lights. Sited on a cul-de-sac street just three minutes above the Beverly Hills Hotel, the serene privacy is outstanding. In one of the city's hottest areas, exploding with development, this gem is newly remodeled with classic flair and modern appeal.

DOUG SANDLER

DSANDLER@THEAGENCYRE.COM
310.266.3120

OPEN TUESDAY 11-2PM

NEW LISTING | \$4,395,000

3 BEDS
2.5 BATHS
2,637 SQ. FT.
20,012 SQ. FT. LOT



An international associate of Savills | THEAGENCYRE.COM



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THE RESIDENCES AT CARBON BEACH

THREE RESIDENCES REMAIN

Only three homes remain available within this exquisitely private enclave located steps from the sand and sea in Malibu's famed Billionaire's Beach. Each offers sweeping ocean views, sleek, open-concept design, soaring 11-foot ceilings and a plush, expansive rooftop terrace with fireplace and jacuzzi — the ultimate setting for seaside lounging, dining and entertaining.

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

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

310.698.7889 | Carbon-Beach.com

22065 PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA 90265

SOCAL
HOLDINGS



COUNTRY RIDGE

ESTATES



Extraordinary Estate-Style Living

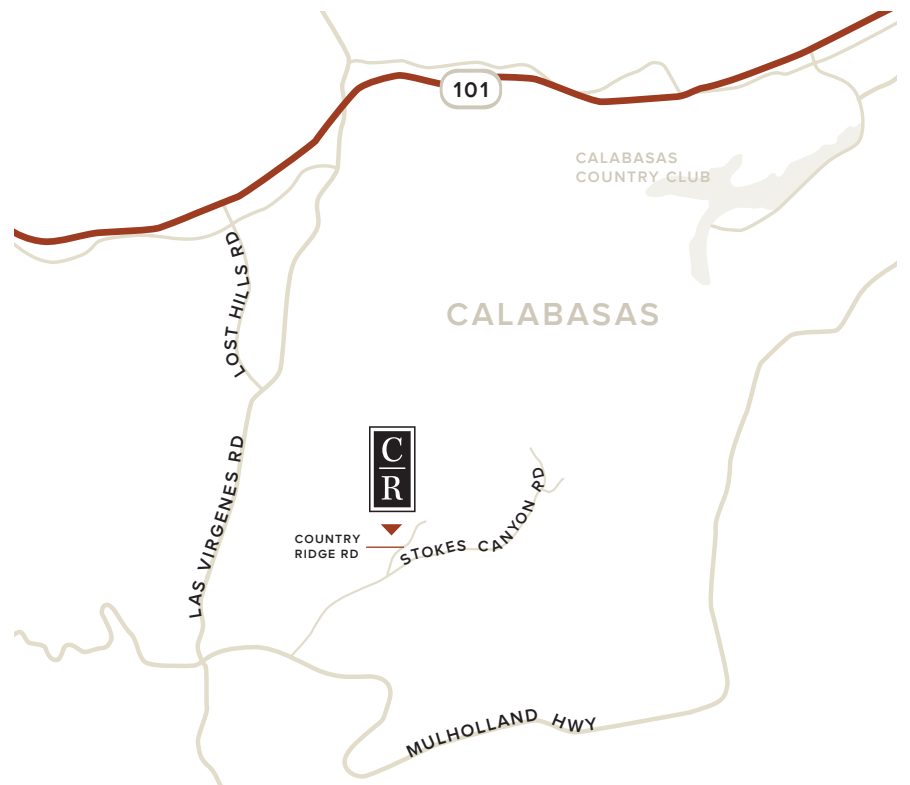
Two Estate Homes and Four Homesite Lots Remaining

Country Ridge Estates is Southern California as few will ever live it, where exceptional ranch-sized properties offer limitless flexibility and an unmatched setting at the foothills of the Santa Monica Mountains. Two completed, Hacienda-style estate homes blend timeless architecture and contemporary interior design while four expansive, ultra-private lots range from 5 to 40 acres in size. At Country Ridge, life is meant to be simpler, more remarkable in every way; to be enjoyed inside or out and inspired by the untouched natural landscape that surrounds.

2.5% BROKER COMMISSION

Estate Homes Starting at \$3,750,000

Homesite Lots Starting at \$1,350,000



Minutes From The Heart Of Calabasas

COUNTRYRIDGECALABASAS.COM | 424.221.5039 | 2717 COUNTRY RIDGE ROAD, CALABASAS, CA 91302

The developer reserves the right to make modifications in materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of the homes without prior notice. All dimensions are approximate and subject to normal construction variances and tolerances. Plans and dimensions may contain minor variations from floor to floor. This is not an offer to sell or solicitation to buy to residents in jurisdictions in which registration requirements have not been fulfilled, but is intended for information only. Listing Broker: The Agency New Development CA RE 01973483. 6/29/16. Obtain the property report or its equivalent by federal and state law and read it before signing anything. No federal or state agency has judged the merits or value, if any, of this property.



