

AREA

2

BEVERLY HILLS POST OFFICE



**OPEN  
TUESDAY  
11AM-2PM**



## CHARMING BEVERLY HILLS COTTAGE

9836 YOAKUM DRIVE | BEVERLY HILLS | 90210

OFFERED AT  
**\$880,000**

A cozy, single-story, 2 bedroom/1bath charmer in beautiful BHPO hills. Enter this storybook home and enjoy the open floor plan with lots of light! Kitchen boasts high end finishes and appliances. Ample bedrooms share a remodeled bathroom with tub/shower combo. This renovated charmer has a spacious beautiful backyard; great for entertaining or playing with pets! This adorable home is perfect for new home buyers, singles, couples, down-sizers or even pied-a-terre clients. Great condo alternative too!



RPERRY@ROGERPERRY.COM

**ROGER PERRY**  
REALTOR® | BROKER ASSOCIATE

310-600-1553

WWW.ROGERPERRY.COM





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# Stay Connected to Your Clients With Your Branded Version of the **homesnap pro™** app at no Charge!

## Branded Version of Homesnap for Your Clients and Contacts

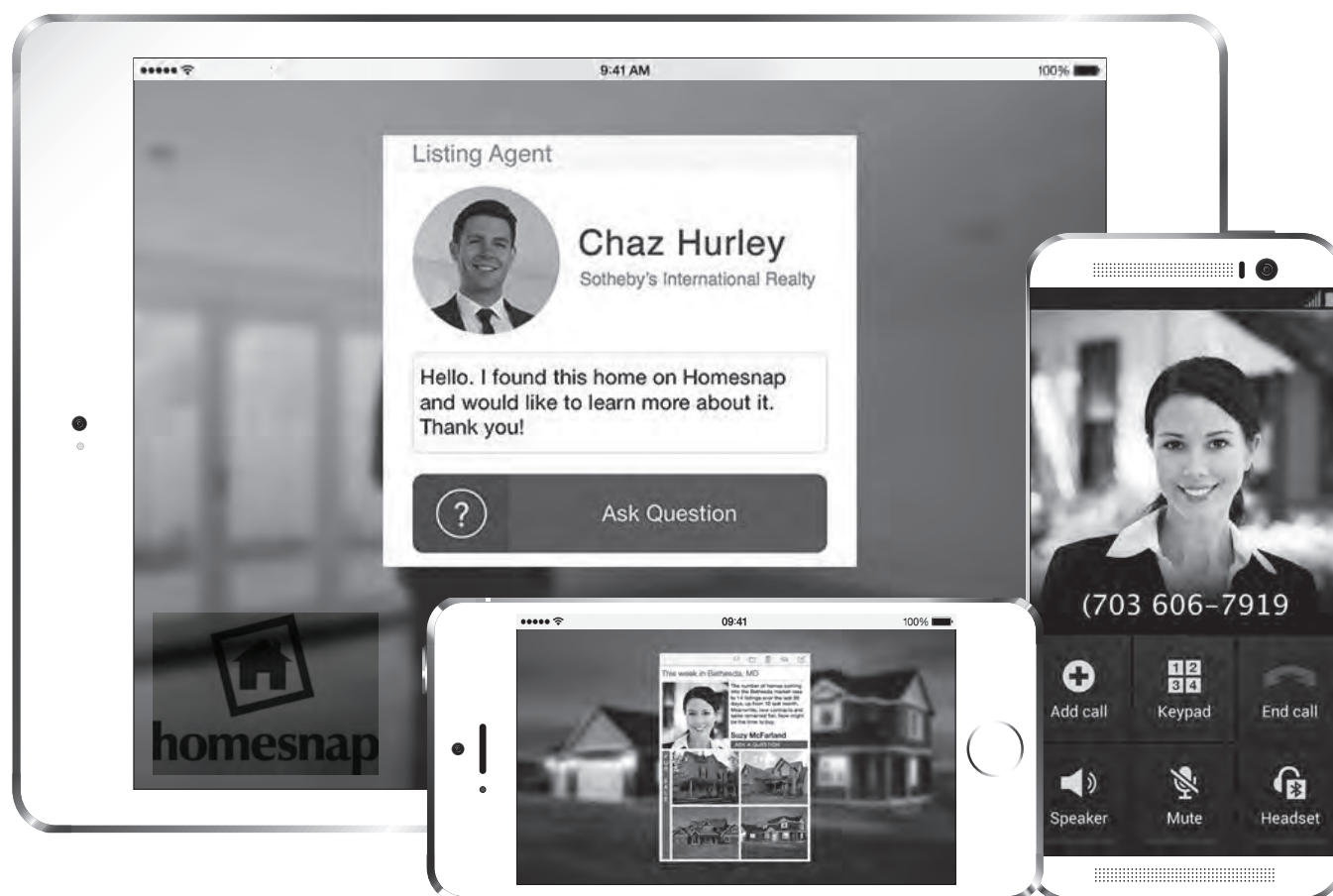
- You're the only agent your contacts ever see in Homesnap.
- Automatically track every home your clients snap, Favorite or Discuss
- Recommend homes to any client with a single tap

## Engage Your Entire Sphere, Not Just Active Buyers

- Connect with anyone, from the curious to the serious buyer.
- Homesnap is fun and addictive for anyone with even a passing interest in homes.

## Available Automatic Email Marketing to Your Sphere

- Every email includes your name, picture and an invitation to "ask a question"
- Weekly email shows new local listings, contracts and sales, customized for each client.
- Every client who engages becomes "yours" in Homesnap.







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AREA  
3

SUNSET STRIP -  
HOLLYWOOD HILLS WEST

Gates Open Tuesday 11-2 | Sunset Plaza Drive | Call for Details



2.25 ACRES\* | [SunsetPlazaViews.com](http://SunsetPlazaViews.com) | \$5,995,000

TOM SCROCCO / RANDY ISAACS  
310.887.0255  
[Tom@TomandRandyProperties.com](mailto:Tom@TomandRandyProperties.com)

SEAN CHRISTIAN  
310.890.2220  
[Sean@TomandRandyProperties.com](mailto:Sean@TomandRandyProperties.com)

\* Approximate. Buyer to verify.



AREA  
3SUNSET STRIP –  
HOLLYWOOD HILLS WEST

# LALUXRE

KELLER WILLIAMS REALTY



## James Pelayo

Realtor® | BRE# 01440670

**mobile** 323.578.8298

**office** 323.988.3500

**fax** 323.389.4588

**email** jamesp@kw.com

**web** www.LALUXRE.com

**1738 Nichols Canyon Road**  
**Los Angeles, CA 90046**  
**4 Bed, 2.5 Bath, 2,790 Sq.Ft.**  
**Offered at \$1,499,000**

Extraordinary postmodern artist loft style home with recording studio where the 5th most successful song in the world was composed, on a large flat lot with parking for 10 cars and tranquil backyard with pool, fountain, and koi pond. This showpiece of artistic expression has major system upgrades from 2004 when the professionally designed sound-proof studio was installed. Let your muse be your guide--move right in or add your creative touch to take it to the next level!

**kw** | KELLER WILLIAMS  
 REALTY



AREA  
3

SUNSET STRIP -  
HOLLYWOOD HILLS WEST

1730 RISING GLEN  
SUNSET STRIP



PRIME SUNSET STRIP  
OPPORTUNITY

This is a uniquely prime Sunset Plaza development opportunity in one of the city's most desirable neighborhoods.

Sited on the less traveled upper section of Rising Glen on over 1/2 an acre and ready for your clients creative input.



OFFERED AT \$3,995,000

**kw/**  
**ESTATE**  
RESIDENCES  
DRE #01234030



MICHAEL EISENBERG  
**310.748.5410**  
[WWW.MICHAELEISENBERG.COM](http://WWW.MICHAELEISENBERG.COM)

kw | KELLER WILLIAMS BEVERLY HILLS

**BY APPOINTMENT**



AREA

5

WESTWOOD - CENTURY CITY

OPEN HOUSE TUESDAY  
JAN 19<sup>TH</sup> 11-2PM

## "LITTLE HOLMBY" WESTWOOD 10460 LE CONTE AVENUE



**East Coast, 2 Story Traditional**, Beautiful Interiors, 4 bdrm/ 3 bath, Apprx. 3300 s/f. Commercial Grade Kitchen, Formal Living Room, and Dining Room, 2 Fireplaces, Family Room + Den, 3rd Floor Finished Children's Playroom (s/f not incl), 2 Zone A/C, Wall of French doors to Entertainer's Backyard with Large Hollywood Style Pool, Landscaped with Terraced Stonework. Extensive List of Upgrades and Recent Improvements to this home make it an exceptional Residence in this Exclusive area between UCLA and Beverly Hills, Close to Temples and just 2 blocks walk to Warner Elementary.

**PRICED AT  
\$2,995,000**

**Jack Brown**  
*Rodeo Estates Director*

310.429.3781  
JackBrown@RodeoRE.com

REALTOR®  
CalBRE#01079890







AREA  
6

BRENTWOOD



## 621 S. Barrington Avenue #305, Brentwood

### OPEN TUESDAY 11-2PM

#### 2 BEDROOM, 2 BATH, LOFT AND PRIVATE ROOF TOP DECK

Bright and fully updated penthouse unit in the much desired Le Provencal. Soaring ceilings create a tremendous sense of volume and abundant natural light. Beautiful hardwood floors in all public rooms. Two bedrooms, two baths and loft. Master with large walk in closet, second closet, spacious full bath and separate vanity. Second bedroom is generously sized. Large tiled balcony is accessed by living room and both bedrooms. Wonderful cooks kitchen with stone slab counters, gas range and cozy breakfast nook. Private roof top deck area off the loft enjoys some ocean views. The roof deck also has gas and water supply for barbeques and gardening! Quiet location overlooking greenery and rooftops. Two car side x side parking. Complex amenities include pool, spa, lush landscaping, controlled and monitored access and incredible guest parking. Conveniently located in close proximity to fine restaurants, shops and park. This is truly a very special offering.

**Offered at \$1,049,000 | [www.621Barrington305.com](http://www.621Barrington305.com)**



**ANNE LEEDS**

310.487.0733  
anne@anneleeds.com  
[www.gibsonintl.com](http://www.gibsonintl.com)



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| 3. PDF Downloads                      | 6. Public Records          | 9. Rapid CMA Reports                        |







822 N SIERRA BONITA AVE

Stunning New Construction Traditional. 5 bed & 4.5 baths, grand two story foyer, gourmet kitchen Sub-Zero / Wolf appliances. Inset wine glass display, Porcelanosa tile, hardwood floors. Bi-fold doors lead to swimmers' saltwater pool & spa, outdoor fireplace.

Sophisticated family living with children's lounge / library upstairs and conveniently located laundry room. Striking vaulted ceilings in master, two walk-in closets , luxurious soaking tub, his/her vanities and sinks. Dual A/C, LED lights.

Offered At **\$3,299,000**

Isabel Demayo

AREA  
11

VENICE



## BROKER CARAVAN

18 North Venice Blvd,  
Unit C  
Venice, CA 90291



**Tuesday, January 19, 2016**

**11:00 am to 2:00 pm**

Cookies and Coffee



JUST LISTED. Rare OCEAN VIEW opportunity in Venice. Steps from Venice Beach and local hot spots, this unique live/work space in a high foot traffic area is an opportunity you do not want to pass up. Unit C is a corner top floor 2 bedroom 1.75 bath condo. There is a separate 360 sf commercial store front with 96 sf storage room down the hall. The unit comes with sole access to a 2400 sf roof top deck with amazing ocean and mountain views, with plans for a green roof.

Questions call Ruthie Seroussi, The Newhouse Group Inc. CalBRE#: [01852827](#)

**Price: \$1,899,000.00**

MLS # 16-97169



The Newhouse Group, Inc. is not a law firm; it does not, and will not, act as your attorney. For assistance with legal matters, consult independent legal counsel.



**OPEN TUESDAY (01/19) 11-2 PM****AREA  
15****PACIFIC PALISADES****1139 Monument Street | Pacific Palisades**

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

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



**Marco Rufo**  
**310.488.6914**  
[info@marcorufo.com](mailto:info@marcorufo.com)  
[www.marcorufo.com](http://www.marcorufo.com)  
 CalBRE# 01362095

**BERKSHIRE HATHAWAY**  
 HomeServices

LUXURY  
*Collection*



AREA  
18

HANCOCK PARK – WILSHIRE

**CHIC + UPDATED CALIFORNIA BUNGALOW****1286 S MULLEN AVENUE • OFFERED AT \$775,000**[WWW.MIDCITYHOUSE.COM](http://WWW.MIDCITYHOUSE.COM)**2 Bedrooms • 1.5 Bathrooms • 1238 sq. ft. • 4960 sq. ft. lot**

Beyond the horizontal fenced wall and electric gate is a chic California Bungalow, as if it were a page torn out of *Sunset Magazine*. Relax on the front porch and scribe your next screenplay. Hardwood floors and custom window covering throughout. The living and dining room w/recessed lighting focus on a brick fireplace with built-ins to house your books or display your collection. A large updated kitchen features quartz countertops, white cabinetry, SS appliances and breakfast area. The large master bedroom includes a 12 foot long custom closet. French doors open to a redwood deck surrounded by a hedged yard. A large carport has been transformed into a posh cabana with outdoor drapes, hot tub and twinkle lights.

**OPEN TUESDAY, JANUARY 19TH 11am-2pm****TACOS + MEXICAN COKE TO BE SERVED**

**CARRABBA + GROUP**  
HOMES. INVESTMENT PROPERTIES. REAL ESTATE.

**kw** | KELLER WILLIAMS  
REALTY

**Monique + Joe Carrabba**  
Realtor + Broker + Attorney  
323-899-2900  
[CarrabbaGroup@gmail.com](mailto:CarrabbaGroup@gmail.com)  
[www.CarrabbaGroup.com](http://www.CarrabbaGroup.com)  
BRE #01708376 • #01791624



## EXQUISITE PICFAIR VILLAGE UPDATED COUNTRY ENGLISH HOME WITH DETACHED GUESTHOUSE/PERMITTED DUPLEX



**1656 & 1656 1/2 S GENESEE AVENUE • OFFERED AT \$1,169,000**

[WWW.PICFAIR-VILLAGE.COM](http://WWW.PICFAIR-VILLAGE.COM)

**2 Bedrooms • 2 Bathrooms • Guest Unit 1 Bedroom • 1 Bath**  
**Front House: 1086 sq. ft. Rear House: 490 sq. ft • 6380 sq. ft. lot**

Two homes on a lot. One home is completely remodeled & the other is new construction. This home features new built-in cabinetry, hardwood floors throughout & dramatic high ceilings in the living room. A spacious eat-in kitchen with built-in banquette features Carrara marble countertops, subway tiled backsplash, farmhouse sink, pot-filler, recessed lighting & Bosch appliances. The master bedroom features an en-suite bath with a large shower with rainfall showerhead. The property was reimagined with sustainability in mind: drought tolerant/permeable landscaping, solar ready 2nd house & EV charger. Legal new construction detached guest unit for your out of town guests or in-laws, or rent for \$2100 a month, all in the most central location in LA. A large backyard is a perfect place to chill, play or entertain.

**OPEN TUESDAY, JANUARY 19TH 11am-2pm**

**TACOS + MEXICAN COKE TO BE SERVED**

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**Monique + Joe Carrabba**  
 Realtor + Broker + Attorney  
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8350 Wilshire Blvd

Beverly Hills, CA 90291 Offered At: \$20,450,000 | MLS#: 14-9934988



Living is easy in this impressive, generously proportioned contemporary residence with lake

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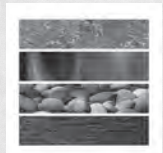
310-358-1833 or 760-459-8712



# ROMANTIC HIDEAWAY

**FOR SALE**  
**11431 SUNSHINE TERRACE**  
**\$1,100,000**

This light filled, private Studio City hillside retreat sits conveniently above Ventura Blvd. It features high ceilings, hardwood floors with an open & inviting indoor/outdoor flow. Large windows, front & rear garden, dual sided fireplace, 3 Bedroom, 2 bath main house. Also includes detached garage & guest studio.



