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BROKER CARAVAN™

INTERNATIONAL

TUESDAY, JANUARY 12, 2016

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

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FOR US,
IT'S ABOUT
you.

446 21ST PLACE, SANTA MONICA
Offered at \$6,895,000



THEPARTNERSTRUST.COM

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A COMMITMENT TO *you.*

446 21ST PLACE, SANTA MONICA
Offered at \$6,895,000

*This new construction home, north of Montana,
is one of pure sophistication and style.*

DARLENE HUTTON 310.428.4861



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Beverly Hills | Brentwood | La Cañada Flintridge | Manhattan Beach | Malibu | Ocean Park | Pasadena | Santa Monica | Shanghai

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(YES, *you.*)

You, who we are fortunate to call our *Associates*, who deliver on our promise of peerless service based on a foundation of trust. You, our *Broker Community*, who we have the pleasure of working with to make Los Angeles the best real estate community in the country. And you, *Our Clients*, who we are fortunate to serve and find the places you call home — the places where you write the stories of your lives.



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SANTA MONICA
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HARWELL
HAMILTON HARRIS,
F.A.I.A.



SHOWING RESERVATIONS INVITED

The Mary and Lee Blair Residence, 1939, Los Angeles

It is so common for real estate practitioners to utilize superlatives in advertising property with words like stunning, amazing and masterpiece that they have become virtually meaningless within the context of real property promotion. For this reason I have carefully avoided their use. Here, the exception proves the rule. With clear conscience I claim the Blair Residence to be a genuine Masterpiece of Southern California's built environment. Following a meticulous multi-year restoration the property reflects a timeless brilliance in terms of siting, use of materials, use of space, suitability to purpose, and fully resolved architectural integrity. The magic of the artists' residence and studio is alive and well, ready to enliven and enhance the life of the next special owner(s) whose needs are compatible with this unique offering. Located in the Hollywood Hills just West of the Cahuenga Pass, the residence is sited for privacy and views of the San Fernando Valley on a carefully landscaped hillside slope, and includes open plan living areas, bedroom, bath, artist's studio and original poured concrete 2 car garage.

architectureforsale.com

\$1,600,000
Crosby Doe



RUSSELL JOHNSON, ARCHITECT



SHOWING RESERVATIONS INVITED

Mountain Compound: Sycamore House + Guest House Little Tujunga Canyon Road – San Gabriel Mountains

Set creekside on almost 13 wooded acres in the Angeles National Forest, yet only 45 minutes from Hollywood, the Sycamore House is a close-in retreat from the city. Designed by Los Angeles architect Russell Johnson to be sustainable and be part of nature. An open plan and a wall of glass allow the outdoors to become part of the living space. The house is built of Rasta, an insulating concrete with recycled Styrofoam and steel, and was designed to supersede building code requirements for seismic safety. The building system also provides the benefits of low maintenance, energy conservation and a long life span. The house has 2 bedrooms, 2 baths and a large outdoor deck with spa. Also on the property is a guesthouse, with 3 bedrooms, 2 baths and a two-car garage. The guesthouse was renovated in 2004. The property includes three lots, APNs 2581-009-014, 015 and 016. There are two homes on the lots. The main house has 1,852 square feet with 2 bedrooms and 2 baths. The guesthouse has 2,097 square feet with 3 bedrooms and 3 baths. The guesthouse is currently rented for \$2,600 per month.

architectureforsale.com

\$1,350,000

Stephen Skuris & Crosby Doe

PARTNERS *trust*



\$1,195,000
KAREN MISRAJE
WWW.3430PRIMERA.COM | 310.500.3909
OPEN TUESDAY 11^{AM} — 2^{PM}

PARTNERS *trust*



*By
Appointment*

131 S. GRANVILLE AVENUE, BRENTWOOD
F. RON SMITH | \$5,498,000 | 310.500.1373



*By
Appointment*

142 CHANNEL POINTE MALL, MARINA DEL REY
JANE DORIAN | \$3,800,000 | 310.922.6464



*By
Appointment*

153 5TH ANITA DRIVE, BRENTWOOD
TIM BYRNE | \$2,445,000 | 310.801.3442



*By
Appointment*

15281-15283 VALLEY VISTA BOULEVARD, SHERMAN OAKS
FELECIA WESLEY | \$1,399,000 | 310.256.6568





aaroe dynamic
 aaroe.com

SHOWN BY APPOINTMENT

1740 Bel Air Road
 Bel-Air | \$23,350,000
 1740belair.aaroe.site
 Aaron Kirman
 424.249.7162



NEW LISTING



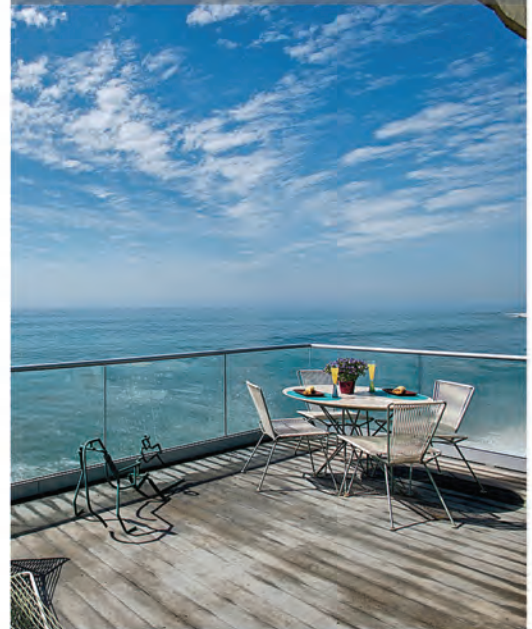
6090 Pickford St, Faircrest Heights
 6090pickford.aaroe.site \$1,395,000
 Wendy Gladson 310.923.2600

SHOWN BY APPOINTMENT



7720 Firenze Ave, Sunset Strip
 7720firenze.aaroe.site \$1,585,000
 Steve Sanders 323.828.6471

OPEN TUES. & THURS. 11-2 | NEW LISTING



20522 Pacific Coast Hwy
 Malibu Beach | \$2,500,000
 malibusplashpad.com
 Richard & Joyce Weisdorf
 310.989.3892

SHOWN BY APPOINTMENT



3627 Crestmont Ave, Silver Lake
 3627crestmont.aaroe.site \$1,050,000
 Anthony Estevez 310.465.3566

SHOWN BY APPOINTMENT



2371 Century Hill, Century City
 2371centuryhill.aaroe.site \$1,325,000
 Leah Steuer 310.729.3999

JOHN AAROE GROUP



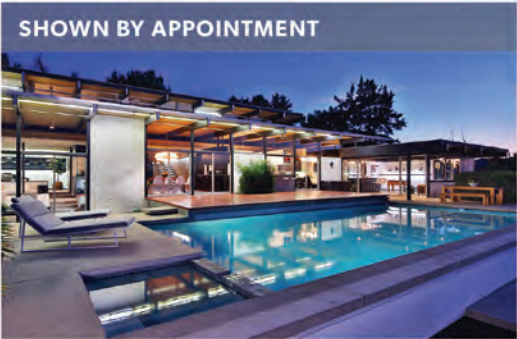
OPEN TUES. 11-2 | NEW LISTING

1711 Tropical Ave
 Beverly Hills | \$6,500,000
 1711Tropical.aaroe.site
 Lisa Arden
 310.913.9339



OPEN TUES. 11-2 | NEW LISTING

1664 Hi Point St
 Faircrest Heights | \$1,995,000
 1664hipoint.com
 Sally Forster Jones
 310.691.7888



SHOWN BY APPOINTMENT

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



SHOWN BY APPOINTMENT

1172 Encinal Canyon Rd, Malibu
 1172encinal.com \$5,990,000
 Payman Emamian 818.468.3116



SHOWN BY APPOINTMENT

2722 The Strand, Manhattan Beach
 2722thestrاند.aaroe.site \$28,500,000
 Lucy Kihm 323.315.7434



SHOWN BY APPOINTMENT

6800 Mulholland Dr, Hollywood Hills
 6800mulholland.com \$1,825,000
 Ken Shields 310.270.5152



SHOWN BY APPOINTMENT

2625 Nichols Canyon Rd, Sunset Strip
 2625nicholscanyonrd.aaroe.site \$2,175,000
 Darren Winston 310.709.8980



SHOWN BY APPOINTMENT

4445 Ethel Avenue, Studio City
 4445ethel.aaroe.site \$2,595,000
 Kathie Arastoo 310.869.1144

9625 OAK PASS, BEVERLY HILLS
LISTED AT \$2,995,000

BY APPOINTMENT

Newer Gated Contemporary home sited on the private section of celebrity-lined Oak Pass Road. A beautiful home with 3 bedroom suites and a gourmet designer kitchen. Elaborate use of stone, wood, glass and stucco throughout. Large grassy yard with pool and spa. There isn't another house like this one in this location, at this price.

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



1654 WATERLOO STREET, SILVER LAKE
LISTED AT \$1,999,000

OPEN TUESDAY 11-2PM

Brand New, Contemporary View Estate with 4 bedrooms upstairs. Modern yet warm home with clean lines, high ceilings & lots of light. Beautiful wood floors with sleek stone & stainless steel appliances. Panoramic views of downtown & surrounding areas. Oversized lot for outdoor entertaining. Fully equipped Guest House and Easy parking in attached garage, driveway and street. Decks, balconies & yards combined, create a great living environment in wonderful Silver Lake.

LEE ZIFF 310.432.6511
www.SILVERLAKEVIEWESTATES.com lee@leeziff.com



1230 WESTHOLME AVE #105, WESTWOOD
LISTED AT \$1,415,000

OPEN TUESDAY 11-2PM

Chic top floor 2 Bedroom, 2.5 Bathroom condo in a sophisticated 5 unit building with high ceilings, French doors that flow out to a very lrg terrace. Light and bright throughout. Gourmet kitchen with stone floors and SS appliances. Separate Den and laundry rm. Luxurious master suite with custom window treatments and huge walk in closet custom fitted. Wood flrs throughout, skylights and 2 s by s parking. Additional storage space and no common walls.

STEVEN AARON 310.432.6588
www.1230westholme105.com StevenAaron@kw.com



9455 READCREST DRIVE, B.H.P.O.
LISTED AT \$3,765,000

OPEN TUESDAY 11-2PM

4 bedrm, 4.5 bath entertainer's home on a promontory-like private knoll with mature trees. Modern floor plan with traditional accents, a huge living room with high beamed ceilings, wood burning fplc, herring bone hardwood floors, French doors opening out to a grassy yard with infinity pool and canyon views. Spacious formal dining room opens to a patio. Gourmet kitchen with center island, and den/office. 3 beds, a separate master bedroom suite upstairs with spa bath, and private patio deck.

OMEGA GROUP-TODD MICHAUD 310.429.8191
www.9455READCREST.com ToddMichaud.LA@gmail.com



6118 MARYLAND, GROVE
LISTED AT \$2,475,000

BY APPOINTMENT

A Spanish Revival 4+4.5 reimagined in the heart of The Beverly Grove. Foyer leads to grand living spaces that open to a pool and spa. Fully appointed chef's kitchen with custom appls, stainless steel farm sink and Sub Zero frig. 4 bedrooms have private en suite baths and master suite is appointed with a marble bath, large wardrobe and private lanai. Modern amenities abound with Smart Home Technology enveloped in old world charm. This is the definition of home.

OMEGA GROUP-SCOTTMAN WALL 310.780.8001
www.6118MARYLAND.com ScottmanWall.LA@gmail.com



9842 PORTOLA DRIVE, BEVERLY HILLS
LISTED AT \$1,459,000

OPEN TUESDAY 11-2PM

Contemp Spanish, 2012 home in canyon setting with 3000 sq ft of indoor/outdoor living. Open floor plan 2500 sq ft split over 3 levels with a huge private living room terrace. Downstairs main living area is open two-tiered living-dining room with volume ceiling, fplc, and cook's kitchen. Two mid-level spacious guest bedroom suites and an entire top-floor master suite with spa-like bath, huge walk-in closet and private sunken garden patio complete with sun shades and hot tub, all perfect for entertaining.

OMEGA GROUP-TODD MICHAUD 310.429.8191
www.9842PORTOLABHPO.com ToddMichaud.LA@gmail.com





SUNSET STRIP | 1527 Sunset Plaza Drive | **\$3,495,000**
4BD/5BA | 3084 sq. ft. (approx.) | 1527SunsetPlaza.com

This ample lower Sunset Plaza stunner features city skyline and ocean views with a location just moments from Sunset Strip dining, shopping and nightlife. Both amazing indoor and outdoor amenities, including wrap around terrace, salt-water pool, grassy yard with tree house, lounge, 4 fireplaces, 800-bottle walk-in wine cellar and sound proof media room/studio make this home an entertainer's dream. web: 0027347

Beverly Hills Brokerage
Jory Burton 310.860.4515

Engel & Völkers Portfolio of Fine Homes



2301 Inverness · Los Angeles **\$2,249,000**
 Louise Leach, Juan Longfellow
 213.344.8090
 5 bed · 4 bath · 3,306 sf · 10,130 sf lot



15023 Moorpark St · Sherman Oaks **\$1,499,000**
 Olga Laron
 310.849.9687
 5 bed · 4 bath · 5,254 sf lot · Duplex



838 N Doheny, #503 · Los Angeles **\$1,095,000**
 Richard Benichou
 424.230.6499
 2 bed · 2 bath · 1,237 sf



922/924 Manzanita · Sherman Oaks **\$929,000**
 Louise Leach, Juan Longfellow
 213.344.8090
 3 bed · 2 bath · 1,920 sf · Duplex



4011 Scandia Way · Los Angeles **\$744,000**
 Yawar Charlie, Karen Sanchez
 323.547.8900
 3 bed · 2 bath · 6,748 sf lot



407 11th Street · Santa Monica **\$15,000/month**
 Staci Siegel
 310.592.6500
 4 bed · 3 bath · 2,824 sf · 7,525 sq ft



ENGEL & VÖLKERS®

SANTA MONICA
 SantaMonica.EVUSA.com
 310.460.2525

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 BeverlyHills.EVUSA.com
 310.777.7510

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 LosAngeles.EVUSA.com
 323.937.5101

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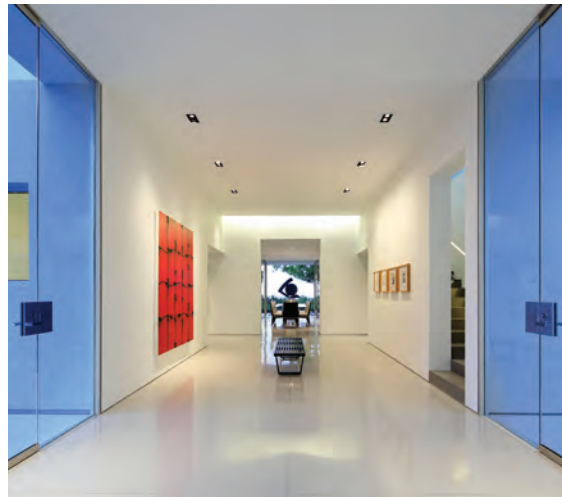
GREAT LOS ANGELES HOMES



OPEN HOUSE THURSDAY 11-4

PALOS VERDES PENINSULA | NEW LISTING

1 Buggy Whip Drive | 9 Bedrooms | 25 Bath | Price Upon Request
 Josh Altman 310.819.3250
 Matthew Altman 323.791.9398



BEVERLY HILLS

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



SANTA MONICA

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



MALIBU

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



BRENTWOOD

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



OPEN HOUSE TUESDAY 11-2

BEVERLY HILLS | NEW LISTING

924 North Beverly Drive | 8 Bedrooms | 10 Baths | \$10,950,000
 Marshall Peck 323.497.3279



BRENTWOOD

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



OPEN HOUSE TUESDAY 11-2

LOS FELIZ | NEW LISTING

2673 Aberdeen Avenue | 5 Bedrooms | 7 Baths | \$6,500,000
 Josh Altman 310.819.3250
 Matthew Altman 323.791.9398



OPEN HOUSE TUESDAY 11-2

BIRD STREETS | NEW LISTING

9270 Kinglet Drive | 4 Bedrooms | 5 Baths | \$6,450,000
 Josh Altman 310.819.3250
 Matthew Altman 323.791.9398

WEST COAST HEADQUARTERS | JANUARY 2016
 150 EL CAMINO DRIVE | BEVERLY HILLS, CA | 310.595.3888

ELLIMAN.COM/CALIFORNIA

DON'T FIND THEMSELVES



OPEN HOUSE FRIDAY 11-2

CALABASAS | PRICE REDUCTION

5150 Garrett Court | 6 Bedrooms | 7 Baths | \$3,995,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



OPEN HOUSE FRIDAY 11-2

ENCINO | NEW LISTING

17610 Hidden Oaks Road | 5 Bedrooms | 5 Baths | \$3,495,000
Juliette Hohnen 323.422.7147



OPEN HOUSE FRIDAY 11-2

CALABASAS | NEW LISTING

3356 Adamsville Avenue | 6 Bedrooms | 9 Baths | \$3,295,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



OPEN HOUSE TUESDAY 11-2

MARINA DEL REY

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



OJAI

1148 McNeil Road | 4 Bedrooms | 4 Baths | \$3,199,000
Juliette Hohnen 323.422.7147



WESTWOOD

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



OPEN HOUSE TUESDAY 11-2

SUNSET STRIP | NEW LISTING

9400 Sierra Mar Drive | 3 Bedrooms | 2 Baths | \$2,249,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



BEVERLY GROVE | NEW LISTING

510 N. Edinburgh Avenue | 4 Bedrooms | 3 Baths | \$1,788,000
Jim Crane 310.855.4595 Connie Blankenship 310.994.6451



OPEN HOUSE TUESDAY 11-2

SILVER LAKE | PRICE REDUCTION

3439 Winslow Drive | 4 Bedrooms | 3 Baths | \$1,375,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398

HAPPY NEW YEAR FROM



225 NORTH CANON DR #7A | \$10,995,000

Elegant and breathtaking luxury residence at the Montage Beverly Hills. 3 bedroom + 3.5 bathroom luxury corner condo features a magnificent rotund living room with fireplace and 180-degree views. With nearly 3900 SQ FT, it features exquisite luxury finishes including custom crafted designer chandeliers. Parquet wood floors throughout the living room, study, dining room, laundry room and hallways, alongside carpeting in the bedrooms and porcelain flooring in the bathrooms. Full stainless steel WOLF appliances to Miele washer and dryer units to Vantage custom lighting options throughout. Includes a private 584-bottle wine room, formal dining room, breakfast nook, and posh media room. Building amenities include complimentary 24-hour valet, access to the state-of-the-art fitness and spa facility and 4 sequestered parking spaces plus up to an additional 8 valet spaces. WebID# 445992 Available for viewing by appointment only.

