

# BEVERLY HILLS 3+3 CONDO, OVER 2000 SQ.FT.

272 S. Lasky Drive, #101 Beverly Hills 90212

AREA  
1

BEVERLY HILLS



### OPEN TUESDAY 11-2PM

- Over 2,000 sq.ft.
- French Countryside Inspired Kitchen
- Palatial Master with En-Suite Bath
- Light, French-Oak Hardwood Floors
- 10-Foot Ceilings Let In Tons Of Natural Light
- LOW HOA DUES

**Offered at \$1,250,000**



**CRAIG SHAPIRO**

310.739.4887

[craig.shapiro@coldwellbanker.com](mailto:craig.shapiro@coldwellbanker.com)

BEVERLY HILLS NORTH OFFICE  
CalBRE #01904168



**ARAM AFSHAR**

310.702.0583

[aram@afsharproperties.com](mailto:aram@afsharproperties.com)

BEVERLY HILLS NORTH OFFICE  
CalBRE #01484569





# VALERIE PRESENTS 3 BEAUTIFUL HOMES IN BHPO

## ALL OPEN TUESDAY 12-2PM



### 9694 Oak Pass Road, BHPO

\$30,000,000

Private gated celebrity enclave of "Oak Pass Road" complete compound just under 2 acres designed by previous celebrity ownership. Main house chic modern finishes, light oak floors, large open space, formal living room w fireplace and terrace, dining room, chefs kitchen, professional screening room, luxurious master and baths, children wing, family/game room, amazing grounds with "paradise pool" and waterfall. Celtics basketball court, airplane hangar size gym, professional boxing ring, 2 story guest house, play yard, putting green - paradise and privacy!



### 9374 Beverly Crest Drive, BHPO

Over \$2M Price Reduction!  
New Price \$12,950,000

Absolutely stunning Architectural Contemporary with head on city and ocean views. Gated and private from the street, the spacious entry with walls of glass takes in the masterful 180 degree views. The master is on the first level with a terrace, fireplace and walls of 12ft. windows all open to the views. The master bath is huge and open with dual vanities once again bringing in the fabulous views. A floating glass and stainless steel staircase opens to the great room where the dining, living room, game area, bar and fireplace and terraces are all open to walls of glass. High tech kitchen with dining, a chef's dream. The lower level ( all floors can be accessed by the elevator) has a huge media room, family room open to the infinity pool and spa. High ceilings, walls of glass, 3 additional en-suite bedrooms with terraces. A dramatic, bold exciting home to live and entertain.



### 2539 Benedict Canyon, BHPO

\$5,395,000

Located and tucked away an oasis-compound is hidden behind gates and very private. A large motorcourt greets you with guest parking. Dramatic resort like pool and waterfall enveloped in lush landscaping. This beautiful outdoor entertaining area is flanked by a stunning 1 bedroom guest house with a "great room" and the main house which is bold contemporary architecture. The 2 story entry opens to large living room, high ceilings overlooking dramatic pool areas, den, formal dining room, great open kitchen, 4 en suite bedrooms upstairs with a large master and dual baths that open to a private zen garden. Elevator access from 3 car garage, tons of storage, flowing outdoor entertaining spaces - a real "retreat".



VALERIE FITZGERALD



### Valerie Fitzgerald

301 N Canon Dr Suite E. Beverly Hills, CA 90210 | Phone: 310-285-7515  
www.valeriefitzgerald.com valerie@ValerieFitzgerald.com  
Cal BRE #01917559



Open Tuesday  
11am-2pm



202 N. Canon Dr.  
Beverly Hills, CA  
90210



### Gated Mini Estate in Prime BHPO

9820 CEDARBROOK | BEVERLY HILLS | 90210

\$6,500,000

6 Bed • 7½ Bath

A huge motor court welcomes you to this 6 bed/7½ bath on almost ONE acre of land. Fabulous English Country house with great entertaining areas. Huge formal living room that pours into a sizable family room; all leading to the backyard. Formal dining near ample kitchen. Second floor has an over-sized master with dual baths and two more bedroom suites with en-suite baths. Wonderful pool/spa with tropical waterfall, outdoor kitchen and outdoor living space leads to North/South Tennis Court with lights! Lovely guest house is perfect for extended family or property caretaker. Bring your imagination and spruce up this diamond in the rough.