FIRST OPEN 11-2  
Tuesday January 19th

**LISTED BY**  
**THE SHER GROUP**  
**JAMIE BLAKE SHER**  
**323.304.2455**  
**BRE:01362370**



AREA  
75

VALLEY VILLAGE



**VALLEY VILLAGE | \$1,699,000**  
*5150 Beeman Ave, Open Tuesday 11-2*

Elegant and stately describe this beautiful gated 4 bedroom traditional home which has the feel and grandeur of homes in Hancock Park and Los Feliz. Situated on nearly 1/2 acre (2 legal lots per assessor) of lush grounds in Valley Village's desirable Magnolia Park neighborhood this special property is a rare find. Formal entry opens to majestic living room featuring hardwood floors, fireplace, high ceilings and gorgeous architectural details. There is a true formal dining room that extends from living room and opens to kitchen. In addition there is a wonderful great room boasting fireplace, casual dining area and fabulous cook's kitchen. The updated kitchen features granite counters, breakfast bar, and abundant storage. Desirable floor plan offers master suite with office and 2 additional bedrooms sharing one side of the home and a 4th bedroom on the opposite side which is great for guests or live in help. There is also a bonus room /office with its own separate entrance tucked away from the main part of the house. The outside living space features an inviting covered outdoor living room/patio complete with built ins. A deck extends from the family room and master suite offering many areas to relax or entertain. There is a large swimmer's pool and several wonderful spacious grassy play areas! Garage & Gated driveway allows parking for several cars.



**Lisa Chase**  
*Previews Property Specialist, Associate Manager*  
818.618.7727  
LisaChaseHomes@gmail.com  
CalBRE#01062030



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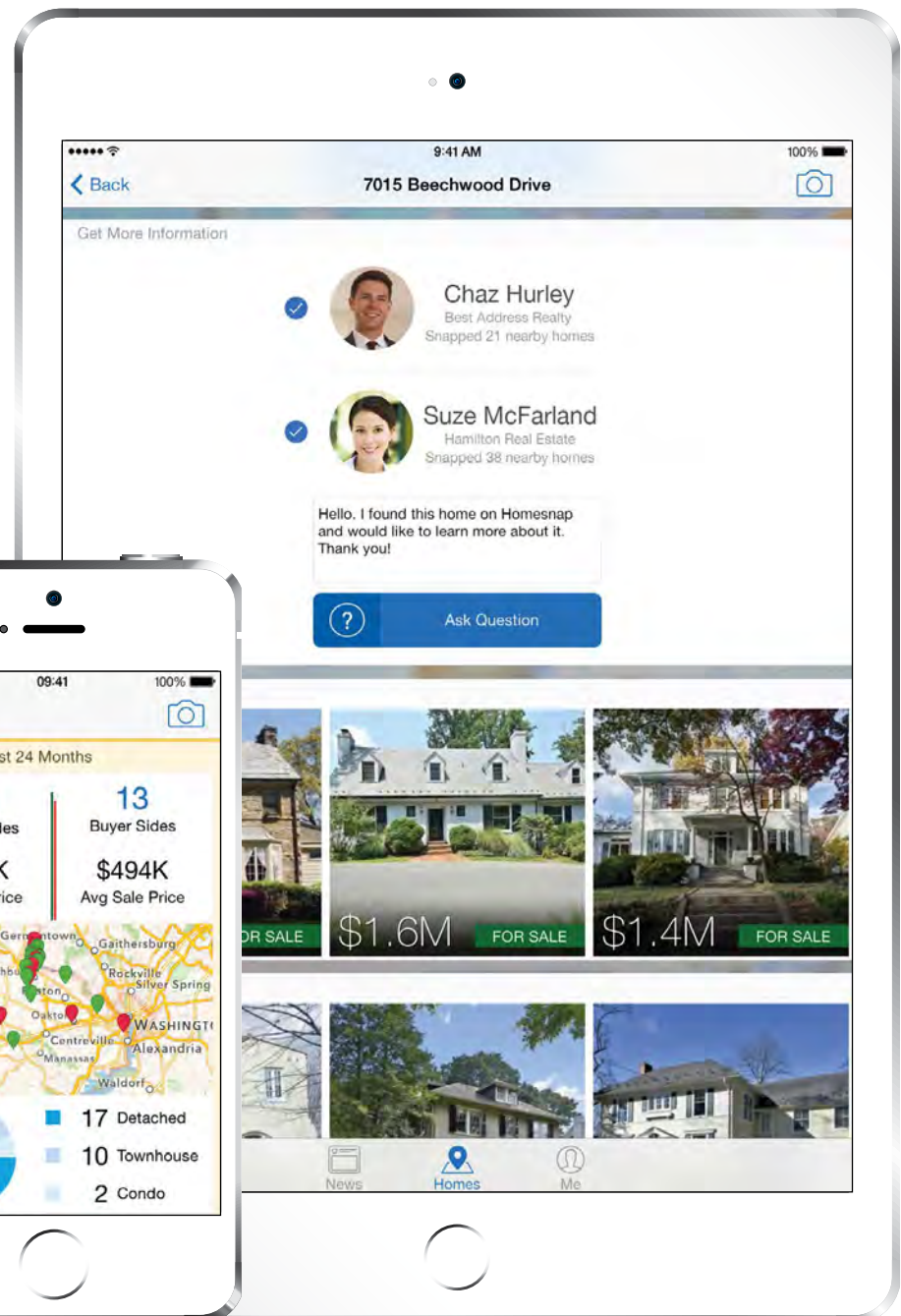
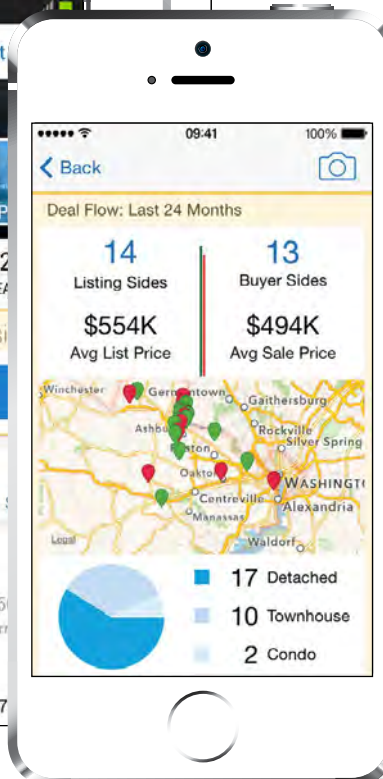
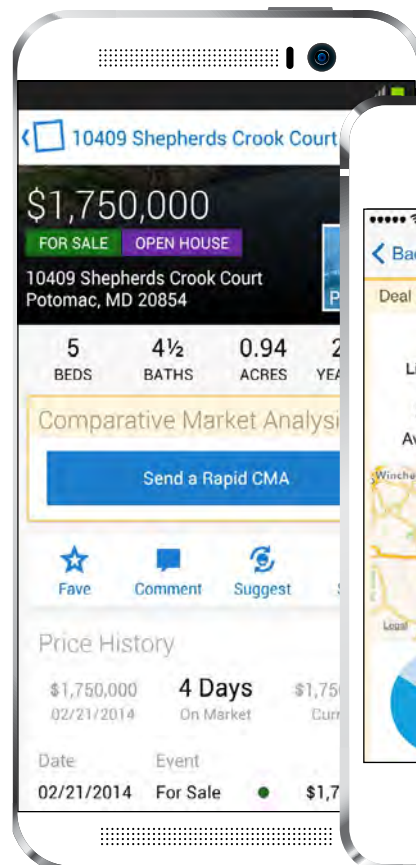
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TUESDAY

01 Beverly Hills Single Family

<b>1806 LOMA VISTA DR</b>	Open	11-2	<b>NEW</b>
<b>\$11,175,000</b>	5+7	OTHER	



**THE DOHENY ESTATE - FIRST TIME EVER ON THE MARKET.**

John Elgin Woolf, AIA, gave the Beverly Hills elite a new kind of home, as glamorous as any movie set. Enter through the gates of one of his magnificently designed private estates, home to the late Patrick Doheny and you will find a true architectural masterpiece. Built in 1972, this home was conceptualized by Woolf, who was considered the godfather of Hollywood Regency. This is one of only 4 homes in Trousdale Estates, including Paul Trousdale's own home, that were designed by Woolf.

**MLS#15-960495**  
Branden & Rayni Williams  
HILTON & HYLAND 310-691-5935

Blt-Ins,Cbl,Dshwshr,Rng/Ovn,Fridg

<b>901 N BEDFORD DR</b>	Open	11-2	592E7	<b>red</b>
<b>\$10,995,000</b>	6+8	OTHER		



Features resort-like grounds featuring tennis court, lush landscaping, large patio, pool and spa. This Romantic home is filled with authentic details including oak hardwood floors, decorative tile, wrought iron railings, and high beamed ceilings. Wonderful floor plan with spacious rooms and fabulous indoor/outdoor flow. Oversize living room with fireplace, bar, skylit sun room, library with fireplace, formal dining room, and large cook's kitchen with center island.

**MLS#15-948643**  
Susan Smith/Avrille Krom  
HILTON & HYLAND 310.415.5175

BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

<b>1000 LAUREL WAY</b>	Open	11-2	<b>rev</b>
<b>\$10,500,000</b>	5+5	OTHER	



**FIRST TIME ON THE MARKET IN OVER 50 YEARS**


Great opportunity to build your dream house on a .78 acre corner lot. Desirable location, five minutes from Beverly Hills stores and restaurants.

**MLS#15-951405**  
D Fenton, J Hyland  
HILTON & HYLAND 310.858.5474

www.hiltonhyland.com

01 Beverly Hills Condo / Co-op

<b>225 S HAMILTON DR #108</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,500,000</b>	3+3	2sty-CONTEMP MED	



**BUILT 2011 STUNNING 3BD TOWNHOME IN BH**

This gorgeous rear townhome unit features 3 bd, 2.5 ba, and almost 2,300SF. Boasting a contemporary interior design with open living spaces, architectural flair providing great natural light and a private rear patio. The kitchen offers high end fixtures, European designed cabinetry & stainless steel appliances. Master bedroom with large walk in closet and a spa-like bath. Built in 2011 and has an equipped gym, meeting space and gated parking w/ 3 side by side parking spaces.

**MLS#16-971869**  
Milstein/Silver  
KELLER WILLIAMS BH 3108675598

Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan

01 Beverly Hills Lease

<b>609 N ALTA DR</b>	Open	11-2	<b>NEW</b>
<b>\$14,000</b>	6+6	2sty-SPANISH	



**SPANISH HOME IN PRIME BH FLATS!**

Authentic Old World Spanish Revival Estate in Prime Beverly Hills Flats. This Beverly Hills classic has great curb appeal and features gorgeous wood floors, a formal dining room, separate breakfast room, exquisite paneled study, dramatic living room with beamed ceiling, and a recently remodeled kitchen. Main house features 4 large bedroom suites up + 1 maids room down with additional 1 bedroom + 1 bath guest apartment above garage. Available February 1st for minimum 1 year lease.

**MLS#16-971293**  
Rochelle Maize  
NOURMAND & ASSOCIATE (310) 968-8828

A must see!

02 Beverly Hills Post Office Single Family

<b>10048 CIELO DR</b>	Open	11-2	592C5	<b>NEW</b>
<b>\$17,500,000</b>	7+7	CONTEMP MED		



**EUROPEAN SOPHISTICATION & CALIFORNIAN STYLE.**

Cielo Retreat: Where St. Barths Meets Beverly Hills. Step through the gates to a private oasis in the heart of Beverly Hills with panoramic vistas from city to ocean dazzling below. This newly completed compound marries European sophistication & Californian style. A 500 ft. gated driveway under a lush canopy of trees leads the stunningly appointed main house (approx. 7500sq.ft.)

**MLS#16-968773**  
Branden & Rayni Williams  
HILTON & HYLAND 3106915935

BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other

<b>2500 BRIARCREST RD</b>	Open	11-2	<b>NEW</b>
<b>\$7,500,000</b>	4+6	3sty-MODERN	



**BEST VALUE IN MODERN LIVING ABOVE BEVERLY HILLS**

Rare opportunity to experience one of the most exciting works of architecture on the Westside. \$1,000,000 price modification demonstrates Seller's motivation. Do not miss your chance to see this amazing property.

**MLS#16-971323**  
Crosby Doe  
CROSBY DOE ASSOCIATE (310) 428-6755

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>2468 COLDWATER CANYON DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,950,000</b>	5+4.5	MEDITERRANEAN	



**PRIVATE MEDITERRANEAN VILLA**

Beautiful Mediterranean style villa located up a secluded gated driveway, set well above Coldwater Canyon. Voluminous public rooms, stone, tile, granite and hand carved moldings. French doors. Indoor/outdoor entertaining. Gourmet kitchen, large family room, formal dining room. Elegant master suite with spacious bathrooms, walk-in closets and private patio. A home gym, office and additional bedroom complete the upstairs with maids down. Pool, Spa, BBQ & outdoor entertaining loggia.

**MLS#16-971323**  
Justin Mandile  
THE AGENCY 424.230.7807

Long Gated Driveway



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<b>9835 GLOUCESTER DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,499,000</b>	5+6.5	2sty-TRADITIONAL	
	<b>ELEGANT TRADITIONAL HOME</b>		
Elegant Traditional home in Beverly Hills off Deep Canyon drive on a quiet cul-de-sac. Situated on 15,094 sqft lot; this beautiful 6,263 sqft home with 5 bedrooms and 6.5 baths features spacious rooms throughout. The grand entrance with high ceiling and a beautiful circular staircase set the stately tone immediately upon entry to this wonderful home. The first level features a luxurious formal living and dining room, ideal for entertaining.			
Marco Rufo BERKSHIRE HATHAWAY	310.488.6914	15,000+ sqft Lot & 6,200+ sqft House	

<b>2542 BENEDICT CANYON DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,988,000</b>	4+5.5	2sty-CAPE COD	
	<b>STATELY EAST COAST TRADITIONAL</b>		
This stately east coast traditional, consisting of 4 bedrooms and 5 baths, with updated interiors, is walled and gated with a secluded circular driveway. The home boasts a new master bedroom, with oak floors in a herringbone chevron pattern, a beautiful master bathroom with an over sized Toto jacuzzi tub. The kitchen has been totally redone, with stainless steel appliances, refrigerator and freezer drawers, and a large pantry. There is a secluded heated pool with cabana. Truly, a must see!			
Rick Torres PARTNERS TRUST	310-849-7998		

<b>1722 FERRARI DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,295,000</b>	4+2.5	RANCH	
	<b>PRIVATE ONE-STORY RETREAT</b>		
Located up a long private driveway at the end of a cul-de-sac just minutes from the heart of Beverly Hills, this wonderful single-story Ranch style home offers a secluded & tranquil retreat. Spacious open living room with fireplace, dining room, family room, & kitchen with professional appliances, marble countertops & breakfast bar. Large master suite with luxurious bath, 2 family bdrms with shared bath, & 4th bdrm or office. Lovely yard with patio, pool, spa, grass area, & lush landscaping.			
Jade Mills COLDWELL BANKER	310-285-7508	Hood Fan, Dishwasher, Range/Oven	

<b>9555 HEATHER RD</b>	Open	11-2	592F4	<b>red</b>
<b>\$25,500,000</b>	28500000	9+15	TRADITIONAL	
	<b>Gated &amp; private estate was originally built by Paul Williams in 1941. Recently remodeled, its rich ambiance emulates a supreme Connecticut /Hampton residence. The main house includes 2 master suites, 3 secondary bedrooms, 2 staff quarters, 7 bathrooms &amp; 3 powder rooms, a media room. A superb home with exceptional outdoor &amp; indoor entertaining areas on over 1.3 acres. Spa, tennis court, koi pond, sports court, a 2-lane vintage inspired bowling game room. Separate guest house. Lease \$100,000/month</b>			
MLS#15-955917 Stacy Gottula COLDWELL BANKER RESI	3236107191	Blt-Ins,Dshwshr,Grbg Dsp,Rng/Ovn,Othr		

<b>9653 OAK PASS RD</b>	Open	11-2	<b>rev</b>
<b>\$5,995,000</b>	5+6	CONTEMPORARY	
	<b>BEVERLY HILLS CONTEMPORARY ON GATED CELEBRITY ENCLAVE</b>		
Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.			
MLS#15-938457 Eric Lavey THE AGENCY	310-908-6800	BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other	


