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TUESDAY, JANUARY 16, 2018

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\$36,985,000

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310.691.5935

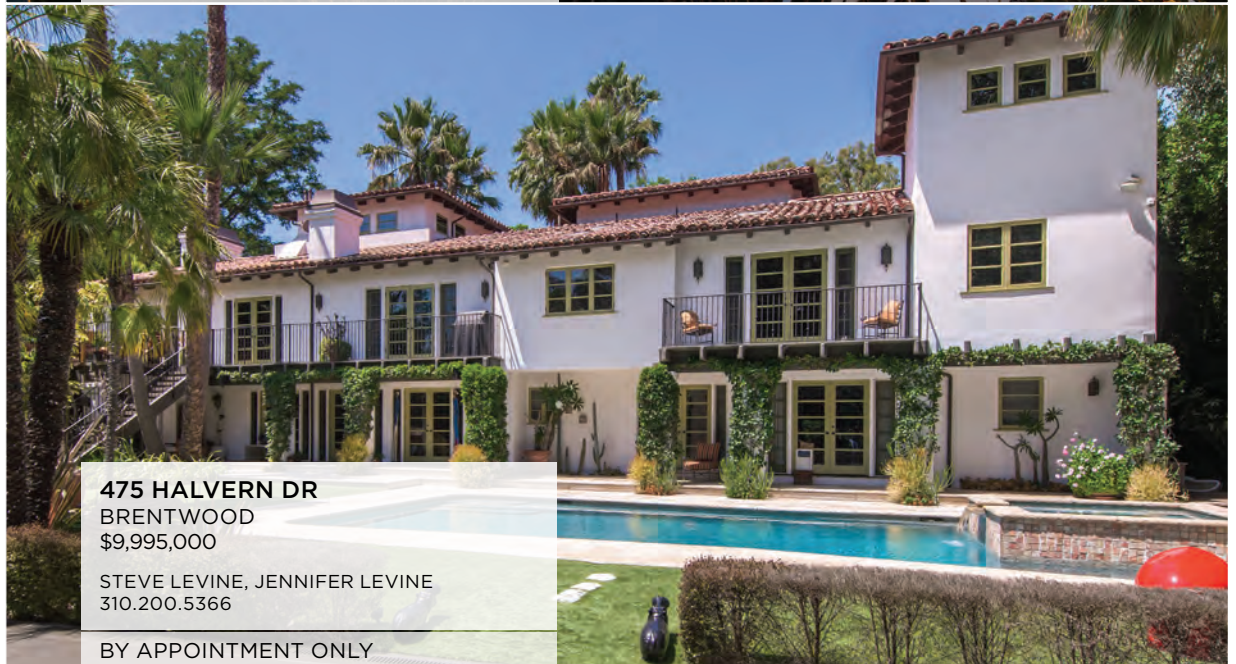
OPEN TUESDAY 11-2 & TWILIGHT 4-6PM



1822 MARCHEETA PL
SUNSET STRIP
\$19,950,000

DREW FENTON 310.858.5474

OPEN TUESDAY 11-2



475 HALVERN DR
BRENTWOOD
\$9,995,000

STEVE LEVINE, JENNIFER LEVINE
310.200.5366

BY APPOINTMENT ONLY



833 STRADELLA RD

BEL-AIR

\$36,000,000

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BY APPOINTMENT ONLY



9305 NIGHTINGALE DR

SUNSET STRIP

\$12,000,000

GARY GOLD 310.858.5411

OPEN TUESDAY 11-2



144 MONOVALE DR

HOLMBY HILLS

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Estates, Architecture & Historic Properties



Brokers' Open Tuesday, February 16, 11am–2pm

Nisan Yale Matlin, AIA

The Krasne Residence, 1956 (with updates)

1575 Queens Road, Los Angeles, California 90069

This ideal So-Cal Modern indoor/outdoor lifestyle by post-war USC architect Nisan Yale Matlin, AIA, is carefully updated in the spirit of the style over a thoughtful ten-year period by architectural designer Darrick F. Martin, whose ideas were inspired by the modern work of architect Paul R. Williams. Sited above the Sunset Strip at Hollywood Boulevard, the residence reflects an air of quiet repose from the gated entry at the street, and with its light-filled interiors, affords a close-in peaceful and comfortable retreat from the jumble of the City. The residence is compact and efficient, but lives large with its outdoor entertainment pavilion and lower level storage pods at the carport level. Includes: open plan living/dining areas, master bedroom and bath, office/media room (originally a second bedroom), and guest bath.

1 Bedrooms, 2 Bathrooms

\$ 2,375,000

MLS# 18-302024

Crosby Doe 310.428.6755

Christopher Pomeroy 917.838.4692

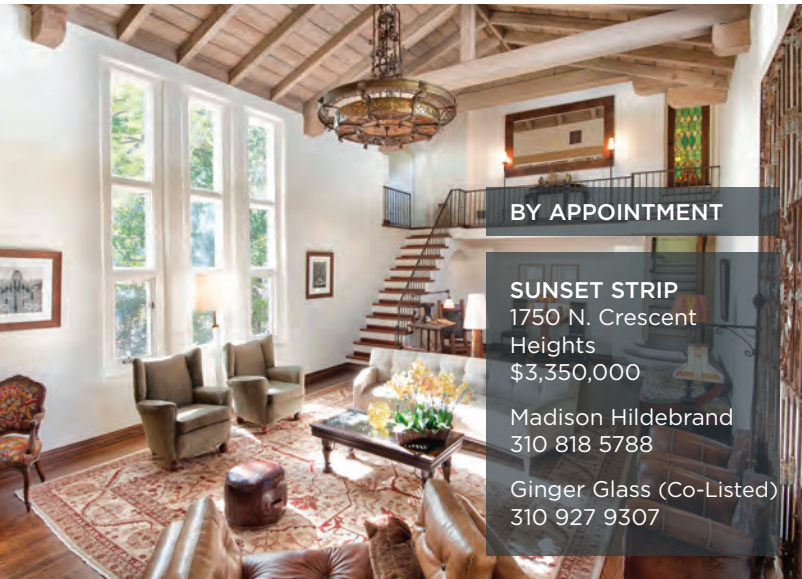
Beverly Hills: 310.275.2222

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BY APPOINTMENT

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1750 N. Crescent
Heights
\$3,350,000

Madison Hildebrand
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Ginger Glass (Co-Listed)
310 927 9307



BY APPOINTMENT

TOPANGA

1750 Will Geer Road
\$5,945,000

Elaine Hanson
310 924 1032



OPEN TUESDAY 11-2PM

VENICE

748 Palms Boulevard
\$4,495,000

Mark Kitching
310 902 0221

PACIFIC UNION INTERNATIONAL

51 offices | 1700+ real estate professionals | \$14 billion annual sales | Ranked 7th in the nation



OPEN TUESDAY 11-2PM

BRENTWOOD PARK

345 N. Rockingham
Avenue
\$15,500,000

Richard Stearns
310 850 9284

Rick Ojeda
310 902 7676



BY APPOINTMENT

MALIBU
21650 PCH
\$12,500,000

Darlene Hutton
310 428 4861



OPEN TUESDAY 11-2PM

LOS ANGELES
126 N. Canyon View Drive
\$7,298,000

Smith & Berg
310 500 3931



NEW PRICE

SANTA MONICA
515 Ocean Bl. S-PH-D
\$3,900,000

Kaaren Kurtzman
310 500 1627



BY APPOINTMENT

TOLUCA LAKE
10443 Kling Street
\$3,799,000

Craig Strong
310 439 3225



BY APPOINTMENT

PASADENA
3544 Lombardy Ave
\$4,848,000

Ted Clark
Heather Lillard
626 817 2123



NEW LISTING

WESTWOOD
10800 Wilshire Bl #1804
\$5,500,000

Adrian Grant
310 962 7142



NEW | OPEN TUE 11-2

TARZANA
5420 Corbin Ave
\$1,381,000

Angelo Fierro
323 821 5353



NEW | OPEN TUE 11-2

HOLLYWOOD HILLS
3140 Cadet Dr
\$1,099,000

Jamie Watts
310 871 2006

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Neyshia Go
424 249 7125
Aaron Kirman
424 249 7162



OPEN TUE 11-2

LITTLE HOLMBY
901 Malcolm Ave
\$4,195,000

Sally Forster Jones
310 691 7888
Melanie Lewis
323 646 8780



NEW | OPEN TUE 11-2

BRENTWOOD
11500 San Vicente Bl #315
\$1,400,000

Melissa Menard
310 729 9726



BY APPOINTMENT

WESTWOOD
2227 Balsam Ave
\$2,495,000

Adam Carr
310 600 6987



OPEN TUE 11-2

NEW PRICE
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2287 Sunset Plaza Dr
\$4,999,999

Josh Morrow
310 654 9800



BY APPOINTMENT

HOLLYWOOD HILLS
122641 Nichols Cyn Rd
\$3,250,000

Renée Avedon
310 801 5400

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5 BEDROOM | 6 BATH | 6100 SF

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310.429.8191

www.424FLORES.com
ToddMichaud.LA@gmail.com



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BRYCE HAYES 323.797.1173

www.2110ALCYONA.com
chris@chrislaib.com

723 PALISADES BCH ROAD #108
SANTA MONICA

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2 BEDROOM | 2 BATH

BILL STIMMING 310.488.6687

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BillStimming@kw.com



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TheStephenGroupLA@gmail.com

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BEVERLY HILLS | 1500SEABRIGHTPL.COM | 7BD/10BA | \$19,995,000 | web: 0344078

Celebrity owned, private European Village in Beverly Hills. Sited on its own promontory hilltop of over 1 acres, on two separate parcels and addresses, this sprawling compound features pool with cabana, koi ponds, outdoor fireplace, and fountains leading to studio bungalow and two-story guest cottage. In addition, a separate ±3,000 sq. ft. contemporary two-story home with kitchen, bedroom and bathroom on each floor.