COUNTRY RIDGE
ESTATES



Leonis Estate | 6,683 SQ. FT. | 5.76 ACRES | 6 BEDROOMS | 7.5 BATHROOMS | \$4,850,000

COUNTRYRIDGECALABASAS.COM | 424.221.5039 | 2717 COUNTRY RIDGE ROAD, CALABASAS, CA 91302

MODEL ESTATE OPEN

TUESDAY – SUNDAY

11AM – 4PM



La Loma Homesite | 11.05 ACRES | \$1,550,000



Cabrillo Homesite | 40.07 ACRES | \$5,500,000

The developer reserves the right to make modifications in materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of the homes without prior notice. All dimensions are approximate and subject to normal construction variances and tolerances. Plans and dimensions may contain minor variations from floor to floor. This is not an offer to sell or solicitation to buy to residents in jurisdictions in which registration requirements have not been fulfilled, but is intended for information only. Listing Broker: The Agency New Development CA RE 01973483. 6/29/16. Obtain the property report or its equivalent by federal and state law and read it before signing anything. No federal or state agency has judged the merits or value, if any, of this property. 🏠





9200 SWALLOW DR
SUNSET STRIP
\$16,995,000

DAVID KRAMER 310.691.2400

OPEN TUESDAY 11-2



8555 HEDGES PL
SUNSET STRIP
\$14,900,000

STEVE LEVINE 310.702.4509

BY APPOINTMENT ONLY



10206 CENTURY WOODS DR
CENTURY CITY
\$5,650,000

SUSAN SMITH 310.495.0733

OPEN TUESDAY 10-2

HILTON & HYLAND



25305 PRADO DE LOS SUEÑOS
CALABASAS
\$9,499,000

BJORN FARRUGIA, ALPHONSO LASCANO
424.253.5489

BY APPOINTMENT ONLY



9480 READCREST DR
BEVERLY HILLS
\$8,900,000

VANESSA SANDIN 310.824.3705

OPEN TUESDAY 11-2



10727 WILSHIRE BLVD #PH4
WILSHIRE CORRIDOR
\$20,000,000

JEFF HYLAND, RICK HILTON 310.278.3311

BY APPOINTMENT ONLY



HILTONHYLAND.COM



16760 BAJIO RD
ENCINO
\$4,750,000
HEATHER BOYD, MICHAEL LAMONTAGNA
310.994.3140
OPEN TUESDAY 11-2 & FRIDAY 11-2



3112 LEDGEWOOD DR
HOLLYWOOD HILLS
\$1,195,000
BENJAMIN KRUGER 310.702.4509
OPEN TUESDAY 11-2



12113 OCEAN PARK BLVD
SANTA MONICA
\$1,199,000
BJORN FARRUGIA, ALPHONSO LASCANO
424.253.5489
OPEN TUESDAY 11-2

HILTON & HYLAND



1535 N SIERRA BONITA AVE
SPAULDING SQUARE
\$2,099,000

LADD JACKSON 310.346.1744

OPEN TUESDAY 11-2



940 E 2ND ST #38
DOWNTOWN LA ARTS DISTRICT
\$1,795,000

BRETT LAWYER 310.858.5402

BY APPOINTMENT ONLY



7443 WOODROW WILSON DR
HOLLYWOOD HILLS
\$8,250,000

ZACH GOLDSMITH 310.492.0744

BY APPOINTMENT ONLY



HILTONHYLAND.COM



 HILTON & HYLAND

JUSTIN P. HUCHEL
310.617.4824

DREW FENTON
310.858.5474



1822 MARCHEETA PL | SUNSET STRIP

Brand new architectural gem designed by Paul McClean

OPEN TUESDAY 11-2

\$23,995,000

OPEN TUESDAY & FRIDAY 11AM-2PM

16760 BAJIO RD, ENCINO



6 BED | 7 BATH | 7,200 SQ FT | \$4,750,000

Magnificent contemporary on over half an acre in the private hills of Encino



HEATHER BOYD
310.994.3140
CALBRE#: 01836830

MICHAEL LAMONTAGNA
310.925.9826
CALBRE#: 01407095

HH HILTON & HYLAND

EXQUISITE DOWN-TO-THE-STUDS REMODEL!



OPEN TUESDAY 11-2

2847 NICHOLS CANYON PLACE
HOLLYWOOD HILLS

\$2,149,000

3 Bedrooms + Office/Den | 2.5 Bathrooms | Pool

NicholsCanyonPlace.com



MARCIE HARTLEY

310.691.5950

MARCIE@MARCIEHARTLEY.COM



HILTON & HYLAND



OPEN TUESDAY 10AM-2PM

**10206 CENTURY WOODS DR,
CENTURY CITY**

\$5,650,000

**GUARD GATED
LUXURY TOWNHOMES**

THEENCLAVECENTURYWOODS.COM



THE ENCLAVE

AT CENTURY WOODS

SUSAN SMITH
888.213.9644

HH HILTON & HYLAND

1723 Nichols Canyon
Hollywood Hills

2bd 3ba
Listed at \$1,649,000

OPEN TUESDAY 11-2 PM | FRESH HOME MADE COOKIES!