<b>9455 READCREST DR</b>	Open	11-2	592	<b>rev</b>
<b>\$3,765,000</b>	4+4.5	2sty-CAPE COD		
	<b>CREST STREETS CAPE COD CHARMER</b> <b>WWW.9455READCREST.COM</b>			
European inspired, private home sited on a sun drenched promontory-like, private knoll surrounded by mature trees and nature. This sophisticated Entertainer's home features a modern floor plan and conveniences, with detailed traditional accents. Voluminous living room with beamed ceilings, a beautiful wood burning fireplace, stylish herringbone patterned hardwood floors, a wall of French doors that bring in sunlight and open to a large grassy yard..infinity pool with spa and Big canyon views.				
MLS#15-965365 Omega Group-Todd Michaud KELLER WILLIAMS	310.429.8191	www.OmegaGroup.LA		

<b>9842 PORTOLA DR</b>	Open	11-2	592C3	<b>rev</b>
<b>\$1,459,000</b>	3+3.5	3sty-CONTEMP MED		
	<b>BHPO SPANISH CONTEMPORARY</b> <b>WWW.9842PORTOLABHPO.COM</b>			
Exceptional Contemporary Spanish, newer 2012 built home in serene canyon setting features over 3000 sq ft of indoor outdoor CA lifestyle living. The grand open floor plan offers nearly 2500 sq ft of luxury living split among three distinctive levels, featuring a huge 270 sq ft private living room terrace. The downstairs main living area is an open two-tiered living-dining area with volume ceilings and fireplace, all open to a large center island Viking appliance equipped cook's kitchen.				
MLS#15-964151 Omega Group-Todd Michaud KELLER WILLIAMS	310.429.8191	www.OmegaGroup.LA		

<b>9836 YOAKUM DR</b>	Open	11-2	<b>rev</b>
<b>\$865,000</b>	2+1	1sty-COUNTRY ENGLISH	
	<b>CHARMING BEVERLY HILLS COTTAGE!</b>		
Charming Beverly Hills Cottage! A cozy, single-story, 2 bed/1 bath charmer in beautiful BHPO hills. Storybook home. Open floor plan with lots of light! Spacious beautiful backyard; great for entertaining or playing with pets! This adorable home is perfect for new home buyers, singles, couples, down-sizers or even pied-a-terre clients. Great condo alternative too!			
MLS#15-957851 Roger Perry RODEO REALTY - BH	310-600-1553	www.RogerPerry.com	

**03 Sunset Strip - Hollywood Hills West** *Single Family*

<b>8927 ST IVES DR</b>	Open	11-2	<b>NEW</b>
<b>\$19,950,000</b>	4+5	CONTEMPORARY	
	<b>STUNNING NEWLY BUILT VIEW ESTATE</b>		
An architectural tour-de-force built in 2015. Sited at the end of a coveted, private street behind gates. The setting is like no other, surrounded by mature landscape framed by sweeping city to ocean views. The bold & innovative design features sleek details perfectly complimented by warm finishes. This is the epitome of California indoor/outdoor living. Massive multi-level deck with infinity pool offers the ultimate backdrop for outdoor entertaining.			
MLS#15-957143 Parnes/Harris/Pommepuy THE AGENCY	424-400-5916	BBQ,Blt-Ins,Cbl,Dshwshr,Rng/Ovn,Other	

<b>1471 FOREST KNOLL DR</b>	Open	11-2	<b>NEW</b>
<b>\$15,500,000</b>	5+6		
	<b>UNPARALLELED VIEWS IN THE HOLLYWOOD HILLS</b>		
Private 1-Acre Promontory Estate			
T McKillen, A Rosenfeld HILTON & HYLAND	310.492.0711	www.tyronemckillen.com	



<b>9342 SIERRA MAR DR</b>	Open	11-2	<b>NEW</b>
<b>\$9,995,000</b>	4+7	2sty-ARCHITECTURAL	



**NEW LISTING! ZEN INSPIRED ARCHITECTURAL MASTERPIECE**

Zen inspired Architectural Contemporary on prestigious view street above the Strip. Private, double-gated circular driveway w/ parking for 10. Incredible city views, infinity edge pool, chef's kitchen, theater, spa w/ sauna/steam & fire pits. Smart electronics throughout, including fingerprint security & high tech sound systems. 2-story guesthouse w/ separate entrance. Spectacularly sexy home w/ extraordinary warmth & flawless entertaining space epitomizes the indoor/outdoor flow of LA living.

Josh & Matthew Altman **310.819.3250**  
DOUGLAS ELLIMAN

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

<b>2345 CASTILIAN DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,195,000</b>	3+3.5	2sty-MEDITERRANEAN	



**STUNNING MEDITERRANEAN SPANISH**

This Mediterranean beauty sits poised to enjoy views from every room. Features include a gracious formal living and dining room, a remodeled cook's kitchen, a spacious master suite starring a relaxing bath with enviable views, steam shower and French doors opening to it's own private patio. There are 2 additional bedrooms ~ en suite, gleaming wood floors and period built-ins. This home has a walled courtyard entry, direct access garage and multiple patio areas with space for entertaining.

Nick Segal Katrina Webb **323-387-8011**  
PARTNERS TRUST

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

<b>1654 N DOHENY DR</b>	Open	11-2	<b>NEW</b>
<b>\$6,995,000</b>	4+5	2sty-ARCHITECTURAL	



**NEW LISTING! ARCHITECTURAL DOHENY ESTATES TROPHY PROPERTY**

Stunning jet liner views from this architectural Bird Streets trophy property. Expansive open floor plan w/ impressive glass walls that virtually disappear to create a seamless indoor/outdoor flow, opening to the pool & lush landscaping. Unique interior finishes & clean-lined open spaces impart the experience of ambient luxury & sleek simplicity. Master suite opens to sweeping views & features impressive bath & walk-in closet. 3 additional junior en-suite bedrooms & a music studio.

Josh & Matthew Altman **310.819.3250**  
DOUGLAS ELLIMAN

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

<b>1629 N CRESCENT HEIGHTS</b>	Open	11-2	<b>NEW</b>
<b>\$2,195,000</b>	4+4	TRADITIONAL	



**MAJOR REDUCTION! PRICED TO SELL. OVER 2,800 SF**

1923 Trad'l just above the Chateau Marmont w/beaut tree top & dwntwn skyline views. Sited above the street this 1-level home plays out the width of the lot for max exposure to the views filling the home w/abundant light. Meticulously updt'd w/hi-end finishes thru-out. Large LR w/barrel ceiling, frml din rm, grmt kit w/SS applncs, breakfast rm, den/media rm, 3BD/3.5BA including a very lg mstr ste w/vltd ceilings, hotel style bath + 2 walk-in clsts. Minutes from Sunset Strip shops & restaurants.

MLS#15-948285  
Geoffrey Grisham **310-210-9484**  
BERKSHIRE HATHAWAY

<b>9237 FLICKER WAY</b>	Open	11-2	<b>NEW</b>
<b>\$4,650,000</b>	4+5	TRADITIONAL	



**THE KIND OF HOUSE THAT DREAMS ARE MADE OF!!**

Gracious 1930's Traditional reminiscent of Paul Williams, restored with a contemporary flair. Beautiful proportions, crown moldings, hardwood floors and gracious floor plan. Step-down living room, garden room, formal dining room, stunning kitchen/family room, paneled library with fireplace, 3 bedrooms upstairs, including large master suite, marble bath and enormous walk-in closet. City and ocean view. Tranquil lot, grassy yard and room for pool. Hurry!

MLS#16-969713  
R. de Salvo & A. Arkel **310-777-6233**  
COLDWELL BANKER RESI

Cbl,Dshwshr,Dryer,Grbg Disp,Other

<b>1738 NICHOLS CANYON RD</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,499,000</b>	4+2.5	2sty-POST MODERN	



**POSTMODERN LOFT STYLE HOME W/ PROFESSIONAL RECORDING STUDIO**

Extraordinary postmodern artist loft style home with recording studio where the 5th most successful song in the world was composed, on a large flat lot with parking for 10 cars and tranquil backyard with pool, fountain, and koi pond. This showpiece of artistic expression has major system upgrades from 2004 when the professionally designed soundproof studio was installed. Let your muse be your guide--move right in or add your creative touch to take it to the next level!

James Pelayo **(323) 578-8298**  
KELLER WILLIAMS

Ample Parking, Pool, Recording Studio

<b>7218 MULHOLLAND DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,995,000</b>	6+10		



**CONTEMPORARY MEDITERRANEAN WITH INCREDIBLE VIEWS**

Please visit [www.7218MulhollandDr.com](http://www.7218MulhollandDr.com) for more information.

D Fenton, L May **310.858.5474**  
HILTON & HYLAND

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

<b>7506 HERMES DR</b>	Open	11-2	593B2	<b>red</b>
<b>\$3,245,000</b>	4+5	2sty-TUDOR		



**REDUCED - BRING ALL OFFERS-CORNER LOT APPROX 18,940 SQ FT.**

First time on the market since built - one owner home updated and added on to through out the years - Up a long drive way on a large corner lot with Canyon and City views The entry is grand with its very high ceilings and wood floors. 4 Spacious bedrooms, 3 en suite upstairs and one downstairs. 2 large family rooms, one downstairs and one upstairs. Voluminous ceilings in many rooms, 3 fireplaces, pool and spa - Bring your designers - this home is a sleeper and has great bones.

MLS#15-952359  
Sheila Rose **310-890-1521**  
BERKSHIRE HATHAWAY H

BBQ,Blf-Ins,Dshwshr,Dryer,Frzr,Other

<b>1554 N SIERRA BONITA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,999,000</b>	5+7	CRAFTSMAN	




Pride of the neighborhood. This new luxurious Craftsman let's you live large and exceed your biggest and best dreams. It is the last of its kind to be built in prestigious Sunset Square. This rare jewel has it all for today's urban homeowner.

MLS#16-969961  
Paul Wylie  
LAMERICA REAL ESTATE

Dshwshr,Micro,Fridg

<b>1302 COLLINGWOOD PL</b>	Open	11-2	592H5	<b>rev</b>
<b>\$28,900,000</b>	5+8	ARCHITECTURAL		




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.

MLS#15-899325  
Brendan Fitzpatrick  
THE AGENCY

BBQ,Blf-Ins,Dshwshr,Dryer,Frzr,Other



<b>9233 SWALLOW DR</b>	Open	11-2	592H4
<b>\$18,950,000</b>	5+8	ARCHITECTURAL	



**ARCHITECTURAL ACHIEVEMENT**

From inception to completion in 2015, this completely custom, couture home has been designed to perfection for luxury living by Bradley Bayou. Every detail of this property was created using the most sophisticated design, materials and unparalleled craftsmanship. Indoor/outdoor living has been optimized, retractable walls of glass framing city light views, infinity pool and spa, expansive outdoor entertainment areas and secure privacy.

MLS#15-951419

David Yocum 310.560.6164

HILTON & HYLAND

www.9233swallow.com

<b>7444 WOODROW WILSON DR</b>	Open	11-2	
<b>\$2,895,000</b>	7+6	2sty-SPANISH	



**1927 SPANISH COMPOUND**

Romantic 1927 Spanish Compound nestled in the heart of Nichols Canyon on a nearly 19,000 sf lot. This is an absolutely fabulous property with personality oozing from its veins. It just needs some TLC to bring it back to its original splendor. Old World Charm in over 3,000 square feet with an open floor plan perfect for entertaining. The main house has 3 bedrooms including the Master Suite with private deck and canyon views. www.7444woodrowwilson.com

MLS#15-961503

Jana Jones & Fred Holley 310-612-0831

COLDWELL BANKER BH-S

Cbl,Cling Fan,Dshwshr,Dryer,Micro,Other

TUESDAY

<b>9279 SIERRA MAR DR</b>	Refresh.	11-2	
<b>\$16,995,000</b>	7+7	TRADITIONAL	



**DEVELOPMENT OPPORTUNITY WITH EXPLOSIVE CITY & OCEAN VIEWS**

DEVELOPMENT OPPORTUNITY ON TWO PARCELS! (DO NOT CURB APPRAISE) Build your dream residence or the next world class estate. Sited on a unique promontory in the highly coveted "Bird Streets" with sweeping and explosive views from downtown to the ocean sits an unparalleled development opportunity on two parcels, truly an anomaly. With 320' of street frontage, an unobstructed flat pad, no CC & R's, no height restrictions, total buildable square footage of 17,000+ sq feet and outstanding geology.

MLS#15-962149

Helbling / Perry 310 849 2485

BERKSHIRE HATHAWAY

<b>7670 WOODROW WILSON DR</b>	Refresh.	11-2	
<b>\$1,895,000</b>	3+5	CONTEMPORARY	



**PRIVATE RETREAT IN HOLLYWOOD HILLS**

Privacy and tranquility exemplify this contemporary home that is complimented by an abundance of outdoor space, surrounded by mature trees perfect for entertaining. Viking appliances and easy flow to the living and dining areas makes this the perfect kitchen for any cook. Natural light streams throughout this beautifully laid out 3 bedroom all en-suite, plus a spacious media room with bath and easy outdoor accessibility.

MLS#16-970547

Mona Cohen

RODEO REALTY- BRENTW

Blt-Ins,Hood Fan,Rng/Ovn

<b>8931 ST IVES DR</b>	Open	11-2	
<b>\$9,995,000</b>	4+6	3sty-ARCHITECTURAL	



**\$3 MILLION DOLLAR PRICE REDUCTION**

One of the most magnificent view properties in all of L.A., this modern architectural masterpiece captures sweeping ocean/city views that stretch from Downtown to Santa Monica. Exquisitely designed & furnished interiors open to the spectacular outdoors with an infinity-edge pool & spa suspended high above the city. An entertainer's dream, the home boasts an incredible outdoor bar & dining area, a chef-caliber kitchen, 4 bedroom suites including a luxurious master, 6 baths & gym with yoga studio.

MLS#16-968277

Parnes/Harris/Kaminoff 424-400-5916

THE AGENCY/C. BANKER

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

<b>2265 NICHOLS CANYON RD</b>	Open	11-2	
<b>\$1,495,000</b>	3+3	CALIFORNIA BUNGALOW	



**LOWER NICHOLS CANYON CALIFORNIA BUNGALOW - BACK ON MARKET**

Lower Nichols Canyon California Bungalow in an unique private forest setting. Gated drive leads over a stream to a renovated one story contemporary ranch. Open floorplan with hardwood floors, fireplace, new kitchen featuring wrap around french windows and doors that overlook a lush natural setting. Large family/media room with stone fireplace. Expansive brick terrace. Master with beautiful bath and walk in closet. Priced to sell.

MLS#15-958599

Brett Lawyer 310.858.5402

HILTON & HYLAND

www.brettlawyer.com

<b>1514 BLUE JAY WAY</b>	Open	11-2	
<b>\$9,995,000</b>	4+4	CONTEMPORARY	



**BEAUTIFUL NEW CONSTRUCTION PROJECT ON BLUE JAY WAY**

Shovel ready beautiful new construction project on world famous Blue Jay Way! All permits including haul route are approved, ready to issue. Brett Barrett Inc designed plans for 2 levels with over 7,000 sq ft of living space, architectural pool, 4 car garage and mechanical vault. This elevated flat pad site enjoys head on sweeping views across Los Angeles from Downtown to the Pacific. Existing contemporary home may also be remodeled.

MLS#15-921727

Jeffrey Hyland 310.278.3311

HILTON & HYLAND

www.hiltonhyland.com

03 Sunset Strip - Hollywood Hills West Condo / Co-op

<b>7218 HILLSIDE AVENUE #101</b>	Refresh.	11-2	
<b>\$769,000</b>	3+3	MEDITERRANEAN	

Spacious corner unit on a quiet street a block from Runyon Canyon featuring an open layout w/ multiple balconies & fireplaces, in-unit laundry, max privacy & easy access to it's double parking spots.