ROGER PERRY  
REALTOR® | BROKER ASSOCIATE



RPERRY@ROGERPERRY.COM

310-600-1553

WWW.ROGERPERRY.COM



AREA  
4**ENCHANTED, GATED, HIDEAWAY IN THE CITY**

OPEN TUESDAY, 11AM-2 PM

**10290 SEABURY LANE, Los Angeles****\$1,795,000**

Through a private, gated drive, lined with mature eucalyptus and oak trees lies this magical site and residence. Like a vacation home in the mountains among the trees, stars and wildlife, yet only 10 minutes to shopping and dining. The residence, originally built as a hunting lodge, offers a rare opportunity to a lucky new owner. The main house, with hardwood floors, knotty pine paneling and wood beamed ceiling is filled with warmth and charm rarely found and reminiscent of an easier time. A detached studio with bath, originally built for an artist would serve as wonderful guest quarters, an office or studio. Beautiful pool with ample decking and a small orchard of orange, avocado and fig trees below. A home and land cherished by three generations of one family and for almost twenty years by an interior and landscape designer, here is an opportunity to truly come home to natural beauty and milieu like no other.

[www.10290Seabury.com](http://www.10290Seabury.com)

**DANIEL BANCHIK**  
310.777.2866  
Berkshire Hathaway Home Services  
California Properties  
D.Banchik@att.net  
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**MICHAEL COLLINS**  
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Coldwell Banker  
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MichaelCollinsRealEstate.com



RESIDENTIAL BROKERAGE



BERKSHIRE HATHAWAY  
HomeServices  
California Properties

**SYNCHRONIZING THE SALE OF REAL ESTATE.**



# WOW WHAT VALUE! BEST BUY IN BEL AIR CREST!

AREA  
4

BEL AIR – HOLMBY HILLS



**OPEN TUESDAY, JANUARY 12TH 12-2PM**

**2171 Stratford Circle, Bel Air**

New Price \$6,495,000

Beautiful Mediterranean home in prestigious 24hour guard gated Bel Air Crest. Custom built and very private. Huge entry with double curving staircase and stone floors. Formal living room with antique carved wood fireplace, library with built in cabinets, fantastic center of the house with koi pond and large Buddha. Large family room, dining room and huge eat-n kitchen with all top of the line appliances and center isle all rooms open to deck and views overlooking pool and garden. Fantastic game room, theatre downstairs opening to the pool. 5 beds up, master with dual baths and sitting area and terrace. Total of 6 bedrooms 8 baths approximately 10,631sft. Beautifully done!. This home has a really great "vibe". Also for lease furnished \$29,500/month.



APPROX. 10,631 SFT



6 BEDROOMS



8 BATHROOMS



**VALERIE FITZGERALD**



**Valerie Fitzgerald**

301 N Canon Dr Suite E. Beverly Hills, CA 90210 | Phone: 310-285-7515

[www.valeriefitzgerald.com](http://www.valeriefitzgerald.com) [valerie@ValerieFitzgerald.com](mailto:valerie@ValerieFitzgerald.com)

Cal BRE #01917559



AREA

5

## BY APPOINTMENT ONLY

Please call or text Leah Steuer for showings at 310.729.3999.  
2371 Century Hill, Century City



2371 Century Hill, Century City

\$1,325,000

This is one fantastic unit comprised of 2 very large bedrooms, 2 1/2 baths, lots of expensive upgrades, stunning kitchen with ample dining area, large living room with another dining area, huge patio accessed through the gourmet kitchen, high ceilings and a 3 car garage. This is a superb unit and in move in condition. Just wait until you see it - you will fall in love.