SUZETTE ABBOTT

Suzette.Abbott@sothebyshomes.com | 818.621.4908

ENZO RICCIARDELLI

Enzo.Ricciardelli@sothebyshomes.com | 310.255.5467



BRENTWOOD | 624 BONHILL ROAD
 9BD/12.5BA | \$35,000,000 | web: 0344198
 Barbara Boyle 310.255.5403, Drew Fenton 310.858.5474



SUNSET STRIP | 1387DOHENY.COM
 5BD/8BA | \$9,500,000 | web: 0027823
 Jory Burton 310.860.4515



MALIBU | 5800 TRANCAS CANYON ROAD
 4BD/3.5BA | \$5,299,000 | web: 0355915
 Shamon Shamonki 310.713.4492, Karine Mailliez 310.279.7527



PACIFIC PALISADES | 716 EL MEDIO AVENUE
 5BD/5.5BA | \$4,275,000 | web: 0309205
 Alessandro Perdichizzi 310.986.5552



BHPO | 9675 HEATHER ROAD
 5BD/6BA | \$3,100,000 | web: 0287245
 Michelle St. Clair, Joey Kiralla 323.665.1700



HOLLYWOOD HILLS | 7019 MACAPA DRIVE
 2BD/2BA | \$1,775,000 | web: 0287293
 Jeffrey Young 213.819.9630

GREATER LOS ANGELES BROKERAGES
 Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip
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R. Barragan | R. Cassese · 310.663.3676



1790 Viewmont Dr · Sunset Strip **\$2,700,000**
3 bed · 2.5 bath · 2,850 sf · 12,000 sf lot
J. Yarfitz | J. Steiner · 213.610.4448



922 Berkeley St · Santa Monica **\$2,699,000**
3 bed · 3 bath · 2,114 sf · 8,398 sf lot
Sandra Miller · 310.616.6213



8832 Villanova Ave · Westchester **\$949,000**
3 bed · 2 bath · 1,480 sf · 7,364 sf lot
Staci Siegel · 310.592.6500



8590 Wonderland Ave · Laurel Canyon **\$1,098,000**
2 bed · 2 bath · 1,269 sf · 4,549 sf lot
Marsha Schoen · 323.823.9186



1100 S. Hope St #606 · Los Angeles **\$695,000**
1 bed · 1 bath · 1,010 sf
Naomi Kalkanoff · 310.418.8546



408 17th St · Santa Monica **\$35,000/mo**
6 bed · 5.5 bath · 3,522 sf · 7,519 sf lot
Staci Siegel · 310.592.6500



2501 Hill St · Los Angeles **\$12,450,000**
Medical Clinic for Sale/Lease · 15,859 sf · 24,906 sf lot
Ryan Ole Hass · 323.893.7253

SANTA MONICA
SantaMonica.EVUSA.com
310.460.2525

BEVERLY HILLS
BeverlyHills.EVUSA.com
310.777.7510

LOS ANGELES
LosAngeles.EVUSA.com
323.937.5101

WEST HOLLYWOOD
WestHollywood.EVUSA.com
323.848.4948





International Style Estate :: Thornton Abell, FAIA, 1965 \$11,900,000
 12822 Highwood Street, Brentwood Park
 Mike Deasy | 310.275.1000
 Sara Clephane | 310.909.4648



Sand Section Contemporary Townhome \$2,425,000
 1101 Cyprus Avenue, Hermosa Beach
 Barry Gray | 323.822.3200
 Scott Behrle | 310.666.7005



Patten & Wild, Architects, 1963 New Price — \$1,200,000
 74855 Fairway Drive, Palm Desert
 Rick Grahn | 310.382.0344



Hilltop Spanish New Price — \$2,175,000
 2752 Hollyridge Drive, Beachwood Canyon
 Geoff Clark | 323.459.3845
 Jordan Berry | 818.642.5797



Historic 1930 Outpost Estate \$12,000/mo
 2111 Outpost Drive, Sunset Strip
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Modern International Style Beach House \$16,500/mo
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310.275.1000
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 760.864.3222
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1911 California Craftsman :: Devall Design Home **\$1,850,000**
 1383 Edgecliffe Drive, Silver Lake Kate Blackwood | 323.791.9442



The Cantilever House :: leeMundwiler architects **\$2,250,000**
 2955 Swan Place, Silver Lake Brian Linder, AIA | 310.592.5417
 William Baker | 310.867.0847



Desert Contemporary **\$725,000**
 1616 Ava Court, Palm Springs Jimmy Wilson | 323.578.6147



Gated Mini Compound **New Price — \$2,650,000**
 7929 Hollywood Blvd, Hollywood Hills Kristal Moffett | 310.699.4130



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OPEN TUE 11-2PM

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WESTSIDE ESTATE AGENCY



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Malibu's World Class State-Of-The-Art 25-acre equestrian ranch compound across from the beach. New 9 stall barn with ocean views for each horse, special computerized turf. Existing 2-story house with detached 3 Bed gst house, pool, tennis crt, fruit orchards, or great for developing 3, 5 acre parcels. Also for lease @ \$150K/mo. weahomes.com/listing/33603-pch
Wendy Carroll (310) 990-2285 | CalBRE# 01188306



ONE-OF-A-KIND BEACH COMPOUND, NEVER BEFORE ON MARKET MALIBU | \$50,000,000

Never before on the market. Very private beach-side estate on a park-like setting of 3 natural manicured acres with mature trees, panoramic ocean views, tennis court, pool, newly renovated 2-story home with panoramic views, & path to beach. Co-listed. weahomes.com/listing/33218-pacific-coast-hwy
Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



EXTRAORDINARY CONTEMPORARY MEDITERRANEAN ESTATE BEL AIR | \$35,000,000

Just completed & built with the highest level of quality & taste. All rooms directly overlooking rolling green lawns of the BACC. Step-down living room, spectacular media room, paneled library, over-sized formal dining room, & grmt eat-in kitchen. Luxe master + 4 add'l bdrm suites, swimmers pool, spa, gym, staff room & more. weahomes.com/listing/121-udine-way
Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



THE RUTHERFORD HOUSE, AN ART DECO MASTERPIECE BEVERLY HILLS | \$35,000,000

Meticulously renovated & adorned with lavish finishes. Boasts an impressive collection of 1920 & 1930's fixtures from notable European/Parisian artists, decorative laylights, and exceptional details. Picturesque backyard features pool & pool house with bar, gym and spa, reminiscent of Hollywood Regency glamour. Co-listed. weahomes.com/listing/rutherford-house
Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



REMARKABLE ARCHITECTURAL BEVERLY HILLS | \$35,000,000

This home has it all including large pool & spa, tennis court, guest house with huge gym, theater, master with his & hers all facing view. Privacy, 7 total bedrooms, extraordinary in all detail. The home is most dramatic with interiors by Kelly Wearstler. Huge outdoor living room with fireplace. Exterior kitchen and more. Co-listed. vimeo.com/187210423
Stephen Shapiro (310) 860-8888 | CalBRE# 01257836



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WESTSIDE ESTATE AGENCY

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MIAMI | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471

BERKSHIRE HATHAWAY | California Properties HomeServices



\$6,495,000 | 1095 Carolyn Wy, Beverly Hills | 4BD/4BA
Aitan Segal | 310.739.1561



\$20,500,000 | 1172 Napoli Drive, Pacific Palisades | 7BD/9BA
Gary Glass | 310.820.9343



\$3,795,000 | 3348 Mandeville Canyon Rd, Brentwood | 5BD/4½BA
Marco Rufo | 310.230.3765



\$3,350,000 | 3100 Mountain View Ave, Mar Vista | 5BD/4½BA
Dan & Charlee Nessel | 310.365.0195/310.755.8180



\$3,050,000 | 116 W Yanonali St, Santa Barbara | 3BD/3½BA
Calcagno & Hamilton | 805.565.4000



\$1,888,888 | 1940 Delta Street, Echo Park | 4BD/4BA
Y. Beranek/G. Salazar | 424.343.4213/310.400.6756



\$1,349,995 | 4255 Laurelgrove Ave, Studio City | 3BD/2BA
Kirk Hoffman | 310.890.3940



Let us help you
FIND YOUR PERFECT

BEVERLY HILLS | BRENTWOOD | CALABASAS | ENCINO | LOS FELIZ | LOS OLIVOS | MONTECITO



\$2,524,999 | 5719 Limoges Court, Calabasas | 6BD/7BA
Rory & Marc Shevin | 818.251.2476/818.251.2456



\$3,875,000 | 17110 McCormick St, Encino | 6BD/8BA
Cameron/Spitz | 818.380.2151/818.817.4284



\$2,699,000 | 26748 Provence Dr, Calabasas | 5BD/5½BA
Rory & Marc Shevin | 818.251.2476/818.251.2456



\$1,650,000 | 1613 N Easterly Terr, Silver Lake | 2BD/3BA
Kirk Gerou | 323.671.1272