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



GLOBAL VISION. LOCAL EXPERTISE.



ALTADENA

2698 Glenrose Avenue | 2 Bedrooms | 1 Baths | \$559,000
Angela Somawardhana 310.985.9430 | Juliette Hohnen 323.422.7147



BEVERLY HILLS | NEW PRICE

1218 Benedict Canyon Drive | 6 Bedrooms | 8 Baths | \$12,450,000
Juliette Hohnen 323.422.7147 | Annie Stewart 310.926.0434



BEVERLY HILLS

1027 Cove Way | 4 Bedrooms | 5 Baths | \$6,995,000
Marshall Peck 310.497.3279 | Scott Segall 310.480.4823



BEVERLY HILLS

9720 Moorgate Road | 5 Bedrooms | 5 Baths | \$2,395,000
Marshall Peck 310.497.3279 | Scott Segall 310.480.4823



BEVERLY HILLS

1235 Tower Road | 6 Bedrooms | 7 Baths | \$55,000 per month
Dena Luciano 310.600.3848



BRENTWOOD

13151 Rivers Road | 7 Bedrooms | 10 Baths | \$18,995,000
Dena Luciano 310.600.3848

150 EL CAMINO DRIVE, BEVERLY HILLS, CA 90212, 310.995.3888. © 2017 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. EQUAL HOUSING OPPORTUNITY. 