*I cannot hold an open house yet in Century Hill as they do not allow open houses but I will accompany anyone who would like to see this gorgeous unit anytime between 11-6 on Tuesday, January 5<sup>th</sup>. Please call or text Leah Steuer for showings at 310.729.3999.*



**LEAH STEUER**  
Director, Aaroe Estates

310.729.3999 mobile  
leahsteuer1@gmail.com  
aaroe.com/leahsteuer

## JOHN AAROE GROUP

John Aaroe Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources and the buyer is advised to independently verify the accuracy of that information. CalBRE 0771256.



1230 WESTHOLME AVE #105, WESTWOOD  
 BROKERS OPEN TUESDAY 11AM - 2PM



CHIC NEW YORK STYLE PENTHOUSE CONDO



[www.1230Westholme105.com](http://www.1230Westholme105.com)

OFFERED AT: \$1,415,000



CHIC NEW YORK STYLE TOP FLOOR CONDO, HIGH CEILINGS, French doors that flow out to a very large south facing terrace. Penthouse unit located in a quiet 5 unit building. Elevator has exclusive access to the unit . Light and bright throughout. Gourmet kitchen with stone floors and Viking stainless steel appliances. Separate Den and laundry room. Luxurious master suite with custom window treatments and huge walk in closet custom fitted. Wood floors throughout, skylights and 2 side by side parking. Additional storage space and no common walls. This unit is special and one of a kind.

- 2 Beds + Den, 2.5 baths
- 1920 SqFt Penthouse
- Light, bright, open floorplan
- Gourmet kitchen with wine fridge
- Living room with Fireplace and huge terrace
- Wood floors throughout
- 2 side by side parking and storage space



310.432.6588

**kw** BEVERLY HILLS  
 KELLERWILLIAMS REALTY

[stevenaaron@kw.com](mailto:stevenaaron@kw.com)

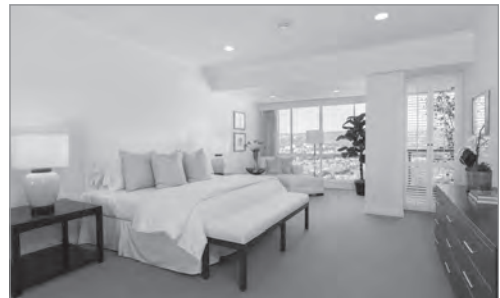
[StevenAaronRealtor.com](http://StevenAaronRealtor.com)

STEVEN AARON REALTOR GROUP

CalBRE #01341785

AREA  
5

# RARE 3499 SQUARE FOOT CONDO IN THE FULL SERVICE BLAIR HOUSE!



**\$ 4 , 2 9 5 , 0 0 0**



**MARK & LYNN MIRISCH ROGO**

310-777-6213

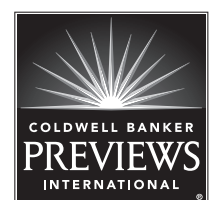
mark@markrogo.com lynn@markrogo.com

www.10490wilshireunit2404.com

## 10490 WILSHIRE BLVD #2404

Forever views from the 24th floor of the desirable Blair House! 3499 sf., 3 bdrms, 3.5 baths + large den! Extensive crown molding, hardwood floors & recessed lights throughout. All rooms but 1 open to a balcony! Huge living room, separate dining. Cook's kitchen, new stainless appliances & breakfast area. Master suite w/3 closets & large master bath with spa tub & his/her commodes. 2 generous sized guest bdrms. Full service bldg w/24 hr security, valet, saline pool, spa, tennis crt, gym & rec rm.