\$1,595,000 | 11211 Laurie Dr, Studio City | 4BD/3BA
Monty Ieman | 818.521.2568



\$1,249,000 | 11908 Darlington Ave #104, Brentwood | 3BD/3BA
Hannah DelPonte/Melissa Miller | 310.795.4820



\$1,799,000 | 3900 Rock Hampton Drive, Tarzana | 4BD/4BA
Andrew Manning | 818.380.2147



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- Media Room
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- Walled and Gated

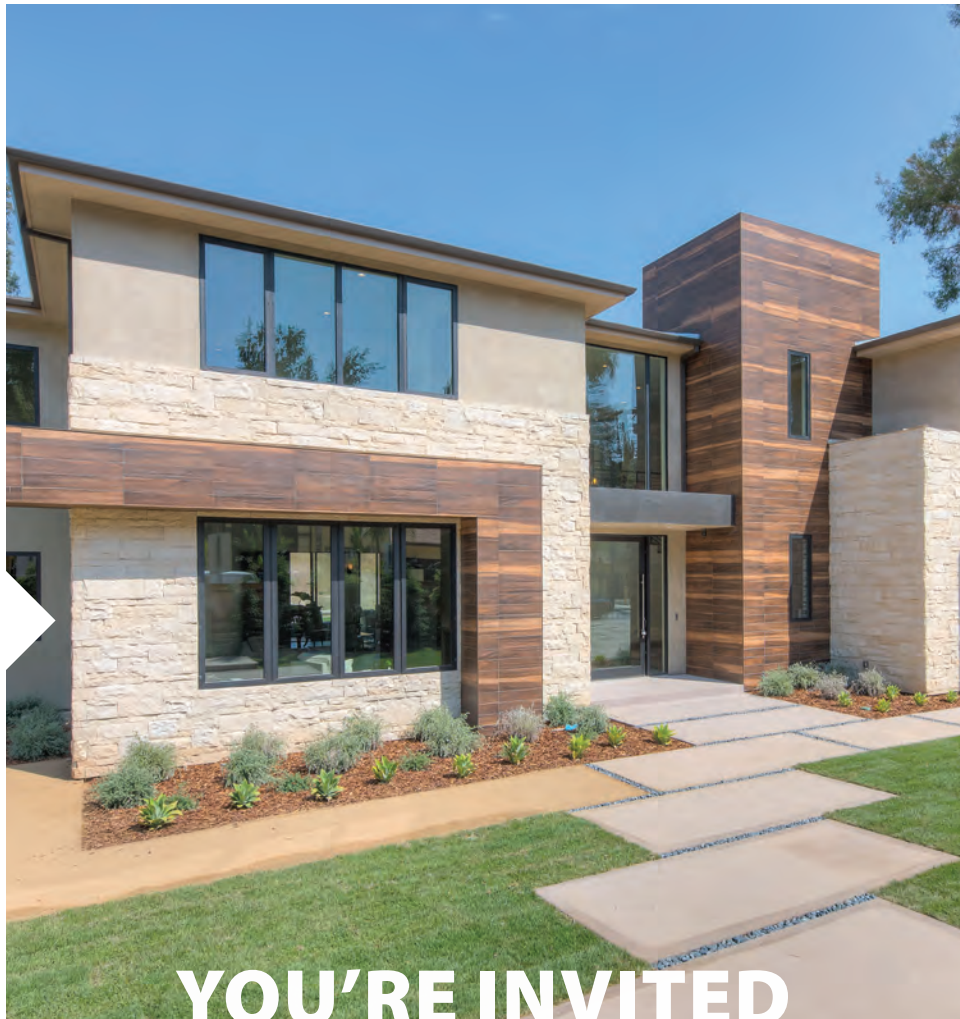
GRAND OPENING!

4607 Vanalden Ave | Tarzana

Offered at \$4,249,000

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- BEVERAGES
- MUSIC
- COFFEE BAR
- VALET



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Tuesday & Friday
January 16th & 19th
11am - 2pm



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- The center hall plan includes a JR master suite & master suite w/ spa style bath, walk-in closet & vaulted wood beam ceiling w/ windows looking into the treetops
- Custom woodwork, built-ins, and architectural detailing
- Anchored by a large great room w/ fireplace open to the cook's kitchen w/ stainless appliances, breakfast room, breakfast bar & formal dining area
- Magical rear yard replete w/ covered outdoor stone patio dining/living area, waterfall/pond, meditation trail & planting areas
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12050LaurelTerrace.com



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VIEW

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BEVERLY CENTER | \$2,475,000
Represented by: Nicholas Sacco
818.618.8406 | nick@saccoproperties.com
CalRE#01964429



ELEGANT 6BD+7BA. LOTS OF NATURAL LIGHT.

SANTA ROSA VALLEY | \$1,990,000
Represented by: Rosemary Allison
805.479.7653 | rosemaryallison@aol.com
CalRE#00545184



CORNER LOT. OCEAN VIEWS. OPEN FLRPLN.

MALIBU | \$2,695,000
Represented by: Michael Edlen
310.230.7373 | michael@michaedlen.com
CalRE#00902158



BRAND NEW 5BD 6BA W/GRT FLR PLAN, POOL.

BRENTWOOD | \$5,995,000
Represented by: Robert Winans
310.722.8456 | robert.winans@coldwellbanker.com
CalRE#01925689

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Arcadia 626.445.5500

Beverly Hills North 310.777.6200

Beverly Hills South 310.273.3113

Brentwood 310.820.6651

Calabasas 818.222.0023

Glendale 818.240.1111

Hancock Park North 323.464.9272

Hancock Park South 323.462.0867

La Cañada Flintridge 818.790.3334

Los Feliz 323.665.5841

Malibu Colony 310.456.3638

Malibu West 310.457.6550

Manhattan Beach 310.802.5700

Marina del Rey 310.301.3500

Montecito 805.969.4755

A&D

ARCHITECTURE & DESIGN



THE HIGH & LOW TIDES OF COASTAL CONSTRUCTION

by Bret Parsons

The California coastline is dazzling—a mesmerizing panorama at each and every turn. However, it's an entirely different view when building on privileged parcels as a distinct set of challenges are presented. For a proper perspective, Shane Mahan, regional executive of Kitchell Custom Homes, sums up the salient points to guide you through the process. First, everything begins with a solid foundation. Your team (architect, engineer, and builder) must assess the soil and topography to determine the appropriate foundation to resist Mother Nature. Foundations can be designed to allow the ocean to “pass right through” while traditional foundations often breakaway in a storm. Second, invest in quality! The coast delivers extreme elements you'll want to keep at bay. Quality materials maintain their integrity which reduces maintenance costs. Pay careful attention to the roof, windows and doors, paints and stains, exposed metals, decks, and exposed wood. No pun intended, but don't cut corners! Third, select a builder who has actually built oceanfront homes as construction methodologies and materials are different from inland locations. Fourth, patience is a virtue. Building on the Pacific will require a Coastal Development Permit (CDP) from the California Coastal Commission or a local authority. Their jurisdiction can range inland up to five miles in some areas. However, your wait will be stunningly worth it!

www.KitchellCustomHomes.com



Villa Della Costa, Gaviota, CA
Builder: Kitchell Custom Homes | Architect: Jock Sewall | Interior Designer: Mark Weaver | Photography: Matt Walla & Rich Wysocky
Listing agents: Joyce Rey - CalRE: #00465013 | Randy Solakian - CalRE #622258

ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: A. W. MORGAN HOUSE, 1913



SANTA MONICA | \$9,995,000

Once in a lifetime... Historic storybook estate on ~ 1/2 acre with 5 beds, 5 baths.

Steve Sawaii 310.261.3777
CalRE#00607215

ARCHITECT: ED NILES, AIA



MALIBU | \$12,995,000

Modern Design on Pt. Dume with BIG Ocean View, spacious Master Suite, pool, GH & BEACH KEY!

Sara Grisanti 310.317.9327
CalRE#00955628

ARCHITECT: MORGAN WALLS & MORGAN



WINDSOR SQUARE | \$7,995,000

333 S Windsor Bl. 6+9 Windsor Square Estate w/guest cottage, Lg pool & landscaped grounds.

Ron Holliman 310.777.6216
CalRE#01161952

TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME,
CONTACT BRET@BRETPARSONS.COM OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.

BRET PARSONS
DIRECTOR, ARCHITECTURAL DIVISION





SOPHISTICATED & LUXURIOUS CAPE COD
 LOS ANGELES | \$6,595,000
 Represented by: Pamela Roxborough
 818.222.0023 | pamela.roxborough@camoves.com
 CalRE#00860313



"ART LOVERS DREAM!"
 MALIBU | \$2,695,000
 Represented by: Lynda Marsolek
 310.994.1782 | lmarsolek@coldwellbanker.com
 CalRE#01483271



MAJESTIC CELEBRITY ESTATE
 BEL AIR | \$9,995,000
 Represented by: Joyce Rey & Timothy Di Prizito
 310.285.7529 | Joyce@JoyceRey.com
 CalRE#00465013, CalRE#01433017

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Playa Vista 310.862.5777
 San Marino 626.449.5222
 Santa Barbara 805.682.2477

Santa Monica Montana 310.458.0091
 Santa Monica Wilshire 310.829.3939
 Sherman Oaks 818.995.2424

Studio City 818.788.5400
 Sunset Strip 310.278.9470
 Venice 424.280.7400

Ventura 805.648.5051
 Westchester 424.702.3000
 Westlake Village 805.495.1048

844 HUNTLEY DRIVE WEST HOLLYWOOD, CA 90069

OPEN TUESDAY 11:00 – 2:00 PM
OPEN SUNDAY 1:00 – 4:00 PM



UNSURPASSED QUALITY AND ELEGANCE

Completed in 2008, this Grand Scale Mediterranean Townhome offers unparalleled quality and elegance in a prime West Hollywood location. The entry foyer features a grand stairway & opens to a spacious dining room & an elegant living room with fireplace. The gourmet Viking kitchen offers a center island & quartz countertops. French doors from both the kitchen & living room open to a garden & patio with beautiful fountain and alfresco dining area. All 3 bedrooms are en suite with elegantly tiled baths. The master has a custom walk-in closet & bath with double sinks, spa tub & separate shower. There is also a private rooftop deck with views to the Hollywood Hills. Other features include: private 3 car garage; hardwood floors; art lighting and sound throughout; 2 zone HVAC and solar panels that offset electrical usage. This townhome feels like a home but offers the benefit of very low maintenance in a two unit condominium building. A truly magnificent property that is unique and special!