FOR A COMPLETE LIST OF PROPERTIES, VISIT ELLIMAN.COM/CALIFORNIA



LOS ANGELES

750 N. King Road #225 | 1 Bedrooms | 1 Baths | \$530,000
Heather Witt 310.948.9000



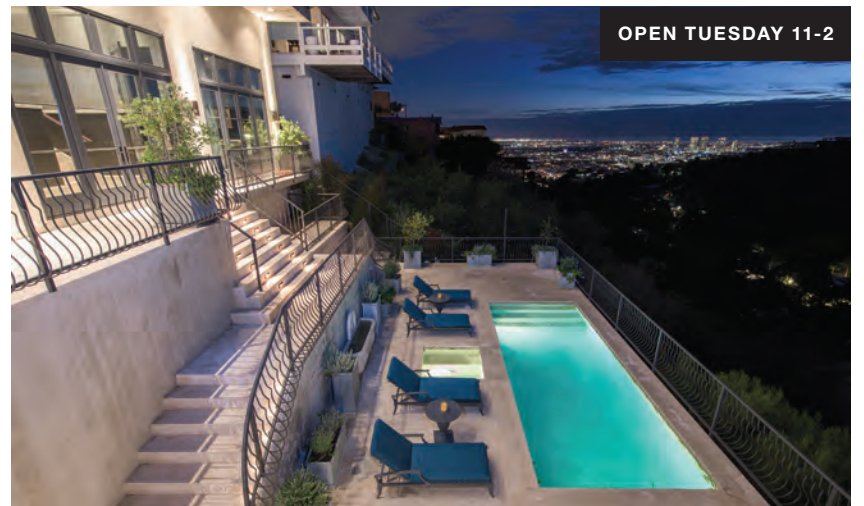
LOZ FELIZ

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



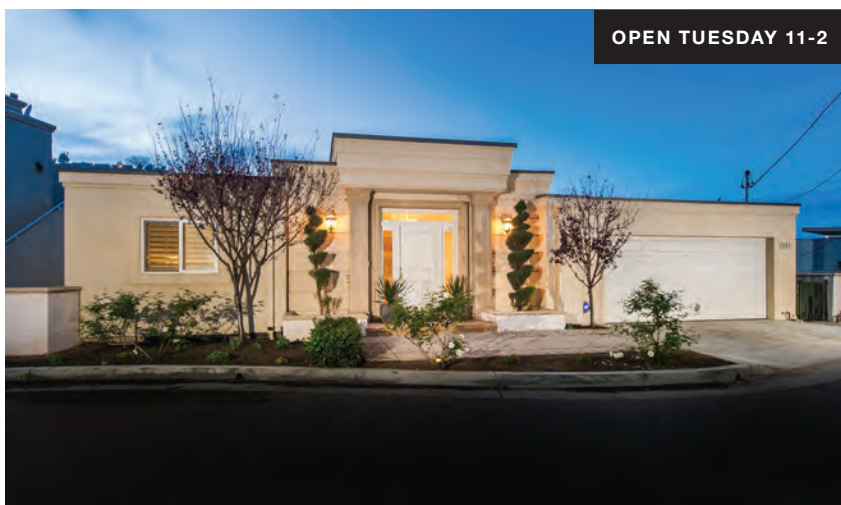
SILVER LAKE | PRICE REDUCED

2958 Waverly Drive | 3 Bedrooms | 3 Baths | \$5,500 per month
Juliette Hohnen 323.422.7147



SUNSET STRIP | NEW LISTING

1901 Sunset Plaza Drive | 5 Bedrooms | 6 Baths | \$6,750,000
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



SUNSET STRIP

2145 Groveland Drive | 4 Bedrooms | 4 Baths | \$1,799,000
Josh & Matthew Altman 310.819.3250 | Rhonda Scott 310.880.1014



VENICE

453 Sherman Canal | 3 Bedrooms | 4 Baths | \$35,000 per month
Juliette Hohnen 323.422.7147

BEVERLY HILLS MEDITERRANEAN ESTATE ON OVER AN ACRE



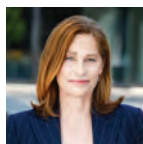
OPEN TUESDAY 11AM-2PM | NEW PRICING

1218 Benedict Canyon Drive | Beverly Hills | 6 Bedrooms | 8 Bathrooms | 7,942 sqft. | 1+ Acre Lot | \$12,450,000 | BenedictCynEstate.com

Incredibly secluded and private, rare Beverly Hills estate property on over 1 acre. Completely hidden from the street, the property is located up a long private driveway off lower Benedict Canyon that leads to your own beautiful hamlet, offering unrivaled privacy in a prime Beverly Hills location. First time on the market, the Mediterranean Revival-style home has 6 bedrooms and 8 baths, a pool, and a lush gently rolling lawn. A gorgeous wood-paneled entryway leads from the double front doors into the step-down formal living room which opens to the pool area. Across from the living room is a sophisticated den with bar and sun room. The chef's kitchen with butler's prep area and walk-in pantry leads to both the formal dining room and sun-drenched breakfast room. Rounding out downstairs is a large family room (could be guest suite). Upstairs are 6 bedrooms (5-ensuite), including the spacious master with an office, dual baths and his & her closets.