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[www.CaliforniaMoves.com](http://www.CaliforniaMoves.com)

WESTWOOD - CENTURY CITY





AREA  
6

BRENTWOOD

## Simply Stunning Private and Gated Lease SHOWN BY APPOINTMENT



### 12267 San Vicente Blvd., Brentwood

Simply stunning private and gated lease designed by Thomas Schoos Design Group with furniture and accessories by Phillip Starck and Christopher Guy. **Five bedrooms, eight bathrooms.** Fabulous double-height entry, formal living and dining and open kitchen/family with view of saltwater Italian Carrera marble infinity pool with spa. **Approx. 6,610 sq.ft. home on 9,000 sq.ft. lot.** Chef's kitchen with large Italian Calcutta marble island and custom cabinets. Solid oak floors with custom finish. Luxurious master with his and her closets, TVs in her/his bathroom mirrors, soaking tub and steam shower. Control 4 system, security cameras, alarm system, 7 Samsung flat screen TVs and full theater. Elevator.

**Lease \$29,500/month (unfurnished)**



**Ginger Glass**  
Broker • Agent • Attorney  
CalBRE #01478465  
**310.927.9307**  
ginger@gingerglass.com





AREA  
6

# Beautiful Brentwood Park

BRENTWOOD



12218 MONTANA AVE #306

**Tues 1/12-11am-2pm**

Tastefully appointed 2bd/2.5 ba upper corner unit w/ terrace at the highly coveted Brentwood Park. Bright & open capturing southern views. Updated features include: bamboo flooring, fireplace, custom built-ins & window treatments. The "cooks kitchen" is highlighted

by s/s appls featuring a Wolf range & breakfast bar that opens into the media rm w/wine refrig. A formal entry & distinctive gallery hall is an art collector's heaven while the master has a lg walk-in closet/spa-like bath. Perfection!

Offered At **\$1,690,000**

Bill Coveny  
310-994-2344

Linda Rosenbaum  
310-560-0577

Berkshire Hathaway-Beverly Hills Coldwell Banker-Brentwood  
[www.brentwoodparkcondo306.com](http://www.brentwoodparkcondo306.com)





**Fabulous and Private 2009 Built Mediterranean  
OPEN TUES. 1/12 11-2PM**



**2833 Wigtown Road, Cheviot Hills**

Fabulous 2009 built Mediterranean. Private and beautifully set back from the street in prime "old" Cheviot Hills with great curb appeal. **Five bedrooms, five and a half bathrooms.** First floor features formal living room, dining room, family room open to kitchen with separate office or playroom with doors inside and out to the yard. **Approx. 5,684 sq.ft. on 7,962 sq.ft. lot.** Wonderful large kitchen with eating area with Viking stove, Thermador professional double ovens, 2 Bosch dishwashers and more. 2nd floor with beautiful master with fireplace and his and her walk-in closets, two person marble bath with jets and separate sitting area/office. Lower level with large media room space, gym, guest or nanny suite with separate entry and laundry. Fabulous Maple floors, all custom Hunter Douglas window treatments, security/camera system, Lutron Lighting and endless custom details and improvements since purchased.

**Offered at \$3,895,000**

[www.2833wigtown.com](http://www.2833wigtown.com)



**Ginger Glass**

Broker • Agent • Attorney

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[ginger@gingerglass.com](mailto:ginger@gingerglass.com)





AREA  
10Sotheby's  
INTERNATIONAL REALTYUNIQUE ROOFTOP  
Private Space with Views

WEST HOLLYWOOD VICINITY



**Sharona Alperin**  
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**Ivan Marchetti**  
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**Patricia Skeriotis**  
CalBRE#: 01507690  
310.888.3744  
Patricia.Skeriotis@sothebyshomes.com

**GREAT OPPORTUNITY IN WEST HOLLYWOOD**  
950 N. Kings Road Unit 315 | Offered at **\$639,000**  
1BD, 1BA | Interior: 1,023 sq.ft. (approx.)

Great opportunity to own a One-Bedroom plus Loft/home office with expansive private (approx. 250 sq. ft.) rooftop patio area with city views on one of the best tree lined streets in the heart of West Hollywood. This corner top floor unit with southern exposure, cozy fireplace in living room and open floor plan doesn't come on the market often.

Prime location in desired Courtyards of West Hollywood, a quiet park-like setting condo complex offers many amenities including, gym, pool, spa, sauna, gated parking and secure entrance. Close to Gelson's food market, restaurants and neighborhood park. Additional storage unit in garage which has 2 car side by side parking spots. Living at the Courtyards is not just a location, it is a lifestyle.