3B | 3.5b
\$2,750,000

844HuntleyDrive.com



ERIC LOWRY
REALTOR®
213.507.0950
eric@ericlowry.com
CalBRE# 00955553



CLEMENS MANDELL
REALTOR®
310.571.5721
Clemens@ClemensMandell.com
CalBRE# 01412604



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Romance from the

Come See Our
Fabuou New Look!



127 S CARMELINA AVENUE

OPEN TUESDAY 11AM - 2PM

MARY LU TUTHILL | 310.979.3990

**COLDWELL
BANKER**

GLOBAL
LUXURY

Coast of France



The new look of this home with fresh, stylish décor will take your breath away. Inspired by summer in Cap D'Antibes, one will appreciate the exciting glamour and remarkable flow for entertaining. The informal yet indulgent ambience is ideal for the couple or family whose personal residence is an integral part of their lives. Open to a cozy outdoor seating area around a fireplace and a romantic loggia for al fresco dining, it invites everyone to relax and have fun. The pool and lovely guest house are added amenities. **\$6,495,000**

MANDEVILLE CANYON LIFESTYLE

OPEN TUESDAY 11-2



3452 Mandeville Canyon Road

NEW LOOK - NEW PRICE

Freshly remodeled and contemporized, this spacious California ranch home is on a broad ±18k square foot lot and features 3 bedrooms, 2.5 baths plus a family room and sun room with travertine flooring. Floor plan is open with pitched sky lit ceilings in living room & family room and a two sided rock fireplace as centerpiece. The newer gourmet kitchen has Serpentine counters, stainless appliances and a roomy mud room with tons of storage. There is Brazilian hardwood flooring throughout common areas and glass bay sliders that open to a private yard area and gardens with a tranquil water fall. Tremendous master suite with lovely bath featuring marble vanity tops and double sinks. The two sizable guest rooms share a jack and jill bath. A two-car garage with direct access plus a circular driveway provide easy parking. Welcome home!

Offered at \$2,095,000 | 3452Mandeville.com



**GLOBAL
LUXURY**

Joan Caplis
310.748.2208
joancaplis.com

**PACIFIC
UNION**
INTERNATIONAL

Susan Stark
310.345.7450
susanstark.com

MandevilleCanyonHomes.com

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1018 STRADELLA

WWW.1018STRADELLAROAD.COM

JOYCE REY
310.285.7529

TIMOTHY DI PRIZITO
310.266.2777

\$6,795,000 | OPEN TUESDAY 11 TO 2



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LUXURY

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Renovated Contemporary Ranch Estate on Prime Corner Lot



112 Fremont Place • Hancock Park

- Recently and tastefully redone with fine materials
- Easy-flow single story design
- Rare oversized corner lot for Fremont Place
- Big attached 2nd story 2 bedroom guest unit/kitchenette
- Tremendous chef's kitchen with high-end appliances
- Kitchen wraps to generous breakfast area and fabulous bar
- "Great" room design for ultimate entertaining capability
- Skylit spaces for maximum light exposure
- Separate office with fireplace
- Luxuriously large master suite with yard access
- Master has 3 closets, deluxe bath, & a big private gym/office
- 2 additional bedrooms and maid's quarters complete the first floor
- Covered patio and large grounds with lawns/pool/gazebo/pool bath
- Large outdoor storage facility adjacent to garages
- Circular and side driveways plus 3-car garage for parking galore
- Immaculate move-in condition coupled with endless future potential!

Open Tuesday, January 16th • 11-2

Reduced to Sell! \$6,995,000

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

Chase Campen
Compass
(323) 788-4663



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Upgraded Penthouse in Guard-Gated Park Place



2132 Century Park Lane Unit 405 • Century City

- Recently redone spacious Penthouse unit
- High vaulted ceilings for dramatic effect
- Treetop views of Century City lights and hillsides
- Stunning kitchen with White Macaubas Quartzite counters
- “Great” room design with fireplace and balcony
- 2 bedrooms and 2 luxuriously redone baths
- Master Suite with fireplace, balcony, closets galore
- New washer and dryer in unit
- 2 individual parking spaces
- Coveted plan “E” in building 5
- Park-like setting on nearly 13.5 acres
- On-site property management
- Clubhouse, multiple pools, tennis courts, walking paths
- Wonderful gym exclusive to building 5
- Proximate to the best of Beverly Hills and Century City

Grand Opening Tuesday, January 16th • 11-2

\$1,080,000

Michael J. Libow
COLDWELL BANKER
(310) 285-7509



Open Tuesday 11-2 | 8435 Cresthill Road, Hollywood Hills 90069

COLDWELL
BANKER

GLOBAL
LUXURY



New Price! Potential Upside! \$2,395,000

8435Cresthill.com

Beautiful Spanish mini-estate perched just above the Sunset Strip. Built in 1928, this 3bd/3ba property exudes old Hollywood glamour with original details and is nestled on a tree-lined cul-de-sac. Enter into classic entry foyer with original Spanish tile staircase. Spacious step-down living-room with vaulted wood-beam ceilings, oversized stone fireplace, enchanting front porch. The upper-level features large master-suite with city views, custom walk-in closet, bath with jacuzzi tub and oversized shower. Out back discover an extra-private with a pool, multiple landings and city views.



SKYLER HYNES
— PROPERTIES —



Skyler@SkylerHynes.com • 1-310-800-5111 • www.SkylerHynes.com

COLDWELL BANKER RESIDENTIAL BROKERAGE BEVERLY HILLS NORTH

CalBRE#: 01917448

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A PAUL McCLEAN MODERN MASTERPIECE



JADE MILLS

310.285.7508 | HOMES@JADEMILLS.COM

DREW FENTON

310.858.5474 | DREW@DREWFENTON.COM

1822 MARCHEETA PLACE

SUNSET STRIP | \$19,950,000

WWW.1822MARCHEETA.COM

OPEN TUESDAY 11-2

COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210



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1119 SCHUYLER ROAD
BEVERLY HILLS

JUST REDUCED!
NOW ASKING \$6,295,000
THE LOWEST PRICE NORTH OF SUNSET



Located on a HUGE 30,262 square foot lot on prestigious lower Schuyler Road and surrounded by some of the most expensive properties in the city, this beautiful single story home has private park-like setting and endless mature trees. This charming home sits directly across the street from one of Beverly Hills' largest and most iconic estates "The Knoll". Wonderful move-in condition with open, spacious living room opening to the pool and majestic grounds and setting. Wonderful kitchen with breakfast room, formal dining, terrific master with doors opening to the pool area and beautiful kids bedrooms. by far the greatest value in Beverly Hills. Beverly Hills School District.

OPEN TUESDAY 11-2



JOSH  FLAGG
310.720.3524 • JOSH@JOSHFLAGG.COM

WWW.JOSHFLAGG.COM



WWW.3120HOLLYRIDGE.COM
3 BED, 4 BATH + MEDIA ROOM, POOL, SPA & CITY VIEWS



Ideal Beachwood location, city views and striking architecture. Walls of glass, Poliform kitchen and stunning grounds.