MLS#316000308IT

Jessica Smith 949-9109070

KELLER WILLIAMS REAL

<b>8440 HAROLD WAY</b>	Open	11-2	
<b>\$5,950,000</b>	4+5	3sty-SPANISH	



**SECOND CHANCE!**

Impeccably restored Spanish Revival Estate in hills above Sunset. City views from Griffith Observatory to downtown and ocean. Built in 1926 and designed by architect Robert Finkelhor, who designed houses for Bob Hope, Harpo Marx and Barbara Stanwyck, among other celebrities. Estate combines period architectural details with modern day amenities and infrastructure. Master Suite, 3 additional beds and baths, guest suite, pool room, gym, art/music room, meditation garden, salt water pool/spa.

MLS#315010024IT

Henry Blackham (626) 825-2919

CROSBY DOE ASSOCIATE

<b>7250 FRANKLIN AVE #1207</b>	Lunch	11-2	593D4
<b>\$1,245,000</b>	2+3	CONTEMPORARY	



**AMAZING PENTHOUSE WITH VIEWS OF HOLLYWOOD & DOWNTOWN !!**

Chance to own a rare penthouse in prestigious Franklin Towers. This 2,000+sf home has head-on views of downtown & mountains, 2 huge balconies, no common walls. Unit has been totally redone to modern perfection. Marble terrazzo floors throughout, custom kitchen with 2 Bosch dishwashers, Thermador refrigeration & wine tower. 3 bathrooms with Dornbracht fixtures, halogen lighting, built-in Bose sound, laundry in unit & more. Huge Master suite with master bath, marble shower with rain head. Must see

MLS#15-939363

Melissa Zee 310.309.0099

RODEO REALTY- BRENTW


Blt-Ins,Cbl,Dshwshr,Eltvr,Grbg Disposal



TUESDAY

03 Sunset Strip - Hollywood Hills West Land

00 SUNSET PLAZA DROpen11-2592H3  
\$5,995,000Land



**SUNSET PLAZA DRIVE - 2.25 ACRES!**

Two Parcels for the Price of One. Unrivaled opportunity to own/develop in prime Hollywood Hills above the famed Bird Streets. Approximately 2.25 acres of prime unobstructed, downtown to the ocean, southern city view land, split between two parcels. Develop One / Sell One or develop both simultaneously. The skies the limit with 70%-100% ROI estimates.

MLS#16-971959  
Tom Scrocco/Randy Isaacs 310-890-2220  
COLDWELL BANKER - SS

www.SunsetPlazaViews.com

NEW

04 Bel Air - Holmby Hills Single Family

1475 BEL AIR RDOpen11-2  
\$6,495,0007+9MODERN




Located on one of the best East Gate streets in Bel Air with commanding city and ocean views, this shovel ready site comes with plans and permits to build an over 12,000 sq. ft. modern home. Perfect for a developer or owner user.

MLS#16-971419  
H. Blair Chang  
THE AGENCY

None

NEW

10297 MARIEL LANEOpen11-2  
\$1,999,0004+53sty-CONTEMP MED



**BRAND NEW CUSTOM HOME**

Mariel Lane not in GPS; check agent remarks for directions. Brand new custom home w/ over 3200 sq. ft. & the modern features Buyers are looking for. Custom French oak flooring, and quality finishes throughout. Gourmet chef's kitchen, Cortz Stone counters & top of the line appliances. Abundance of natural light thru large windows & Fleetwood doors. Prepped for solar & electric car. Large 2 car garage w/ direct access. The home complies w/ LA & Calif green building codes. Warner School District.

MLS#16-970595  
S. Moritz / R. Wood 310.871.3636  
SOTHEBY'S INT'L RLTY

www10297mariel.com/

NEW

11782 SOUTHAMPTON CTOpen11-2  
\$13,975,0008+12MEDITERRANEAN



This newly renovated Contemporary Mediterranean estate is located in the exclusive gated community. Up a long private driveway this home features a flowing open floor plan. Luxurious master suite with his and her bathrooms and huge closets and large balcony. Each bedroom is en suite with great attention to detail. Stunning chefs kitchen with open family room. French doors lead to outdoor pavilion and infinity pool with expansive canyon views.

MLS#15-959621  
Susan Smith 310.415.5175  
HILTON & HYLAND

Blt-Ins,Elvtr,Rng/Ovn

red

Why Advertise? Large Distribution Area

Westside L.A., San Fernando Valley, Greater South Bay, Beach Cities, Palos Verdes, Glendale, Pasadena, Burbank, Most of LA County!

100 DELFERN DROpen11-2  
\$12,950,0006+4TRADITIONAL



**HUGE \$4,000,000 PRICE REDUCTION**

The Eva Gabor Estate. Only once in a lifetime does a property of this magnitude come to the market. Comprising apx 1.1 acres of land in coveted Holmby Hills, the tennis court estate stretches from Delfern Drive to Baroda Drive. Enter through the doors of this 6,414 square foot Paul Williams home and let your imagination run wild with the things you can do here! This is your chance to own one of the last homes of the Golden Age of Hollywood. Amazing development or owner user opportunity.

MLS#15-952753  
Jade Mills & Josh Flagg 310-285-7508  
COLDWELL BANKER

Frzr,Rng/Ovn,Fridg

red

200 DELFERN DROpen11-2  
\$39,995,0008+133sty-MEDITERRANEAN



**MAJOR PRICE REDUCTION**

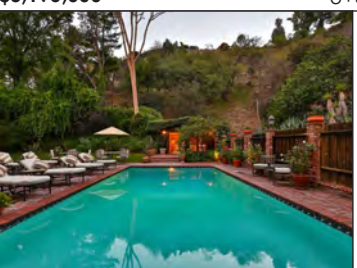
Mediterranean estate in Holmby Hills. 2 story grand foyer w 26ft ceilings & impeccable craftsmanship throughout. Main level has office, living room, maids quarters, billiard room, wet bar & formal dining room that open to yard & tennis court. Kitchen & great room look out to patio w/ infinity pool & spa. Master retreat w 2 fireplaces, 2 private terraces, dual master baths, sauna + steam, walk in closets & gym. Additional 5 suites + 2 junior suites. Partial solar powering & alarm/sound system.

MLS#15-943979  
Parnes/Harris/Umansky 310-733-8038  
THE AGENCY

Co Listed With Martz/Kroon

rev

2131 ROSCOMARE RDOpen11-2  
\$3,195,0003+31sty-RANCH



**1.5 ACRE CELEBRITY RESORT**

This enchanting & private celebrity compound is located through Bel Air West gate & is the perfect retreat for those seeking seclusion. A long driveway approach leads to this rare, approx. 1.5 acre resort. Entertain on a small or grand scale with park-like grounds that feature rolling lawns, a large swimmers pool & an intimate covered patio area featuring an outdoor kitchen/BBQ. A charming separate guest house provides the perfect home/work space. Minutes from UCLA + great school systems.

MLS#15-946923  
Parnes/Harris 310-733-8038  
THE AGENCY

BBQ,Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,

rev

05 Westwood - Century City Single Family

2131 MANNING AVEOpen11-2  
\$1,549,0003+2.51sty-TUDOR



**CHARMING YET UPDATED 1926 TUDOR IN DESIRABLE WW LOCATION**

Enter to a formal living room w/ original details of covered ceilings & nook above fireplace w/ archways leading to formal dining rm & wide galley kit. Light & bright kit features a bay window over the sink, Carrera marble counters & SS appliances. master suite has high ceilings, fireplace, walk in closet + loft. 2 add'l bdrms share bath + powder rm.

Lauren Ravitz 310-820-9301  
BERKSHIRE HATHAWAY

NEW

1337 COMSTOCK AVERefresh.11-2  
\$2,895,0003+3COUNTRY ENGLISH



**EXCELLENT LOCATION - JUST REDUCED - READY TO SELL!**

Move in ready or bring your designer to make this a showplace! Spacious living room, separate family room w/ bar & French doors leading to an inviting stone paved patio, gardens & fruit trees. Kitchen has Viking & Bosch appliances & formal dining room; perfect for your elegant dinner parties. The master suite is on a floor of its' own with spa style bath, huge walk in closet, and deck overlooking the gardens. 3 fireplaces, Solar System & a 2 car garage with electric car charger for your Tesla!

MLS#15-963301  
Amber Kristin 310-663-5224  
WEA BEVERLY HILLS

Solar System, Electric Car Charger


red



**05 Westwood - Century City**

Condo / Co-op

<b>10560 WILSHIRE #1805</b>		Refresh.	11-2	<b>NEW</b>
<b>\$2,595,000</b>	2+3	2sty-CONTEMPORARY		



**STUNNING VIEW TOWNHOME**

Stunning view townhome in the famed Ten Five Sixty Building

MLS#16-971439  
Gregg Silver 3107700777  
KELLER WILLIAMS BH

Dryer, Wshr

<b>10450 WILSHIRE #9J</b>		Open	11-2	<b>NEW</b>
<b>\$1,275,000</b>	2+3			



**JUST LISTED! 2 BED 2.5 BATH WITH PANORAMIC VIEWS!**

Elegant bright corner unit w/exceptional panoramic ocean, mountain and city views at The Churchill. With only one shared wall, this unit features a spacious open floorplan. Expansive living and dining room areas with custom hardwood floors and built in cabinetry. Master bedroom suite has been remodeled to feature a large den (originally the 3rd bed) offering an entire wall of closets. Washer/dryer in unit, recessed lighting, numerous additional closets including 2 walk-ins, plantation shutters.

MLS#16-969777  
Margie Markus 818 807-7414  
COLDWELL BANKER RESI

Blt-Ins, Dshwshr, Washer/Dryer, Other

<b>2159 CENTURY HL</b>		Open	11-1	<b>NEW</b>
<b>\$1,275,000</b>	2+3	CONTEMP MED		



**FABULOUS 2 BDR 3 BTH DEN ALL REDONE TOWMHOME IN CENTURY HILL**

Fabulous and sophisticated townhouse offers 2372 sq 2 bedrooms plus 3 bathrooms, den with private 3 car garage in a great gard gated community in the hart of Century City. The amenities include 5 pools, tennis and racket ball courts. 24 hours security, guest parking. Fully remodeled gourmet kitchen with breakfast room and bathrooms within the last 7 years. The unit offers open floor plan with spacious living room with fireplace opening to patio. The large dining room opens to a private a courtyard.

MLS#16-970457  
Magda Faerstain 3108907077  
RODEO REALTY - BEVER

Grbg Disp

<b>10350 WILSHIRE BLV, UNIT 1002</b>		Open	11-2	<b>NEW</b>
<b>\$995,000</b>	2+3	CONTEMPORARY		



**FANTASTIC UNOBSTRUCTED VIEWS**

Magnificent unobstructed mountain views!! Wilshire Corridor 10th floor condominium at The Diplomat is minutes to Beverly Hills/Century City. Formal entry leads to spacious 2 bedroom unit w open concept living/dining, eat-in kitchen, large terrace and powder room. Perfect 80's concept ready for face-lift (flip), bring your decorator and make it your own. Inside washer/dryer, 2 car parking, plus building w full amenities.

Sally Aminoff 310 409 8900  
COLDWELL BANKER BH/N

<b>10724 WILSHIRE BLV, UNIT 208</b>		Refresh.	11-2	<b>NEW</b>
<b>\$949,000</b>	2+2.5			



**PRESTIGIOUS PARK WILSHIRE 2+21/2 CONDO WILSHIRE CORRIDOR**

Dramatic renovation of more than 2,018 sq. ft. on the northwest corner of the elegant Park Wilshire. Must see the new face of unit 208 you won't believe the changes. 2 bedroom, 2 1/2-bath unit with an open living-dining area, wet bar, marble entryway & kitchen. Spectacular cut-glass window treatments in the living room & master bedroom make this a one-of-a-kind unit. Second bedroom is light & bright, with en-suite bath; previously used as a home office, it's also perfect for a den if desired.

Steven Weinberg 818-646-7653  
CITADEL ESTATE PROP.

<b>2131 CENTURY PARK LN #104</b>		Open	11-2	<b>NEW</b>
<b>\$795,000</b>	2+2	1sty-CONTEMPORARY		



**STYLISH 2 BED-2 BATH - QUIET INTERIOR UNIT!**

Heart of Century City. Bright 2bd/2ba condo has it all! Quiet inside location. Recessed lites, plantation shutters, new carpet & paint. Granite counters & stainless appliances, with breakfast area. Living room w/ balcony & fireplace. Dining has built-in buffet. Master suite with walk-in closet & master bath w/dual sinks. Separate 2nd bdrm w/balcony & walk-in closet. Entry & laundry closets. Park-like grounds w/ tennis courts, pools, spa, gym, sauna & rec rm. Guard-gated community. 24hr security.

MLS#16-971527  
Mark & Lynn Mirisch Rogo 310-777-6213  
COLDWELL BANKER-BH N

Blt-Ins, Dshwshr, Dryer, Elvtr, Rng/Ovn,

<b>1230 WESTHOLME AVE #105</b>		Refresh.	11-2	<b>rev</b>
<b>\$1,415,000</b>	2+3	MEDITERRANEAN		



**CHIC NEW YORK STYLE PENTHOUSE CONDO**

High ceilings, French doors that flow out to a very large south facing terrace. Penthouse unit located in a quiet 5 unit building. Elevator has exclusive access to the unit. Light and bright throughout. Gourmet kitchen with stone floors and Viking stainless steel appliances. Separate Den and laundry room. Luxurious master suite with custom window treatments and huge walk in closet custom fitted. Wood floors throughout, skylights, no common walls and 2 side by side parking.

MLS#16-969139  
Steven Aaron 3104326589  
KW BEVERLY HILLS

Blt-Ins, Dshwshr, Elvtr, Rng/Ovn, Fridg

<b>2381 CENTURY HILL</b>		Open	11-2	632E3	<b>rev</b>
<b>\$1,325,000</b>	2+3	2sty-CONTEMPORARY			



**NEW 3.5% CSO - PLEASE COME!**

Beautiful and remodeled 2 bedroom condo w/ 2,373 sf. Spacious living room with fireplace, custom hardwood floors, high ceilings, crown moldings and plantation shutters. Formal dining area. State of the art eat-in kitchen with top of the line appliances opens to a large patio. Oversized master suite w/ great closets, lovely bath & balcony. Move in condition. Enjoy the brand new and amazing gym, 3 parking spaces, conveniently located storage room and more! Asking \$1,325,000.

MLS#15-949723  
Judy Ross-Bunnage 310-285-7504  
COLDWELL BANKER RES

www.2381CenturyHill.com

**06 Brentwood**

Single Family

<b>11994 CHALON RD</b>		Open	11-2	<b>NEW</b>
<b>\$3,295,000</b>	4+3	CONTEMPORARY		



**3/4 OF ACRE ESTATE WITH APPROX 14K FLAT LOT!**

Classic Spanish style ranch remodeled with contemporary design elements. Located at the end of a private drive on a secluded 3/4 acre estate with approximately 14,000sf flat. Expansive tree top, woodland, hill and Getty Center views. Enjoy the serenity of a sophisticated country estate while just minutes from the center of Brentwood. Four bedrooms upstairs and on the first floor a fifth bedroom/office/den with it's own exterior direct access. Excellent school district.

MLS#16-969971  
Simon Salloom 3107498686  
COLDWELL BANKER RESI

<b>449 N SKYEWAY RD</b>		Open	11-2	<b>NEW</b>
<b>\$2,750,000</b>	2+1	ARCHITECTURAL		



**FRANK LLOYD WRIGHT: THE STURGES RESIDENCE, 1939**

For sale by auction February 21, 2016 with a pre-sale auction estimate of \$2,500,000 - \$3,000,000. There will be a reserve price and a Buyers Premium. Price quoted in MLS is for guidance only. First time on the market in 47 years. A masterpiece of American architecture and the only example of Wright's Usonian design in California. Designated LA Historic Cultural Monument #577. Open House for agents and buyers accompanied by their agents only.

Barry Sloane/Marc Silver 310-786-1844  
SOTHEBY'S BH



<b>165 LITTLE PARK LN</b>	Open	11-2	<b>NEW</b>
<b>\$2,349,000</b>	2+2	CONTEMPORARY	



**BIG SUR MODERN STYLE HOME IN BRENTWOOD FLATS.**

Brentwood flats contemporary home, ideal for one, two or three. Home is tucked away at the end of a cul-de-sac off Paisley Lane within quick stroll to San Vicente shops and restaurants. Secluded behind a gate and set off the street, greeted by a waterfall among towering pine and eucalyptus trees with lush landscaping. Glass walls in the sun overlook the backyard terraces with 6 cascading waterfalls amidst a salt water lagoon pool and spa. Cathedral beamed ceilings, hardwood floors.