BEN CASPI 310.499.2091
BenC@nestseekers.com



1100 S HOPE ST #704 | \$718,000

Revel in the ultimate loft-style living in the heart of DTLA with floor to ceiling windows that allow plenty of natural light in and dazzling city skyline views of the Staples Center, LA Live, Ritz Carlton, and Hollywood Hills enriching the most beautiful west coast sunset right from the comfort of your own home! This stunning 1 BR 1 BA condo is in pristine condition with an open floor plan, Maple Hardwood Floors, walk-in closet, and stainless steel kitchen appliances. Luma Lofts provides luxury amenities: heated pool, spa, BBQ lounge area, fitness center, and 24/7 security & concierge. Luma is LEED certified for sustainable and eco-friendly efficiency. It is centrally located in LA's core business district and is walking distance or a short drive to the newly remodeled US Bank Tower, Walt Disney Concert Hall, Dodger's Stadium, Grand Park, Gallery Row, Fashion District, and other iconic buildings in DTLA. It is easily accessible to the top universities in the area and is perfect for students and professionals alike. WebID# 536835

SEBASTIAN WOLSKI 818.554.2199
sebastianw@nestseekers.com

CHRISTINE LEE 424.610.8502
Christine@nestseekers.com

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Nest Seekers
INTERNATIONAL

BEVERLY HILLS | NEW YORK | HAMPTONS | MIAMI | LONDON

NEST SEEKERS BEVERLY HILLS



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

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

TREVOR LAMBRIGHT 424.253.5592
TrevorL@nestseekers.com

SAM REAL 323.533.1277
SamR@nestseekers.com



1222 N KINGS RD APT# 8

WEST HOLLYWOOD | \$899,000

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

MAUREEN STEINBERG 310.623.0506
Maureen@nestseekers.com

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Nest Seekers
INTERNATIONAL

271 NORTH CANON DRIVE BEVERLY HILLS, CA

NestSeekers.com

Join our 300,000+ fans





By Appointment Only, Hollywood Hills

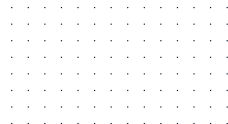
7350 Pacific View Drive

3 BED | 3 BATH | \$2,895,000

Tucked away on a quiet cul de sac in the Hollywood Hills, this impeccable brand new architectural blends a beautiful modern aesthetic seamlessly with steel beamed construction. Views of the mountains & Hollywood sign through walls of glass create a dramatic but warm minimalist environment. The finest quality finishes and meticulous attention to detail are evident from the minute you walk in the door to discover a beautiful open entertainment area flooded with natural light. The kitchen has beautiful Italian custom cabinetry, Caesarstone counters and top of the line stainless appliances. There are three generously proportioned bedrooms including a master suite with a large closet and en suite bath with a soaking tub & spacious shower. The large deck overlooks the backyard and infinity spa. This is a rare opportunity to live in a one of a kind new construction home in an area where it is extremely hard to build.

Jeeb O'Reilly jeeb@compass.com 310.980.5304

Scott Segall scott.segall@compass.com 310.480.4823



COMPASS

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Sprawling Fully Furnished Home, Beverly Hills

802 N Foothill

5 BED | 6 BATH | FURNISHED | \$29,500/MONTH

Prime 800 block Beverly Hills Flats. Sprawling fully furnished one story on a huge 24,163 ft. lot with massive frontage. Featuring large principle rooms and 4 bedrooms complete with ensuite baths. A recently completed renovation makes this property absolutely move-in. Gleaming hardwood floors throughout, oversized fireplace in living/dining rooms, bbq with rotisserie in kitchen and chef grade appliances. Master features a fireplace, multiple closets and updated bath. Huge park like grounds and an classic swimmers pool complete with diving board plus pool guesthouse. This is a fabulous offering that is live-in ready with double garage and full security system located at Foothill.

Brent Watson 310.600.9119 brent@brentwatsonhomes.com

Marshall Sisson 703.945.0285 marshall@brentwatsonhomes.com



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 Downtown. Silicon Beach.
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 The Faircrest is home with no limits.

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THE FAIRCREST

**New Single-Family Residences
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 From the Mid \$1.3 Millions
 Up to 2,894 Square Feet
 Up to 5 Bedrooms & 3 Bathrooms**

Sales Office Open 10am to 5pm 5930 Sawyer Street, Los Angeles, CA 90035 310.362.6991
www.EmeraldHomes.com/TheFaircrest



*To receive 2.5% co-op, broker's buyer must execute D.R. Horton's Purchase Agreement on a home at The Faircrest and close per the purchase agreement. Co-op calculated on the base purchase price of the home. Broker co-op subject to change or cancellation without notice. D.R. Horton Broker Policy is in full effect and broker's buyer cannot have previously registered with D.R. Horton either in person or on D.R. Horton's website, interest list or pre-qualification list. Broker must hold a valid CA real estate license as of the date of registration and buyer's close of escrow. If broker and buyer visit more than one D.R. Horton community, all conditions must be satisfied in each community, including registration. Drawings/photos are representational only. All square footage is approximate. Prices subject to change without notice or obligation. D.R. Horton VEN, Inc. dba Emerald Homes - CalBRE license #1253251; Contractors license #765023. © D.R. Horton 2016.



WESTSIDE ESTATE AGENCY



THE PARK BEL AIR

BEL AIR | \$115,000,000

The finest "bespoke" estate collection to be built in LA. Permitted & ready to build. Private estate w/its own gatehouse. 3 acres, city + ocean views. Main: 42,539 sf (6 BR en suite). Gst hse: 15,418 sf (5 BR, 4 staff). IMAX theater, fitness center, 2-lane bowling alley, elevators, art vault, full-service spa & esthetician room, golf & race car simulator, underground auto gallery for 19 cars with underground connector tunnel, two pools (89 ft and 75 ft). weahomes.com/listing/788-tortuoso-way

Kurt Rappaport

(310) 860-8889 | CalBRE# 01036061

Stephen Shapiro

(310) 860-8888 | CalBRE# 01257836

Fred J. Bernstein

(310) 300-0599 | CalBRE# 01476689



ONCE IN A GENERATION WORLD-CLASS ESTATE BRENTWOOD

| \$55,000,000

Pvt 10-acre compound with city, ocean, & mtn views. Main residence: dramatic gallery entry hall, 7 BRs, 8 full baths, 4 half baths, chef's kitchen, 2-stry library, prof. screening rm, paneled library, a luxe master ste & more. Pool, gym, tennis crt, 35 car garage, staff offices/facilities, security offices, 2 gst houses, & rolling lawns. 1911westridgeroad.com

Fred J. Bernstein (310) 300-0599 | CalBRE# 01476689



CLASSIC BEL AIR ESTATE ON RESORT-LIKE GROUNDS BEL AIR

| \$24,995,000

Unobstructed views. Authentic courtyard Mediterranean with museum quality restoration & complete privacy. Spectacular LR with coffered wood ceilings, pub, theater, gym & more. Outdoor loggia/dining pavilion, lawn, pool & guest house. 755stradella.com

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

Richard Ehrlich (310) 860-8885 | CalBRE# 01267136



BEAUTIFUL GEORGIAN TRADITIONAL BEVERLY HILLS

| \$24,995,000

New construction on one of the most desirable streets in the BH Flats. 7 BRs, 14 baths on an approx 27,000 sf lot. Perfect for entertaining. Enormous master suite, huge lower level with theater, wine tasting room, game room, & gym. Opulent features, smart home technology, & every amenity imaginable. Co-listed. weahomes.com/listing/720-n-alta

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ARCHITECTURAL TOUR DE FORCE SUNSET STRIP

| \$17,500,000

Perched on one of the most exclusive "Bird" streets w/gorgeous city views. Designed by Zoltan Pali & executed by Dugally Oberfeld w/masterful precision using only the finest materials. Sleek contemporary w/classic details, rift oak floors thru-out & glass pocket doors for a seamless indoor-outdoor lifestyle. weahomes.com/listing/9312-nightingale

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



THE OPPENHEIM GROUP
REAL ESTATE

BIRD STREETS AREA DEVELOPMENT OPPORTUNITY

Set at the end of a cul-de-sac behind private gates that open to a motor court, this large and extremely flat pad overlooks the city lights and mountains. Build an approx. 6,000+ sq. ft. masterpiece on this one-of-a-kind parcel. A small home and pool currently exist on the property.



SUNSET STRIP
8818 PINTO PL.
\$4,795,000 | 19,358 LOT SIZE

OPEN TUESDAY 11-2PM
8818PINTO.COM

JASON OPPENHEIM, ESQ.
BROKER/PRESIDENT

OGROUP.COM

jason@ogroup.com | 310.990.6656

8606 Sunset Blvd. | West Hollywood, CA 90069



THE OPPENHEIM GROUP
REAL ESTATE

BEVERLY HILLS POST OFFICE CONTEMPORARY IN GUARD-GATED COMMUNITY

Located in the exclusive 24-hour guard-gated Hidden Valley celebrity enclave, this incredible contemporary boasts an open floor plan with a lavish 1,800 sq. ft. master suite featuring dual walk-in-closets. This is one of the few properties in the prestigious Hidden Valley community where you can watch breathtaking sunsets and enjoy amazing views.



BEVERLY HILLS

9505 HIDDEN VALLEY RD.

\$5,995,000 | 5^{BED} 6^{BATH} 5,193^{SQ. FT.}

OPEN TUESDAY 11-2PM

HIDDENVALLEYRD.COM

CATERED BY:

JOAN'S
ON THIRD

JASON OPPENHEIM, ESQ.

BROKER/PRESIDENT

OGROUP.COM

jason@ogroup.com | 310.990.6656

8606 Sunset Blvd. | West Hollywood, CA 90069

AN ARCHITECTURAL MASTERPIECE DESIGNED
BY JOHN ELGIN WOLF

Joyce Rey
STACY GOTTULA



9198 CORDELL DRIVE

\$5,850,000

An architectural masterpiece, this John Elgin Woolf private garden residence holds an impeccable entertainment industry pedigree in a prime locale above Sunset Strip. The 3-bedroom, 3.5-bath house is exquisitely restored with Madeline Stuart design and state-of-the-art systems. In the living room, the brick fireplace and flanking windows soar to the height of the 14-foot ceiling and look onto dignified cypress trees. This is an intimate estate of classic beauty, contemporary elegance and gracious ease.

NEW PRICE

OPEN TUESDAY 11-2

JOYCE REY EXECUTIVE DIRECTOR
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www.JoyceRey.com | CalBRE #00465013

STACY GOTTULA LUXURY SPECIALIST
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COLDWELL BANKER
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VIEW



FEATURED *Properties*

BEVERLY HILLS | \$28,500,000 Sale / \$100,000 Lease
Represented by JOYCE REY (310) 285-7529 and STACY GOTTULA (323) 610-7191

COLDWELL BANKER RESIDENTIAL BROKERAGE

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BANKER** 



ALTADENA | \$1,485,000

A distinctive lifestyle awaits you within the gated community of La Vina

DEBRA FALLON (619) 227-7616



ALTADENA | \$724,900

257 East Las Flores Drive, Altadena

MICHAEL TRUJILLO (626) 926-9897



ARCADIA | \$588,000

Charming Arcadia hm w/3br/2 updated baths, kitchen w/granite and built-in appliances.

JEANNIE VUKOVICH (626) 622-4355



BRENTWOOD | \$9,300,000

Like Living in a Park in Brentwood. 4 beds, 5 baths, 2 guest houses, pl, orchards. 1+acre.

JOHNNY LEE SCHELL & BETH STYNE (310) 859-6032



BRENTWOOD | \$3,395,000

Last of the grt cul-de-sac opportunities on a Helena! Live as-is or expand to your needs!

ROBERT WINANS (310) 722-8456



CALABASAS | \$1,295,000

22957dekalb.com VIEWS! VIEWS! VIEWS! 5 bed + 3 bath + Pool/Spa, on a private cul-de-sac!

KAREN BOUDREAU (818) 434-8633



CENTURY CITY | \$7,995,000

Spectacular city view home in world renowned Century Luxury Building. 3bd+5ba.

GINGER GLASS (310) 927-9307



EL SEGUNDO | \$839,000

Fantastic 3BD/3BA Condo | Open Floorplan | Hardwood Flooring & Vaulted Ceilings

MELINDA FLYNN (310) 728-5795



ENCINO | \$749,999

4 BR, 3 BA, Great Room. Chef's Kitchen. View of Farm. www.6124Shoshone.com

JOSEPHINE ROSSI (818) 995-2424



HANCOCK PARK | \$1,195,000

Fabulous Updated, Ultramodern Large 2 Bedroom Unit. Tastefully Appointed Gourmet Kitchen.

JUNE LEE/JAMES SONG 323-860-4262 X4255



LOS ANGELES | \$889,000

Rare opportunity in this lovely 1 story, 3 bd/2 ba home in highly coveted Ladera Heights.

BARON BRUNO & NOEL BOIX (424) 465-3225



LOS ANGELES | \$875,000

Investor's dream! Sits on large corner lot, this architectural home has so much potential!

CARLA & RAY LOWE (424) 702-3043



Arcadia (626) 445-5500
Beverly Hills North (310) 777-6200
Beverly Hills South (310) 273-3113
Brentwood (310) 820-6651

Calabasas (818) 222-0023
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Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700
Marina del Rey (310) 301-3500
Montecito (805) 969-4755
COLDWELLBANKERHOMES.COM

RESIDENTIAL BROKERAGE



LOS FELIZ | \$1,385,000

Reduced! Architectural 2-story 4BR/2.5BA in Los Feliz w/ terraced yard and hillside views.

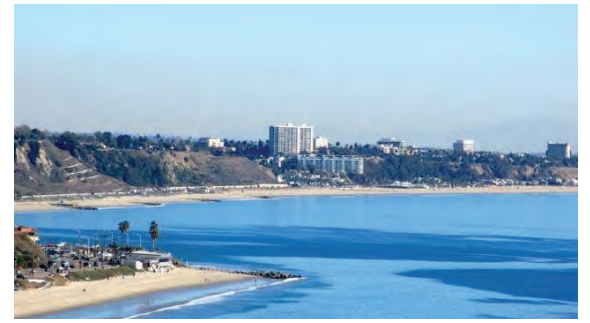
JULIE LOVETT (310) 899-3514



MALIBU | \$9,995,000

Best priced bluff property on PT Dume, Whitewater & sunset views, www.PointDumebluff.com

BRIAN MERRICK (310) 317-8373



MALIBU | \$2,995,000

Enjoy panoramic whitewater, Santa Monica Bay & mtn views from newly remodeled smart home.

MARTA SAMULON (310) 230-2448



MALIBU | \$1,749,000

Charming country farmhouse reminiscent of Martha's Vineyard on 5 gorgeous ocean vu acres.

ELLEN FRANCISCO (310) 589-2464



MONTEBELLO | \$729,000

4 tremendous units located at most demanded & convenient area in the city of Montebello.

POWAI WONG (626) 731-8387



OAK PARK | \$1,500,000

4BD+office+3BA. Private, secluded, gated estate. Pool, spa, gazebo. Beautiful in & out!

SHIRLEY RICHARDS (805) 495-1048



OXNARD | \$2,350,000

2 Bedroom + 1 Bath. 1920s beach cottage on the sand.

ARIEL & KAREN (805) 824-2004



PASADENA | \$3,980,000

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

SCOTT JAMES & CHRIS STILLMARK (626) 327-1836



REDONDO BEACH | \$969,000

4BD/ 2.5BA | Detached Townhome | Master Suite w/ Jacuzzi Tub | Beautiful Private Rear Yard

TARA BUCCI & LESLIE WEBER (310) 890-7167



SANTA BARBARA | \$6,395,000

Rare, authentic and incredibly romantic adobe hacienda estate.

VICTOR PLANA (805) 895-0591



SHERMAN OAKS | \$879,000

Lovely updated Mellenthin~3+2+den+loft+4-car garage+lrg yrd w/pool & spa 13047Magnolia.com

STEVE SHRAGER (818) 606-7862



SHERMAN OAKS | \$775,000

Squeaky-clean Mid-Century Sherman Oaks Ranch; 3 + 2 + sunroom

RICHARD STANLEY (213) 300-4567

Pacific Palisades (310) 454-1111

Palos Verdes (310) 378-5201

Pasadena (626) 584-0050

Playa Vista (310) 862-5777

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Santa Barbara (805) 682-2477

Santa Monica Montana (310) 458-0091

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Sherman Oaks (818) 995-2424

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A&D

ARCHITECTURE & DESIGN

MY LUXURY RECYCLING VIEW

With Architect Kevin Cozen
by Bret Parsons



Two years after graduating from SCI-ARC, Kevin Cozen received an ultimatum from his first client: construct the home you designed for us or we scrap the project. Cozen quickly opened Classical Progression and has since created a dramatic array of luxury “recycled” homes and commercial projects. The Santa Monica-based firm is known for deftly fusing architectural salvage and recycled building materials with innovative construction techniques and building technologies to create timeless environments. His family’s Malibu home is a virtual case study of the firm’s philosophy. After connecting with the feeling of weathered equestrian buildings in France, Cozen designed the residence to recall a rustic French barn. The façade is composed of stone and concrete walls, steel windows, recycled doorframes, wrought iron balustrades, and a reclaimed-wood pivot door to create a theatrical entrance. Inside the Great Room, discarded bowed trusses support the roof, while an Ionic column, cast-concrete fireplace, eclectic furnishings and decorative objects lend character. From the concrete floor to the antique furnishings, every component was layered by Kevin and his interior designer wife Carolyn to achieve an imaginative and comfortable haven in which to reside.

www.ClassicalProgression.com



ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: JOHN ELGIN WOOLF



SUNSET STRIP | \$6,395,000

Private garden residence in a prime locale above Sunset Strip w/pool. 9198cordelldrive.com

Joyce Rey, Executive Director (310) 285-7529

ARCHITECT: RODNEY WALKER



BRENTWOOD | \$4,599,000

Inviting architectural, designed by Rodney Walker, in a glorious country setting.