JULIETTE HOHNEN
C: 323.422.7147
JULIETTE.HOHNEN@ELLIMAN.COM
JULIETTEHOHNEN.COM



ANNIE STEWART
C: 310.926.0434
ANNIE.STEWART@ELLIMAN.COM

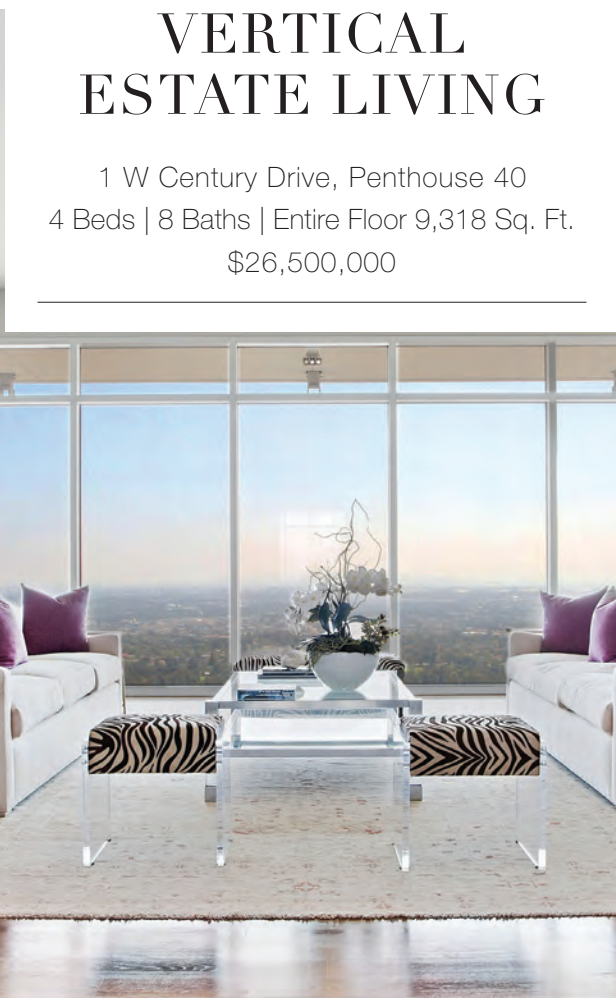
ELLIMAN.COM/CALIFORNIA

 **Douglas Elliman** EST. 1911
REAL ESTATE



VERTICAL ESTATE LIVING

1 W Century Drive, Penthouse 40
4 Beds | 8 Baths | Entire Floor 9,318 Sq. Ft.
\$26,500,000

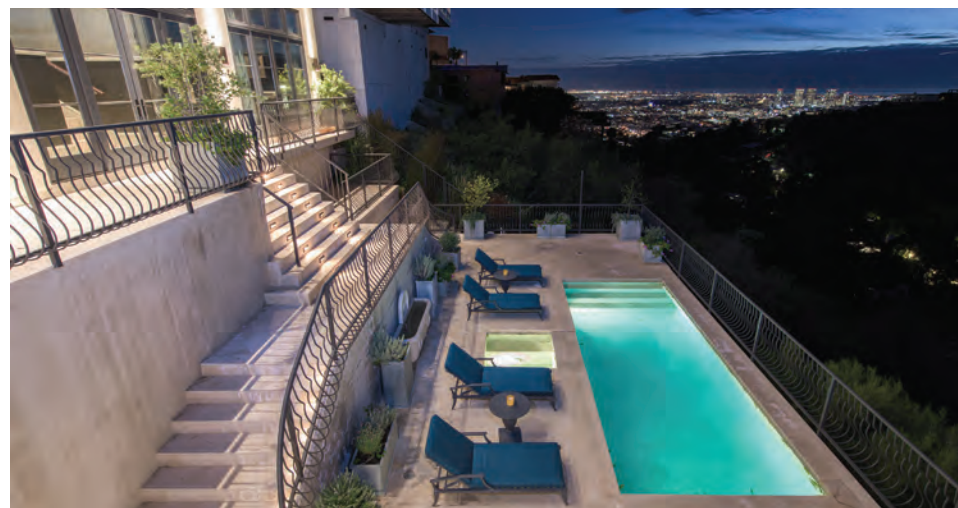


BACHIR OUEIDA
C: 310.722.7727
BACHIR.OUEIDA@ELLIMAN.COM
CAL BRE# 0093631



ELLIMAN.COM/CALIFORNIA

THE ALTMAN BROTHERS



OPEN TUESDAY 11AM-2PM | NEW LISTING

1901 Sunset Plaza Drive | Sunset Strip | 5 Bedrooms | 6 Baths | \$6,750,000 | Iconic contemporary villa built with steel support construction and grand floor-to-ceiling windows that perfectly frame ocean, canyon and city views. An architectural trophy, its soaring volume of space, sunlight and double height ceilings surround a beautifully designed and extremely high quality interior. Master retreat is fit for royalty with cozy fireplace, top-of-the line closets, luxurious stone baths with chrome accents, triple thick moldings and french doors leading you to views that remind you why Sunset Plaza is the most sought after are to live in. You can rest assured guests will feel welcome as each bedroom suite is outfitted with a spacious full bath, fireplace, ample closet space and terrace with views and a guest house complete with full kitchen, bath and additional laundry. Party the night away on your huge outdoor dining terrace overlooking the pool, spa and city you call home. Gourmet kitchen is outfitted with elite appliances, butler's pantry and leads to exquisite dining room, sophisticated living room and media enclave. Nothing is visible from the street curb but a discreet entry and 4-car garage.

JOSH ALTMAN

O: 310.819.3250

JOSH@THEALTMANBROTHERS.COM

THEALTMANBROTHERS.COM

MATTHEW ALTMAN

C: 323.791.9398

MATTHEW@THEALTMANBROTHERS.COM

THEALTMANBROTHERS.COM

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AB THE ALTMAN BROTHERS

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THE ALTMAN BROTHERS



OPEN TUESDAY 11AM-2PM | NEW LISTING

2145 Groveland Drive | Sunset Strip | 4 Bedrooms | 4 Baths | \$1,799,000 | Custom contemporary home built in 2004 with exceptional quality and taste. Hardwood floors, stone and granite throughout. Fantastic floor plan on 3 levels. Main level features large gourmet eat-in kitchen with Subzero and Viking appliances, spacious living room with fireplace, formal dining room, guest bedroom/office and half bath. Downstairs there are 3 bedroom/bath suites, plus a laundry room and a bonus room. Multiple balconies and views from every room. Plenty of street parking. Incredible location and minutes to Sunset Strip. In addition, dual-zone climate control, 3 off-street parking places (2 in garage, 1 parking pad), spa tub, natural gas grill and outdoor seating area on main balcony. House has central vacuum system and smart home security system with cameras.