\$3,299,000 | OPEN TUES. 11-2

JOHN GALICH
 310.461.0468
 John@JohnGalich.com
 CalBRE License #01232383

DAN SCHOTT
 310.279.2727
 Dan@DanSchott.com
 CalBRE License #01369196

JOHN GALICH GROUP

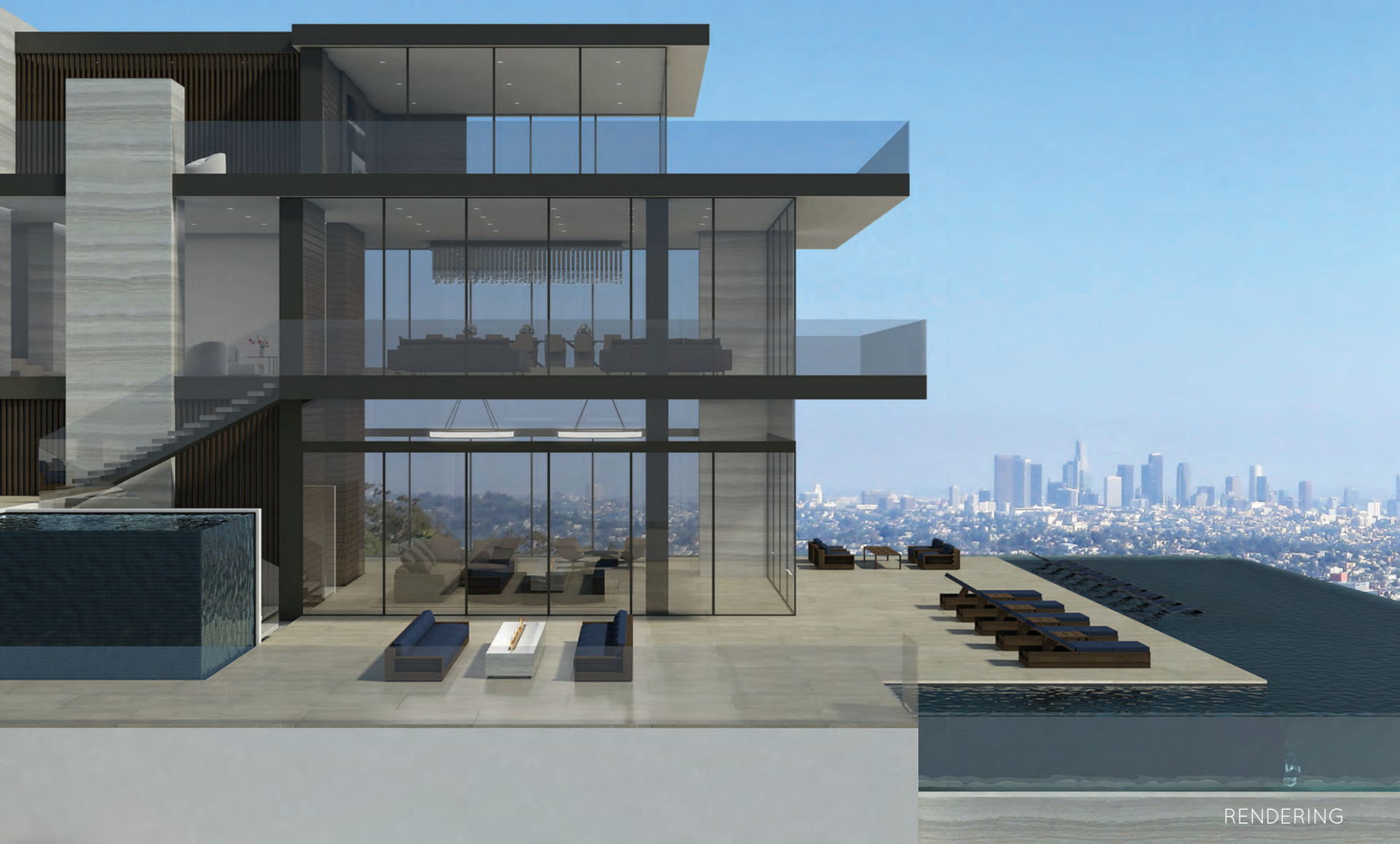


RODEO REALTY
 LOCAL EXPERTISE, GLOBAL PRESENCE.



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2450 SOLAR DRIVE
LOS ANGELES



RENDERING

MOTIVATED SELLER
BRING ALL OFFERS

OPEN TUESDAY 11-2



JOE BABAJIAN
WWW.JOEBABAJIAN.COM
310.623.8800
DRE# 00813384

AARON KIRMAN
WWW.AARONKIRMAN.COM
424.249.7162
DRE# 01296524

PACIFIC
UNION
INTERNATIONAL

1646 BLUE JAY WAY
HOLLYWOOD HILLS

\$13,900,000

OPEN TUESDAY 11-2



WWW.1646BLUEJAYWAY.COM

JOE BABAJIAN
310.623.8800
joe@joebabajian.com
CalBRE# 00813384



TIMMY WOODS
310.864.3525
timmywoods@aol.com
CalBRE# 01013213



Welcome to 5112 Calatrana Drive

New Construction with an Expansive View!



5112 Calatrana Drive, Woodland Hills, CA 91364

Broker's Open Tues. Jan. 16th & Fri. Jan. 19th 11am-2pm

Brand new construction with all the hi-tech goodies you could ask for-PLUS an expansive valley view! This hillside dream home offers 3 bedrooms, 3.5 bathrooms, and nearly 2500 sqft of picture-perfect living space. Packed to the gills with several cutting-edge features-top-of-the-line appliances include Viking range, smart Samsung fridge, high-performance LG washer & dryer, environmentally-conscious rainwater collection system, video doorbell system, state-of-the-art security cameras and more-it delivers comfort and convenience along with elegant, contemporary finishes throughout. Not to mention secure gating around the exterior and a two-car garage with built-in storage space! With a lofty view of the surrounding hills and San Fernando valley as the crowning touch, what more could you ask for? So if you're seeking a beautiful, move-in ready refuge for a 21st-century family, then welcome home!



Rubin Makhani

Broker Associate

310-600-8998

BRE# 01870320

RealEstate@RubinMakhani.com

\$1,199,000

**RUBIN
MAKHANI**
THE KEY TO ALL YOUR REAL ESTATE NEEDS



2407 HERCULES DRIVE

TRADITIONAL MOUNT OLYMPUS HOME

OPEN TUESDAY 11-2



5BD/7BA | 7,826 sq. ft. | 15,414 sq. ft. lot | \$5,388,000

Enter the grand foyer with soaring ceilings and an abundance of natural light. The open floorplan is over 7,826 sq. ft. of well thought out living spaces. A large family room with fireplace and full bar that accesses an entertainer's backyard and al fresco dining area which surrounds the pool/spa area. The ground floor features a stepdown, formal living room, peg and groove floors, formal dining room with connoisseur's wine cellar, an office with built in bookcase and windows, staff quarters, kitchen plus center island, four ovens, china closet and junior dining room with fireplace for informal dining. There is also a game/media room with wet bar creating a desirable indoor-outdoor flow, 5 AC zones and a private service entrance. Upstairs has four in suite bedrooms including a romantic, secluded master wing with its own balcony and fireplace. One additional bedroom could be used as a second master if so desired. Additional parking includes a three-car garage. This impressive home will exceed your expectations.



SHARONA ALPERIN

DRE: 00923981

310.888.3708 | sharona.alperin@sothebyshomes.com

Sotheby's
INTERNATIONAL REALTY

9 2 9 D I C K S O N S T R E E T

S I L I C O N B E A C H F U R N I S H E D L E A S E / V E N I C E



Silicon Beach Furnished Lease | 4BD/3BA | \$12,500 / month

Chic architectural furnished lease in Silicon Beach. Extremely private. Gated entry into a courtyard oasis with water feature. Spacious and airy living room with fireplace and outrageous two-story barrel vaulted ceiling. Gorgeous chef's kitchen with a breakfast bar. Dining room in open floorplan. Media room with sleeper sofas. Second floor master suite with fireplace, walk in closet and sitting area. Two additional bedrooms on the second floor. One with a drop down "Murphy" style bed that is also an office. The enclosed backyard is a landscaped sculpture garden with dining area. Spectacular rooftop deck with 360 views. Two-car garage and guest parking. Pet considered. Short and long term leases available. Please call for short term rates.

Lisa Arden

DRE#: 1032137 | lisaardenla@gmail.com | 310.913.9339

BEVERLY HILLS | 9665 Wilshire Boulevard, Suite 400, Beverly Hills 90212

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Sotheby's

INTERNATIONAL REALTY

CATERED LUNCH

1263 DELRESTO DRIVE

Open Tuesday 11-2 • \$5,995,000
5 Bed • 6 Bath • www.DelrestoEstate.com

MYRA NOURMAND
Office: 310.274.4000
Direct: 310.888.3333

bre#:00983509
mynourmand@nourmand.com
www.myranourmand.com

JILL EPSTEIN
Office: 310.888.3355
Direct: 310.779.9513

bre#:00472171
jill@jillepsteinre.com
jillepsteinrealestate.com



BRENTWOOD

205 S. 2ND ANITA DR

Open Tuesday 11-2 • \$5,950,000

5 Bed • 6 Bath • Also for Lease \$25,000/mo

MYRA NOURMAND
Office: 310.274.4000
Direct: 310.888.3333

dre#:00983509
mynourmand@nourmand.com
www.myranourmand.com

LOBAT G KOHAN
Direct: 310.600.7072
Office: 310.274.4000

dre#:01520436
lobatg@aol.com
www.nourmand.com



BEVERLY HILLS POST OFFICE 1453 SAN YSIDRO DR

Open Tuesday 11-2 • \$4,499,999
5 Bed • 6 Bath • www.SanYsidroEstate.com

MYRA NOURMAND
Office: 310.274.4000
Direct: 310.888.3333

bre#: 00983509
mynourmand@nourmand.com
www.myranourmand.com

PATE STEVENS
Direct: 310.467.7253
Office: 310.274.4000

dre#: 01749421
pate@patestevensgroup.com
www.patestevensgroup.com



1453



450 N. Rossmore Avenue

Open Tuesday 11-2 & Sunday 1-4

The historic El Royale, situated in prestigious Hancock Park, provides the modern comforts and details today's entertainer seeks. For decades Hollywood professionals have called El Royale home. Various units available. Crown moldings, hardwood floors, valet, concierge, fitness center, roof deck with 360-degree views.