Nora & Peter Wendel (310) 979-3913

ARCHITECT: A.W. HAWES



HANCOCK PARK | \$1,995,000

Extremely Rare Opportunity on one of the best streets in S. Hancock Park. HPOZ. 6BR+6BA.

Phil Boroda/Richard Hartzler (818) 995-2424



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BRET PARSONS
DIRECTOR, ARCHITECTURAL DIVISION



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LindaMay.com

Guy Levy

310.777.6225

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LindaMay.com

By Appointment Only

1 CENTURY WEST DRIVE #5C | CENTURY CITY

Welcome to the Century, an affluent urban enclave centering on those who desire to live the sweet life in LA with world class amenities. This contemporary 2bd, 2.5ba, 2,774sf residence comes fully furnished with glamorous interiors by Marmol Radziner. An open floor plan blends fine finishes & details with great spaces, natural light & city views. Amenities include: state-of-the-art audio/visual (Control4), private elevator access, and weekly maid service. The Century is a world class 42-story building designed by Robert A.M. Stern that simply defines luxury. On nearly 4 acres residents enjoy outdoor dining rooms & fireplaces, running & walking paths, 24-hour doorman & concierge with valet parking (3 spaces), 75ft. outdoor pool with spa, cabanas, fitness center, professional screening room, assouline culture center, private wine cellar locker, conference room & room service from Hinoki & the Bird available. Live in 5 Star grandeur at the Number One address in Los Angeles.

\$22,000/month | www.Century5C.com



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SPORTS CENTER IN

12733 SUNSET BLVD

OPEN TUESDAY 11AM - 2PM

MARY LU TUTTILL

310-979-3990



BRENTWOOD PARK

An aerial photograph of a large, well-maintained residential property. The central feature is a large, rectangular swimming pool with a light-colored deck. To the left of the pool is a green tennis court. The property is surrounded by dense, lush greenery, including palm trees and various shrubs. In the background, several houses are visible, some with red-tiled roofs. The overall scene is bright and sunny, suggesting a warm climate.

Host tennis tournaments and football games on this one-of-a-kind 33,000 sq. ft. lot with great sprawling lawn and gardens, including a pool, pool house and N/S Championship tennis court. Located behind gates with a large circular drive, the custom main house has large rooms all open to the playful grounds. At this price one could tear down the house and create a grand estate. Filled with happy energy, the style and floor plan inspire an easy update and expansion as well. Must see to appreciate the surprisingly quiet back yard. \$5,900,000



270 SOUTH CANYON VIEW | \$9,300,000 | OPEN TUE 11-2
Country Compound on True Park-like Grounds

Over one acre of gardens, meadows and orchards. This is the kind of property that dreams are made of. This one of a kind Brentwood location is unparalleled as is the privacy and old Hollywood grace that greet you when you enter the gates and cross over the bridge of this extraordinary sanctuary. The main house is situated up a private drive and boasts 4 bedrooms, 3 full baths plus 2 powder rooms, a library, wine cellar, formal dining room, junior dining as well as a harvest/family room and a cooks kitchen that opens to an outdoor dining area and wood burning pizza oven. This Portuguese floor plan surrounds an entertainers' courtyard with fountains and an easy flow. French Windows and doors throughout beckon the outdoors in and the exteriors do not disappoint. There is an entertainers lodge with a ¾ bath, kitchenette, bar, fireplace and deck with a spa that looks out over the extraordinary grounds and the paths including steps though the forest to the full 2 br./2bas guesthouse with a full kitchen and a fireplace overlooking the pool, orchards and grounds. A greenhouse and solarium complete this dream property reminiscent of an Emily Bronte book.

Johnny Lee Schell
 818.621.0999
 CaBRE#01902430

Beth Styne
 310.367.3388
 CaBRE#00815705



Steve Shrager

For People on The Move...



Coldwell Banker Residential Brokerage - Studio City

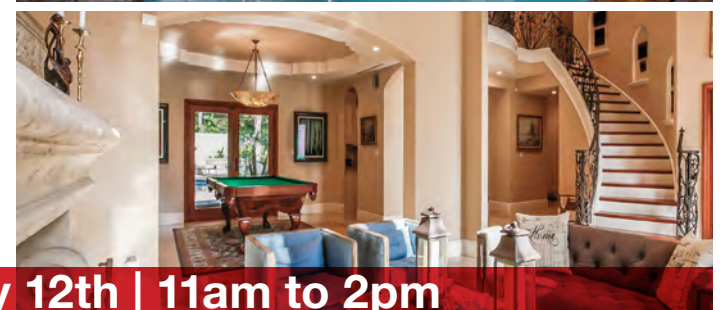


Broker's Open - Tuesday, January 12th | 11am to 2pm

13047 Magnolia Boulevard, Sherman Oaks, 91423

This classic Sherman Oaks, Mellenthin, 3+2+Den, home has been updated with a remodeled kitchen & bathrooms. Wood floors, wood burning fireplaces, vaulted ceilings, magnasite stairs and other Mellenthin hallmarks still remain. HVAC system, new windows, a tankless water heater, copper plumbing, new driveway and fresh paint inside and out. The backyard is an entertainer's paradise with a lagoon style pool, spa, waterfall, draught tolerant landscaping, large lawn and Bouquet Canyon stone patio & sitting areas. Also featured is a unique oversized garage that could be separated into a work shop or studio and still accommodate two cars.

\$879,000 List Price

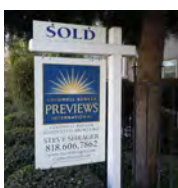


Broker's Open - Tuesday, January 12th | 11am to 2pm

4034 Ventura Canyon Avenue, Sherman Oaks

This magnificent newer entertainer's home is located in prime Sherman Oaks, South of the BI, within the Dixie Cyn School boundaries. The palatial interiors feature 3-fireplaces, formal living & dining rm, separate den, powder room, kitchen w/top name appliances & superior finishes opening to the family room, plus 5-ensuite bedrooms including an opulent master suite with a sensational bathroom. A salt water pool, outdoor kitchen & stunning finishes inside & out will please the most discerning!

\$2,395,000 List Price



If you want to see one of these in front of your house...

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DEVELOPMENT OPPORTUNITY IN PRIME BEVERLY HILLS

Joyce Rey
SS
STACY GOTTULA



1129 TOWER ROAD, BEVERLY HILLS

\$19,995,000

Incredible opportunity to purchase an apx. 1.35 acre prime Beverly Hills site. Perched on a private knoll, ideal property to build your dream estate. Gated & up a long private driveway, this exceptional property offers apx. 6,244 sq.ft. Main house with expansive grounds & sparkling vistas. Sweeping grounds with cabana, huge motor court, 3 car garage, rolling lawns, & spacious back patio with pool. Fabulous potential for development opportunities of a compound-like custom estate.

OPEN TUESDAY 11-2

JOYCE REY EXECUTIVE DIRECTOR
(310) 285-7529 | Joyce@JoyceRey.com
www.JoyceRey.com | CalBRE #00465013

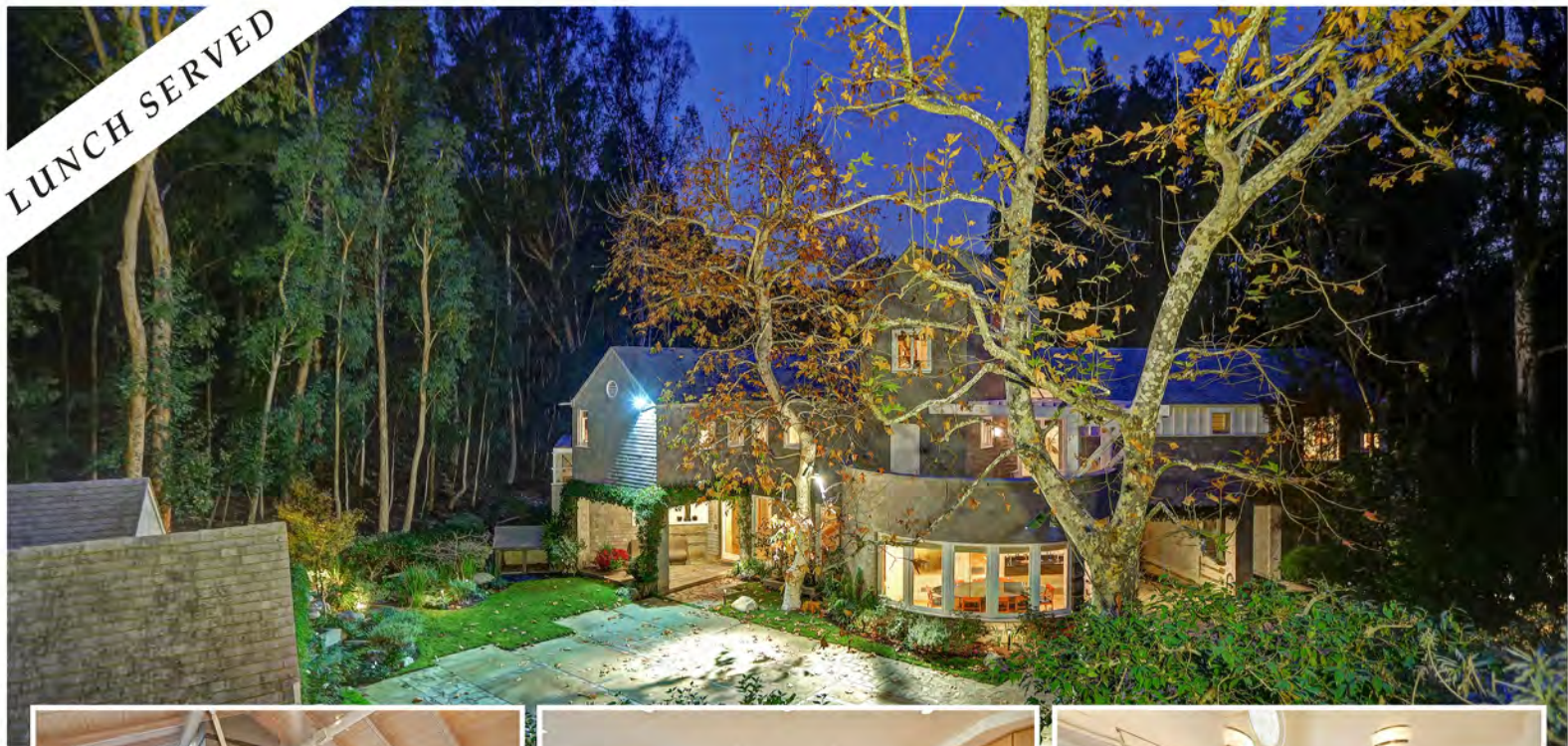
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Architectural Farmhouse Retreat in Fryman Canyon



3230 Iredell Lane • Fryman Canyon Estates

- Custom built on over 2 acres of lush land
- Design pedigree by Hodgetts + Fung, AIA
- Long private gated drive to motorcourt
- Wood floors, French doors, high ceilings
- Dramatic use of cylindrical-steel ceiling trusses
- Stacked stone and 'formed' concrete elements
- "Great" room design with vaulted ceiling
- Phenomenal "chef's" kitchen with top built-ins
- 3 bedrooms + 2 separate outdoor guest facilities
- Master suite w/sitting rm/FP/loft/4 walk-ins/private balcony
- Master bath beyond compare
- Dual powder rooms
- Oversized and gracious dining room
- Fantastic office/library off of the 'great' room
- Bucolic and private vistas from all rooms
- Pool/spa set amidst serene gardens, lawns, & mature foliage
- Be in the city; but, not of it... on Iredell Lane

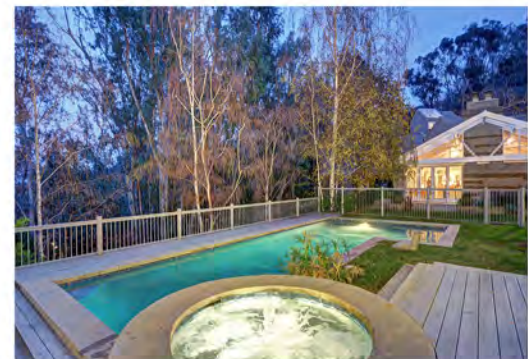


Grand Openings Tuesday January 12th and Friday January 16th 11-2

\$6,995,000

Verna Helbling
BERKSHIRE HATHAWAY
(310)849-2485

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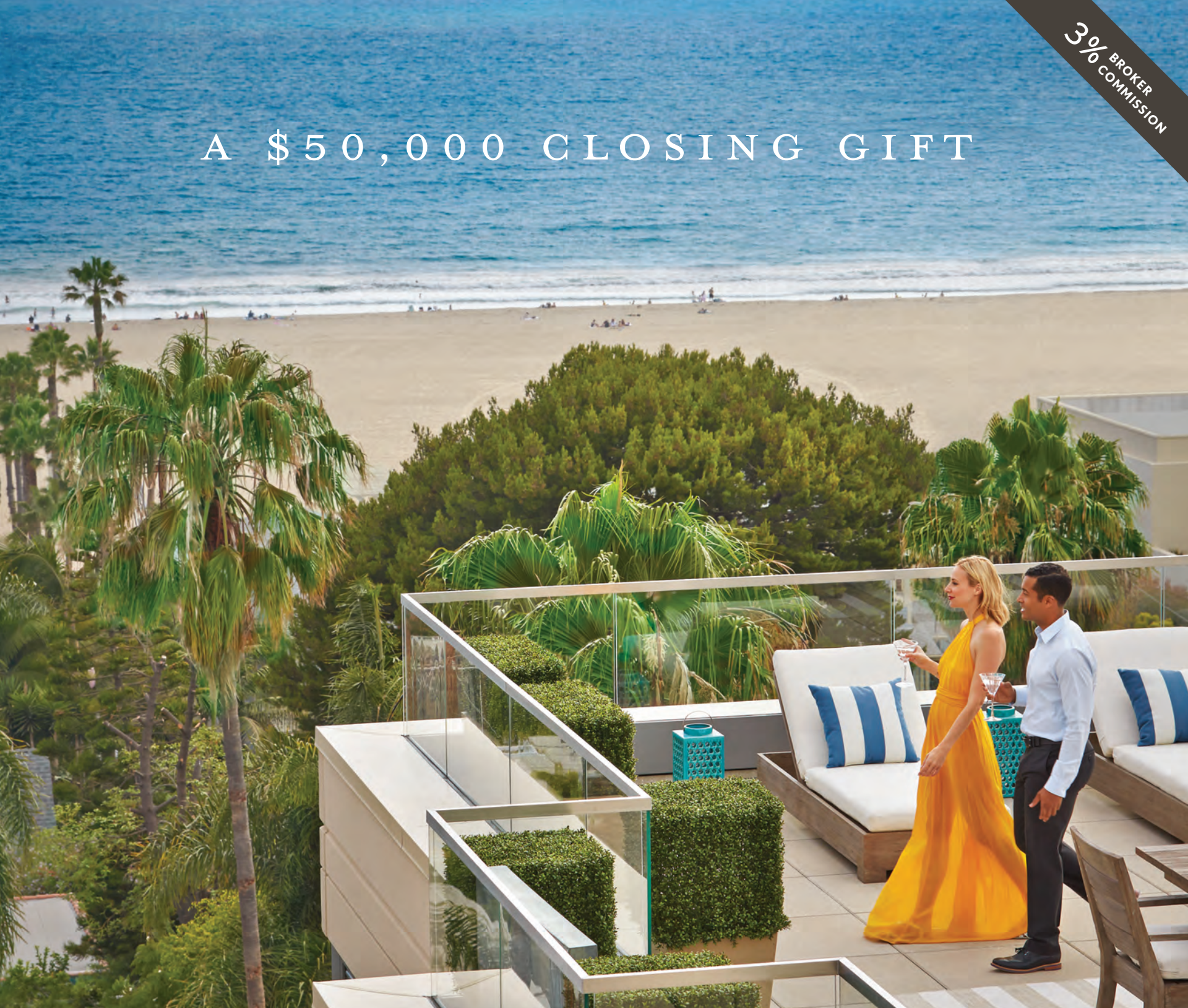
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The developer reserves the right to make modifications to the floor plans, pricing and unit dimensions of residences or other areas at any time. This is neither an offer to sell nor a solicitation to buy in any state where prohibited by law or where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



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*To qualify for the \$50,000 purchaser closing gift, escrow must be opened on a unit at The Waverly or The Seychelle on or before January 31, 2016. The \$50,000 closing gift is only for qualifying purchasers who close escrow on a unit in accordance with the terms of the sale agreement. Additional terms and conditions may apply.