**MLS#16-968425**  
Robert Radcliffe 310-255-5454  
SOTHEY'S REALTY

Cbl,Dshwshr,Grbg Disp,Micro,Rng/Ovn

<b>11350 ISLETA ST</b>	Open	11-2	631 H2	<b>NEW</b>
<b>\$2,235,000</b>	4+4.5	1sty-TRADITIONAL		



**SINGLE STORY TRADITIONAL ON LOT AND A HALF**

Home has unique and practical floorplan w rooms that work well together or individually. Features such as hardwood floors, charming windows, beamed ceilings, warm colors and red brick fireplaces welcome you into the homes cozy spaces. Similarly, charming courtyards and pool decks framed in brickwork, grass and mature landscape invite you outside to enjoy Southern California's indoor/outdoor lifestyle. Guest house/cabana overlooking the pool is perfect for visitors, creative workspace or playroom.

**Jesper Inglis 310.863.3034**  
COLDWELL BANKER SM

<b>1783 MANDEVILLE CANYON RD</b>	Open	11-2	<b>red</b>
<b>\$3,499,000</b>	3950000	5+5.5	



**MASSIVE REDUCTION OF \$500K, SELLER SAYS SELL NOW!!!**

BOM & REDUCED BY \$500K MAKES THIS AN AMAZING DEAL IN PRIME LOWER MANDEVILLE IN BRENTWOOD!!! UPDATED & EXPANDED A FEW YEARS BACK. GREAT RM W/HI BEAMED CEILINGS, FP & FRENCH DOORS LEADING TO A NICE PATIO SPACE. GOURMET COOK'S KITCHEN W/ISLAND, WINE FRIDGE & SS APPLIANCES. FAMILY RM NEXT TO YARD W/A SALT WATER POOL, SPA, & BUILT IN BBQ. 2ND FLR W/A GORGEOUS MASTER W/ITS OWN DEN, MASTER BATH & WALK-IN CLOSET. 3 ADD'L BDRMS W/EN-SUITE BATHS + A GUEST HOUSE & MUCH MORE. MOTIVATED SELLER, SUBMIT!!!

**MLS#15-957125**  
Mathew Bahri 310-447-7777  
NELSON SHELTON

BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

<b>1112 WELLESLEY AVE</b>	Lunch	11-2	631H5	<b>bom</b>
<b>\$2,799,000</b>	5+6	SPANISH		



**I'VE HAD A MAKEOVER AND AM VERY POPULAR! STOP BY..HAVE LUNCH**

Come and see my light, fresh, beautiful style! Gated front entry, inviting landscaping, exuding privacy. Each room is beautifully situated. Oversized master suite w/sitting area & outdoor terrace; plus 4 more generously sized bedrooms and bonus rm. Sunlit living room encircled by tall French doors & high ceilings is linked to an open family area & cook's kitchen, adjoining an exquisite formal dining room, all embodying a welcoming California lifestyle inside & out.

**MLS#15-899951**  
Sandi Jacoby 310-820-9312  
BERKSHIRE HATHAWAY

www.1112wellesley.com

## 06 Brentwood Condo / Co-op

<b>12115 SAN VICENTE #107</b>	Open	11-2	<b>NEW</b>
<b>\$729,000</b>	2+2	1sty-CONTEMPORARY	



**NEW 2 +2 IN BRENTWOOD HOUSE**

ONE LEVEL FLAT WAITING FOR YOUR PERSONAL TOUCHES. BRENTWOOD HOUSE WENT UNDER A \$3M RENOVATION & MODERNIZATION. 2BD + 2BA CONDO. MOST OF THE UNIT HAS HIGH CEILINGS & FILLED W/GREAT NATURAL LIGHT. LRG MASTER W/WALK-IN CLOSET & A SPACIOUS EN-SUITE BATH. BALCONY OFF LIV RM FOR BBQ'S. INSIDE LAUNDRY. 2 LRG TANDEM PARKING SPACES & SHARED STORAGE. SPARKLING POOL & SPA + A COMMUNITY RM. HOD'S INCLUDE EQ INS. EXCELLENT SCHOOL DISTRICT. PRICED TO SELL!!!

**MLS#16-970953**  
Mathew Bahri 310-447-7777  
NELSON SHELTON

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

## 07 West L.A. Single Family

<b>1725 WELLESLEY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,899,000</b>	4+4	2sty-MEDITERRANEAN	



**CHARMING HOME IN WEST LA! PERFECT FOR A FAMILY!**

This location is the best of both worlds. It provides a beautiful family friendly neighborhood, yet is walking distance to all of the trendy shops and nightlife of Sawtelle Avenue and Central Brentwood. Property boasts 4 Bed with beautiful oversized master suite w/ walk in closets, 4 Ba, formal living room, dining room, and chefs kitchen. Floor-to-ceiling windows throughout draw in an abundance of natural light providing its residents with a serene atmosphere.

**Cindy Ambuehl (424) 321-4947**  
THE AGENCY

BBQ, Pool, Built- In Speakers

<b>1802 BROCKTON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,200,000</b>	3+2	CONTEMPORARY	



**SPACIOUS SINGLE FAMILY HOME CLOSE TO TRENDY SAWTELLE!**

Corner lot! Home offers a living room with fireplace, kitchen with eating area, two bedrooms downstairs and a bonus room that looks out to the backyard. The second floor has a large master bedroom with bath and balcony. Extra large backyard that offers ton of space with an avocado tree and second structure that could be used as a studio or office.

**MLS#16-971423**  
Steve Sawai 310-899-3584  
COLDWELL BANKER RESI

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>2700 BARRY AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,050,000</b>	4+2	TRADITIONAL	



**INVITING 4 BEDROOM WEST LA HOME IN NORTH WESTDALE!**

Welcoming corner home. Bright living room w/bamboo floors & bay window. Open kitchen/dining/den floor plan. Kitchen has peninsula & built-ins. Spacious master suite. 3 additional good sized bedrooms. Central heat +a/c. Private back yard w/large open patio off the kitchen, and generous grassy area with mature trees. Fenced front and side yards. Sprinkler system. Det. dbl garage. Close to restaurants and shopping including Ralph's, Whole Foods, Starbucks and more! Convenient WLA location. Move-In.

**MLS#16-971799**  
Pat Cornog 310-463-3733  
POWER BROKERS INTL.

Central HVAC, Grassy Yard, Corner Lot!

<b>2722 BUTLER AVE</b>	Open	11-2	632C7	<b>NEW</b>
<b>\$829,000</b>	3+1	TRADITIONAL		



**INCREDIBLE OPPORTUNITY TO OWN!**

AN INCREDIBLE OPPORTUNITY TO OWN IN OUR NORTH WESTDALE NEIGHBORHOOD OF LOS ANGELES. A 1950'S 3 BEDROOM 1 BATH HOME WITH JUST UNDER 1200 SQUARE FEET. AN IDEAL HOME TO RENOVATE, UPDATE AND CUSTOMIZE TO FIT YOUR NEEDS. A VERY PRIVATE BACK YARD WITH NO ALLEY, 2 CAR DETACHED GARAGE WITH A SIDE DRIVEWAY. STEPS FROM WHOLE FOODS, STAR BUCK'S, SHOPS, CAFES AND RESTAURANTS.

**MLS#16-971897**  
Gaby Schkud 310-586-0308  
COLDWELL BANKER SM

None

<b>2575 S BARRINGTON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$699,000</b>	2+1	TRADITIONAL	



**ATTN DEVELOPERS: 2BED/1BATH FIXER ON R3 LOT W/ ALLEY ACCESS**

Best of both worlds - fix up, move in or rent out now & develop down the line. Or build multi-units right away! Secluded behind a high privacy hedge. Front & back yards with grassy areas & patio. Detached 2-car garage with laundry room off alley. Located in desirable Westside neighborhood, up the street from Whole Foods & Starbucks, near the Expo Line, parks & restaurants. Don't miss this excellent investment opportunity with big upside potential.

**MLS#16-972009**  
Pete Castro 310-482-2100  
KELLER WILLIAMS



07 West L.A. Condo / Co-op

1415 BUTLER AVE #3	Open 11-2	NEW
\$1,049,000	3+4 ARCHITECTURAL	



**NEWER 2011 3BR ONE BLOCK SOUTH WILSHIRE BRENTWOOD ADJACENT**

Newer 2011 construction townhouse, stoutly built from steel and concrete with high quality finishes, fixtures and Thermador appliances. Built and designed with some of the best quality materials and construction methods you will find on the Westside. Choice location, just a block South of Wilshire, Brentwood adjacent, close to UCLA and premium shopping and dining spots. Graciously proportioned with every major modern convenience for the most demanding contemporary homebuyers.

MLS#16-972095  
Simon Salloom 424-278-6967  
COLDWELL BANKER BHN

Other

09 Beverlywood Vicinity Single Family

1772 S GARTH AVE	Open 11-2	NEW
\$1,099,000	3+2 1sty-TRADITIONAL	



**STUNNING 3 BEDROOM 2 BATH TRADITIONAL HOME IN CRESTVIEW**

Stunning, energy efficient, traditional home located on a tree-lined street in the trendy Crestview neighborhood. This charming, spacious home features 3 bedrooms, 2 bathrooms, and a large family room. An inviting open living room with a fireplace leads to an elegant dining room. A large open kitchen features granite counter tops and stainless steel appliances. The sun-filled family room opens to the yard, which has a private grassy area and patio.

MLS#16-971645  
Ben Bellef-Zack Grakal 310-770-1124  
KELLER WILLIAMS BH

Cbl,Dshwshr,Dryer,Grbg Disp,Micro,Other

08 Cheviot Hills - Rancho Park Single Family

10312 LORENZO DR	Open 11-2	NEW
\$3,725,000	6+5.5 2sty-TRADITIONAL	



**STUNNING CAPE COD TRADITIONAL!**

Located in highly revered Old Cheviot. Crafted in 2015 with the finest of finishes, featuring a spacious open floor plan, soaring ceilings and abundant windows flooding the home with natural light. State-of-the-art chef's kitchen features Wolf, Subzero and Bosch appliances. The second story boasts a luxurious master suite with a spacious private balcony, dual walk-in closets and a decadent en-suite bath. An expansive grassy yard and ample deck creates the perfect space for outdoor entertaining.

Rory Posin | Kristian Bonk 310-839-8500  
RE/MAX BEVERLY HILLS

www.RoryPosin.com

9124 GIBSON ST Open 11-2 NEW

9124 GIBSON ST	Open 11-2	NEW
\$1,095,000	2+1.5 SPANISH	



**ADORABLE SPANISH IN BEVERLYWOOD**

Cozy 2 bedroom, 1.5 bath home in coveted Beverlywood. This adorable Spanish property has been well maintained and has beautiful refinished (original) hardwood floor w/tile flooring throughout the property. The living room features a cozy fireplace that opens up to the dining room. The kitchen has been updated with granite counters, back splash, stainless steel appliances; appliances included are an oven with gas cook-top, a microwave, and a built-in dishwasher.

MLS#16-971297  
Shiva Mehrdad 310-505-9560  
NELSON SHELTON

DISH WASHER, MICROWAVE, STAINLESS STEEL

3269 EARLMAR DR	Open 11-2	NEW
\$3,395,000	5+6 CAPE COD	



**PRIME CALIFORNIA COUNTRY CLUB LOCATION**

5 spacious bedrooms including an expansive Master suite and 6 bathrooms. Fabulous Carrera marble kitchen and family room, versatile media room/home office all oriented to a magnificent resort like yard with a perfectly positioned pool and spa complemented by an outdoor dining and grilling terrace. The dramatic 2 story entry and beautifully appointed living and dining rooms offer generous space for every occasion. Gourmet kitchen features custom white cabinetry and high-end stainless appliances.

MLS#16-971583  
Ron Wynn 310-621-1772  
COLDWELL BANKER RESI

BBQ,Blt-Ins,Dshwshr,Hood Fan,Rng/Ovn

1465 S CRESCENT HEIGHTS	Open 11-2	NEW
\$725,000	3+2 633A4 SPANISH	



**TREMENDOUS OPPORTUNITY TO RESTORE A CLASSIC SPANISH IN HIGHLY SOUGHT-AFTER FAIRCREST HEIGHTS. ORIGINAL DETAILS IN EVERY NOOK AND CRANNY OF THIS SPECIAL TWO-STORY ARE JUST BEGGING TO BE BROUGHT BACK TO LIFE. CHANCE TO PURCHASE A DIAMOND IN THE ROUGH AT A PRICE WELL BELOW THE AVERAGE ENTRY LEVEL PRICE IN THE NEIGHBORHOOD! SEE PRIVATE REMARKS FOR DETAILS REGARDING SHOWING INSTRUCTIONS.**

MLS#16-970803  
Jeffrey Lemen 3104822033  
KW SANTA MONICA

None

2809 WESTWOOD	Open 11-2	NEW
\$1,299,000	4+3 MODERN	



**COMPLETELY REMODELED MODERN 4BD/3BA HOME**

BEAUTIFUL REMODELED HOME WITH OPEN FLOOR PLAN AND LARGE SKYLIGHTS. VIKING STAINLESS APPLIANCES AND PLENTY OF COUNTER SPACE FOR COOKING AND ENTERTAINING. LARGE FAMILY ROOM IN FRONT, AND ADDITIONAL COZY DEN OFF THE KITCHEN WITH FRENCH DOORS OPENING TO THE BACK. SPACIOUS CORNER LOT WITH PRIVACY FENCE AND LANDSCAPING. 3 SEPARATE OUTDOOR AREAS - GRASS YARD, FLAGSTONE PATIO, AND GARDEN PATH WITH AVOCADO, OLIVE, LEMON, AND LIME TREES! 2 CAR DETACHED GARAGE AND EXTRA STORAGE UNIT. TANKLESS WATER HEATER.

MLS#16-972077  
Michael Haddad 310-430-4842  
RE/MAX ESTATE PROPER

www.MichaelHaddad.com

10 West Hollywood Vicinity Single Family

737 N GARDNER ST	Open 11-2	NEW
\$3,150,000	4+4.5 2sty-MODERN	



**STUNNING DESIGNER HOME**

This stunning 2-story, new construction, designer home offers 4 bedrooms and 4.5 bathrooms. The excellent craftsmanship is highlighted by unique and creative finishes. Head to the rooftop deck for a better view of the surrounding hills and cityscape. Outfitted with a smart home system, to remotely control music, temperature, and lighting. Welcome home!

The Sunset Team 310.274.3900  
KW HOLLYWOOD HILLS

www.737Gardner.com



**Property Website & Virtual Tour**

Available for all your Active, Back-up, and Pending listings.





<b>465 WESTMOUNT DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,249,000</b>	0+0		



**UPDATED 3 BED CONTEMPORARY MED**

Stunning 3 bedroom, 2 bath Spanish Contemporary exquisitely renovated with designer finishes. Features include a beautifully designed cook's kitchen, a formal entry, sky lit interior, a majestic wood-burning fireplace, soaring ceilings with exposed beams, fantastic master with spa-like bath and walk-in, French doors & windows, a den or office, character details and hardwood floors throughout. put it together, that would be great.

Brian Mazurkiewicz 310.386.9086

<b>8749 DORRINGTON AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,795,000</b>	2+2	1sty-TRADITIONAL	



**JEWEL BOX IN WEHO**

A beautiful 2 bedroom, 2 bath home is nestled on a completely private lot with beaming light and lush landscaping. The open floor plan creates a feeling of airy spaciousness from the moment you walk in the door. Plantation shutters, hardwood floors, updated gourmet kitchen with stainless steel appliances, large master with walk-in closet & bath, and a private detached 1 bedroom/1 bath guest house are just a few of the classic design touches that set this home apart from the others.