Starting at \$4,950/mo | Junior PH \$9,350/mo



NICOLE CONTRERAS
nicole.contreras777@gmail.com
310.614.4952 | bre#:01512844



111-115 S. Harper Avenue

Open Tuesday 11-2 & Sunday 1-4

Luxury leases in prime Beverly Center neighborhood. Remodeled, Contemporary Cape Cod townhouse with various units available. High ceilings, new hardwood floors, french doors, recessed lighting with dimmers, and free garage parking & street parking passes. A rare find in the heart of Los Angeles. Close to restaurants, The Grove and Beverly Center.

Starting at \$3,595/mo & up | Also Available for Sale



f nicolecontrerasestates
t @nicolrealestate
in @nicolecontrerasestates



131 S. Maple Drive

Open Tuesday 11-2 & Sunday 1-4

Welcome to Beverly Hills Luxury Living at its best! Newly remodeled 1,2,3 bedroom floor plans that are spacious, open, and bright. Top of the line finishes, hardwood floors, high ceilings, and stainless steel appliances. Walking distance to Rodeo shops, restaurants and Beverly Hills schools. We can do flexible lease terms and furnished for additional fee.

Starting at \$3,990/mo & up



NICOLE CONTRERAS
nicole.contreras777@gmail.com
310.614.4952 | bre#:01512844



9955 Durant Drive

Open Sat 1-4, Sun 1-4 & Tues 11-2

Luxury Living in the Heart of Beverly Hills. Completely renovated open floor plans with gorgeous hardwood floors. Sleek kitchen with state of the art stainless steel appliances, including washer dryer and wine cooler. Close to Rodeo, shops and restaurants. Water/Trash \$50. Luxury leases available short term and furnished for additional pricing.

Starting at \$5,495/mo & up | Penthouse \$8500/mo



f nicolecontrasesstates
t @nicolrealestate
in @nicolecontrasesstates

JUST REDUCED

Nourmand & Associates

BRENTWOOD

11325 Farlin Street



Open Tuesday 11-2 with Taco Truck | Open Sunday 1-4

Best Buy in Brentwood! New contemporary home, situated on a private lot. This 5 bed, 4 bath home features an open light-filled floorplan, hardwood floors, and top of the line appliances & finishes. The master suite boasts a large en suite bathroom

and walk-in closet. Enjoy the California sun in the large lush backyard; perfect for entertaining. Prime location close to great schools, shops, and restaurants. Truly a rare find! www.11325Farlin.com | Reduced to \$3,495,000

NICOLE CONTRERAS
310.614.4952 | bre#:01512844
nicole.contreras777@gmail.com

TARA ALPIN
310.729.2464 | bre#:01991316
thealpins@gmail.com

Nourmand & Associates
421 N. Beverly Dr, Ste 200
Beverly Hills, CA 90210



Nicole Contreras Westside Estates



2338 Hollyridge Drive, HW Hills
Open Sunday 1-4 | \$3,750,000



11325 Farlin St, Brentwood
Open Tues 11-2 Taco Truck | Sun 1-4 | \$3,495,000



1755 Ocean Ave, Santa Monica
Coming Soon | Luxury Condo



1705 Ocean Ave, Santa Monica
Open Sunday 1-4 | \$7,800/mo



1047 Somera Road, Bel Air
Coming Soon | Development Opportunity



701 Vernon Avenue, Venice
Just Sold | \$1,995,000



NICOLE CONTRERAS
nicole.contreras777@gmail.com
www.nicolecontreras.com

direct: 310.614.4952
office: 310.274.4000
cal bre #01512844

f nicolecontrerasestates
@nicolecontrerasestates
@nicolrealestate



READY TO SELL? LOOKING TO BUY?

IT'S TIME FOR ELLIMAN



BEL AIR | 2496 DEVONPORT LANE | \$1,925,000
4-BR, 4-BA Web# 17258480 Michelle Oliver M:
310.500.6111



BEVERLY CENTER | 434 N CRESCENT HEIGHTS
BOULEVARD | \$3,425,000 5-BR, 6-BA Web#
17269388 Michelle Oliver M: 310.500.6111
Cory Charlupski M: 310.728.9566



BEVERLY CENTER | DUPLEX | 1232 S CRESCENT
HEIGHTS BOULEVARD | \$1,729,000 4-BR, 4-BA
Web# 17258480 Ellen Conrad M: 424.202.3288



BEVERLY HILLS | 9694 OAK PASS ROAD |
\$17,995,000 7-BR, 10-BA Web# 18298954 Josh
& Matthew Altman O: 310.819.3250 David Vaystub
M: 818.983.6886



BEVERLY HILLS | 1003 ELDEN WAY | \$21,000,000
APPROX 6,097 SF, APPROX 31,565 SF LOT Web#
17296154 Michelle Oliver M: 310.500.6111



BEVERLY HILLS | NEW LISTING | 1449 BENEDICT
CANYON DRIVE | \$1,925,000 3-BR, 3-BA Web#
18301380 Stefani Stolper M: 310.733.6551 Kevin
Stolper M: 310.403.9331



BEVERLY HILLS | 1433 SUMMITRIDGE DRIVE
\$2,998,000 4-BR, 4-BA Web# 17284602
Stefani Stolper M: 310.733.6551 Kevin Stolper M:
310.403.9331



HOLLYWOOD HILLS | 1249 N DOHENY DRIVE
\$8,489,000 6-BR, 7-BA, POOL Web# 17290594
Josh & Matthew Altman O: 310.819.3250 Heather
Altman M: 310.924.4664



HOLLYWOOD HILLS | 2435 OUTPOST DRIVE
\$3,199,000 3-BR, 4-BA Web# 818000087
Tim Durkovic M: 310.738.8098



OPEN TUESDAY 11-2

LOS FELIZ | 3203 CANYON LAKE DRIVE
\$2,999,999 5-BR, 6-BA Web# 17287462
Craig White M: 310.415.8666 Robyn Morris M:
310.923.3037



OPEN WEDNESDAY
10-12:30

MALIBU | 21701 PACIFIC COAST HIGHWAY
\$2,789,000 4-BR, 3-BA Web# 17296040 Tracy
Tutor Maltas M: 310.595.3885 Gina Dickerson M:
310.744.5584



OPEN TUESDAY 11-2

PACIFIC PALISADES | 1545 AMALFI DRIVE
\$11,995,000 6-BR, 8-BA Web# 17275112
Adam & Ally Jaret M: 310.562.4073



OPEN TUESDAY 11-2

SUNSET STRIP | 2100 SUNSET PLAZA DRIVE
\$18,000,000 6-BR, 11-BA Web# 18298932
Juliette Hohnen M: 323.422.7147



OPEN TUESDAY 11-2

SUNSET STRIP | 1416 BLUEBIRD AVENUE
\$6,995,000 5-BR, 6-BA Web# 17267780
Jeeb O'Reilly M: 310.980.5304 Tori Barnao M:
323.633.1878 Gersh Gershunoff M: 213.359.0328



OPEN TUESDAY 11-2

SUNSET STRIP | 9222 FLICKER WAY
\$15,000/MO 4-BR, 4-BA Web# 17289422
Jeeb O'Reilly M: 310.980.5304 Tori Barnao M:
323.633.1878 Gersh Gershunoff M: 213.359.0328



OPEN TUESDAY 11-2

VENICE | PRICE REDUCTION | 1227 PRESTON WAY
\$4,500,000 | 5-BR, 5-BA Web# 17282010 Josh &
Matthew Altman O: 310.819.3250



VENICE | 123 BREEZE AVENUE | \$1,695,000
2-BR, 2-BA Web# 18298926 Juliette Hohnen M:
323.422.7147



OPEN TUESDAY 11-2

WEST LA | 1250 AMHERST AVENUE #202
\$749,000 2-BR, 2-BA Web# 18301076 Angela
Chen M: 626.922.7836



elliman.com/california



PRIME SUNSET STRIP DEVELOPMENT OPPORTUNITY

SUNSET STRIP | 2100 SUNSET PLAZA DRIVE | \$18,000,000

EXISTING PROPERTY | 6 BEDROOMS | 11 BATHROOMS | APPROX 10,466 SF | APPROX 95,290 SF LOT



JULIETTE HOHNEN

Real Estate Agent

O: 310.819.1992

M: 323.422.7147

juliette.hohnen@elliman.com

JulietteHohnen.Elliman.com

OPEN TUESDAY 11-2



ARTIST RENDERING



ARTIST RENDERING

Unparalleled development opportunity on prime Sunset Plaza Drive. Feel like you're on top of the world in this approx 10,000 sf estate on a 2-acre promontory with endless jetliner views. Gated and private, the property has vast park-like grounds with a championship-sized tennis court, walking paths, and an observatory. The home offers 6 en-suite bedrooms and 11 total bathrooms, plus incredible entertaining spaces including a 3-story theater, bar and billiards room, and Moroccan-themed meditation room. Additional features include a gym, elevator, 1000-bottle wine cellar and 5-car garage. Numerous balconies, patios and rooftop decks highlight the unobstructed city and ocean views. Remodel the existing home to your tastes or use the included Richard Landry-designed plans for a contemporary masterpiece. **Web# 18298932**
2100SunsetPlaza.com



elliman.com/california

OPEN TUESDAY 11-2



9694 OAK PASS ROAD | BEVERLY HILLS \$17,995,000 | NEW LISTING | CATERED OPEN

This incredible one of a kind development opportunity and/or owner user property lies within the prestigious gated community on Oak Pass Road in Beverly Hills. Secluded and private located behind two separate gates, set on nearly 2 acres. Compound with amazing tennis/basketball court, extraordinary home gym facility, basketball court, putting green, large motor court, and beautiful two-story guest house. The main house with 5 bedrooms and 8 baths boasts light Oak floors, large open spaces, formal living room with fireplace and terrace, dining room, gourmet kitchen, professional screening room, luxurious master and baths, children wing, family/game room, amazing grounds with “paradise pool” and waterfall. Simply one of a kind. **Web# 18298954**

AB THE ALTMAN BROTHERS

JOSH & MATT ALTMAN

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TheAltmanBrothers.Elliman.com
CaIBRE# 01764587

DAVID VAYSTUB

M: 818.983.6886
David@TheAltmanBrothers.com
TheAltmanBrothers.Elliman.com
CaIBRE# 01970516


 **Douglas Elliman** EST. 1911
REAL ESTATE

elliman.com/california



A Home within a Grand Hotel.