SUNSET STRIP BROKERAGE | 310.205.0305  
9255 Sunset Blvd., Mezzanine, Los Angeles, CA 90069  
sothebyshomes.com/losangeles

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# MODERN FARMHOUSE - BRAND NEW CONSTRUCTION - BOM



TUESDAY JANUARY 12TH, 2016, 11AM-2PM

\$ 2,395,000

### 1023 SUPERBA AVE

Stunning Farmhouse Modern! Thoughtfully designed & brilliantly executed, this light & bright residence has everything the "savvy" buyer is looking for. Expansive great room with high ceilings & fireplace. Gourmet kitchen with carrara counter tops, center island & walk-in pantry. Master suite with private, covered deck & large walk-in closet. Spa-style master bath with tub & shower. Upstairs den/4th BR. Excellent indoor outdoor flow to front terrace, rear "grassy" yard and deck with built-in bbq.

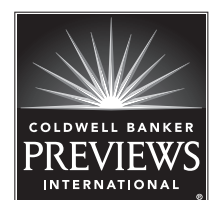
ISAAC FAST / CRAIG O'ROURKE

323-791-5553

imfast@coldwellbanker.com

1023Superba.com

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AREA  
14

SANTA MONICA



# MAJOR REDUCTION

760 Latimer Rd Rustic Canyon

\$3,595,000

Isabelle Mizrahi

310.230.3720

isabelle@inthecanyon.com



**OPEN TUESDAY (01/12) 11-2 PM**

**AREA  
15**

**PACIFIC PALISADES**



**858 Fiske Street | Pacific Palisades**



**Offered at \$3,395,000...** Brand new traditional Cape Cod in the covet Alphabet Streets neighborhood in Pacific Palisades. Centrally located family home, this 5 bedroom, 4.5 baths wide open floor plan brings elegance with casual charm. Enter this homes grand entrance and high ceilings, with wide French oak wood floors throughout which bring a warmth to the house. The master suite features his and hers walking closets and a spa like master bathroom. The large bedrooms are all on the south side of the house with great sun exposure. The gourmet kitchen features Sub-Zero/Wolf appliances; open to the family room and the backyard with bi-fold doors that gives an inviting indoor outdoor feel. Everything you wish just minutes away from the famers market, the Palisades Park, fine dining, the beach and hiking trails.

[www.858fiskestreet.com](http://www.858fiskestreet.com)



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 CalBRE# 01362095

**BERKSHIRE HATHAWAY**  
 HomeServices

LUXURY  
*Collection*



AREA  
15

OPEN TUESDAY (01/12) 11-2 PM

PACIFIC PALISADES



928 LAS LOMAS AVENUE, PACIFIC PALISADES



**Asking \$3,795,000 ... Striking New Contemporary in the Palisades...** This 4 bedroom, 4.5 bathroom modern masterpiece features warm earth tone materials and inviting architectural style that is designed to flow beautifully with the surrounding natural environment. This unique property is situated on a quiet street that has over-the-treetops views of the Pacific Ocean. A soothing and open feel welcomes you as you walk through the light-filled entry, into the living room and dining room entertainment space, which features soaring ceilings, metallic porcelain fireplace, distressed oak floors and beautiful mountain views overlooking the front yard and patio. The highly functional designer kitchen features Caesarstone counters, overlooks the balcony, pool and views and is open to the adjacent family room, which completes a well-planned main level. Upstairs features a magnificent master suite and two large secondary bedrooms that all have good separation and flow. The lower-level features a bedroom suite and an entertainment great room that ties in beautifully to the covered outdoor patios and the pool and spa. High ceilings throughout and an abundance of natural light create a happy and calming environment in this luxury residence that is a perfect blend of beautiful architecture, good flow and function.