Rochelle Maize (310) 968-8828  
NOURMAND & ASSOCIATE

www.8749Dorrington.com

## 10 West Hollywood Vicinity *Condo / Co-op*

<b>1100 N ALTA LOMA RD #1601</b>	Open	11-2	592J6	<b>NEW</b>
<b>\$2,400,000</b>	1+2	1sty-TRADITIONAL		



**EMPIRE WEST**

Superior City views in this sophisticated interpretation of a 5th Avenue Apartment, by Noted Designer Brian Little. NW Corner Penthouse w/1Bed/2Ba diligently redesigned of Classical inspiration w/intricate crown & panel molding, fine-finish cabinetry detail, dark hardwood flrs, Master Suite w/Lounge & Office & a Master Bath of World Class Hotels. Open-plan living area remarkable for large-scale entertaining, adjoining LR, Den /Media & Formal Dining. Kitchen equipped for the most discerning Chef.

MLS#16-969457  
Timothy Enright 310.652.6600  
THE ENRIGHT COMPANY

www.EmpireWestPenthouse.com

<b>932 N ALFRED ST, UNIT 102</b>	Lunch	11-2	<b>NEW</b>
<b>\$849,000</b>	2+2	1sty-MODERN	



**LUXURIOUS WEST HOLLYWOOD AREA CONDO**

Luxurious 2 bed/2 bath condo in vibrant West Hollywood. Elegant details include stylish finishes and in-unit laundry. Kitchen has GE Monogram appliances. Spacious master suite w/ custom bathroom features Grohe fixtures and separate shower and tub. Both bedrooms open to outdoor patios. Energy-efficient NEST thermostat learns temperature preferences. Controlled access security in addition to personal ADT system. Walking distance to shops, Melrose Pl, and urbane eateries (Nobu, Koi, etc.)

Tami Pardee 310-907-6517  
PARDEE PROPERTIES

<b>850 N KINGS RD, UNIT 306</b>	Open	11-2	<b>NEW</b>
<b>\$799,999</b>	2+2	CONTEMPORARY	



**PRIME WEST HOLLYWOOD DESIGNER REMODELED CONDO**

Stunning, designer remodeled 2 Bed 2 Bath condo in prime West Hollywood. Features grand scale and a bright, open floorplan and gourmet kitchen with custom cabinetry, stainless steel appliances and marble countertops. Spectacular opportunity to own a sleek, contemporary home minutes away from the best shops, restaurants, and nightlife.

Neyshia Go / A. Kirman (310) 882-8357  
JOHN AAROE GROUP

<b>1230 HORN AVE, UNIT 201</b>	Open	11-2	<b>NEW</b>
<b>\$689,000</b>	2+2	CONTEMPORARY	



**INCREDIBLE 2 BEDROOM/ 2 BATHROOM REMODELED CONDO IN WEHO!**

Incredible east facing 2 bedroom/ 2 bathroom remodeled condo in prime West Hollywood! This beautiful condo sits atop of Sunset Strip at Horn Plaza. The formal entry leads to a spacious living room with hardwood floors, recessed lighting, fireplace, and an office area. The sliding glass balcony has peek-a-boo views of the city that creates an indoor/outdoor feeling. Sitting off the formal dining room is the updated kitchen with all new appliances(e.g. microwave, refrigerator, range/oven, and sink

Danny Mahelka 310-887-0220  
COLDWELL BANKER RESI

Dishwasher, refig, micro, hardwood, cen

<b>832 PALM AVE #105</b>	Refresh.	11-2	<b>NEW</b>
<b>\$665,000</b>	2+2	CONTEMP MED	



**PRISTINE PALM REDUX**

A pristinely remodeled 2/2, being offered at a fantastic price. This 1,400 sq ft unit is S facing, and brightly light. Remodeled kitchen with Silostone countertops, S/S appliances, & back splash. Entertainer's kitchen bar counter, provides an open feel. Hardwood floors throughout w. contemporary & well-appointed bathrooms. Walk to Design District, dining, shops & bars, Sunset Strip, and neighborhood festivities. A large, turnkey condo perfectly located and ready for move in. Twilight Open 5-7pm

MLS#16-968313  
Ari Wintraub 310.428.5045  
SOTHEBY'S

Twilight Happy Hour Open 5-7pm

<b>906 N DOHENY DR, UNIT 507</b>	Open	11-2	<b>NEW</b>
<b>\$579,000</b>	1+1	1sty-CONTEMPORARY	



**CONTEMPORARY TOP FLOOR CONDO**

Experience the newly renovated Doheny Terrace with beautiful new exterior, landscaping and updated lobby. This contemporary top floor condo features modern polished concrete floors, open concept living/dining w/vaulted ceilings, remote gas fp & flat-panel tv. An oversized balcony with access from bedroom and living room connects to outdoor living with Western sunsets and city/greenbelt views. Custom European kitchen cabinetry w/Sub-zero & Bosch appliances. Bath w/floating vanity. Pool & 1 car.

Joshua Gaunya 310-275-2223  
DEASY/PENNER

Newly Renovated Building

<b>970 PALM AVE #307</b>	Open	11-2	<b>NEW</b>
<b>\$569,000</b>	2+2	CONTEMP MED	



**TOP-FLOOR BEAUTIFULLY UPDATED 2BR/2BA CONDO IN THE WEHO.**

Fantastic property is situated in a tropical "Melrose Place" style building w an open courtyard featuring a sparkling blue pool & hot tub. Unit has brand new flooring & was freshly painted. Updated kitchen & baths. Building is situated on a hill overlooking the Pacific Design Center & city. With a "walk-score" of 92, this property is extremely convenient to enjoy all restaurants, shopping & nightlife that West Hollywood offers.

MLS#16-971877  
Allie Riley/ M.Collin 310-467-4567  
TELES PROPERTIES/CB

970PalmCondo.com

<b>960 LARRABEE ST #319</b>	Open	11-2	<b>NEW</b>
<b>\$369,000</b>	0+1	CONTEMPORARY	



**CHARMING STARTER HOME IN WEST HOLLYWOOD**

This bright, charming condo is a great starter home or pied-a-terre conveniently located close to shopping, restaurants and nightclubs in West Hollywood and the Sunset Strip. This unit has beautiful bamboo floors, a newer kitchen with solid surface countertops and stainless steel appliances, and a remodeled bathroom with marble tile and designer fixtures. The condo's north-facing balcony offers inspiring views of the Hollywood Hills.

MLS#16-968573  
Jason Woodruff 310-770-3101  
KELLER WILLIAMS HH

Dshwshr,Frzr,Micro,Rng/Ovn,Fridg



<b>818 N DOHENY DR #507</b>	Refresh.	12-2	<b>red</b>
<b>\$1,099,000</b>	1149000	2+2	



**REDUCED TO SELL-CORNER UNOBSTRUCTED SUNSET STRIP VIEWS**

OPPORTUNITY -REDUCED TO SELL-MORE THAN \$200K BELOW A RECENT COMP EXACTLY 3 FLOORS UP (807)-INCREDIBLE PRICE NOW FOR THIS SE CORNER unit with Stunning Sunset Strip unobstructed Views from Beverly Hills to Pasadena located in the best location farthest from Doheny & the 838 building, phenomenal full service Doheny Plaza building right across the street from Beverly Hills bamboo floors,double pained stainless sliding doors, stainless appliances,fabulous pool area,storage HOA INCLUDE ALL UTILITIES

**MLS#15-940717**  
Jeffrey Hobgood 310-305-7653  
SOTHEY'S BEV HILLS

VIEWES, POOL, VALET PRIME LOCATION!

<b>1220 CABRILLO AVE</b>	Open	11-2	<b>rev</b>
<b>\$3,995,000</b>	3+3	ARCHITECTURAL	



**VENICE ARCHITECTURAL**

When entering the house one is immediately awed w/volume & light created by the open two story floor-plan.The main level includes a modern kitchen that opens to the formal dining area.The second story introduces two bedroom suites connected by a comfortable communal area.The upper level is dedicated to the spacious master suite which flows into an impressive outdoor garden environment.The generous dressing area leads to a lavish bath.Above it all as an unexpected bonus rooftop deck/garden views.

**MLS#15-951457**  
Frank Langen 3109633891  
DEASY PENNER & PARTN

Dshwshr,Grbg Disp,Rng/Ovn

## 11 Venice Single Family

<b>2205 OCEAN FRONT WAL</b>	Open	11-2	<b>NEW</b>
<b>\$5,598,000</b>	3+4	3sty-ARCHITECTURAL	



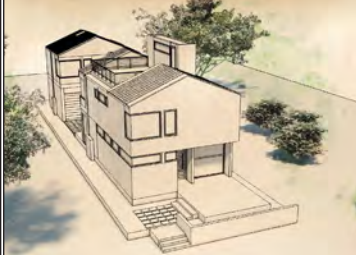
**THE BEST OF VENICE**

Sensational ocean front residence w/panoramic views from Catalina to Point Dume. This gem has a wonderful open plan w/formal living room, family room & large rooftop deck. Features include gourmet kitchen w/top-of-the-line appliances, fireplace, walls of glass and a Luxurious master suite w/walk-in closet. Home also features a jr. master sweet along w/2 more very generous bedrooms. This is truly a great opportunity to enjoy the best of the So. Cal. lifestyle w/the beach as your backyard & more!

**MLS#15-958349**  
Paul Stukin/Erica Reams 310.779.2595  
JOHN AAROE GROUP

2205oceanfront.aaroe.site

<b>911 MILWOOD AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,295,000</b>	4+4	2sty-ARCHITECTURAL	



**LUXURY PROJECT DESIGNED BY ARCHITECT STEVEN SHORTRIDGE**

REDUCED \$200,000. Designed by renowned architect Steven Shortridge, this unique luxury project includes plans, fully paid/active permits & coastal commission approvals to build a magnificent 3,017 sf modern dream home in the prime Historic Walk Street neighborhood of Venice. The 2-story ready-to-build property will include 4 bedrooms, 4 baths, 2-car garage & rooftop deck with panoramic views. The project passed it's 1st "ground breaking" inspection & can be built immediately. Move in Fall 2016!

**MLS#15-958349**  
Jennifer Hughes 310-383-7299  
BULLDOG REALTORS

Architectural Plans on Site for Viewing

<b>453 RIALTO AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,495,000</b>	5+4	VICTORIAN	




**FULLY RESTORED, VENETIAN ORIGINAL**

Ideally located, fully restored, 1905 Islamo-Byzantine style duplex featuring a three-story, 4bed/3bath home & remolded 1bed/1bath guesthouse above Garage. Front house features original Fir floors, leaded & stained glass & original period architectural detail throughout. Both units share a fabulous roof deck with Venice views. There is also attached Laundry room & three car garage. This beautiful property offers a variety of live/rent opportunities & is sure to be the perfect Venice gem.

**MLS#15-945137**  
Tami Pardee 310-614-1198  
PARDEE PROPERTIES

<b>844 1/2 CALIFORNIA AVE</b>	Lunch	11-2	<b>bom</b>
<b>\$1,995,000</b>	3+4.5	ARCHITECTURAL	



**BRIGHT & SPACIOUS WITH 2 ROOF TOP DECKS**

MODERN AND SPACIOUS SINGLE FAMILY HOME SECONDS AWAY FROM ABBOT KINNEY'S RESTAURANTS AND SHOPS. SECLUDED AND PRIVATE WITH FLOOR TO CEILING WINDOWS. THIS OPEN FLOOR PLAN CREATES THE PERFECT SETTING FOR ENTERTAINING. OPEN KITCHEN FLOWS INTO THE LIVING AND DINING AREAS. 3 BEDROOMS AND 4.5 BATHROOMS PLUS A GRAND MEDIA AREA. 2 CAR SIDE BY SIDE GARAGE WITH ELECTRIC CAR CHARGING CAPACITY IS ACCESSIBLE FROM THE ALLEY ALONG WITH 3RD PARKING SPOT OUTDOORS. THREE NEST THERMOSTATS, ONE ON EACH FLOOR.

**MLS#15-945137**  
Tamra (Tami) Pardee 310-907-6517  
PARDEE PROPERTIES

Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>222 5TH AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,865,000</b>	3+4	2sty-TRADITIONAL	




**SPACIOUS REMODELED HOME NORTH OF ROSE**

Look no further - you've found it all here in the coveted NoRo (North of Rose) neighborhood in Venice. This spacious remodeled home with a versatile floor plan boasts three large bedrooms, including dual master suites on the 2nd floor, a remodeled gourmet eat-in kitchen opening to private side and back gardens, expansive tiled patio, twin balconies, and a hot tub cabana perfect for soaking those cares away. You CAN have it all in this home that was designed for Southern California living.

**MLS#15-945137**  
Tami Pardee (310) 907-6517  
PARDEE PROPERTIES

Range, stove, dishwasher, refrigerator

<b>18 N VENICE #C</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,899,000</b>	2+2		




**RARE OCEAN VIEW OPPORTUNITY**

Just Listed. Spectacular OCEAN VIEW. Steps from Venice Beach and local hot spots, this unique live/work space in a high foot traffic area is an opportunity you do not want to pass up. Unit C is a corner top floor 2 bedroom 1.75 bath condo. There is a separate 360 sf commercial store front with 96 sf storage room down the hall. Two car garage. The unit comes with sole access to a 2400 sf roof top deck with amazing ocean and mountain views, with plans for a green roof.

**MLS#16-971697**  
Ruth Seroussi 310.663.2510  
THE NEWHOUSE GROUP I

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Phn Syst

<b>2349 BEACH AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,695,000</b>	2+3	CONTEMPORARY	



**JUST REDUCED! STUNNING SILVER TRIANGLE FAMILY HOME**

This contemporary two story, two bedroom home has additional loft space, remodeled kitchen with gleaming stainless appliances & lg island. Private oversized Master Suite has a sitting area. The downstairs bedroom has an en-suite Carrera bath and sleeping nook. Enjoy the side terrace w/ a built-in BBQ. The huge bonus room downstairs features beautiful built-ins and custom carriage doors which open out to a gated patio with plenty of room for lounging, dining and enjoying the indoor/outdoor flow.

**MLS#15-959489**  
Tiffany Rochelle 310-988-9766  
PARDEE PROPERTIES, I

BBQ,Dshwshr,Dryer,Rng/Ovn,Fridg,Other

<b>36 BREEZE AVE, UNIT 3</b>	Open	11-2	<b>NEW</b>
<b>\$1,395,000</b>	2+2		



**CUSTOM ARCHITECTURAL REMODEL ON BREEZE WALK STREET**

Walls of reclaimed wood line the architectural interior, while a Nanawall bi-folding door opens the living room to views of the Santa Monica Mountains. All entertainment systems wired for low-latency professional grade viewing & cat-6 ethernet. Cook's kitchen w/ new Viking & Miele appliances. Spa-like master bathroom w/ custom granite, heated towel racks, steam shower & jet tub. In-unit laundry, 2 car garage parking w/ 3 bonus guest spots, & a rooftop deck w/ 360 views, bar & shaded cabana.