JOSH & MATTHEW ALTMAN

C: 310.819.3250

JOSH@THEALTMANBROTHERS.COM

THEALTMANBROTHERS.COM

RHONDA SCOTT

C: 310.880.1014

RHONDA.SCOTT@ELLIMAN.COM

RHONDASCOTT.COM

AB THE ALTMAN BROTHERS

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*The Pacific
Cools this
Gardena
Bungalow*

\$439,000 *15308 Van Ness Avenue
Gardena, CA 90249*



Broker's Caravan
Tues, Jan 10th 11-2
Thurs, Jan 12th 12-2

Public Open House
Sun, Jan 15th 11-2

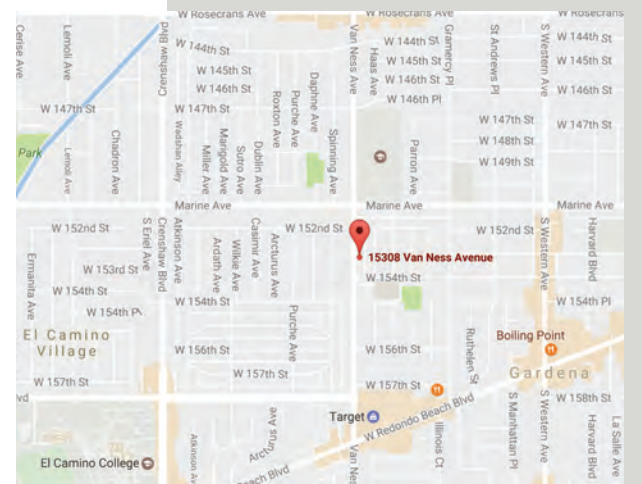
Tastefully-renovated McCarthy Neighborhood Gardena Traditional 2 bed / 1 bath with year round Pacific Ocean breezes flowing into the west face of home frontage. Entryway opens to spacious living room with bamboo floors and wall of windows looking out to covered patio with mature tree and desert cactus garden. Dining area adjacent to kitchen with delicate and cool newly installed large tile floors with stunning stainless steel counters and new stainless refrigerator and stove. Laundry has white European washer/dryer combination with countertop style dishwasher for maximum water and energy efficiency. Updated bathroom has wall-to-wall grey distressed hardwood-styled plank tile.

- | | | | |
|--------------|----------|-----------------|--------------|
| Bedrooms: | 2 | Age of Home: | 1950 |
| Bathrooms: | 1 | Type of Floors: | Bamboo /Tile |
| Garage: | Detached | Central Air: | Not Needed |
| Lot Size: | 5,200 | Heat: | Wall Furnace |
| Home Sq. Ft: | 878 | Roof: | New Title 24 |

<http://www.15308VanNess.com>

Gustavo Lamanna
Practicing Attorney (SB 231373)
and Licensed Real Estate Broker
(BRE 01312733)
Phone: (310) 497-6558
Fax: (310) 277-2149
Email: glamanna@usa.net

3820 Main Street, 2nd Floor
Culver City, CA 90232



RARE SPANISH VILLA

1010 Selby Avenue, Little Holmby

SIGNIFICANT 255K PRICE ADJUSTMENT



6BR, 5.5BA | NOW OFFERED AT \$4,395,000

OPEN 11-2

Incomparable quality and charm abound in this extensively redesigned family home. Hedged, gated, and private with street level entry, double height foyer with elegant stairway, incredible custom imported kitchen/family area, gracious living room, spectacular indoor and outdoor great room covered patio with spacious heated dining and living areas and cozy fireplace. Four bedrooms and 3 baths upstairs including master suite with fireplace, sophisticated walk-in closet and spa-like bath with his and hers areas, and Juliet balcony. One bedroom suite on main level. Resort like pool, outdoor kitchen, and guest house with bath complete the private yard. Exceptional materials throughout and many more custom features.



JOY DENTON

CalBRE#: 00794590

310.266.9877

joy.denton@sothebyshomes.com

BEVERLY HILLS BROKERAGE | sothebyshomes.com/socal
9665 Wilshire Boulevard, 400 | Beverly Hills, CA 90212 | 310.724.7000

Sotheby's
INTERNATIONAL REALTY

1270 Shadow Hill Way, Beverly Hills
www.1270ShadowHillWay.com
\$29,500,000



OPEN TUESDAY 11-2

JOE BABAJIAN
310.623.8800



SCOTT STRASSNER
310.926.8767

TURN-KEY RANCHO DISTRICT HACIENDA

OPEN THURSDAY JAN 12th 9:30a-12:00p



347 W Lutge Ave, Burbank

Quintessential, romantic 1940's thick-walled Hacienda, turn-key, hidden from the street and within Burbank's Rancho district. Step through the tall gate to discover a red-tiled roof sanctuary from another time, wrapped around a picturesque pool, porticos, patios and rose garden - all invitingly warm, sun-washed, textured spaces flowing outdoors, creating a rare opportunity to experience early-California architecture and the stillness of another time. Impressive beamed ceiling great room with original tiled wet bar, den and bedroom/office each open through abundant French doors to courtyard and pool. Newly remodeled cook's kitchen and second floor master suite. Every room laced with wrought iron, pavers, tile, hardwood floors, tongue & groove ceilings...and other character details no longer achieved by modern builders. Total of 3 beds, 2.5 baths + den. A variety of recent upgrades (pool, HVAC, main panel, among others) makes this a buyer's opportunity that comes around just once in a great while...ideal for celebrities and those seeking a respite from formulaic 'modern' spec houses and trendy "chic" finishes. Completing this loving restoration is an ideal mid-block location on a quiet street, studded with 100-year-old oaks and beautiful homes. For those with an appreciation for history, looking for a boutique resort-like compound.