[www.LasLomas928.com](http://www.LasLomas928.com)



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BERKSHIRE HATHAWAY  
 HomeServices

LUXURY  
*Collection*





17816 Porto Marina Way | Pacific Palisades



**Asking \$4,695,000** ...New construction, this magnificent ultra-modern beach residence evokes the essence of sophistication and style. With spectacular white water ocean views; this 4 bedrooms, 4.5 baths showcases voluminous living area with a sleek Italian Chef Kitchen that opens up to a massive living/dining area, soaring high ceilings, elevator, outdoor balconies, expansive gallery walls and an ocean side wall of glass boast impressive jaw-dropping 270 degree views throughout the property. The ultra-modern kitchen reflects the ocean seamlessly with its high-end appliances. This smart home can control lights music and balcony doors etc. The beautiful light oak floors throughout give it warmth that is unparalleled and much desired. Entertainer's modern dream home!

[www.17816PortoMarinaWay.com](http://www.17816PortoMarinaWay.com)



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 CalBRE# 01362095

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 HomeServices

LUXURY  
*Collection*



AREA  
15

PACIFIC PALISADES



## 1139 Monument Street | Pacific Palisades



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

[www.1139Monument.com](http://www.1139Monument.com)



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 CalBRE# 01362095

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*Collection*





**17819 Castellammare Drive | Pacific Palisades**



**Offered at \$3,895,000...** Your eye is immediately drawn to the Pacific Palisades Coastline from the one estate that truly stands above all. This picturesque, brand new construction, Cape Cod beach house resides in Castellammare with four view-laden floors highlighting this masterpiece. This new residence enjoys 5 bedrooms, 5.5 baths, elevator, full wine display, four balconies, turf backyard area, and of course jaw-dropping 180 degree views throughout the property. Kitchen has Wolf, Sub-Zero, and Bosch appliances, massive views, and speakers throughout house. Beautiful dark oak lies beneath you as you enter floors with giant displays of brilliant blue water views. This vertical floor-plan also features a 3 car garage, 3rd floor viewing area of backyard, and views of Queen's necklace from backyard lounging area. This is no one home like this in the Castellammare region and simply put, is irreplaceable.

[www.17819Castellammare.com](http://www.17819Castellammare.com)



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[www.marcorufo.com](http://www.marcorufo.com)  
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**NEDBROWN**

310.270.9288 | ned.brown@telesproperties.com



992-994 Stearns Drive  
Carthay Circle  
4,214 sq. ft.  
Duplex  
Listed at \$1,699,000

**HUGE CLASSIC MEDITERRANEAN DUPLEX IN CARTHAY CIRCLE!** Beautiful 1934 Mediterranean Duplex in Carthay Circle HPOZ. Both units feature 3 bedrooms / 1.75 baths, immaculate period moldings and exceptional Deco lines. Tiled entryways, center hall plans, spacious living rooms with beamed ceilings, stained glass windows and fireplaces. Formal dining rooms, breakfast rooms, laundry rooms, French windows, original hardwood floors. Updated cook's kitchen in downstairs unit with Viking range and granite counters. Exceptional scale throughout. Tranquil backyard with lush garden, waterfall, Koi pond and two 2-car garages. Copper plumbing, new roof, window a/c units in every bedroom. Lower unit delivered vacant! 992StearnsDrive.com





2275 Hidalgo Avenue  
Los Angeles, CA 90039 Listed at **\$2,390,000**

**4 Bedrooms**      **5 Bathrooms**  
4,010 sq ft      9,773 sq ft lot size

Stunning Mid-Century view home completely redone with modern amenities, while staying true to its architectural roots. Expertly designed by Rogerio Carvalheiro of RCDF Studio, top floor includes a Mad Men era formal living room with wood bookcases, fireplace and wide paneled oak flooring, a dining room, and modern kitchen with island that opens to family room. Kitchen features marble countertops, Bosch appliances and Bertazzoni range. All public area spaces take in view of Silver Lake Reservoir, Hollywood Sign, Griffith Observatory and Hollywood Hills beyond. Upstairs includes three bedrooms—one en suite—and three baths. Downstairs is a luxurious master suite with fireplace, two walk in closets, master bath, private deck and expansive views. Property also includes a substantial Great Room with separate entrance and bath, ideal for screening room, gym, man-cave—the possibilities are limitless! Two car garage with direct access plus room for several more on property; room for pool.