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Everything

*New Two-Story Detached Residences
 in Santa Clarita*

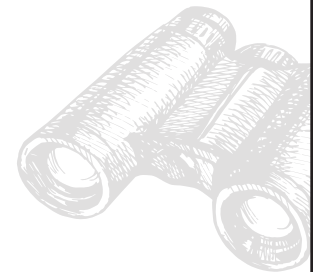
STARTING FROM THE HIGH
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 five signature knolls create the ultimate invitation to

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 From the \$700,000s
 27679 Camellia Drive | 661.434.4808

BRIGHTON by Brookfield Residential
 Gated Neighborhood
 Approx. 3,116 – 3,470 Sq. Ft.
 4 – 6 Bedrooms | 3.5 – 4.5 Baths
 From the \$700,000s
 20532 Arden Place | 800.603.1831

EVERETT by Meritage Homes
 Approx. 2,724 – 3,131 Sq. Ft.
 3 – 5 Bedrooms | 2.5 – 4.5 Baths
 From the High \$500,000s
 27304 Ellery Place | 877.222.0568

GRAYSON by TRI Pointe Homes
 Approx. 2,121 – 2,470 Sq. Ft.
 3 – 5 Bedrooms | 2.5 – 3 Baths
 From the \$500,000s
 27300 Leighton Lane | 855.815.9100

HAYWOOD by KB Home
 Approx. 1,856 – 2,388 Sq. Ft.
 3 – 5 Bedrooms | 2.5 – 3 Baths
 From the High \$400,000s
 27439 Snowberry Court | 888.524.6637

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FiveKnolls.com 



*All builders at Five Knolls cooperate with brokers. Please plan to accompany your client on the first visit to Five Knolls in order to be eligible for most referral programs. Contact the individual builder/sales office for specific details. Plans, pricing and product information are subject to change. Square footages are approximate. Copyright © 2016 Brookfield Residential. All rights reserved. CalBRE license #00991326.

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AD DESIGN © 2016 BRET PARSONS CALBRE#01418010

Brittany Tudor in Prized Mandeville Setting

In 1964, architect Gerard R. Colcord was commissioned to create a family compound on a pastoral 3/4 acre parcel in Mandeville Canyon. Designed and built to exacting standards of charm, proportion and workmanship, the entire residence has been skillfully renovated by the current owners. This is the epitome of home: hand-hewn beams, large windows, French doors, enchanting nooks, dormers, and tranquil outdoor spaces. First floor contains the foyer w/staircase, living room w/large fireplace, dining room, butler's pantry, kitchen w/breakfast, laundry, and powder room. Upstairs incorporates 3 bedrooms, 2 large segmented baths, abundant closets, plus an office. Located minutes from Sunset Boulevard, this well-maintained property is ideal for those seeking tranquility and beauty amidst a verdant landscape.

OPEN HOUSE

2528 Mandeville Canyon Road

Los Angeles, CA 90049

Tuesday, January 12th, 11am - 2pm

Sunday, January 17th, 1pm - 4pm

Refreshments Served



- 2-story Brittany Tudor style home by architect Gerard R. Colcord
- Built in 1964; completely renovated by current owners
- On private lane adjacent to Mandeville Canyon Road
- Spacious rooms, excellent floor plan; room for expansion
- 3 bedrooms, 2 baths, 1 powder
- Finished loft over detached 2-car garage
- 2,620 sq. ft. interior; 39,794 sq. ft. parcel (per assessor)
- Offered at \$2,995,000

www.2528Mandeville.com

**BP
RE** **Bret Parsons**
REAL ESTATE

(310) 497-5832

Bret@BretParsons.com

QUALITYAGENTS



\$14,250,000 | 2100 Highway 101, Buellton | 1,600± ac (assr)
Team Scarborough | 805.331.1465



\$17,900,000 | 2883 Kirkland Drive, BHPO | Development Opportunity | m.beverlybellevue.website
Endre Barath | 310.486.1002



\$3,895,000 | 4415 Dundee Drive, Los Feliz | 4BD/4BA
Michael Rodgers | 310.280.8983



\$2,600,000 | 15750 Castlewoods Dr, Sherman Oaks | 5BD/4½BA
Matt Epstein | 818.789.7408



\$2,295,000 | 15605 Woodvale Road, Encino | 4BD/4½BA
Cameron/Spitz | 818.380.2151/818.817.4284

OPEN TUES 11-2



\$3,395,000 | 858 Fiske Street, Pacific Palisades | 5BA/4½BA
Marco Rufo | 310.230.3765



\$1,095,000 | 11863 Darlington Ave #208, Brentwood | 2BD/2½BA
Danny Brown | 310.820.9318

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 Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura

EXTRAORDINARY RESULTS



\$14,395,000 | 24100 Hidden Ridge Road, Hidden Hills | 6BD/6½BA
Marc & Rory Shevin | 818.251.2456/818.251.2476



\$12,950,000 | 24155 Hidden Ridge Rd, Hddn Hls | 8BD/11BA
Marc & Rory Shevin | 818.251.2456/818.251.2476



\$2,250,000 | 1144 Kagawa St, Pacific Palisades | 3BD/3BA
April McKenna | 310.985.9625



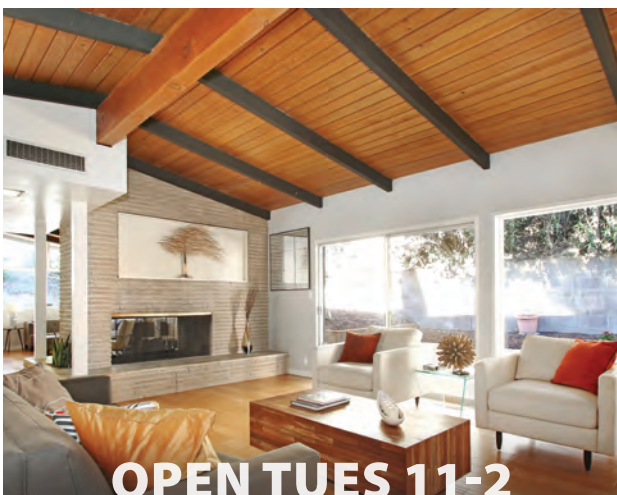
OPEN TUES 11-2

\$1,690,000 | 12218 Montana Ave #306, Brentwood | 2BD/2½BA
Bill Coveny | 310.994.2344



OPEN SUN 1-4

\$1,635,000 | 3619 Weslin Ave, Sherman Oaks | 4BD/3¼BA
Cynthia Miller | 818.371.2724



OPEN TUES 11-2

\$949,000 | 1309 Beaudry Bl, Glendale | 3BD/1¾BA
Margaret Cashion | 310.795.2200



OPEN TUES 11-2

\$1,499,999 | 1731 Wellington Road, Mid Los Angeles | 6BD/6½BA
Gary & Traci Ruebsamen | 818.908.2420

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. CalBRE 01317331



LAKE ARROWHEAD

4BD/4BA Craftsman home nestled behind the gates of Cedar Ridge Estates. Double doors lead to the grand light-filled living room with fireplace. Large formal dining room. Spacious cook's kitchen features island bar seating, SS appliances, and amply sized pantry. Spacious master suite boasts a fireplace. Resort-style master bath has dual vanities, large shower, and spa tub. Vaulted beamed ceilings, recessed lighting, and gleaming hardwood floors throughout. The back deck boasts mountain and treetop views. The expansive family room/den features a fireplace, recessed lighting, and built-in shelving. Please contact Jim Price for showings.

125 Pheasant Run | Lake Arrowhead

Offered at \$1,050,000



Monty Iceman
310.399.8748
montyiceman@aol.com
montyiceman.com



Jim Price
Coldwell Banker
909.336.5478
jimprice@cbskyridge.com



OPEN SUNDAY 1-4

CASEY MARKOVIC

310.596.1815

caseyjmarkovic@gmail.com



4000STANSBURY.COM

4000 Stansbury Avenue | Sherman Oaks

Offered at \$2,949,000

4000 Stansbury executes a perfect contrast of contemporary living, along with the warmth of a cozy home atmosphere. The term 'open-floor-plan' is redefined at 4000 Stansbury. From the floor to ceiling custom Fleetwood sliding window treatments, to the reinforced beams hidden above, together they bring a clean line of sight to the main level. This makes way for a multitude of activities, from entertaining to relaxing by the fireplace. Slide the windows open and listen to the ± 28ft wide waterfall, as it cascades through LED lights into the Blue Lagoon style, pool and spa. There is also a penthouse suite on the top level with an oversized rooftop deck. A one of a kind home on an amazing estate-lined street.



BERKSHIRE HATHAWAY | California Properties
HomeServices

Fabulous Opportunity



1117 EMBURY ST
Tuesday, January 12 - 11am - 2pm

Charming 1930's Spanish home in a prime alphabet street location close to the Palisades Village and the new Rick Caruso Development. Beautiful living room with a decorative fireplace is adjacent to the light filled formal dining room overlooking the front yard.

There are three spacious bedrooms or two bedrooms plus a large family room. Great grassy backyard with a detached two car garage and plenty of room for storage. Perfect for a remodel or developers

Offered At **\$2,075,000**



Jody Fine
 310-230-3770

881 Alma Real Dr., Suite 100
 Pacific Palisades, CA 90272

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BERKSHIRE HATHAWAY
 HomeServices
 California Properties



1306 GOUCHER STREET

PACIFIC PALISADES

4 BEDROOMS | 5 BATHROOMS | 5,483 SQ. FT. | 12,181 SQ. FT. LOT SIZE

In the hills of the exclusive Pacific Palisades beachside enclave, this traditional family estate with contemporary designer finishes presents luxurious coastal living against sweeping ocean views. Interiors filled with natural light feature hardwood floors, exposed 300-year-old wood beams and oversized masonry fireplaces. Completed with beautifully landscaped grounds, a billiards/media room, 800-bottle wine cellar, and an unrivaled location only minutes from both Palisades Village and the sand.

JONATHAN RUIZ
JRUIZ@THEAGENCYRE.COM
424.230.3714

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$5,495,000



An international associate of Savills

THEAGENCYRE.COM





1302 COLLINGWOOD PLACE

LOS ANGELES

NEW PRICE

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

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

OFFERED AT \$28,900,000

BRENDAN FITZPATRICK
424.230.3719

MAURICIO UMANSKY
424.230.3701

BLAIR CHANG
424.230.3703

CINDY AMBUEHL
424.321.4947



An international associate of Savills

THEAGENCYRE.COM





368 S. RIMPAU BOULEVARD

HANCOCK PARK

7 BEDROOMS | 7.5 BATHROOMS | 10,581 SQ. FT. | 23,573 SQ. FT. LOT SIZE

Prestigious Hancock Park meets modern lifestyle living in this magnificent Mediterranean estate. This newly reimagined 1960-2016 Italian Contemporary Mediterranean boasts the expert craftsmanship of its designer's extraordinaire. Enter a mesmerizing two story foyer overlooking the grand yard as Californian indoor outdoor living is perpetuated to its fullest. The elegant master bedroom has over 1,700 plus square feet boasting high ceilings.

NEW LISTING

OPEN TUES 11-2PM & SUN 1-4PM

OFFERED AT \$10,995,000

 **BRANDON COHAN**
424.320.5248

 **BETSY MALLOY**
323.806.0203



An international associate of Savills

THEAGENCYRE.COM





1 W. CENTURY DRIVE #36A

WESTWOOD/CENTURY CITY

3 BEDROOMS | 5 BATHROOMS

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

MAURICIO UMANSKY
MUMANSKY@THEAGENCYRE.COM
424.230.3701

FARRAH ALDJUFRIE
FARRAH@THEAGENCYRE.COM
424.230.3712

EDUARDO UMANSKY
EUMANSKY@THEAGENCYRE.COM
424.230.3715

VIP BROKER'S OPEN

TUESDAY 4:30PM - 6:30PM

Must R.S.V.P in advance to attend.
Please e-mail EA@TheAgencyRE.com

OFFERED AT \$16,995,000



An international associate of Savills

THEAGENCYRE.COM





1201 LAUREL WAY
BEVERLY HILLS | \$42,000,000



44 BEVERLY PARK NEW PRICE
BEVERLY HILLS | \$31,000,000



1307 SIERRA ALTA WAY
SUNSET STRIP | \$22,900,000



2673 ZORADA DRIVE NEW LISTING
SUNSET STRIP | \$3,950,000

MAURICIO UMANSKY
424.230.3701

FARRAH ALDJUFRIE
424.230.3712

EDUARDO UMANSKY
424.230.3715





HACIENDA DE LA PAZ

PALOS VERDES PENINSULA

As you pass through the breathtaking canopy of carob trees to the stately landscaped courtyard of Hacienda De La Paz, you are transported to another time, captivated by the romance of a bygone era. Equally mesmerizing and architecturally awe-inspiring, this authentic Andalusian estate is a worldly-inspired mosaic set upon eight majestic acres at the crest of California's Palos Verdes Peninsula.

9 BEDROOMS | 25 BATHROOMS
51,000 SQ. FT. | ≈8-ACRES

SANTIAGO ARANA
424.231.2399

MAURICIO UMANSKY
424.230.3701

MATT ALTMAN
323.791.9398

JOSH ALTMAN
310.819.3250



OPEN THURSDAY 11-4

PRICE UPON REQUEST

ONE OF THE BEST VIEWS IN LOS ANGELES



REDUCED \$3 MILLION

OFFERED AT \$9,995,000

8931 ST. IVES DRIVE | SUNSET STRIP

OPEN TUESDAY 11-2 PM | VALET PROVIDED

One of the most magnificent view properties in all of L.A., this modern architectural masterpiece nestled in the Hollywood Hills captures sweeping ocean and city views that stretch from Downtown to Santa Monica. Exquisitely designed and furnished interiors open to the spectacular outdoor living area with an infinity-edge pool and 12-person spa suspended high above the city. An entertainer's dream, the home boasts an incredible outdoor bar and dining area with a high-resolution waterproof TV, a chef-caliber kitchen, four bedroom suites including a luxurious master, six baths and professional gym with a yoga studio.

DAVID PARNES
DPARNES@THEAGENCYRE.COM
424.400.5916

JAMES HARRIS
JAMES@THEAGENCYRE.COM
424.400.5915

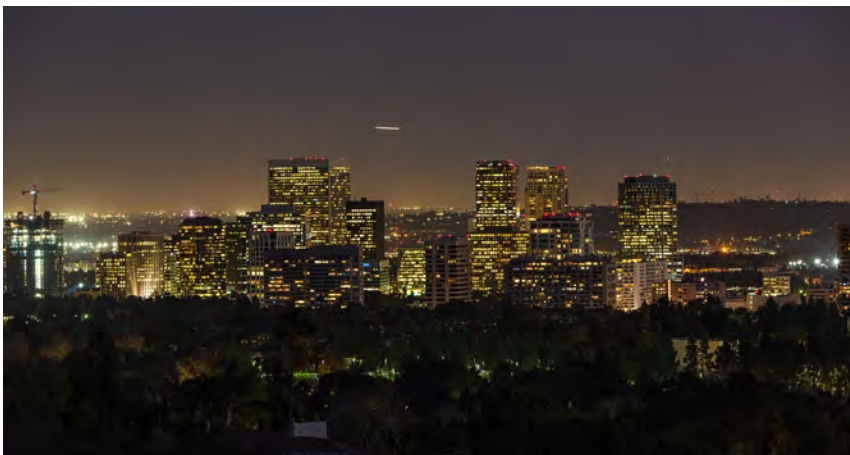
VICTOR KAMINOFF
VICTOR@VICTORKAMINOFF.COM
213.718.7718



An international associate of Savills

THEAGENCYRE.COM





810 SARBONNE ROAD

BEL AIR

3 BEDROOMS | 4 BATHROOMS | 4,014 SQ. FT. | 23,750 SQ. FT. LOT

This incredible Contemporary estate is located thru the prestigious East gate on one of Bel Air's most distinguished and quiet streets. The property is over ½ an acre, offering privacy behind a gated entry. An explosive city to ocean view framed by a lush canopy of trees provides a unique view corridor that is reminiscent of Central Park. Remodel the existing estate or build new in this prime area surrounded by \$30 million + dollar properties.

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$6,995,000

DAVID PARNES
DPARNES@THEAGENCYRE.COM
424.400.5916

JAMES HARRIS
JAMES@THEAGENCYRE.COM
424.400.5915

MAURICIO UMANSKY
MUMANSKY@THEAGENCYRE.COM
424.230.3701



An international associate of Savills

THEAGENCYRE.COM





501 E. CHANNEL RD.

SANTA MONICA

6 BEDROOMS | 7 BATHROOMS | 7,048 SQ. FT. | 43,120 SQ. FT. LOT
OFFERED AT \$11,900,000

BILLY ROSE
424.230.3702

CINDY AMBUEHL
424.321.4947



OPEN TUESDAY 11-2PM

NEW LISTING



An International associate of Savills

THEAGENCYRE.COM





12753 MULHOLLAND DRIVE

BEVERLY HILLS POST OFFICE

7 BEDROOMS | 9.5 BATHROOMS | 10,116 SQ. FT. | 3 ACRE LOT

Tuscany meets Beverly Hills at this elegant tennis court estate atop Mulholland Drive. Oversized living room, adjacent dining room, and gourmet chef's kitchen with Viking appliances. Two en-suite guest rooms, a master wing with dual walk-in closets and bathrooms. A second master suite with dual bathrooms, a sumptuous family room, and three additional guest bedrooms. A vintner's 1,500-bottle wine cellar for the ultimate wine connoisseur.

BY APPOINTMENT ONLY

90210VILLA.COM

OFFERED AT \$14,300,000

LINDA MAY
COLDWELL BANKER
310.777.6247

JEN WINSTON
THE AGENCY
310.944.1167

MAURICIO UMANSKY
THE AGENCY
424.230.3701



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**“BUY LAND,
THEY’RE NOT MAKING
IT ANYMORE.”**

-MARK TWAIN

“MARK TWAIN IS A REALLY SMART GUY.”