Offered at: \$1,100,000 | LutgeAve.com

PETER MAURICE
petermaurice.com
310-623-8819

TREGG RUSTAD
treggrustad.com
310-623-8825



Exquisite Warm Modern Tucked Behind The Beverly Hills Hotel

917 Hartford Way

\$35,000,000

6 Bed | 8 Bath | 12,000 Sf

Ryan Davis

davis@compass.com
310.230.5478



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\$3,195,000

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Rustic Modern Farmhouse

3739 Montuso Pl

\$3,099,000

5 Bed + Den | 5 Bath

Jeeb O'Reilly

jeeb@compass.com
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Stefani Stolper

stefani.stolper@compass.com
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Kevin Stolper

kevin.stolper@compass.com
310.403.9331



Rare and Unique Opportunity To Create Your Own Urban Sanctuary In The Heart of Venice

709 Nowita Place

\$2,990,000

3 Bed | 2 Bath | 1,893 Sf

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kathleen.mahoney@compass.com
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\$2,649,000

5 Bed | 6 Bath | 3,823 Sf

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\$2,299,000

5 Bed | 4 Bath | 4,280 Sf

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Designer Done Imaginative Live & Work Loft In The Heart Of Venice

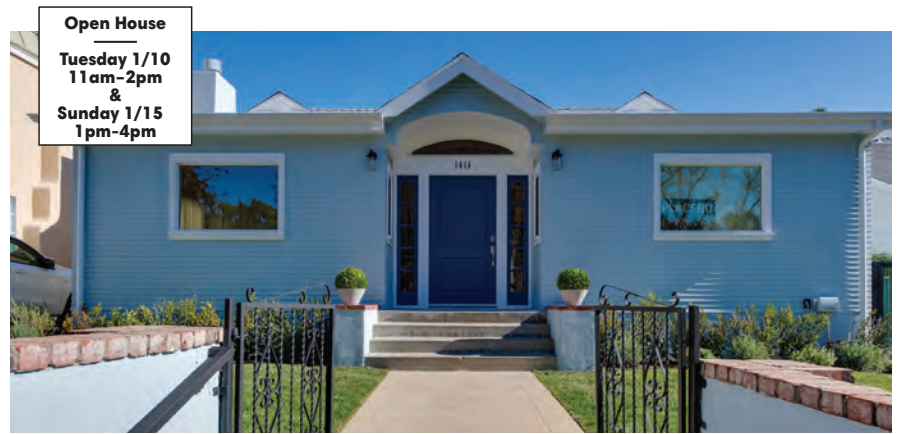
615 Hampton Drive #C304

\$4,650,000

1 Bed | 2 Bath | 1,865 Sf

Diana Braun

diana.braun@compass.com
310.866.5039



Open House

Tuesday 1/10
11am-2pm

&
Sunday 1/15
1pm-4pm

Immaculate And Renovated Home In Historic Spaulding Square

1414 N Spaulding Avenue

\$1,895,000

3 Bed + Office | 3 Bath | 1,951 Sf

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1401 Queens Way | Sunset Strip



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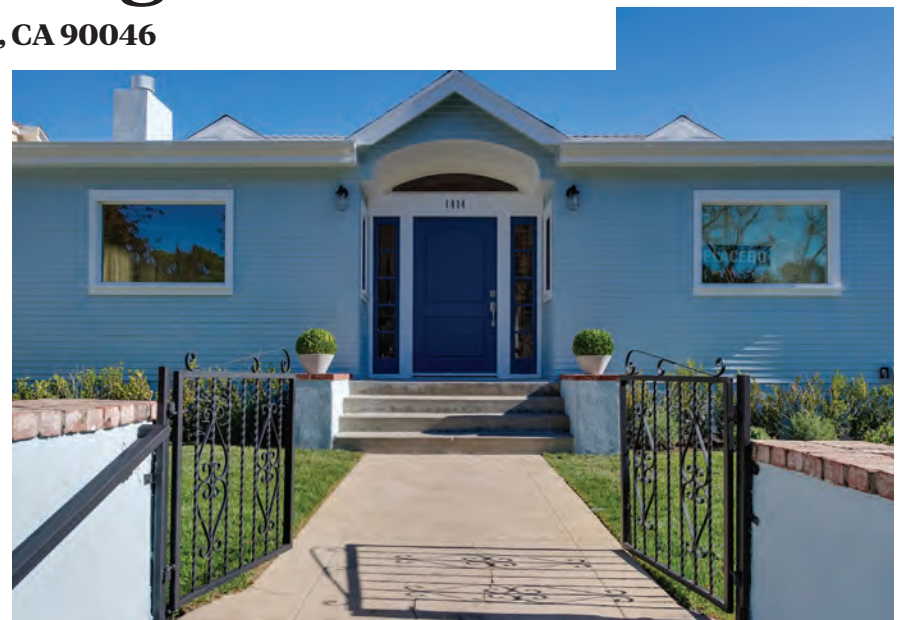
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Open House