IN THE HEART OF BEVERLY HILLS.



NEW LISTING | OPEN TUESDAY 11 AM - 2 PM

This Forbes Five-Star property features an intimate collection of only 20 homes that blend modern comforts with the sophistication of a historic Beverly Hills estate. Since initially selling out the unique collection of residences, Residence 7B has just become available as a rare resale.

\$10,500,00 | 3 Bed 4 Bath


**MONTAGE
RESIDENCES**
BEVERLY HILLS

SOREN OLSEN & TYRONE PHILLIPS
225 N. CANON DRIVE, BEVERLY HILLS, CA 90210
(310) 735-9952 • REALTY@OHANARE.COM

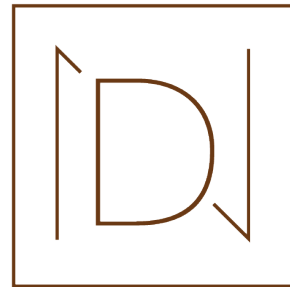

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REALTY

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THEAGENCYRE.COM



1677 N. DOHENY DRIVE

1677 N. DOHENY DRIVE

SUNSET STRIP | 5 BEDROOMS | 8 BATHROOMS
APPROX. 12,000 SQ. FT. | 35,432 SQ. FT. LOT
Offered at \$36,985,000

OPEN TUESDAY
11AM-2PM & 4-6PM

Paul Lester
310.488.5962

Branden Williams
310.691.5935

Rayni Williams
310.925.9281



1345 HAVENHURST

WEST HOLLYWOOD



YOUR WINDOW TO WEST HOLLYWOOD

A blend of modern materials on the exterior sets the tone for the building's sophisticated, contemporary style. The stark-white facade is juxtaposed with aluminum accents, expanses of glass and natural wood cladding, a dynamic look as unique as the homes within. From private rooftop terraces to the tree-lined streetscapes below, 1345 Havenhurst takes full advantage of its location, nestled in a quiet residential setting one block from the Sunset Strip.

OPEN TUESDAY 11-2 PM

NEW LISTINGS

STARTING AT \$1,245,000
2 AND 3 BEDROOMS AVAILABLE
SQ FOOTAGES STARTING AT 1,540

PAUL LESTER

424.230.3747
LIC. # 01338925

NICK HERTZ

424.285.8746
LIC. # 01992715

MICHAEL PEREZ

424.253.7432
LIC. # 01946527

AILEEN COMORA

424.230.3746
LIC. # 01002982



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8157 LAUREL VIEW DRIVE

SUNSET STRIP



TACO TUESDAY - LUNCH SERVED

A very special, reimagined Spanish contemporary with exquisite design and sophistication. Enter into an expansive open space with soaring ceilings, multiple entertaining areas, dining space, and chef's kitchen. Open floor plan is encircled by tall windows and French doors, which flood the room with natural light and create wonderful indoor-outdoor living. The backyard is immensely private with a sparkling pool, covered trellis and upper patio. Moments from the Sunset Strip and Chateau Marmont.

OPEN TUESDAY 11-2PM

NEW LISTING | \$5,795,000

4 BEDS

5 BATHS

4,860 SQ. FT.

11,348 SQ. FT. LOT

JON GRAUMAN

JGrauman@TheAgencyRE.com

424.238.2484

LIC. # 01469825



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OPEN HOUSE

1251 SHADOW HILL WAY | BEVERLY HILLS

OPEN TUESDAY 11-2 PM

NEW CONSTRUCTION ARCHITECTURAL CONTEMPORARY SHOWPIECE

\$29,950,000 | 5 BEDS | 6 BATHS

This newly-constructed home in the heart of Beverly Hills features sophisticated interiors and incredible, eye-level views from Downtown to the ocean. Fleetwood walls of glass create a seamless connection to expansive terraces and a distinctive infinity pool, while bespoke details elevate the interiors to a work of art. An entertainer's level holds a walk-in wine cellar, theater, wellness center, auto gallery, bar with underwater views of the swimming pool, and stunning living green wall.

MAURICIO UMANSKY

424.230.3701 | LIC. # 01222825

SALLY FORSTER JONES

310.691.7890 | LIC. # 01324484

JON GRAUMAN

424.238.2484 | LIC. # 01469825

BRENDAN FITZPATRICK

424.230.3719 | LIC. # 01791703

LISA SOCKOLOV

310.691.7890 | LIC. # 00874443

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NEW LISTING

970 BEL AIR ROAD | BEL AIR

1.5 ACRE PRIME BEL AIR VIEW SITE

BY APPOINTMENT ONLY | OFFERED AT \$10,495,000 | 65,444 SQ. FT. LOT

Located through the East gate on one of Bel Air's most desirable streets. One of the last view lots available for development in this location. A large flat buildable pad with a discreet driveway overlooks city and tranquil canyon views. The project has been fully approved by the L.A. Department of grading and the architectural design completed with corresponding structural and civil drawings. The property will be delivered with ready to issue permits for an approximately 14,500 SF estate.

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JAMES HARRIS

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1450 BLUE JAY WAY

LOS ANGELES



BLUE JAY WAY WORLD CLASS CITY VIEW ARCHITECTURAL

This newly-constructed home highlights the most coveted neighborhood in Los Angeles, the Bird Streets. Deftly executed by KAA Design, the fully-automated residence presents a sophisticated living experience with sweeping city views. Custom interiors feature cedar plank ceilings, linen finished limestone floors and an Italian kitchen. Twelve-foot sliding walls of glass foster a seamless connection to meticulously landscaped grounds, including a serene courtyard oasis and pool and spa terrace.

MICHAEL DRUKER

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LIC. # 02023164

JEFF KOHL

JKohl@TheAgencyRE.com
424.230.3707
LIC. # 01095791

VIP BROKER'S OPEN

Tuesday, January 16th 12 - 3 PM
RSVP to Maxwell.Labadie@TheAgencyRE.com

\$15,900,000

5 BEDS

7 BATHS



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1635 BLUE JAY WAY

LOS ANGELES



FULLY PERMITTED BIRD STREET PROMONTORY ARCHITECTURAL

1635 Blue Jay Way is an incomparable trophy property. Originally owned by the developer of Blue Jay Way, this promontory boasts the best views on the street, from Downtown to the Pacific yet only minutes from Sunset Boulevard. This elegant contemporary estate has approved plans designed by renowned architect Grant Kirkpatrick of KAA Design. The approximately 11,000 square foot residence has a private gated entry court with parking for three cars and lower level garage for an additional five.

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MICHAEL DRUKER

Michael.Druker@TheAgencyRE.com
424.230.7621
LIC. # 02023164

VIP BROKER'S OPEN

Tuesday, January 16th 12 - 3 PM
RSVP to Maxwell.Labadie@TheAgencyRE.com

\$15,900,000
17,627 SQ. FT. LOT



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2794 MANDEVILLE CANYON ROAD

BRENTWOOD



EXQUISITE TRADITIONAL HOME

Located in one of Brentwood's most serene and peaceful neighborhoods is this exquisite traditional home. With 5,438 square feet of living space and open layout, this home is made for entertaining. With an abundance of natural light throughout, the home features six bedrooms, five-and-a-half bathrooms, entertainment room, chef's kitchen which flows seamlessly to a spacious living room, and private pool and spa. This home is truly timeless.

OPEN TUESDAY 11-2PM

NEW LISTING | \$5,495,000

6 BEDS | 5.5 BATHS | 5,438 SQ. FT. | 36,017 SQ. FT. LOT



SANTIAGO ARANA

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OPEN HOUSE

12855 PARKYNS STREET | BRENTWOOD

OPEN TUESDAY 11-2 PM

GRAND BRENTWOOD PARK ESTATE

\$15,995,000 | 8 BEDS | 12 BATHS | 10,299 SQ. FT. | 26,879 SQ. FT. LOT

Set on a coveted corner lot in Brentwood Park, this magnificent, gated estate showcases over 10,000 SF of luxurious living space on over half an acre. Features include three kitchens, an expansive master suite with dual bathrooms, showroom closets, massage room, sauna and terrace. Grounds include vast lawns, loggias, a lighted sports court, putting green, and swimming pool with waterfall. A 3D theater, game room, 3-car auto gallery, and smart home automation complete this sophisticated offering.