-CRAIG KNIZEK

4435 WOODLEY AVE ROYAL OAKS, ENCINO | \$3,495,000
4+ ACRES | 2 PARCELS

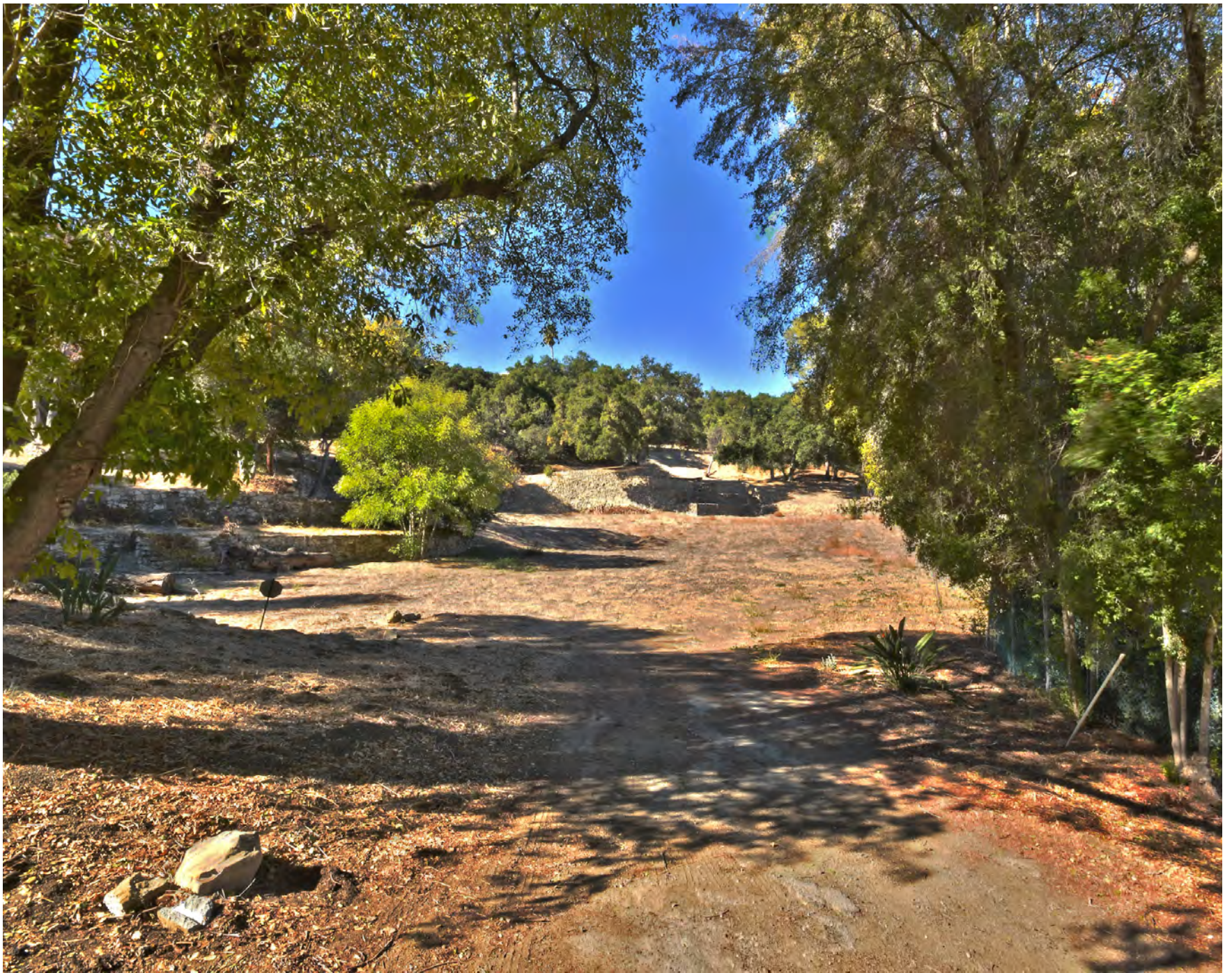
17100 RANCHO ST RANCHO ESTATES, ENCINO | \$3,200,000
3+ ACRES

12340 VIEWCREST ROAD FRYMAN CANYON, STUDIO CITY | \$2,250,000
4+ ACRES



CRAIG KNIZEK | 818.618.1006
CKNIZEK@THEAGENCYRE.COM





4435 WOODLEY AVE

ROYAL OAKS, ENCINO

OFFERED AT \$3,495,000 | 189,752 SQ. FT. LOT
4435WOODLEY.COM

Rare 4+ acres in prime Royal Oaks. Two legal parcels. Can possibly adjust lot lines to create homesites down on massive flat pads. Build your dream home in total privacy. Beyond the gated entrance, a 600+ foot long driveway opens up to flat pad surrounded by abundance of mature trees. Existing ready-to-issue plans from famed architect Ron Firestone for a 24,000 square foot estate. Also have renderings by renown architect Richard Landry for a 12,000 square foot home.

CRAIG KNIZEK

424.230.3702

savills

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17100 RANCHO ST

RANCHO ESTATES, ENCINO

OFFERED AT \$3,200,000 | 130,637 SQ. FT. LOT
17100RANCHO.COM

Up a private, gated, long driveway up off of the street to arrive at two spectacular flat pads. One accommodates a 60x120 true N/S Tennis Court, soccer field, or guest house and sports court, while the other will be the grandest estate in the Valley, with the most supreme panoramic views.

CRAIG KNIZEK
424.230.3702





1100 S. HOPE STREET #PH204

LOS ANGELES

3 BEDROOMS | 4 BATHROOMS | 3,400 SQ. FT.

Located in the bustling heart of Downtown Los Angeles' South Park neighborhood, this magnificent contemporary penthouse residence offers incomparable city-to-ocean views from the top of the exclusive Luma Lofts. Showered in natural light through floor-to-ceiling glass walls, this 19th-story urban retreat features soaring ceilings and warm hardwood floors throughout a spacious open floor plan.

OFFERED AT \$5,000,000
OR \$21,000/MO

ANSEL KIM
AKIM@THEAGENCYRE.COM
424.231.2407



An international associate of Savills | THEAGENCYRE.COM





2220 AVENUE OF THE STARS #2602

CENTURY CITY

2 BEDROOMS | 2 BATHROOMS | 1,600 SQ. FT.

Designed by celebrated and renowned architect I.M. Pei, Century Towers is sited centrally in the heart of the city. This particular unit offers some of the best city views in all of the complex spanning the Pacific Ocean, the Getty Center, the Hollywood sign and the Griffith Park Observatory. Full service amenities including pool, tennis courts, gym, controlled access, 24 hour valet and concierge. The opportunity to create an irreplaceable unit with AAA views and location is here.

MAX NELSON
MNELSON@THEAGENCYRE.COM
424.238.2482

BY APPOINTMENT ONLY

OFFERS DUE 5PM, JANUARY 18

OFFERED AT \$999,000



An international associate of Savills

THEAGENCYRE.COM





23510 MALIBU COLONY ROAD #82

MALIBU BEACH

BY APPOINTMENT ONLY

NEW LISTING

3 BEDROOMS | 3.5 BATHROOMS | 2,550 SQ. FT. | 6,882 SQ. FT. LOT SIZE

Located in one of the most exclusive gated beach communities in the world, the Malibu Colony, this seductive beach house combines the best of old and new beach living. Features include an open floor plan with walls of glass that frame breathtaking whitewater views. Downstairs includes an open floor plan perfect for entertaining with beamed ceilings, abundant light, spacious cook's kitchen. Upstairs includes 2 en-suite bedrooms plus the Master Suite with private terrace with stunning ocean views.

OFFERED AT \$12,000,000

ALEX BRUNKHORST
ABRUNKHORST@THEAGENCYRE.COM
424.231.2418

BILLY ROSE
BROSE@THEAGENCYRE.COM
424.400.5915



An international associate of Savills | THEAGENCYRE.COM





621 SOUTH BUNDY DRIVE

BRENTWOOD

OPEN TUESDAY 11-2PM

5 BEDROOMS | 6 BATHROOMS | 6,999 SQ. FT. LOT

This beautiful brand new traditional in the heart of Brentwood features 5 bedrooms, 6 baths with an open floor plan that is light and bright throughout. This two story home offers a formal living and dining rooms, chef's kitchen, wet bar, office and family room. The master suite is filled with natural light with fireplace and dual walk-in closets. Entertain in the grassy backyard with BBQ. 2 car garage completes the home. Close to trendy shops, restaurants and beautiful beaches.

OFFERED AT \$3,595,000

SANTIAGO ARANA
310.926.9808



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822 HARTZELL ST

PACIFIC PALISADES

4 BEDROOMS | 3.5 BATHROOMS | 3,776 SQ. FT.

WWW.822HARTZELL.COM

DAVID SOLOMON
424.400.5905

ANNA SOLOMON
424.400.5903

OPEN TUESDAY 11-2PM

OFFERED AT \$3,400,000



An international associate of Savills

THEAGENCYRE.COM





OPEN TUESDAY 11-2PM

100 N. WETHERLY DR #3A
BEVERLY HILLS ADJACENT

2 BEDROOMS | 2 BATHROOMS | 1,559 SQ. FT. | \$749,000



201 OCEAN AVE #408B
SANTA MONICA

\$1,895,000



833 OCEAN AVE #305
SANTA MONICA

\$1,749,000

DAVID SOLOMON
424.400.5905

ANNA SOLOMON
424.400.5903



An international associate of Savills | THEAGENCYRE.COM



FINAL HOME REMAINING

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



THE CARLYLE RESIDENCES

ACCESSORY STUDIOS AVAILABLE, STARTING AT \$235,000

310.209.0000 | THECARLYLERESIDENCES.COM

ACCESSORY STUDIOS AVAILABLE ONLY UPON PURCHASE OF A RESIDENCE

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ELADGROUP

 THE AGENCY



THE COSMOPOLITAN BW
441 S BARRINGTON AVE | BRENTWOOD

ONLY 6
RESIDENCES LEFT!



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

THECOSMOBW.COM
424.400.5943

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

SOPHISTICATED, MODERN LIVING *in the heart of* BRENTWOOD

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





PENTHOUSE OF THE CENTURY

With unobstructed, breathtaking views stretching from Downtown LA across the Hollywood Hills to the Pacific Ocean, the views from The Century Penthouses are unlike any other. As the last release of The Penthouse Collection is now available, this is the final opportunity to own a penthouse at Los Angeles' most desirable residential address.

Located on nearly four acres of landscaped gardens, residents will be pampered by The Century's unrivaled array of services and amenities including a 24-hour attended lobby with doorman and concierge, 75' outdoor resort-style pool, private screening room and in-residence dining from Hinoki & the Bird.

FINAL 2
PENTHOUSES



Penthouse 40 Great Room

THE
Century

RELATED

Half-floor Penthouse 38A priced at \$14,800,000
Full-floor Penthouse 40 priced at \$28,950,000

One Century Drive, Los Angeles, CA 90067 | 310.552.2055
TheCenturyPenthouse40.com

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





WWW.864STRADELLA.COM



BY APPOINTMENT ONLY

864 STRADELLA RD, BEL-AIR

\$49,995,000

Branden Williams, Rayni Williams, Michael LaMontagna

310.691.5935

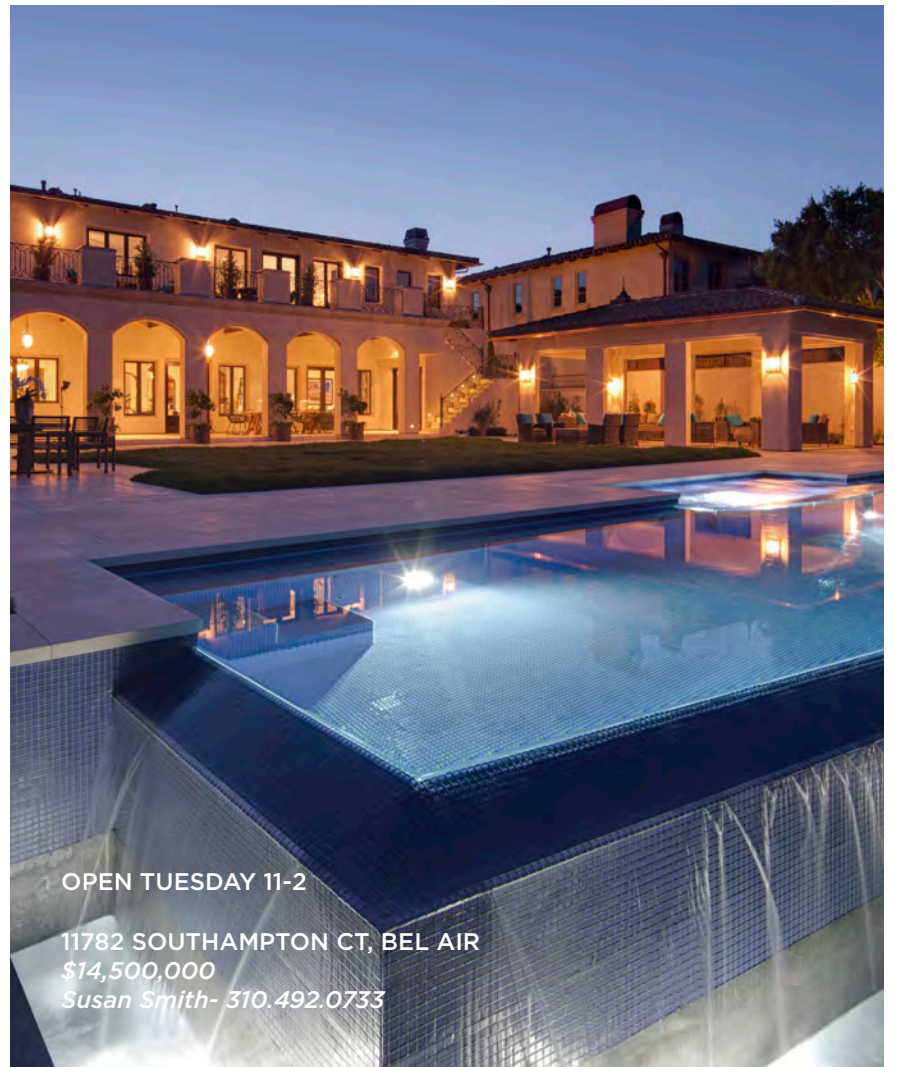


OPEN TUESDAY 11-2

1020 RIDGEDALE DR, BEVERLY HILLS

\$17,500,000

Trista Rullan, Drew Fenton - 310.858.5476



OPEN TUESDAY 11-2

11782 SOUTHAMPTON CT, BEL AIR

\$14,500,000

Susan Smith - 310.492.0733



17100 RANCHO ST

RANCHO ESTATES, ENCINO

OFFERED AT \$3,200,000 | 130,637 SQ. FT. LOT
17100RANCHO.COM

Up a private, gated, long driveway up off of the street to arrive at two spectacular flat pads. One accommodates a 60x120 true N/S Tennis Court, soccer field, or guest house and sports court, while the other will be the grandest estate in the Valley, with the most supreme panoramic views.

CRAIG KNIZEK
424.230.3702





1100 S. HOPE STREET #PH204

LOS ANGELES

3 BEDROOMS | 4 BATHROOMS | 3,400 SQ. FT.

Located in the bustling heart of Downtown Los Angeles' South Park neighborhood, this magnificent contemporary penthouse residence offers incomparable city-to-ocean views from the top of the exclusive Luma Lofts. Showered in natural light through floor-to-ceiling glass walls, this 19th-story urban retreat features soaring ceilings and warm hardwood floors throughout a spacious open floor plan.

OFFERED AT \$5,000,000
OR \$21,000/MO

ANSEL KIM
AKIM@THEAGENCYRE.COM
424.231.2407



An international associate of Savills | THEAGENCYRE.COM





2220 AVENUE OF THE STARS #2602

CENTURY CITY

2 BEDROOMS | 2 BATHROOMS | 1,600 SQ. FT.

Designed by celebrated and renowned architect I.M. Pei, Century Towers is sited centrally in the heart of the city. This particular unit offers some of the best city views in all of the complex spanning the Pacific Ocean, the Getty Center, the Hollywood sign and the Griffith Park Observatory. Full service amenities including pool, tennis courts, gym, controlled access, 24 hour valet and concierge. The opportunity to create an irreplaceable unit with AAA views and location is here.

MAX NELSON
MNELSON@THEAGENCYRE.COM
424.238.2482

BY APPOINTMENT ONLY

OFFERS DUE 5PM, JANUARY 18

OFFERED AT \$999,000



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23510 MALIBU COLONY ROAD #82

MALIBU BEACH

BY APPOINTMENT ONLY

NEW LISTING

3 BEDROOMS | 3.5 BATHROOMS | 2,550 SQ. FT. | 6,882 SQ. FT. LOT SIZE

Located in one of the most exclusive gated beach communities in the world, the Malibu Colony, this seductive beach house combines the best of old and new beach living. Features include an open floor plan with walls of glass that frame breathtaking whitewater views. Downstairs includes an open floor plan perfect for entertaining with beamed ceilings, abundant light, spacious cook's kitchen. Upstairs includes 2 en-suite bedrooms plus the Master Suite with private terrace with stunning ocean views.

OFFERED AT \$12,000,000

ALEX BRUNKHORST
ABRUNKHORST@THEAGENCYRE.COM
424.231.2418

BILLY ROSE
BROSE@THEAGENCYRE.COM
424.400.5915



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621 SOUTH BUNDY DRIVE

BRENTWOOD

OPEN TUESDAY 11-2PM

5 BEDROOMS | 6 BATHROOMS | 6,999 SQ. FT. LOT

This beautiful brand new traditional in the heart of Brentwood features 5 bedrooms, 6 baths with an open floor plan that is light and bright throughout. This two story home offers a formal living and dining rooms, chef's kitchen, wet bar, office and family room. The master suite is filled with natural light with fireplace and dual walk-in closets. Entertain in the grassy backyard with BBQ. 2 car garage completes the home. Close to trendy shops, restaurants and beautiful beaches.

OFFERED AT \$3,595,000

SANTIAGO ARANA
310.926.9808



An international associate of Savills | THEAGENCYRE.COM





822 HARTZELL ST

PACIFIC PALISADES

4 BEDROOMS | 3.5 BATHROOMS | 3,776 SQ. FT.

WWW.822HARTZELL.COM

DAVID SOLOMON
424.400.5905

ANNA SOLOMON
424.400.5903

OPEN TUESDAY 11-2PM

OFFERED AT \$3,400,000



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100 N. WETHERLY DR #3A
BEVERLY HILLS ADJACENT

2 BEDROOMS | 2 BATHROOMS | 1,559 SQ. FT. | \$749,000



201 OCEAN AVE #408B
SANTA MONICA

\$1,895,000



833 OCEAN AVE #305
SANTA MONICA

\$1,749,000

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FINAL HOME REMAINING

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



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ACCESSORY STUDIOS AVAILABLE ONLY UPON PURCHASE OF A RESIDENCE

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

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THE AGENCY



THE COSMOPOLITAN BW
441 S BARRINGTON AVE | BRENTWOOD

ONLY 6
RESIDENCES LEFT!