**MLS#15-959489**  
Mark Kilching 310-902-0221  
PARTNERS TRUST

Blt-Ins,Dshwshr,Dryer,Frz,Grbg Disp



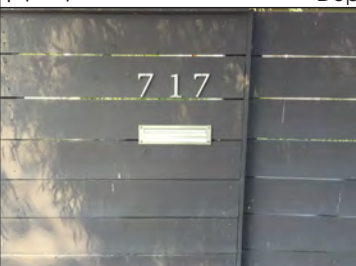
TUESDAY

<b>200 PACIFIC AVE, UNIT A</b>		Open	11-2	<b>NEW</b>
<b>\$1,299,000</b>		2+2.5	3sty-ARCHITECTURAL	
				
<b>3-STORY MODERN LOFT STYLE TOWNHOME IN PRIME SILICON BEACH</b> Beautifully updated and spacious open floor plan with high ceilings and 3 Patios/View Decks. Home has been designed so that it can be easily divided into two separate living areas with separate entrances. Convert into a Live/Work space with separate private entrance or use the lower bedroom suite as a short term rental for extra income. This is an extremely Rare & Amazing location for the price.. within a block of the beach, Rose Ave, Main Street, Shops, Restaurants/Wine Bars, Google, etc.				
REN SMITH PARTNERS TRUST		3105675704		
Pictures & Info @ JustHitTheMarket.com				

<b>1046 PRINCETON DR #205</b>		Open	11-2	672A6	<b>rev</b>
<b>\$1,895,000</b>		0+1	ARCHITECTURAL		
					
<b>SELLER FINANCING AVAILABLE WORK/LIVE LOFT</b> 1 Loft left,BANK or SELLER FINANCING Available with as little as 10% down payment.Why rent when you can own? Loan Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice near shopping and entertainment. Work/Live spaces, SS Appliances,Italian Cabinets,Marble Counter Tops,9'-20' Bow Truss Ceilings,Large Windows & Doors,Skylights,Steel Beams,Large Balcony. Final CoFo issued 2010,rentable sf includes the int & ext space. Pictures are of Model units, Marina Del Rey post office					
MLS#16-968229					
Lee Johnson SOTHEY'S INTERNATIO		310-892-2244			
Blf-Ins,Cbl,Dshwshr,Grbg Disp,Micro,Oth					

**11 Venice** Income

<b>3109 STRONGS DR</b>		Open	11-2	<b>NEW</b>
<b>\$2,499,000</b>				
				
<b>EXTENSIVELY REMODELED DUPLEX FACING THE GRAND CANAL</b> Extensively remodeled duplex facing the Grand Canal and just 2 blocks from the beach! The upstairs unit is a 3bd, 2ba w/ prvt sun deck & backyard. The downstairs unit is a 2bd, 2ba with prvt deck. Both units are townhome style and have been redesigned & remodeled w/ high-end finishes , including white oak floors, LED lighting, central air and heat, stainless steel appliances, European cabinets, quartz counter-tops and much more. Building offers 4 car attached garage and separate laundry room.				
MLS#16-971683				
Jesse Weinberg KELLER WILLIAMS RLTY		800-804-9132		
www.JesseWeinberg.com				

<b>717 SUNSET AVE</b>		Lunch	11-2	<b>NEW</b>
<b>\$1,875,000</b>		Duplex		
				
<b>VENICE COMPOUND</b> A classic Venice compound comprised of two units and a permitted rec room in the back. Owner's unit to be delivered vacant. Live and expand and/or develop this large lot.				
Assaf Raz DOGTOWN REALTY		310-562-7429		

**12 Marina Del Rey** Condo / Co-op

<b>4151 REDWOOD AVE, UNIT 106</b>		Lunch	11-2	<b>NEW</b>
<b>\$1,550,000</b>		3+3.5	4sty-ARCHITECTURAL	
				
<b>R1 ARCHITECTURAL BROWNSTONE</b> Arts District of MDR, R1 Brownstone corner unit boasts sleek industrial architecture. 2-car direct access garage leads to large workshop. Escalate up a few stairs to the open plan great room, which houses dining & gourmet kitchen. Bedrooms on the 3rd & 4th floors incl. en-suite bathrooms. The mstr bath contains shower enclosure w/oversized soaking tub. The top level includes an additional study/sitting area w/overlook access to spacious roof deck with soaring views of Hollywood sign and beyond.				
Tami Pardee PARDEE PROPERTIES		310-907-6517		
Fridge, Range/Oven, DW, WD				

<b>25 NORTHSTAR ST #2</b>		Open	12-2	701J1	<b>red</b>
<b>\$1,299,900</b>		3+3	CONTEMPORARY		
					
<b>GREAT LOCATION, GREAT SPACE, GREAT PRICE</b> See it at the new price! Your buyers will love this 3bd/3ba condo in the heart of Marina Peninsula. 1,845 sf on 1 floor provides the convenience of no stairs and large spaces. Corner unit renovated with granite counters, Viking stove and Electrolux fridge in an open kitchen that melds with dining room. Bathrooms also renovated. 2 balconies. The building also has been renovated which includes lush landscaping with communal deck. Close to bike path, waves, restaurants and farmer's market.					
MLS#15-952785					
Abe Sassoon BULLDOG REALTORS, IN		3107954367			
Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn					

<b>4346 REDWOOD AVE #A306</b>		Open	11-2	672C6	<b>rev</b>
<b>\$1,175,000</b>		2+2	CAPE COD		
					
<b>MODERN MARINA PENTHOUSE</b> Stunning Modern Marina Penthouse Condo.. - Completely Remodeled - Ultra Modern Pad, Guard Gated Community, Brand New Modern Kitchen w/ marble & quartz counters, Soaring ceilings, Just Turn the Key, Very Large unit approx. 2250 sq ft. - 2 bedrooms, 2 baths, Balcony + Loft & patio off of Loft - Large Liv Rm w/ Marble fireplace,.. Din Rm. Wood Flrs. Huge Mstr Suite w/Marble fireplace, over sized Brand New Modern Mstr Bathroom w/ spa Tub, Glass shower, etc., Lrg balcony w/ rm for table and chairs.					
MLS#16-969679					
Richard M Chernock KELLER WILLIAMS RLTY		310-3014520			
Blf-Ins,Dshwshr,Elvtr,Grbg Disp,Hood Fan					

**13 Palms - Mar Vista** Single Family

<b>3621 S CENTINELA AVE</b>		Lunch	11-2	<b>NEW</b>
<b>\$1,395,000</b>		3+3.5	3sty-ARCHITECTURAL	
				
<b>STUNNING ARCHITECTURAL WITH ROOF TOP DECK!</b> Sensational SFR in Mar Vista with spectacular views. The 3 bed/2,200+ sq ft home has 3 1/2 bathrooms and copious cost-efficient aspects: LED lighting, tankless hot water heater, solar panel ready. This lot exclusively features built in closet systems and pre-paid ADT security. Caesarstone countertops and a 5-burner gas stove amp up the kitchen. The roof deck can support a spa tub and has a gas BBQ connection. Minutes from the Penmar golf course and Venice beach boardwalk - a true must-have.				
Tamra Pardee PARDEE PROPERTIES		310-907-6517		
Refrigerator, Range/Oven, Dishwasher				

**Do RIGHT by Your Sellers**  
**Put their Property in the MLS**

Listings in the MLS Get More Exposure  
 More Offers & More Money



**FOR SALE**

THE MLS .com The Source Of Real Time Real Estate™



<b>12701 MARCO PLACE</b>	Open	11-2	<b>NEW</b>
<b>\$1,295,000</b>	3+2	TRADITIONAL	



**EVERYTHING HERE WAS DONE RIGHT!**

This traditional home has an air of quality & style that can be felt the minute you enter. Highly improved & expanded by the current owner, you'll enjoy the vaulted ceilings in the great room w/a fireplace & a French door leading to the stunning backyard. A large & open living room incorporates a dining area that leads to a deck providing an option for al fresco dining. Don't miss your opportunity to enjoy this close to the beach lifestyle.

**MLS#16-971563**  
 Sherri Noel 310-994-8721  
 KELLER WILLIAMS-SM

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

<b>11417 BIONA DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$945,000</b>	2+1	1sty-COUNTRY FRENCH	



**TIMELESS CHARM IN MAR VISTA**

Atop a quaint knoll in Mar Vista sits this sweet home with whimsical detail. Featuring 2 large bedrooms & spacious bathroom. The remodeled kitchen includes an intimate breakfast bar. The circular dining area creates a spire-like architectural element to the home's front view. Hardwood floors throughout and the living room fireplace add charm. Located only blocks from Mar Vista's Whole foods, great location! New landscaping and 1 car garage with additional storage makes this a treasured home.

**Tami Pardee 310-907-6517**  
 PARDEE PROPERTIES

Fridge, Range/Oven, DW, WD

<b>3769 GREENWOOD AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$945,000</b>	2+2	CALIFORNIA BUNGALOW	



**CHARMING BUNGALOW IN THE HEART OF MAR VISTA**

Minutes from Venice Beach, this Mar Vista home features 2 beds, 2 baths and bonus space. Built in 1947, hardwood floors and wood paneling add classic detail. The garage can be a bonus space or used for 2-car parking. The living room stretches to the kitchen where there are Silstone countertops and an oversized fridge. Windows and skylights provide natural light. The master bedroom has a spa tub/shower combination and both bedrooms boast closet space. Outside, enjoy a wooden deck and brick patio.

**Tami Pardee 310-907-6517**  
 PARDEE PROPERTIES

Refrigerator, dishwasher, range/oven

<b>3747 ROSEWOOD AVE</b>	Open	11-2	<b>red</b>
<b>\$1,949,000</b>	2099000	4+3 2sty-ARCHITECTURAL	



**LEAST EXPENSIVE 2 STORY MODERN BUILT SO CLOSE TO THE BEACH!**

Just Reduced \$150,000! Only 2 short miles to world famous Venice Beach & just 1.5 miles to Abbott Kinney shops & restaurants! Exceptional floor plan constructed w/ the finest materials. An open chef's kitchen, high ceilings, light wide oak plank floors, Milgard Sliding Doors & Windows plus a 300 sq ft detached garage flex space perfect for work, storage or playroom. Professionally landscaped with drought tolerant plants, fire pit the yard is private, gated and perfect for entertaining.

**MLS#15-962839**  
 Steven & Zee Spezzano 213-494-3999  
 KELLER WILLIAMS

The Integrity Team

**13 Palms - Mar Vista**

Condo / Co-op

<b>3604 WESTWOOD #103</b>	Lunch	11-2	<b>NEW</b>
<b>\$549,000</b>	2+2	1sty-CONTEMPORARY	



**GREAT PRICE/GREAT UPGRADES/GREAT LOCATION!**

Grt building in "quiet" resid neighborhd. Updated end unit, elevated above street w tree-top views! interior is bright & filled w light. Gorgeous distressed Hardwd Flrs throughout. Granite Kit w/maple cabs & many newer appliances. Open living rm/dining w firepl, recessed lighting & crown moldings, opens to balcony. Grt mstr suite & bath. Large second bedrm & closet. Stack laundry inside. Complex/parking are gated, Common grassy yard for sun & BBQ's. Close to restaurants, shopping & everything !

**MLS#16-970797**  
 Randy Freeman 310-420-9242  
 BERKSHIRE HATHAWAY

randyfreeman4realestate.com

<b>3261 SAWTELLE #208</b>	Open	11-2	672D1	<b>NEW</b>
<b>\$545,000</b>	2+2	1sty-SPANISH		



**RARE TOP FLOOR UNIT, LOTS OF LIGHT!**

Sophisticated top floor unit in an intimate courtyard Spanish building in Mar Vista! Features an open floor plan, dining area that looks out to the balcony, living room w/beamed ceilings, rich wood floors, & fireplace. The gourmet kitchen features beautiful granite counters, ss appliances & detailed wood cabinets. Spacious master has ensuite bathroom w/ granite counters & deep tub shower with Spanish tile details. Located in a highly sought after area close to shops & Mar Vista Elementary!

**MLS#16-971881**  
 S. Jones/R. Davis 3106917888  
 JOHN AAROE GROUP

<http://www.3261sawtelle208.com/>

**14 Santa Monica**

Single Family

<b>339 17TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$3,625,000</b>	4+3	2sty-SPANISH	



**JUST LISTED N OF MONTANA**

A wonderful, classic two-story Spanish home situated in Gillette Regent Square on a lot of ~9,000 sqft and featuring grand ,beautifully-scaled main rooms and a great floorplan. Livable and ideal for updating and/or expansion. Kitchen and adjacent family room look onto an expansive backyard with brick barbeque and patio. Franklin school .

**C Scott Price 310 873 4100**  
 RODEO REALTY BRENTWD

<b>2216 ASHLAND AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,795,000</b>	4+3		



**GREAT STARTER HOME IN SUNSET PARK**

Bring your owner/users, developers and flippers. Rare opportunity for all three. The current home is 4 bedrooms and has been remodeled with crown moldings, granite counters and stainless steel appliances. Ashland is one of the prime streets in Sunset Park with lots of potential. Seller is motivated and will look at all offers. Call agents for showings and more information.

**Sheila Rose | Steven Davis 3108901521**  
 BERKSHIRE HATHAWAY

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

**14 Santa Monica**

Condo / Co-op

<b>1927 WASHINGTON AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,395,000</b>	3+2.5	CONTEMPORARY	



**COMPLETELY REMODELED & FRONT-FACING 3 + 2.5**

Sun-filled, stylishly remodeled townhome w/ direct access 2-car private garage. Large cooks kitchen w/ custom cabinetry, quartz counters, tile backsplash, farm sink & stainless steel appliances. Hardwood floors throughout w/ high ceilings, plantation shutters, recessed lighting, fireplace & central a/c. Spacious master w/ vaulted ceiling, in-suite w/ separate shower & free-standing bathtub & custom double vanity w/ Italian marble. Washer/dryer inside. Pet friendly HOA w/ low dues & EQ insurance.

**Andrew Thurm 310-345-2661**  
 COLDWELL BANKER WSA

Fridge,Wash/Dry,A/C,Dishwshr,Micrwwve,etc

**Questions? Need Assistance?**  
**Contact our Help Desk Department!**


Please call 310.358.1833

Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm



TUESDAY

<b>X 810 CALIFORNIA AVE #6</b>	Lunch	11-2	<b>NEW</b>
<b>\$989,000</b>	2+3	TRADITIONAL	



**COOL CHIC CONTEMPORARY!**


Beautiful 2 bedroom and loft town home with soaring vaulted ceilings and streaming natural light! This private rear unit has hardwood floors, gas burning fireplace and French doors. The home is perfect for entertaining; you'll love the open feeling from kitchen to living room! Dramatic high ceilings lends itself to ample wall space for artwork. Outdoor space is ideal; a balcony off living room and patio off the master bedroom. Prime location near shopping, restaurants, ocean and Montana Avenue.

**MLS#16-971459**

Dean Jubas  
COLDWELL BANKER RESI

Dshwshr,Dryer,Grbg Disp,Hood Fan,Intrcm

<b>1514 SAN REMO DR</b>	Open	11-2	<b>NEW</b>
<b>\$11,495,000</b>	5+7	ARCHITECTURAL	



**UNPARALLELED CHIC**

"Unparalleled Chic" is how you would describe this residence. It is a perfect fit for a discriminating Buyer. The finest architectural design concept is accompanied by top of the line rich and lush materials, appliances and finishes throughout. The home offers 5 bedrooms and 6.5 baths, an open kitchen family room, den, formal dining room, media room, master office, staff office, and a large great room leading to a generous terrace. A prime location with beautiful views.


**MLS#15-951461**

Judy Feder  
HILTON & HYLAND

310.858.5464

www.hiltonhyland.com

<b>907 12TH ST #5</b>	Refresh.	11-2	<b>NEW</b>
<b>\$895,000</b>	3+2	CONTEMPORARY	



**FRONT-FACING 3 + 2 IN HIGHLY DESIRABLE LOCATION!**

Updated & move-in condition just 1 block from Montana Ave! Sunny w/ hardwood floors, plantation shutters, crown molding & large front-facing patio. Upgraded kitchen with subway glass tile backsplash, quartz counters & newer appliances. Large master suite w/ remodeled bathroom and large closets with built-in organizers. Bathrooms feature carrara marble counters, carrara tile floors & subway glass tiles in bath/showers. 2-car private garage, tandem. Pet friendly HOA w/ low dues & EQ insurance.

**MLS#16-971501**

Andrew Thurm  
COLDWELL BANKER WSA

310-899-3589

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Etc

<b>X 770 PASEO MIRAMAR</b>	Lunch	11-2	630G5	<b>NEW</b>
<b>\$9,945,000</b>	7+9	ARCHITECTURAL		



**COME FOR CATERED LUNCH**

Take another Look and have lunch outdoors with views from Downtown LA to Long Beach and the ocean! Special pricing for closing soon...and a perfect opportunity for investors or owner users. or a 1031 exchange property. Seller will lease back property from investor at a WELL ABOVE market price for up to two years with payment at COE. Very motivated seller says 'BRING ALL OFFERS'.

**MLS#15-948741**

Paula Ross Jones  
SOTHEY'S INTERNATIO

310-880-9750

www.Passeamiramarhome.com Co Listed

**14 Santa Monica** *Income*

<b>1446 YALE ST</b>	Open	11-2	<b>NEW</b>
<b>\$2,595,000</b>			



Santa Monica Apartment Complex for Sale. 7-units housed in two separate structures. Five (5) vacant units. The gross income of the building is estimated. Five one car garages housed in rear building. Permit Parking on Yale available for Tenants. Property is sold As-Is. No repairs or credits will be given by the Seller. Buyer to conduct all their own due diligence with Santa Monica rent control board.