[www.2275Hidalgo.com](http://www.2275Hidalgo.com)



**Dia, Ray & Chase**  
Keller Williams  
**(323) 788-4663**  
chasecampen@gmail.com  
www.diaandray.com  
Cal BRE #01323112



AREA  
30

HOLLYWOOD HILLS EAST

## WESTSIDE ESTATE AGENCY



6001 GRACIOSA DRIVE | \$2,395,000

OPEN TUESDAY, JANUARY 12TH 11-2PM

Beautiful Spanish 2-story home. Private and gated. 3 bedrooms, 4 bathrooms. Spectacular pool with a spa. Views of the city and ocean. Perfect for entertaining. Done, done, and done. [www.6001graciosa.com](http://www.6001graciosa.com)

## REPRESENTATION BY:

**James Nasser**  
310-351-9450  
jn@weahomes.com  
CAL BRE# 01073042

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



## UNIQUE TERAMACHI UNIT

267 South San Pedro Street #521, Little Tokyo  
www.Teramachi521.com

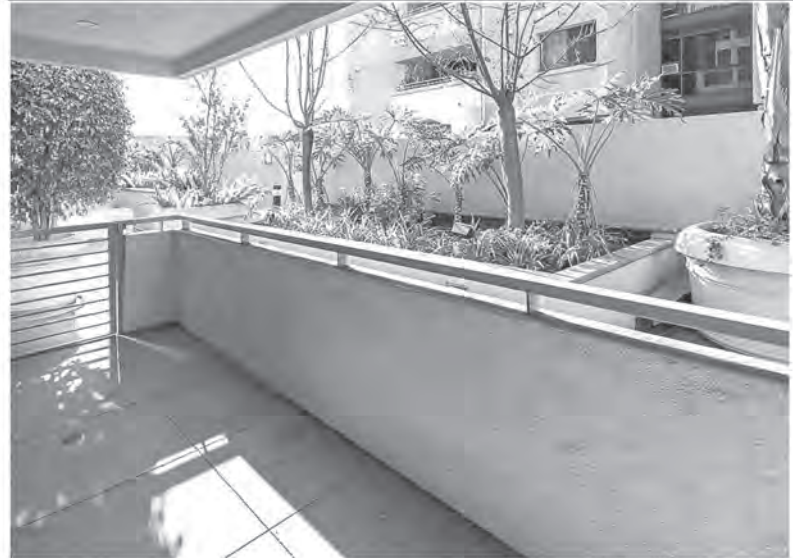


Teramachi is a senior (55 years+) condominium complex in the heart of Downtown's historic Little Tokyo. Offered is a unique, east facing unit with 1 bedroom, 1 bathroom, living room with Juliet balcony, dining area and gourmet kitchen with granite counter tops, breakfast bar and stainless steel appliances. This stack provides the largest one bedroom floor plan in the complex. Additional features include central air & heat, in-unit washer & dryer and 1 secure indoor parking space. Teramachi amenities include sparkling indoor-outdoor pool with sun deck, spa, central courtyard featuring gardens, koi pond, fountains & waterfalls, fitness center with sauna, guest lounges, 2-story community room with full kitchen facilities, community barbecues, guest parking and 24 hour front desk/security station. Close to Little Tokyo shops & restaurants, Dodger Stadium and ever-expanding downtown including the trendy Arts District, Union Station, Staples Center and Disney Hall.