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

THECOSMOBW.COM
424.400.5943

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

SOPHISTICATED, MODERN LIVING *in the heart of* BRENTWOOD

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





PENTHOUSE OF THE CENTURY

With unobstructed, breathtaking views stretching from Downtown LA across the Hollywood Hills to the Pacific Ocean, the views from The Century Penthouses are unlike any other. As the last release of The Penthouse Collection is now available, this is the final opportunity to own a penthouse at Los Angeles' most desirable residential address.

Located on nearly four acres of landscaped gardens, residents will be pampered by The Century's unrivaled array of services and amenities including a 24-hour attended lobby with doorman and concierge, 75' outdoor resort-style pool, private screening room and in-residence dining from Hinoki & the Bird.

FINAL 2
PENTHOUSES



Penthouse 40 Great Room

THE
Century

RELATED

Half-floor Penthouse 38A priced at \$14,800,000
Full-floor Penthouse 40 priced at \$28,950,000

One Century Drive, Los Angeles, CA 90067 | 310.552.2055
TheCenturyPenthouse40.com

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





WWW.864STRADELLA.COM



BY APPOINTMENT ONLY

864 STRADELLA RD, BEL-AIR

\$49,995,000

Branden Williams, Rayni Williams, Michael LaMontagna

310.691.5935

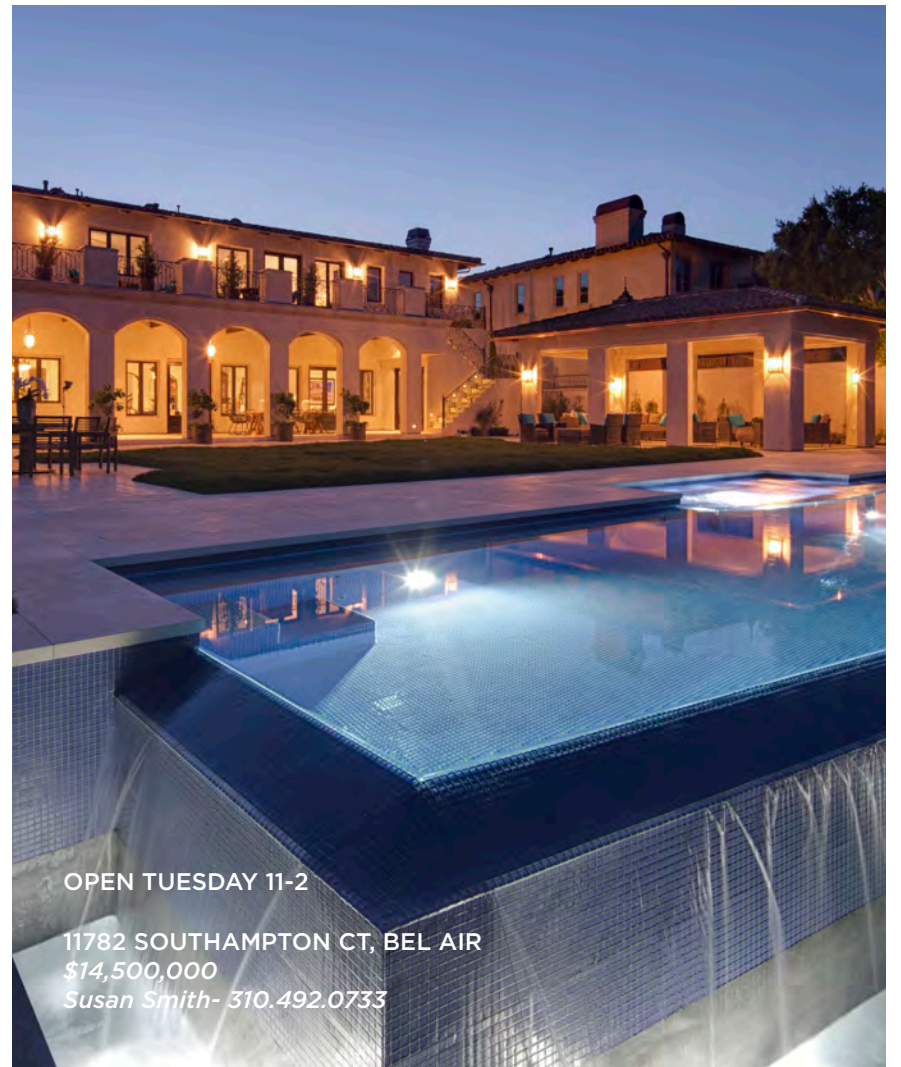


OPEN TUESDAY 11-2

1020 RIDGEDALE DR, BEVERLY HILLS

\$17,500,000

Trista Rullan, Drew Fenton - 310.858.5476



OPEN TUESDAY 11-2

11782 SOUTHAMPTON CT, BEL AIR

\$14,500,000

Susan Smith- 310.492.0733

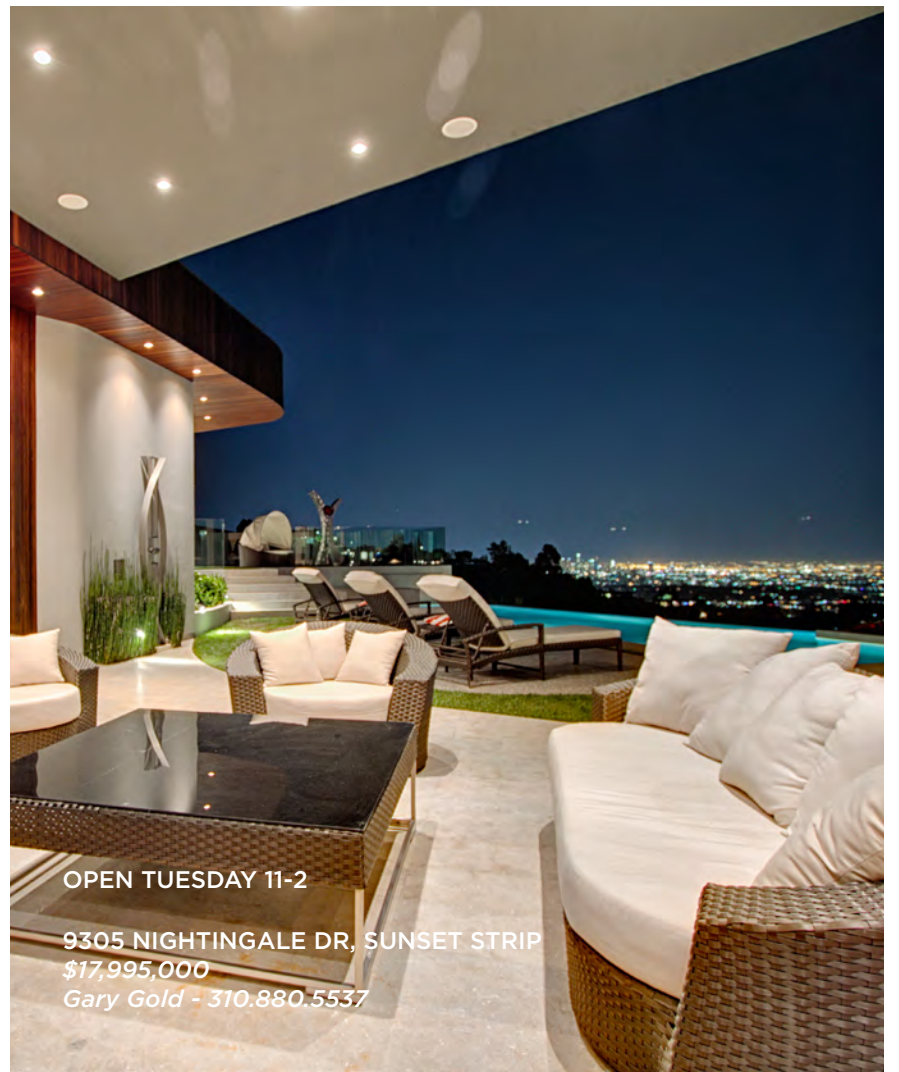


BY APPOINTMENT ONLY

9233 SWALLOW DR, SUNSET STRIP

\$18,950,000

David Yocum - 310.560.6164



OPEN TUESDAY 11-2

9305 NIGHTINGALE DR, SUNSET STRIP

\$17,995,000

Gary Gold - 310.880.5537



BY APPOINTMENT ONLY

12727 HIGHWOOD ST, BRENTWOOD

\$19,500,000

Jeff Hyland, Alla Furman - 310.278.3311

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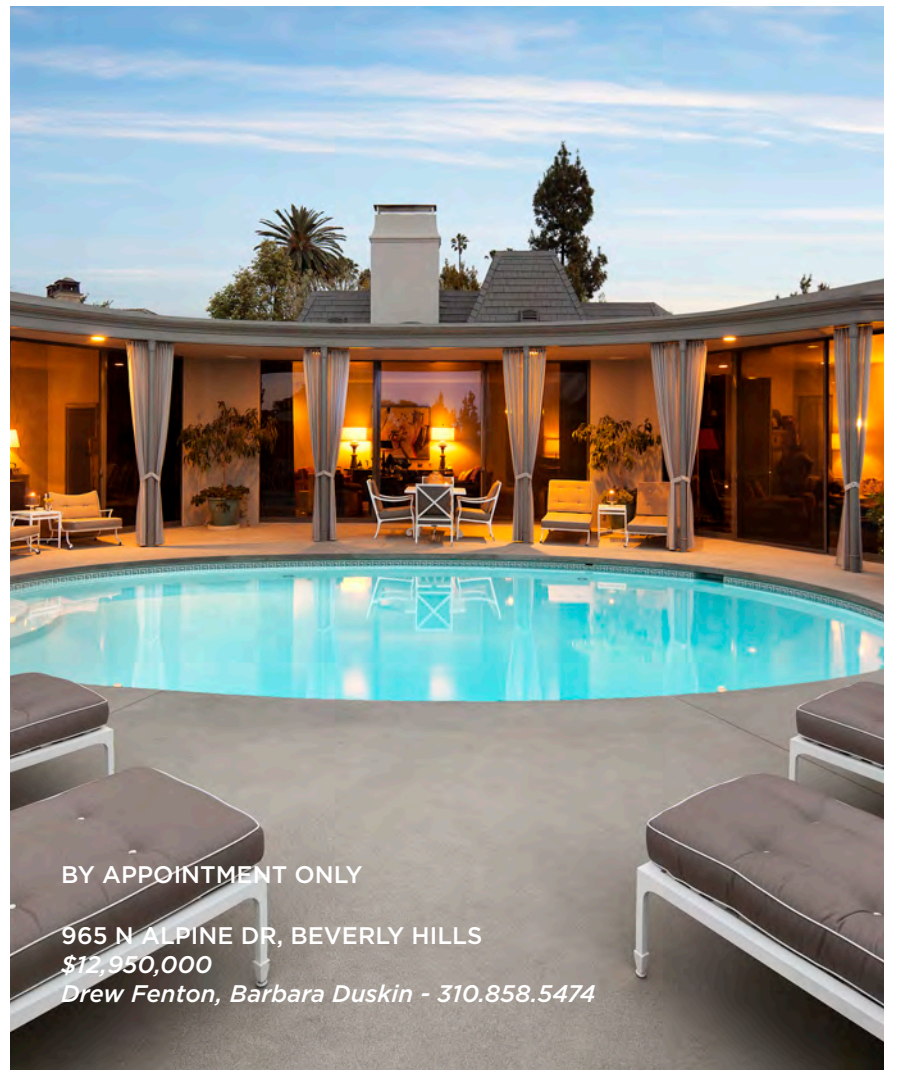


BY APPOINTMENT ONLY

31460 BROAD BEACH RD, MALIBU

\$15,000,000

David Konheim - 310.803.9999



BY APPOINTMENT ONLY

965 N ALPINE DR, BEVERLY HILLS

\$12,950,000

Drew Fenton, Barbara Duskin - 310.858.5474



OPEN TUESDAY 11-2

8508 ALLENWOOD RD, SUNSET STRIP

\$2,695,000

Bjorn Farrugia, Alphonso Lascano - 424.253.5489



OPEN FRIDAY 11-2

4060 FALLING LEAF DR, ENCINO

\$2,295,000

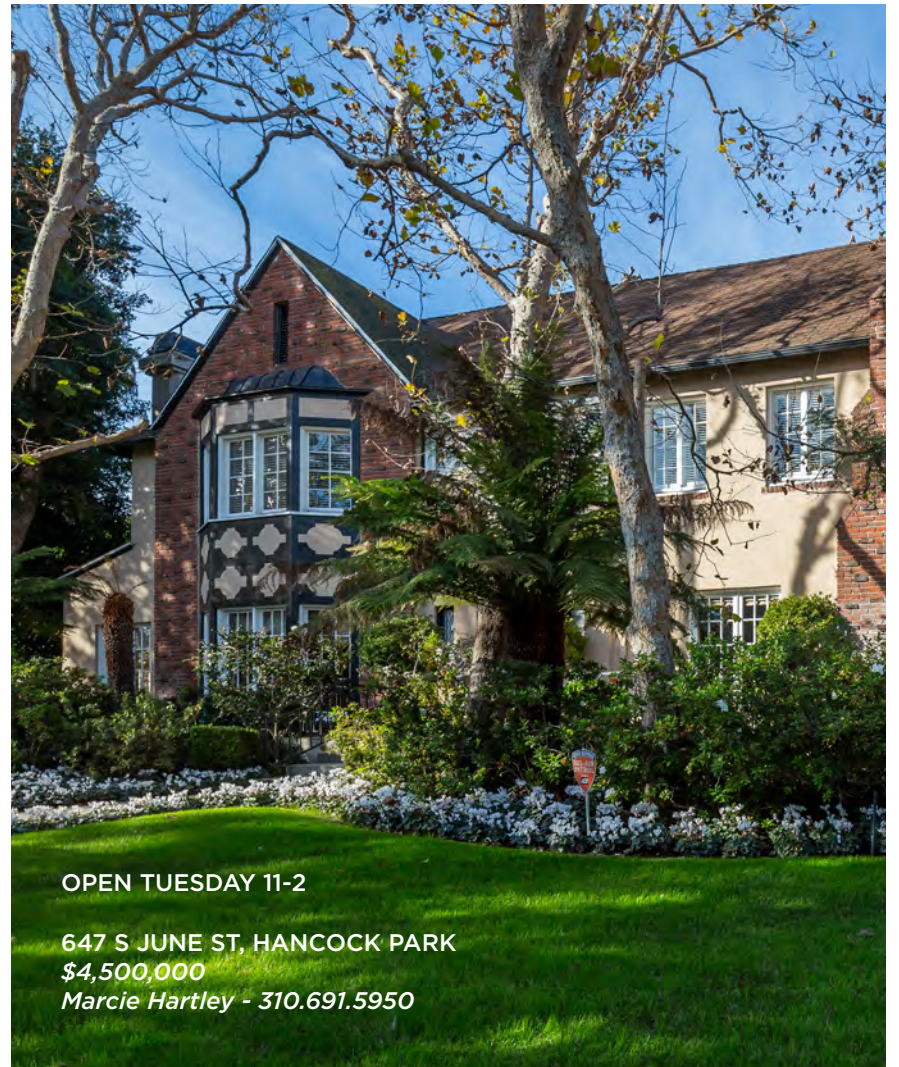
Justin P. Huchel - 310.617.4824

RENDERING



OPEN TUESDAY 11-2

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



OPEN TUESDAY 11-2

647 S JUNE ST, HANCOCK PARK
\$4,500,000
Marcie Hartley - 310.691.5950



BY APPOINTMENT ONLY

419 ST CLOUD RD, BEL-AIR
LEASE \$55,000 /MO
Laura Kalb - 818.371.9350



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OPEN TUESDAY 11-2

10469 LINDBROOK DR, LITTLE HOLMBY
NEW PRICE \$3,590,000
Susan Smith - 310.415.5175



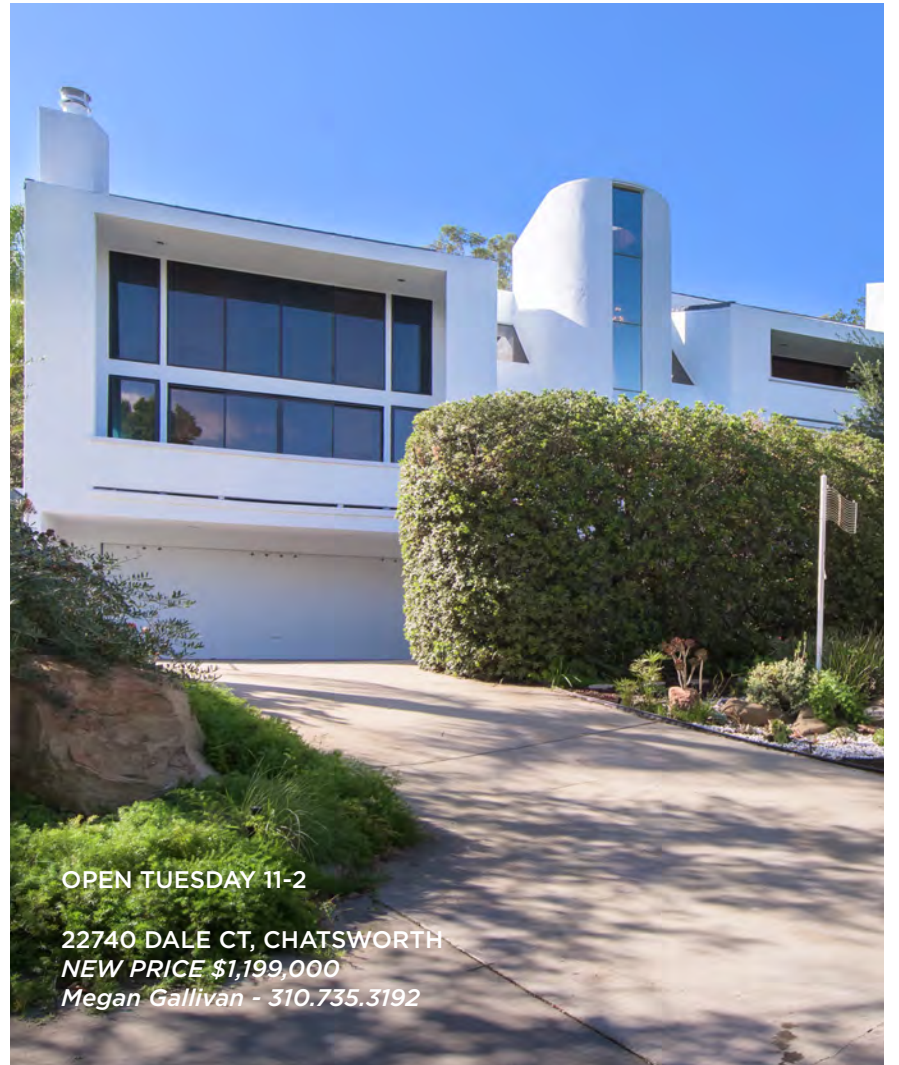
OPEN TUESDAY 11-2

2171 MT OLYMPUS DR, HOLLYWOOD HILLS
\$2,995,000
KJ Marmon - 310.749.4995



OPEN TUESDAY 11-2

2735 BOTTLEBRUSH DR, BEL-AIR
\$1,395,000
Barbara Tenenbaum - 310.858.5468



OPEN TUESDAY 11-2

22740 DALE CT, CHATSWORTH
NEW PRICE \$1,199,000
Megan Gallivan - 310.735.3192



OPEN TUESDAY 11-2

7421 CERVANTES PL, HOLLYWOOD HILLS
\$2,400,000
Carol Dotson, Adam Lint - 310.927.4107



OPEN TUESDAY 11-2

2103 ALCYONA DR, HOLLYWOOD HILLS
\$2,149,000
Ladd Jackson - 310.346.1744



BY APPOINTMENT ONLY

9713 OAK PASS RD, BEVERLY HILLS
\$2,495,000
Jeff Hyland - 310.278.3311



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\$49,995,000



1492 STONE CANYON
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\$39,995,000



9133 ORIOLE
BIRD STREETS
\$27,995,000



10048 CIELO
BEVERLY HILLS
\$17,500,000



23512 MALIBU COLONY
MALIBU
\$15,750,000



1806 LOMA VISTA
TROUSDALE
\$11,175,000



1844 MARCHEETA
BIRD STREETS
\$6,995,000



2774 WOODSTOCK
HOLLYWOOD HILLS
\$1,299,000



838 N DOHENY #1205
SUNSET STRIP
\$1,185,000




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ESTATES
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7421 CERVANTES PL | NICHOLS CANYON