Tuesday 1/10
11am-2pm
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1- 4pm

1414 N Spaulding Avenue

Los Angeles, CA 90046



\$1,895,000

3 Bed + Office | 3 Bath | 1,952 Sq Ft

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1414NSPAULDING.COM



Liz Gottainer

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View Property | Lanai School District | **ELEVATOR**

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OPEN 11-2

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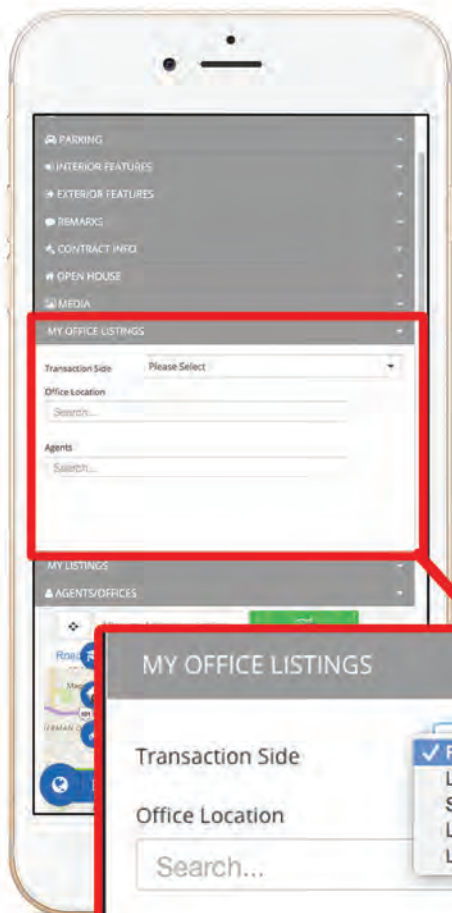
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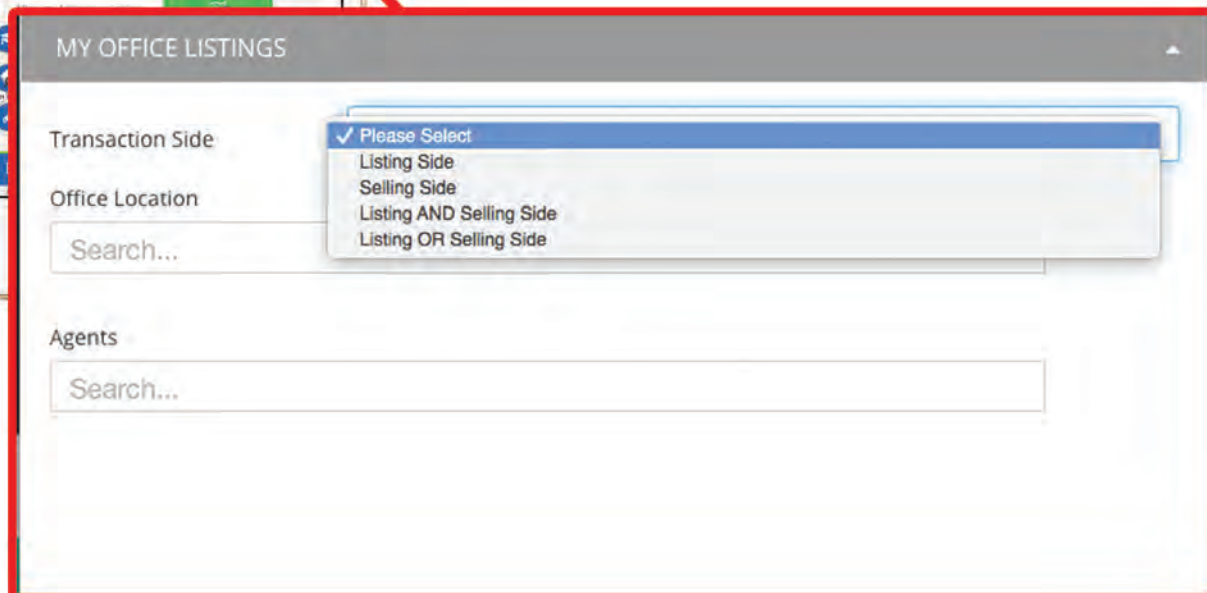
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#307	Plan A	3 Bdr/2 Ba	1,411	\$762,449
#414	Plan F	2 Bdr/2 Ba	1,112	\$632,785
PH-1	Plan E	2 Bdr/2 Ba	1,164	\$738,838



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