Offered at \$352,500

## TERAMACHI FIRST FLOOR UNIT

267 South San Pedro Street #106, Little Tokyo  
www.Teramachi106.com



Teramachi is a senior (55 years+) condominium complex in the heart of Downtown's historic Little Tokyo. Offered is a first floor, west facing unit with 1 bedroom, 1 bathroom, living room with a slider that leads out to a generously sized patio with storage closet, dining area and gourmet kitchen with granite counter tops, breakfast bar and stainless steel appliances. Additional features include central air & heat, in-unit washer & dryer and 1 secure indoor parking space. Teramachi amenities include sparkling indoor-outdoor pool with sun deck, spa, central courtyard featuring gardens, koi pond, fountains & waterfalls, fitness center with sauna, guest lounges, 2-story community room with full kitchen facilities, community barbecues, guest parking and 24 hour front desk/security station. Close to Little Tokyo shops & restaurants, Dodger Stadium and ever-expanding downtown including the trendy Arts District, Union Station, Staples Center and Disney Hall.

Offered at \$349,000

## OPEN HOUSES

**BOTH LISTINGS WILL BE OPEN:**  
**Tuesday, January 12th, from 11am-2pm**  
 (serving lunch)  
**Thursday, January 14th, from 12-3pm**  
 (serving lunch)  
**Sunday, January 17th, from 1-4pm**

## Thomas Inatomi

DRE #01276827

323.671.1249 / www.thomasinatomi.com

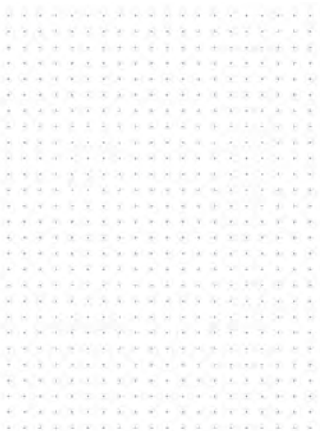


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AREA  
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ENCINO



Stunning Estate, Encino

### 5100 Woodley Drive

4 BED | 4 BATH | \$3,200,000 | 35,154 SF

Down a long, gated drive sits this stunning home on a 33,154 square lot. Four bedrooms and four baths in the main house, with vaulted ceilings and french doors, this home has bright and airy rooms inviting a true California Lifestyle. Entertaining is what this home was built for, with an oversize pool and lawn large enough for a day of football or croquet and Bocce Ball in the back. An outdoor dining area with brick pizza oven, grill and fireplace is perfect to warm up on a cool summer evening. The master suite includes a large sitting area, perfect for lounging on a lazy weekend or relaxing before bed. The upstairs bedroom suite is ideal for a guest room or office. Across the large lawn sits the guest house. A stunning two story home with a true chef's kitchen, three-quarter bathroom and loft. French doors open to the pool, allowing easy access for a late-night dip or early morning workout.

Victoria Massengale 323.640.2924 victoriam@compass.com



# COMPASS

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AREA  
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STUDIO CITY



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Over 2,600 square feet. One level living, loft or third en-suite bedroom. Powder room, separate laundry room. Separate dining room with a built-in China cabinet and a balcony. Slate floors in entry and kitchen area. Eat-in Chef's kitchen with stainless steel appliances. Covered circular patio through French doors. Fireplaces in the living room and master bedroom. Master bedroom has two balconies, a large bathroom with separate shower and spa tub, two walk-in closets and fireplace. The loft has two closets and private bath - it leads out to a 1,700 plus square foot private rooftop deck for year round entertaining. There are two side by side assigned parking spaces along with eleven guest spots. Secure, climate controlled extra storage in garage area. Amenities include pool, gym and meeting room.

**Offered at \$999,000 | [www.12841bloomfield304.com](http://www.12841bloomfield304.com)**



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## \$1,525,000



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Brand new construction with exceptional quality finishes! Gourmet Island kitchen/family room opens to bkyd. 2 sided FP in living rm & dining rm. 1st level master suite has his/hers walk-in closets. 3 bdr's/2 bths on 2nd level. Oversized garage w/multi-

use bonus space. Rare opportunity to buy into one of Burbank's best neighborhoods, Rancho Adj. Easy access to all the studios and Valley's entertainment cos. Walking distance to excellent schools. Come and see our new look, just staged and NEW PRICE!



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