\$2,400,000

see more at 7421cervantes.com



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ADAM LINT
310.770.1172



OPEN TUESDAY 11-2

11782 SOUTHAMPTON CT, BEL-AIR

\$14,500,000

8 BD | 12 BA | 11782SOUTHAMPTON.COM



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310.492.0733

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1020 RIDGEDALE DRIVE | BEVERLY HILLS
NEW PRICE \$17,500,000
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419 ST CLOUD RD, BEL-AIR

LEASE \$55,000/MO

5 BD | 7 BA | 4,655 SQ.FT.



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Majestic View Estate

www.StudioCityViewEstate.com

4 Bedrooms | 5 Bathrooms | 5,667 sf | 8,200 sf lot (apx)

Family/Media Room, Recreation Room & Office

Carpenter Community Charter School District*

Offered at \$2,699,000

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818.371.0933 | andrea@andreakorchek.com

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AMAZING MODERN BIRD STREETS STUNNER WITH EXPLOSIVE VIEWS & POOL

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9392 FLICKER WAY
3 BEDROOMS | 4 BATHS
\$7,995,000

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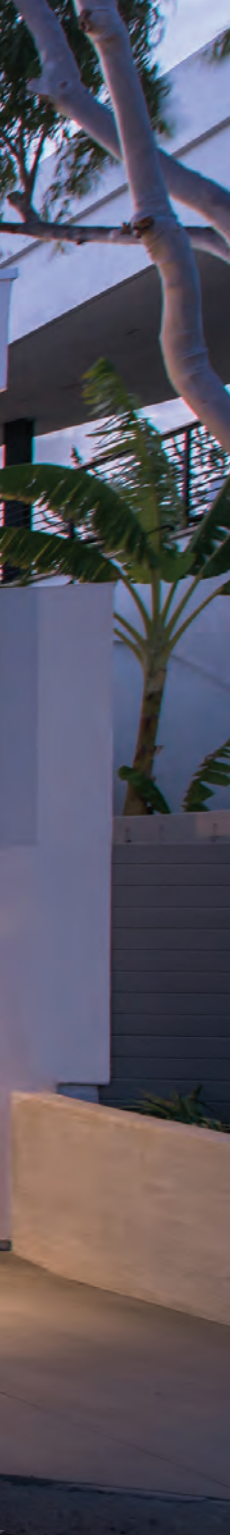
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THE ALTMAN BROTHERS



OPEN HOUSE FRIDAY 11-2

5150 GARRETT COURT | CALABASAS | 5 BEDROOMS | 6 BATHS | \$3,995,000

MAJOR PRICE REDUCTION

Extremely rare & private compound in the illustrious Mureau Estates gated community of Calabasas. Sprawling over 3 acres, this exceptional custom home provides every amenity expected of a luxury estate. Main house has 5 bedrooms, 6 baths, 5 fireplaces, stone tile floors, kitchen w/Sub Zero fridge/freezer, Wolf Range/Oven, dual dishwashers, chef's island, breakfast nook area, full bar, & large pantry. Master retreat w/sitting area, spa like bath, steam shower, & enormous closet. Property features a magnificent back yard w/pool/spa, cabana, Viking outdoor kitchen, & brick pizza oven. Other entertaining areas include a formal dining room w/floor to ceiling windows, & a beautiful outdoor courtyard. Home also features a large gym, theatre, 4-car garage & parking for 10+ cars, guesthouse w/full size kitchen, full bath, walk-in closet, terrace w/fireplace. Home systems include built-in surround sound, Sonos, Control 4, security cameras, 4-zone heating/cooling, & solar panels.

AB THE ALTMAN BROTHERS

JOSH ALTMAN

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MATTHEW ALTMAN

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OPEN HOUSE FRIDAY 11-2

3356 ADAMSVILLE AVENUE | CALABASAS | 6 BEDROOMS | 9 BATHS | \$3,295,000

EXTRAORDINARY CALABASAS GATED ESTATE

Extraordinary gated estate with extreme privacy & incredible panoramic city views. Situated on 1.8 acres, this custom view home is an entertainer's dream, featuring 6 bedrooms, 9 bathrooms, 6 fireplaces, hardwood & stone tile floors, two full bars, chef's kitchen, full pantry, formal living, formal dining, den, family room, gym, maid's quarters, upstairs bonus room, master retreat with his/her walk-in closets, gorgeous master bath with dual rainfall shower, spa tub & fireplace. Main level opens up to covered terrace with built in ceiling fans & air misters, full outdoor kitchen with gas grill, fridge & sink. Expansive grassy wrap around backyard with cliffside infinity pool & fire pit complete this beautiful, rare property.

AB THE ALTMAN BROTHERS

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MATTHEW ALTMAN

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OPEN HOUSE TUESDAY 11-2

9270 KINGLET DRIVE | HOLLYWOOD HILLS | 4 BEDROOMS | 5 BATHS | \$6,450,000

STUNNING CONTEMPORARY BIRD STREETS COMPOUND

Located at the end of a private cul-de-sac in the Bird Streets at the base of Doheny Estates, this stunning contemporary is one of the premier view homes in the Hills. From the moment of entrance, you are welcomed into the spacious open floor plan with cascading art walls—a living space ideal for entertaining while overlooking the incredible cityscape. This compound boasts 4BD 5BA with gated entrance & direct access from the garage, in addition to multiple outdoor decks & patio spaces & spa. With unparalleled craftsmanship, the upper level encompasses the sprawling Master Suite with private terrace overlooking city views, 2 large walk-in-closets, luxurious bath & patio with seating area. Large glass walls open completely to showcase the architectural lines of this extremely private & tranquil home, far above the city, yet only moments away.

AB THE ALTMAN BROTHERS

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MATTHEW ALTMAN

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OPEN HOUSE TUESDAY 11-2

2673 ABERDEEN AVENUE | LOS FELIZ | 5 BEDROOMS | 7 BATHS | \$6,500,000

STUNNING LOS FELIZ NEW CONSTRUCTION

Grand corner lot estate located on a beautiful tree-lined street in Los Feliz. This Old Hollywood 5 bedroom, 6.5 bath Mediterranean has been extensively remodeled. The property's completely gated grounds feature a 3-car garage, additional parking for 9 cars, pool/spa and outdoor patio surrounded by mature landscaping. The estate features a formal foyer with wrought iron entry doors & winding staircase. Arched entry leads into wood paneled office. Coffered ceilings & grand fireplace grace the formal living room. Completely renovated Chef's kitchen features subzero fridge/freezer, Walker Zanger marble island/breakfast bar, La CornueFe oven/range & Apavisa designer tile with plenty of storage. Upstairs master retreat with balcony & additional 3 bedrooms with en-suite bathrooms. Spacious basement features theater, custom sound studio designed by DJ Skee with Swedish acoustic tile. Designer features include original sconces, hand forged lights, hand painted Spanish deco tiles & original York safe.

AB THE ALTMAN BROTHERS

JOSH ALTMAN

310.819.3250 | Josh@TheAltmanBrothers.com

MATTHEW ALTMAN

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REIMAGINED 1926 MASTERPIECE

924 North Beverly Drive | Offered At \$10,950,000

Open Tuesday From 11-2



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CRAIG SHAPIRO
310.739.4887
craig.shapiro@coldwellbanker.com





Malibu Splash Pad

20522 Pacific Coast Highway | Malibu
\$2,500,000 | malibusplashpad.com

OPEN 11am-2pm
Tues, Jan 12 + Thurs, Jan 14



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CalBRE 01236219/01234032.



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ELEGANTLY APPOINTED CROWN JEWEL

1807 Chastain Parkway, Pacific Palisades | \$19,000/month



Elegant sophisticated Palisades Mediterranean estate. Professional decorated and updated 6 bed/6.5 bath minutes from Sunset in Highlands. Grand two story formal entry, formal living room with fireplace, cherry office/library, spacious family room with game area and bar, formal dining room, updated gourmet kitchen with stainless steel, marble, wine cellar, separate laundry room, maids quarters, very large master suite with massive master bath and large walk-in closet with balcony and ocean view, entertainer's pool/patio with ocean views, property is adjacent to public park/lands for privacy, 3 car garage and gated drive, security system, professional landscaped.



WESLEY EARLEY

Estate Agent

310.922.6691 call or text
wesley.earley@gmail.com
aaroe.com/wesleyearley



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 01412888.



ARCHITECTURAL CONTEMPORARY

1803 Blue Heights Drive, Sunset Strip
\$3,395,000 | Open Tuesday 11-2



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Rodeo Realty

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joe@joebabajian.com

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Rodeo Realty

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AARON KIRMAN

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1920s ROMANTIC SPANISH VILLA PAUL WILLIAMS, AIA



1711 Tropical Drive, Beverly Hills

\$6,500,000

Paul Williams; Beverly Hills. 1920's Romantic Spanish Villa with Original architectural details. Once owned by Mary Pickford. Private and quiet at the end of a cul-de-sac bordering one of Beverly Hills' largest estates. Mediterranean garden with pool and fountain. Living room with unique ceiling detail and large fireplace. Formal dining room, breakfast room and cozy den with fireplace. Detached office/guest house with bath and fireplace. All this and more North of Sunset Blvd. Beverly Hills Schools. 1711tropical.aaroe.site



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JOHN AAROE GROUP

1712 Tropical Avenue, Beverly Hills

OPEN TUESDAY 11AM - 2PM



Sally Forster Jones
John Aaroe Group
310.691.7888
sallyforsterjones.com



Philip Boroda
Coldwell Banker
310.822.5389
pboroda1@earthlink.net

NEW LISTING: \$6,395,000 | 1712tropical.com

This elegant home is a rare find - just north of Sunset Blvd. This timeless Traditional, reimagined by designer Susan Hawkins, highlights beautiful details, classic moldings and vaulted ceilings. The unique floor plan lends itself to indoor/outdoor living and is centered around an open air courtyard. The spacious living area boasts a gorgeous fireplace and French doors that open to outdoor entertaining areas. The kitchen features a large center island, stainless steel appliances, butler's pantry and opens to the central courtyard and private patio. Upstairs are 2 spacious bedroom suites including the expansive master wing with dual baths, walk-in closets, a private gym and a spacious seating area. The library and a lower level, ready to be customized as a media room, complete this memorable property. The private backyard with an unfinished pool is awaiting your personal touch!



MAJESTIC 2-STORY MEDITERRANEAN WITH PANORAMIC VIEWS

OPEN TUESDAY, JANUARY 12 FROM 11AM - 2PM | SUNDAY, JANUARY 17 FROM 2PM - 5PM



1736 Hollyvista Avenue, Los Feliz

Offered at \$1,599,000

Stately three bedroom, two bath, 2-story Mediterranean majestically perched above the street with panoramic views. This character residence has been recently updated to include NEW electrical, two NEW fireplaces, plumbing and has been seismically retrofitted to today's standards. This glamorous old Hollywood era residence features a well-appointed chef's kitchen with center island, adjacent den/family area that opens onto a large private entertainer's patio that wraps around the house. The formal living room is accented by a stunning 2-story high exposed beamed ceiling, built-ins, dark wood floors, period details and a fireplace. The large dining is embellished by a stenciled beamed ceiling and the formal entry hall is highlighted with period details & high ceilings. The front terrace allows guests to take advantage of the spectacular views and is just one of many options to gather outside to enjoy the lush greenery that envelops and add a sense of privacy to the property. The second master suite is privately tucked away on the first level. It boasts wood floors, a fireplace, spa-like bath, walk-in closet and separate entry. This maturely landscaped property is gated street level entry and includes a 2-car garage with direct access behind the gate.



BRIAN MAZURKIEWICZ

Realtor®

310.386.9086 mobile

BrianM@aaroe.com

Westside-Lifestyle.com

JOHN AAROE GROUP

Text **Brian41** to 85377

Visit **1736hollyvista.com**

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 01031359



BROKER OPEN TUESDAY FROM 11:00AM-2:00PM



**STEWART – GULRAJANI DESIGN TEAM ORIGINAL
1556 N. SIERRA BONITA AVE**

LIVING LARGE IN SUNSET SQUARE

| | |
|---------------|--------------------|
| 4,125 Sq. Ft. | 6,728 Sq. Ft. Lot |
| 5 Bedrooms | 6.5 Bathrooms |
| Guest Suite | Saltwater Pool/Spa |

Offered at \$2,999,000

**LAMERICA
REAL
ESTATE**

Paul Wylie
310-929-5439
PWylie@LamericaUSA.com



ENTERTAINERS DREAM HOUSE
Open Tuesday January 12th | 11am-2pm



BEVERLY CENTER | Offered at \$2,849,000
414 N. La Jolla Avenue

4BD, 5BA | Interior: 4,171 sq.ft. (approx.) | Lot Size: 6.587 (approx.)

Private and gated in Beverly Grove incorporates, Spanish-Modern Architecture with Hollywood Glamour. Fabulous entryway leads to spacious rooms that are perfect for entertaining.

SUNSET STRIP BROKERAGE | 310.205.0305

9255 Sunset Blvd., Mezzanine, Los Angeles, CA 90069

sothebyshomes.com/losangeles



Marc Noah
310.968.9212

Marc.Noah@sothebyshomes.com

CalBRE#: 01269495

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BROKER OPEN TUESDAY FROM 11:00AM-2:00PM



BEST HOUSE ON THE BEST STREET

| | |
|---------------|--------------------|
| 8,200 Sq. Ft. | 15,430 Sq. Ft. Lot |
| 6 Bedrooms | 8.5 Bathrooms |
| Media Room | Home Gym |

Offered at \$6,875,000

**LAMERICA
REAL
ESTATE**

Paul Wylie
 310-929-5439
 PWylie@LamericaUSA.com

Bill Thon
 310-570-2334
 BThon@lamericaUSA.com

PANORAMIC VALLEY VIEWS

OPEN TUESDAY 11-2PM



5701 LLANO DRIVE

\$2,499,000

 **LEE ZIFF**
REAL ESTATE PROFESSIONALS

Lee Ziff 310-432-6511
Stephanie Kacandes 323-823-3226

www.leeziff.com

kw BEVERLY HILLS
KELLERWILLIAMS. REALTY

STUNNING CITY VIEWS

OPEN TUESDAY 11-2PM

1654 WATERLOO STREET - SILVER LAKE

\$1,999,000

IMRAAN
The
EASTSIDE
CO

323-547-0330

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www.SilverLakeViewEstates.com

 **BEVERLY HILLS**
KELLER WILLIAMS REALTY



Explosive Valley Views, Sherman Oaks

14645 Round Valley Drive

5 BED | 4.5 BATH | \$2,199,000

Step inside this sleek, yet sophisticated, modern home with endless panoramic valley views! This 5 bed, 4.5 bath home is host to over 4700 sqft of open, modern living with gorgeous hardwood flooring, oversize windows throughout, and plenty of natural light! The spacious, top-of-the-line chef's kitchen opens perfectly to the living room, dining room, bar, and exterior deck, the perfect place to entertain while looking out over the valley lights. An impressive master suite with views boasts a large walk-in closets and spa-like bathroom, as well as a separate sitting area with automatic windows shades. This residence features a home office, family/tv room, 2 bedrooms nearby the master, 2 downstairs bedrooms, one with a private entrance, and a flex space perfect for gaming or a home theater. Located on Round Valley Drive, it's easy access to both the Valley and Westside.