SANTIAGO ARANA

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LIC. # 01492489

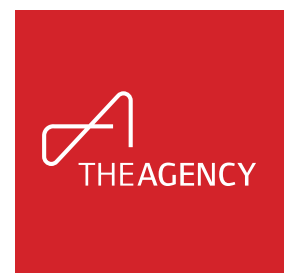
MAURICIO UMANSKY

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NEW LISTING

513 CUMBERLAND ROAD | GLENDALE

A SPANISH-REVIVAL ERA ESSENCE EMBRACED BY MODERN ARCHITECTURAL AMBIANCE

\$1,885,000 | 5 BEDS | 4 BATHS | 3,850 SQ. FT. | 10,785 SQ. FT. LOT

This classic 1920s compound has been thoughtfully reimagined for modern living, in one of the most sought after areas in Glendale. With over approx 3,500 square feet of living space featuring a formal living room with fireplace, family room, a voluminous master suite with vaulted ceilings, fireplace, and balcony with wraparound city views. The tiered backyard studded with towering palms features a large salt-water pool and spa. A studio guest suite with private entrance complete this offering.

JAMES HARRIS

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LIC. # 01909801

DAVID PARNES

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LIC. # 01905862

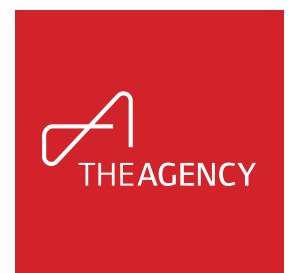
JEN WINSTON

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424.230.7792
LIC. # 01522987



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NEW LISTING

1350 BENEDICT CANYON DRIVE | BHPO

OPEN TUESDAY 11-2 PM

BEAUTIFULLY REIMAGINED MEDITERRANEAN VILLA IN LOWER BHPO

\$10,495,000 | 6 BEDS | 9 BATHS | 10,875 SQ. FT. | 14,195 SQ. FT. LOT

Voluminous scale with natural light in every room, boasting 40-foot ceilings, a 24-foot custom, iron entry door, an oversized formal dining room with separate catering kitchen, and generous ensuite bedrooms. Additional features include five-car direct entry garage, professional quality theater, wet and dry saunas, elevator to all three levels, and 600 bottle wine storage. Backyard offers complete privacy with an outdoor kitchen, cabana, pool, and spa for the perfect California living experience.

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3657 WOODHILL CANYON ROAD

STUDIO CITY



GUEST HOUSE



POOL HOUSE



MAIN HOUSE

3 HOMES | 5 LEGAL PARCELS | WOODHILLESTATE.COM

OPEN TUESDAY AND FRIDAY 11-2PM

One of the most significant estate sites in the entire San Fernando Valley. Once-in-a-lifetime opportunity to purchase three adjacent homes on five separate parcels south of Ventura Boulevard in Studio City. Coveted location in Studio City's prestigious Silver Triangle. Close proximity to shopping, restaurants, and Carpenter Charter Elementary School. Picturesque, private, and close to everywhere you want to go — Hollywood, DTLA, and all the studios.

\$8,500,000

14 BEDS

10 BATHS

8,449 SQ. FT.

3.66 ACRE LOT

CRAIG KNIZEK

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17414 MAGNOLIA

STUNNING FRENCH COUNTRY ENCINO ESTATE

\$3,595,000

6 BEDS | 8 BATHS

6,106 SQ. FT. MAIN HOUSE | 700 SQ. FT. GUEST HOUSE

26,180 SQ. FT. LOT



OPEN TUESDAY 11-2PM

Offering total privacy in prestigious Amestoy Estates – hidden off a quiet cul-de-sac, behind a gate with camera security system, this custom celebrity compound opens to a huge flat property. The home features a remodeled master suite, spa-like bathroom, quaint balcony overlooking the expansive grounds, and four additional en-suites, which create a seamless flow throughout the estate. The renovated kitchen serves perfectly as the heartbeat of this home. A jaw dropping movie theater with bar completes this offering.

17414Magnolia.com

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371 DALKEITH AVENUE

STUNNING TWO-STORY RESIDENCE ON LARGE LOT

\$2,700,000
4 BEDS | 4 BATHS
3,500 SQ. FT. | 7,309 SQ. FT. LOT



OPEN TUESDAY 11-2PM

Located in the Westwood Hills and Warner School District is this stunning two-story home on a large lot. The main level equipped with a spacious living room, formal dining room, updated chef's kitchen with built-in banquette, cozy den, luxurious master bedroom suite with oversized closet, spacious bathroom, and separate office that can be used as a gym or extra bedroom. The downstairs hosts three bedrooms, two full baths with an additional great room.

371Dalkeith.com

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LIC. # 01921806



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301 OCEAN

LUXURY OCEAN VIEW APARTMENTS IN SANTA MONICA

EASY 5% COMMISSION



AGENT PREVIEW ONLY* TUESDAY 11-2PM.

*Please present your business card upon entry. Model units will be open at this time. Please call or email our office if you would like your client to accompany and/or a private tour.

STUDIOS STARTING AT \$2,900/MO.

1-BEDROOMS STARTING AT \$7,500/MO.

ONE 2-BEDROOM FLAT REMAINING | OFFERED AT \$9,000/MO.

2-BEDROOM TOWNHOME PENTHOUSES STARTING AT \$9,500/MO.

Secure your **5% commission** by registering your client with our office. Once clients are registered, you are free to send them on their own. Contact us for more details and current availability.

DAVID SOLOMON

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424.400.5905

LIC. # 01386406



ANNA SOLOMON

ANNA@THEAGENCYRE.COM

424.400.5903

LIC. # 00850601

New Price \$19,950,000 | Best Flat Acre in Bel Air | BY APPOINTMENT ONLY

661 Stone Canyon Road, Bel Air



COMPASS

Old Price | **New Price**
\$24,950,000 | \$19,950,000

661 Stone Canyon Road
Over a Flat Acre
Remodeled Colonial Estate

Stan Richman

310.779.9601
stan.richman@compass.com



THE JACKIE SMITH GROUP

OPEN HOUSE
JAN 16
11AM-2PM
OPEN HOUSE



West Hollywood
441 North Kings Road

\$2,850,000 or \$16,500/Mo Lease
5 Bed | 6 Bath | 2,886 Sq Ft

Private Spanish compound
in the most sought after
West Hollywood neighborhood.

Jackie Smith

The Jackie Smith Group
213.494.7736
jackie.smith@compass.com
jackiersmith.com

Victoria Romeyn

The Jackie Smith Group
310.770.8218
victoria.romeyn@compass.com
jackiersmith.com

COMPASS

Open House Tuesday, 1/16 11am-2pm | Refreshments Served



2245 Canyon Drive



COMPASS

2245 Canyon Drive, Bronson Canyon
\$1,125,000 | 2 Bed | 1 Bath | 9,000 Sq Ft Lot
2245canyon.com
Stylish California ranch home c.1949
nestled in Bronson Canyon

Boni Bryant & Joe Reichling
323.854.1780
boni.bryant@compass.com
bryantreichling.com



Enchanting 3 bedroom home with pool in desirable Beverly Hills adjacent area | 1143beverwildrive.com

1143 Beverwil Drive, Beverly Hills Adjacent

\$1,895,000 | 3 Bed | 3 Bath | 2,499 Sq Ft





Romantic Spanish oasis with pool | 1650southcrestdrive.com

1650 South Crest Drive, Beverlywood Adjacent

\$1,595,000 | 2 Bedroom | 1.5 Bath | 1,527 Sq Ft

Jeremy Ives

310.858.1902
jeremy@jeremyives.com
jeremyives.com

 jeremyivesgroup
 jeremyivesrealtor



COMPASS

NEW LISTING | OPEN TUESDAY 11-2PM
INCREDIBLE OPPORTUNITY FOR DEVELOPMENT
OR END USER ON A QUIET CUL-DE-SAC

PACIFIC
UNION
INTERNATIONAL



MIMI STARRETT
Director, Estates Division
310 467 4395 call or text
mimistarrett@gmail.com
mimi-starrett.com

2617 Harlesden Court, Nichols Canyon | \$2,500,000

Incredible opportunity for development or end user on a quiet cul-de-sac. $\pm 37,682$ square foot lot with existing $\pm 2,563$ square foot home. Situated in lower Nichols Canyon off of Willow Glen Road surrounded by estate properties. **Visit: 2617harlesden.pacunion.la**



OPEN TUE 11-2

PACIFIC PALISADES
524 Ocampo Drive
\$8,495,000

Jacqueline Chernov
310 403 7557



OPEN TUE 11-2

BURBANK
625 S. Griffith Park Drive
\$1,199,000

Jason Squire Flück
818 631 0580

Marko Babineau
310 418 2818



OPEN TUE 11-2

MARINA DEL REY
4415 Alla Road #4
\$1,010,000

Megan Whalen
310 613 1102

PACIFIC
UNION
INTERNATIONAL



Just
Listed.

446 25TH STREET
SANTA MONICA

Offered at \$5,998,000

F. RON SMITH & DAVID BERG

310.500.3931 | team@smithandberg.com

smithandberg.com

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PACIFIC
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INTERNATIONAL

JOIN US FOR
TACO TUESDAY
JAN. 16TH, 11-2PM

265 SOUTH WESTGATE AVENUE
BRENTWOOD

Offered at \$4,498,000

F. RON SMITH & DAVID BERG

310.500.3931 | team@smithandberg.com

smithandberg.com

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PACIFIC
UNION
INTERNATIONAL



Just
Listed.

1056 CARRARA PLACE
BRENTWOOD

Offered at \$3,249,000

F. RON SMITH & DAVID BERG

310.500.3931 | team@smithandberg.com

smithandberg.com

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northrockingham.com

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Catherine Ferraro,

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