Josh Goldstein 424.226.8069 Josh.Goldstein@compass.com



COMPASS

compass.com 310.230.5478 compass compassinc compass



Tremendous Lower Sunset Plaza Offering, Sunset Strip

1285 Sunset Plaza

3 BED | 3.5 BATH | FURNISHED | \$20,000/MONTH

Gorgeous and updated "U" shaped traditional is fully furnished and available immediately. A complete and thorough renovation from the inside out includes a new professionally equipped chefs kitchen, 3 bedroom suites each with their own baths, flat screen TV's coupled with integrated audio in every room, high speed wireless internet throughout, all new heating/air/roof/security/lighting - electrical and plumbing systems. Den/library with wet-bar, gorgeous master suite with double walk-in closets and spacious en-suite bath complete with spa shower and jet-stream soaking tub. Exterior features a brand new sun-drenched pool and spa, outdoor dining pergola, double garage or convertible gym, beautiful lawns and gardens. The property is very private and gated with an advanced security system and plenty of on and off street parking.

Brent Watson 310.600.9119 brent@brentwatsonhomes.com

Marshall Sisson 703.945.0285 marshall@brentwatsonhomes.com



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New Development Opportunity, Beverly Hills

1006 N. Beverly Drive

8 BED | 7 BATH | \$11,000,000

Jeeb O'Reilly
Scott Segall
310 980 5304

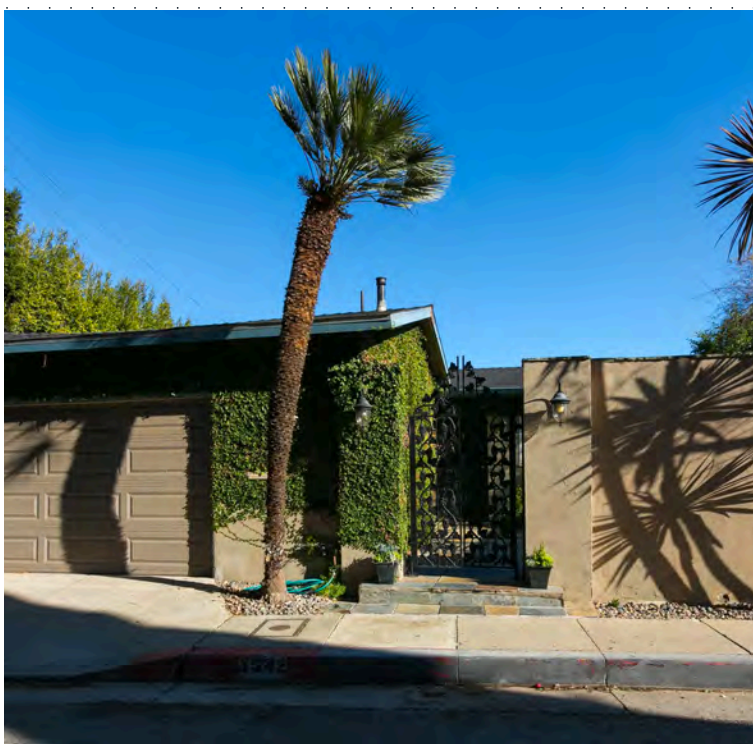


Gorgeous House + Guest House, Eagle Rock

5013 Mount Royal Drive

4 BED | 4.5 BATH | \$1,275,000

Tracy Do
646 320 4667

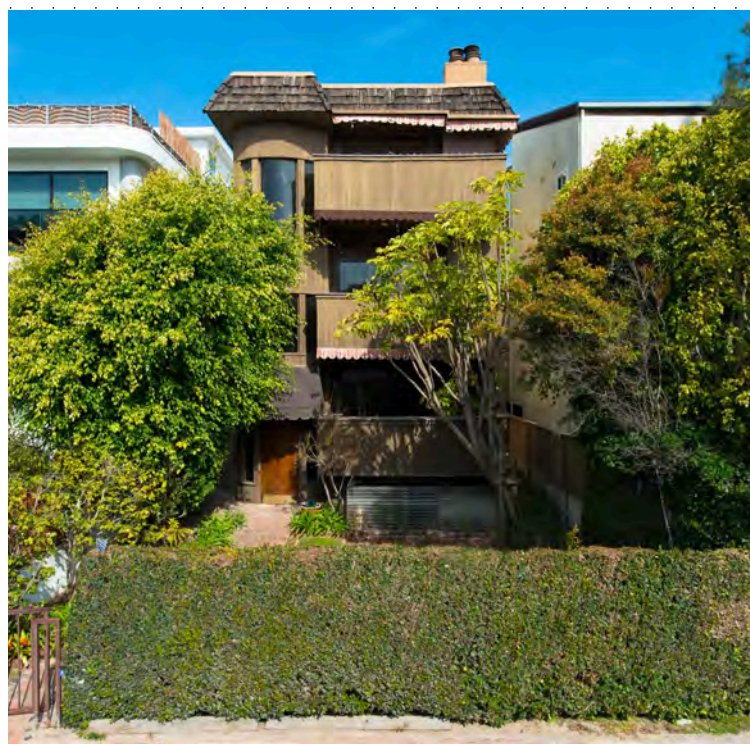


Open Tuesday 11-2, Hollywood Hills East

3342 Troy Drive

2 BED | 2 BATH | \$890,000

Stefani Stolper
310 733 6551



Rare Investment Opportunity, Marina Peninsula

27 Quarterdeck St.

3 BED | 5 BATH | \$2,950,000

Claire Burns
310 880 5288

COMPASS

compass.com 310.230.5478  compass  compassinc  compass

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THE MIRABELLA | 10430 WILSHIRE BOULEVARD #1403

OFFERED AT \$1,750,000

SHOWN BY APPOINTMENT ONLY

JOE BABAJIAN
310.623.8800
CA BRE# 00813384



BRANDON ASHERIAN
310.650.1102
CA BRE# 01986559



9400 READCREST DRIVE, BEVERLY HILLS 90210

Stunning Architectural Mid-Century design. Dramatic, glass-gated and private on a quiet cul-de-sac in the coveted "Crest" streets. 3 Bedrooms, 4 baths. Floor to ceiling windows capture fabulous views of ocean, city and canyon. Indoor/ outdoor living with decks, grass areas and resort-style waterfall pool/spa. High ceilings/stark white gallery walls for objects of art with light maple hardwood floors and state of the art lighting. Master suite with adjacent loft for sitting room or office. Master bath with steam shower and radiant-heated floor. Two additional suites, media room, gym, office, two fireplaces, generator and much more. This sun-filled 90210 estate is perfectly located for easy access to BH restaurants/shops, West Hollywood and Valley.

Offered at \$4,795,000

www.9400ReadcrestDrive.com

OPEN TUESDAY, JAN. 12 11-2
OPEN SUNDAY, JAN. 17 1-4



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KAGEL

BROKER • AGENT • ATTORNEY

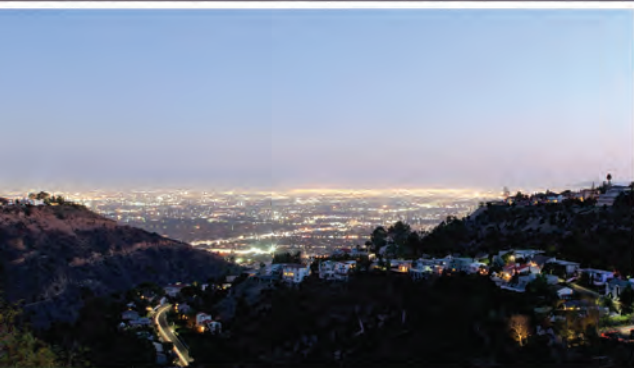
310.503.5367
ina@inakagel.com

Cal BRE lic# 00971994



RODEO REALTY
FINE ESTATES

WESTSIDE ESTATE AGENCY



2744 CARDWELL PLACE | \$4,695,000

REPRESENTATION BY:

Carl Gambino

424-204-7507
cg@weahomes.com
CALBRE# 01971890

Kurt Rappaport

310-860-8889
kr@weahomes.com
CALBRE# 01036061

OPEN TUESDAY, JANUARY 12TH 11-2PM

Stunning restored mid-century masterpiece with head-on jetliner city views. Situated on close to an acre, this 3 bedroom, 3 and a half bath, ultra-chic resort-like estate is located on a private road off Woodrow Wilson Drive. Originally built in 1961 in John Lautner or Richard Neutra-esque style, this exclusive treasure features a circular sunken living room opening to expansive city views, a sparkling pool, spacious entertaining patios and luscious green lawns. A secret retreat in the sky, even the master suite boasts unforgettable views.

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

DEVELOPMENT OPPORTUNITY -
SPECTACULAR CONTEMPORARY MASTERPIECE



1426 HARRIDGE DR, BEVERLY HILLS

OPEN TUESDAY 11-2

JoyceRey DAMON



Available to purchase turn key for \$45,000,000 or ready to build for \$14,995,000 with fully engineered architectural plans.

Unobstructed ocean, city and canyon views abound from this spectacular 15,600+sq.ft, 7 bed, 11 bath contemporary masterpiece in prime Beverly Hills. Located at the end of a cul-de-sac and set atop a beautiful promontory this trophy property has been meticulously designed for the most discerning buyer by Belson - Palumbo Luxury Development and Architects Shubin + Donaldson.

JOYCE REY EXECUTIVE DIRECTOR
(310) 285-7529 | Joyce@JoyceRey.com
JoyceRey.com | CalBRE #00465013

CHRISTOPHER DAMON
(310) 230-2427 | christopher@TheDamonGroup.com
TheDamonGroup.com | CalBRE #01877594

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NEW LISTING
451 N Harper Ave
\$3,295,000

**Open Tuesday, January 12th, from
11am to 2pm**

Stylish modern new construction home featuring 4 bedrooms (plus upstairs flex space), 5.5 bathrooms, pool, spa, 3 fireplaces, and 2-car garage. Custom designer kitchen is outfitted with Miele and Thermador appliances, and features a gorgeous stone slab backsplash. Two sets of Fleetwood pocket doors downstairs makes for a seamless transition in the indoor/outdoor living this home was built for. An entertainer's backyard featuring pool, spa, and cabana with fireplace becomes an extension of your living space.

kw HOLLYWOOD HILLS
KELLERWILLIAMS REALTY

The Sunset Team

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



REDEFINING REAL ESTATE

Sales | Consulting | Design



NEW LISTING
622 S Sycamore Ave
\$2,868,550

**Open Tuesday, January 12th, from
11am to 2pm**

This stunning 2-story designer home offers 5 bedrooms, 5.5 bathrooms, & a 2 car attached garage. The excellent craftsmanship is highlighted by unique and creative finishes. Edison bulbs further enhance the industrial aesthetic that truly sets this home apart. Fleetwood pocket doors maximize the indoor/outdoor living quotient. While you marvel at the zero-edge pool & spa, bask in serenity outside courtesy of mature hedging. Outfitted with a smart home system to remotely control music, temperature, & lighting.

KW HOLLYWOOD HILLS
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REDEFINING REAL ESTATE

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NEW LISTING

721 N Vista St

\$2,800,000

Open Tuesday, January 12th, from
11am to 2pm

The ultimate vision in craftsmanship and design, in one of the hottest residential areas in Los Angeles. This 2 story modern new construction offers 4 Bedrooms, 4.5 bathrooms, and pool and spa. The gourmet kitchen features Miele & Thermador appliances, and the living room, Master bedroom, & Master bathroom include Herringbone floors. The smart home system controls lights, temperature, and music remotely. Centrally located and just a stroll away from restaurants, high-end boutiques in Melrose Village.



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NEW LISTING

8367 4th St
\$3,195,000

Open Tuesday, January 12th,
from 11am to 2pm

Cutting-edge new construction in the Beverly Grove. Bask in the contemporary glow that emanates from 8367 4th St. Designer fixtures outfit the home's luxurious 5 bedrooms & 4.5 bathrooms. Spectacular architectural details set this modern marvel apart. Fleetwood pocket doors open up to an entertainer's backyard that truly feels like an extension of the living space courtesy of a dramatic cabana, which perfectly frames the pool, spa, & green space. An oversized island anchors the exquisite chef's kitchen.

kwHOLLYWOOD HILLS
KELLERWILLIAMS REALTY

The Sunset Team

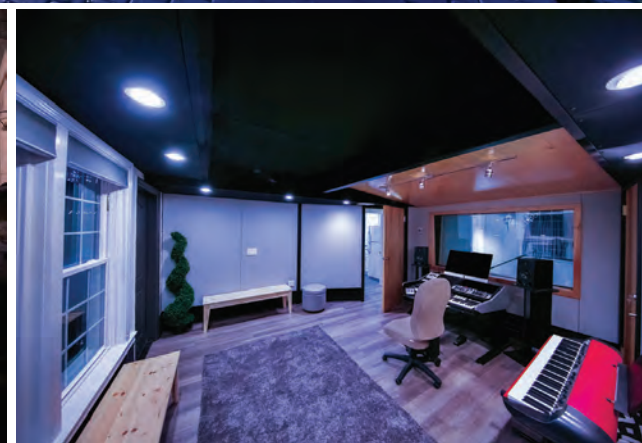
9000 W. Sunset Blvd. Suite 1100
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thesunsetteam.com



REDEFINING REAL ESTATE

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TOLUCA LAKE MINI-ESTATE WITH RECORDING STUDIO



10647 Camarillo Street, Toluca Lake

- Main house approx. 2378 sqft with 4 bedrooms and 3 baths
- Guest house has full RECORDING STUDIO with live/control rooms, 1 bed, 2 bath, kitchen – guest house approx. 2000 sqft
- 5 Bedrooms, 5 baths between main and guest house
- New remodeled baths in main and guest with new kitchen in guest house
- Swimmers pool, koi pond, outdoor bbq, pavillion & fire pit, outdoor dining, changing cabana w/bath
- Own personal town with facaded structure concealing additional space for storage/gym./office, street and street lamps
- Circular driveway can accommodate 10+ cars
- Potential area for attic conversion in the main house allowing for a 1000 sqft. second story addition
- Property is turn key and many high end upgrades since last on market

Price offered - \$2,500,000
Seller shall entertain offers between \$2,200,000-\$2,500,000

Brokers Open – January 12, 11-2, Lunch Served.



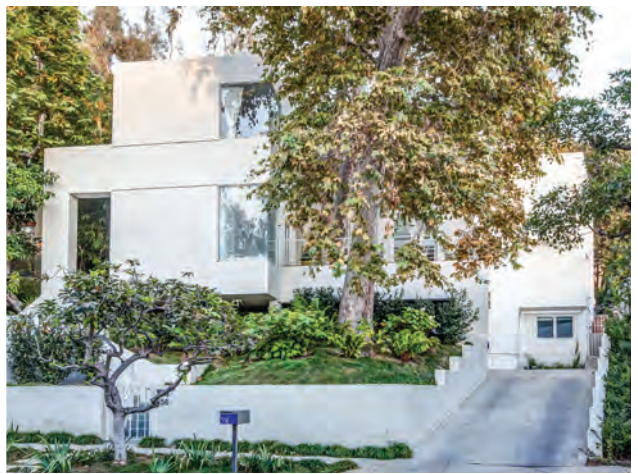
o 323.487.9288
c 818.486.4663
allyson.carter@me.com
www.allysoncarter.net
Cal BRE License #01446752





Modern Architectural :: Melinda Gray, AIA
Open House :: Tuesday, 11-2pm

New Price — \$6,800,000 or \$25,000/mo
562 Stassi Lane, Santa Monica



Tree Top Residence : : Breidenbach-Cuen Architects, 1987
Open House :: Tuesday, 11-2pm

\$5,650,000
556 Dryad Road, Santa Monica



Architectural by Rob Hussey & Melinda Gray, AIA

\$26,500/mo — Also Available For Sale
700 Kingman Avenue, Santa Monica

Represented by

Frank Langen | 310.963.3891

CalBRE# 01108147 | frank@inthecanyon.com

deasy/penner&partners

Home as art.®





12730 Hanover Street, Brentwood Park

OPEN TUESDAY JANUARY 12 FROM 11-2PM

BRENTWOOD PARK DEVELOPMENT OPPORTUNITY

Located South of Sunset Boulevard in the prestigious Brentwood Park neighborhood, this flat and mostly rectangular lot is perfect for development or for building one's dream home. The parcel is $\pm 17,551$ sqft, per assessor, with ± 100 foot frontage. While there is an existing single story four bedroom, three bath $\pm 2,943$ sqft home, the property is being sold for lot value with access only for walking the land.

Offered at \$7,150,000 | www.12730hanover.com



JIM BREMNER

310.622.7445

jim@jamesbremner.com

www.jamesbremner.com

LOS FELIZ SPANISH REVIVAL



\$3,299,000

Tuesday, Jan 12th 11am-2pm, Sunday, Jan 17th 1pm-4pm

1922 N OXFORD AVE

NEWLY CONSTRUCTED AND PRICED TO SELL, this stunning Los Feliz Spanish Revival boasts 5 spacious bedrooms and 5 1/2 bathrooms. This home is equipped with an impressive temperature controlled wine cellar, inviting family room, an elaborate entertainer's kitchen and a truly astounding deluxe

master bedroom and bathroom. The backyard is complete with an eye-catching pool, grassy yard and built-in BBQ. Tastefully designed with an intricate attention to detail, this home is truly a must see!



P R O P E R T I E S

Jessica Shomof
310-780-7432

236 El Camino Drive Beverly Hills, CA 90210

www.mdpropertiesla.com

1441 ROBMAR DRIVE BEVERLY HILLS



OPEN Tuesday, Jan 12th 11-2 | Catered Lunch with Food Truck

This exquisite newer constructed gated Mediterranean Villa in prime lower Beverly Hills is just minutes to Rodeo Drive and The Beverly Hills Hotel. The home boasts the finest amenities and craftsmanship. The approx. 7600 sq. feet, 7 bed + 7.5 bath home is a must see! The grand lifestyle estate features a gym, sauna, sport court, resort-like pool, state of the art kitchen, indoor/outdoor dining and expansive media room/theatre. The home is truly an entertainers dream. Do not let this opportunity pass you by. Offered at \$6,795,000 | www.1441Robmar.com



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