**MLS#16-970563**

Jeff Konecke  
DOGTOWN REALTY

3103838111

Cbl

<b>16951 LIVORNO DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,895,000</b>	5+6	2sty-TRADITIONAL	



**EXCEPTIONAL QUALITY -- FEELS LIKE NEW CONSTRUCTION**

Welcome to this impeccably-built East Coast Traditional. Over 4,750 sq. ft. of living space with an open floor plan and excellent flow. Elegant living and gracious dining lead to a huge family room and gourmet center-island kitchen that opens to the patio and grass yard with tall hedges that provide tremendous privacy. This wonderful entertaining home also features custom built-ins, solid walnut wood floors, designer light fixtures, double crown moldings, extensive woodwork, etc.

**MLS#16-971987**

Michael Edlen  
COLDWELL BANKER RESI

310.230.7303

BBQ, Blt-Ins, Wine Rm, Fridge, 3 Frplcs

**15 Pacific Palisades** *Single Family*

<b>1135 RIVAS CYN</b>	Refresh.	11-2	<b>NEW</b>
<b>\$16,500,000</b>	8+12	CONTEMP MED	



**BRAND NEW CONTEMPORARY COMPOUND IN THE RIVIERA!!**

Brand New Construction - 8 bedrooms, 12 baths, home theater, game room, gym, wine tasting room housing 3,000 bottles, dual master baths, traditional dressing rooms, walnut library. Spectacular gourmet chefs kitchen seamlessly opens to the resort style grounds with over sized guest house, pool cabana w/dry and steam sauna & a magnificent 360 zero-edge pool w/beach access. 1.5 acre horse property grants direct access to Will Rogers Park & Polo Fields. A true must see masterpiece!

**MLS#16-972007**

Cindy Ambuehl Billy Rose  
THE AGENCY

(424) 321-4947

BBQ, Cabana, Separate Guesthouse, Pool

<b>18425 WAKECREST DR</b>	Refresh.	11-2	630D6	<b>NEW</b>
<b>\$2,380,000</b>	4+3	2sty-TRADITIONAL		



**NEW LISTING! REMODELED SUNSET MESA TRI-LEVEL**

Spacious Remodeled Tranquil & Private Sunset Mesa Home • 4 bdrm • 3 ba • den (could be 5th bdrm) • Private Master Suite w/ Ocean Views • Custom Thermador Kitchen Opens to Family Room & Beautifully Landscaped Outdoor Retreat • Large Grassy Yard & Serene Waterfall • Room for Pool • Newer Windows & Doors • Hardwood Floors • 2564 sq.ft. • Approx 8000 sq.ft. lot • 98 ft frontage • SM-Malibu Unified Schools w/ Bus Transport • Close to Beach, Getty Villa, Palis. & SM • PCH to Coastline Dr. 90265

**Cecile Billauer Gifford**  
BERKSHIRE HATHAWAY

310.283.8811

www.SunsetMesa.com

<b>14923 W SUNSET BLV</b>	Open	11-2	631/B5	<b>NEW</b>
<b>\$1,799,000</b>	3+2	1sty-CONTEMP MED		



**TURN-KEY HOME - WALK TO THE VILLAGE**

Custom designed Palisades home is recently updated, only a few blocks to the Village & offers an open plan that is ideal for California living. Built 2001 this home offers 3 bds, 2 bths & office. The kitchen has recently been remodeled w/ Cesarstone counters & ss appliances. Fmly rm w/ fireplace opens to the kitchen. Mstr bdrm w/ fireplace & bath w/ dual vanities, shower & soaking tub. Newly remodeled guest bath. Enjoy the best of the Palisades lifestyle in this elegant beauty.

**J. Sandorf & S. Arana**  
THE AGENCY-BRENTWOOD

310.625.4099

Refrigerator, D/W, Stove

**REMINDER**

The MLS™ reserves the right to refuse and/or edit any ad it deems unsuitable.

No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.



<b>755 RADCLIFFE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,499,000</b>	2+2	TRADITIONAL	



**CHARMING COTTAGE NEAR TO VILLAGE**

Located on one of the best streets just steps from the Palisades Village, 755 Radcliffe is nestled among mountains and lush landscape creating an inviting setting. With close to 7,000 square feet of land and peek-a-boo ocean views, the opportunities here are endless. Build your dream house or remodel this charming 1,279 square foot 2 bedroom, 2 bathroom home. Walking distance to hiking, schools, restaurants, shops, and the upcoming Caruso project.

<b>MLS#16-968579</b>	
<b>Anthony Marguleas</b>	<b>310-663-4606</b>
<b>AMALFI ESTATES</b>	
	Blf-Ins

<b>18341 COASTLINE DR</b>	Open	11-2	<b>rev</b>
<b>\$2,995,000</b>	4+3	2sty-ARCHITECTURAL	



**ARCHITECTURAL WITH PANORAMIC OCEAN VIEWS**

Enjoy stunning panoramic, whitewater, Queen's Necklace & Santa Monica Bay views from glamorous, newly remodeled architectural home on prestigious Coastline Drive. This smart home by Control 4 has it all -- gorgeous pool, great entertainment spaces including gourmet kitchen w/ imported custom European cabinetry, high end stainless appliances, Caesar-stone counters. Private ocean view master suite w/ romantic balcony ideal for enjoying sunsets, plus ocean view office (or 4th bedroom).

<b>MLS#15-967397</b>	
<b>Marta Samulon</b>	<b>310-230-2448</b>
<b>COLDWELL BANKER RESI</b>	
	Blf-Ins,Dshwshr,Grbg Disp,Micro,Rng/Ovn

<b>1460 AMALFI DR</b>	Open	11-2	631D4	<b>red</b>
<b>\$6,595,000</b>	6995000	5+4.5	2sty-TRADITIONAL	



**NEW PRICE! CLASSIC 1941 RIVIERA TRADITIONAL!**

Rare opportunity, one of a kind restored 1941 Riviera classic. Designed by Louis T. Laskin, home has been lovingly maintained & updated by current owners for 28 years. Formal entrance leads to large LR w/fireplace, FDR, den, 50's style kitchen, separate brkfst. room & enclosed sunroom. Distant ocean views. Custom designed English garden w/hundreds of rose bushes & fruit trees. Flowers & herbs around the garden w/open & covered patios areas for enjoyment, relaxation & entertaining.

<b>MLS#15-945265</b>	
<b>Paul Pekar</b>	<b>310-496-5955</b>
<b>GIBSON INTERNATIONAL</b>	
	Atc Fan,Blf-Ins,Cbl,Dshwshr,Dryer,Other

<b>16767 MARQUEZ TER</b>	Refresh.	11-2	630 H5	<b>rev</b>
<b>\$1,850,000</b>	3+2	1sty-MID-CENTURY		



**COVETED MARQUEZ AREA LOCATION WITH OCEAN VIEW**

Lovely treetops & ocean views from this coveted Marquez area location. Use the fine lot to build your own or remodel this perky 3 bedroom home.It's on a cul-de-sac off Marquez Avenue. So close to the beach. Easy distance to Marquez Charter & French Lycee schools. Just above a smart group of stores & "my favorite Italian" restaurant. The stores include hair, nails, convenience grocer, pharmacy, dry cleaner, pizza delivery, & dog groomer.

<b>MLS#16-970035</b>	
<b>Joan Sather</b>	<b>310-740-0302</b>
<b>SOTHEBY'S INTERNATIO</b>	
	Rng/Ovn

**15 Pacific Palisades** Lease

<b>1139 MONUMENT ST</b>	Refresh.	11-2	<b>rev</b>
<b>\$4,850,000</b>	5+6	2sty-CAPE COD	



**CLASSIC ELEGANCE WITH LUXURIOUS FINISHES**

Brand new 5 BD, 5.5 BA Cape Cod home fuses classic elegance with luxurious finishes on a large lot. Situated on a wide street, enter onto very elegant oak floors that grace the entire home, open and light-filled living and dining connect to the grand kitchen with high end appliances, extensive custom cabinetry, breakfast area and oversized family room. This entertaining main level also has a powder room, a bar area, a guest en-suite and a versatile bonus room which can serve as a den.

<b>MLS#15-963873</b>	
<b>Marco Rufo</b>	<b>310-488-6914</b>
<b>BERKSHIRE HATHAWAY</b>	
	New Construction

<b>16957 W SUNSET BLVD</b>	Open	11-2	630H6	<b>NEW</b>
<b>\$13,500</b>	4+6	2sty-CAPE COD		



**WONDERFUL PALISADES LEASE OPPORTUNITY**

Spacious Cape Cod/Restoration Hardware style home w/ gorgeous water views. Perfect floor plan for a large family with 4 spacious bedroom suites and 6 full bathrooms, 3 fireplaces, formal living & dining rooms, yard, roof-top deck w/hot-tub Master bedroom is incredible, washer/dryer, office/library downstairs. Incredible kitchen with 3 ovens, walk-in pantry, top-of-the-line appliances, breakfast nook. Private & Quiet home.

<b>MLS#16-971041</b>	
<b>Susan Ferrington</b>	<b>415-519-3240</b>
<b>COLDWELL BANKER-PAC.</b>	
	Excellent Location, Quiet

<b>14738 WHITFIELD AVE</b>	Open	11-2	<b>rev</b>
<b>\$4,495,000</b>	5+5.5		



**NEW CONSTRUCTION WITH OCEAN VIEW IN PALISADES VILLAGE**

Located in the heart of the Palisades Village on a coveted street, this brand new Modern Farmhouse features an open floor plan with soaring ceilings, 5 bedroom suites, 5.5 bathrooms and great indoor-outdoor flow. Designed by local Architect Ronda Geller, this home offers exceptional quality throughout with great space and scale. The kitchen and family room flow together and open to the spacious grassy yard.

<b>MLS#15-956791</b>	
<b>Hollingsworth &amp; Leff</b>	<b>310.230.2483</b>
<b>COLDWELL BANKER-PAC.</b>	
	www.14738Whitfield.com

**16 Mid Los Angeles** Single Family

<b>745 LACHMAN LN</b>	Open	11-2	<b>rev</b>
<b>\$3,295,000</b>	4+5	2sty-MEDITERRANEAN	



**FABULOUS OPPORTUNITY WITH OCEAN & CANYON VIEWS**

REMODELED MEDITERRANEAN W/OCEAN & CITY VIEWS. THIS PROPERTY FEATURES AN OPEN FLOOR PLAN W/ A LARGE LIVING ROOM W/ WOOD BURNING FIREPLACE, ADJACENT DINING ROOM & FAMILY ROOM W/ BUILT-INS & FIREPLACE. LIGHT & BRIGHT GOURMET KITCHEN W/ BREAKFAST AREA. FRENCH DOORS FROM THE KITCHEN & FAMILY ROOM OPEN OUT TO THE LOVELY LANDSCAPED BACKYARD W/PRIVATE POOL & CANYON VIEWS. MASTER SUITE HAS FRENCH DOORS LEADING TO 2 BALCONIES W/ OCEAN VIEWS, A SPA-LIKE BATH, SITTING AREA & LARGE WALK-IN CLOSET.

<b>MLS#15-945969</b>	
<b>Jody Fine</b>	<b>310-230-3770</b>
<b>BERKSHIRE HATHAWAY</b>	
	Blf-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

<b>1663 S ORANGE GROVE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$949,000</b>	3+2	1sty-RANCH	



**LOVELY SPANISH RANCH IN PICFAIR VILLAGE**

Lovely Spanish Ranch in Picfair Village. 3B/2B on corner lot updated w/modern amenities. Wood-burning FP, in large LR w/picture window. Kit w/ granite countertops & SS appli leads to the large formal DR which flows al fresco dining area perfect for entertaining. Many upgrades incl tankless WH, new roof w/warranty, HVAC, wireless alarm & electric driveway gate. Conveniently located and close to LACMA, the Petersen Automotive Museum and the 10 Fwy, this home is the perfect match.

<b>MLS#16-971497</b>	
<b>Morgan Pasco</b>	<b>310.606.3887</b>
<b>MORGAN REAL ESTATE</b>	
	Dshwshr,Grbg Disp,Micro,Rng/Ovn

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**The Source Of Real Time Real Estate™**

TUESDAY



TUESDAY

<b>2244 S SYCAMORE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$665,000</b>	3+2	1sty-TRADITIONAL	




**SPACIOUS 3BD 2BATH HOME**

Come on and experience this spacious home and the quietness of this location tucked between La Brea and Redondo Blvd and a block and half north of the 10 freeway. Over 1,700 sq. ft. of house according to the county assessor with good natural light. Fantastic home for entertaining and just having Fun!

**MLS#16-970759**  
Keith Endow 310-722-2562  
BERKSHIRE HATHAWAY H

Fridge

<b>647 S JUNE ST</b>	Open	11-2	<b>NEW</b>
<b>\$4,500,000</b>	5+5		



**A TRUE MUST SEE PROPERTY**

- Gorgeous English Tudor w/ Stunning Curb Appeal on Over Half an Acre • 5,400+ Square Feet • 5 Bedrooms, 5 Baths • North-South Tennis Court w/ Night Lighting • Pool & Spa w/ Covered Cabana & Outdoor Bar • Grandly Proportioned Rooms w/ Flowing Floor Plan

**Marcie Hartley** 310.691.5950  
**HILTON & HYLAND**

www.marciehartley.com

<b>2371 W 30TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$649,000</b>	3+2	CRAFTSMAN	



**HISTORICAL CRAFTSMAN COMPLETELY RENOVATED**

This Exquisitely renovated Craftsman home has all the charm of the Historical Craftsman home blended with the modern conveniences of today. No detail has been overlooked from the new foundation to the new roof, this home is inviting from the time you walk onto the front porch. The 3bedroom-2bath home has an open floor plan, new kitchens and bathrms meant to please. So many feature that cannot be detailed here so come to take a look for yourself.

**MLS#16-970963**  
Irma Vargas 310-9306187  
TIERRA PROPERTIES

Blt-Ins,Dshwshr,Grbg Disp,Micro,Rng/Ovn,

<b>X 241 S NORTON AVE</b>	Lunch	11-2	633H1	<b>NEW</b>
<b>\$3,295,000</b>	5+4	2sty-CRAFTSMAN		



**RE-IMAGINED WINDSOR SQUARE IN 3RD STREET SCHOOL DIST.**

Chic, sophisticated ,newly re-imagined Windsor Square home in 3rd Street School Dist, with understated East Coast elegance & flair, perfectly situated on a tree lined street with rear yard facing West which is perfect for outdoor entertaining. This gem is complete with formal living & dining room, office, powder room and large In-Law/Guest suite on the first floor. Featuring a center isle kitchen with stone counters & expansive custom cabinetry offers all new SS Thurmador appliances.

**Reuben Pacheco** 213 804 4245  
**JOHN AAROE GROUP**

Dishwasher, Fridge, Range,

**17 Mid-Wilshire** Condo / Co-op

<b>147 N BERENDO ST #302</b>	Refresh.	11-2	<b>NEW</b>
<b>\$629,999</b>	3+2	CONTEMPORARY	



**FABULOUS 3+2 CONDO IN GREAT LOCATION!**

Gorgeous 3 bedroom/2 bathroom condo conveniently located and just a few blocks from the subway. Newer construction, front facing unit with views and a balcony. This home has it all! En suite master bedroom with walk-in closet, high ceilings, wood floors, beautiful kitchen with stainless steel appliances, washer/dryer hook-ups, 2 parking spots and great location.

**MLS#16-970839**  
Jodi Barmash 323-376-6545  
KELLER WILLIAMS RLTY

Dshwshr,Grbg Disp,Fridg,wshr/dryer hkup

<b>637 N LUCERNE BLV</b>	Open	11-2	<b>NEW</b>
<b>\$2,999,999</b>	5+6	ARCHITECTURAL	



**IMPECCABLE NEW CONSTRUCTION ARCHITECTURAL**

Impeccable new construction Architectural located steps away from desirable Larchmont Village. This 5 Bed 6 Bath modern masterpiece features a grand, separate office & unique design elements including 12 ft ceilings, Fleetwood pocket doors, designer lighting fixtures, custom walk-in closets, spa-like and hotel inspired bathrooms & countless luxury amenities. This is a once in a lifetime opportunity to own a thoughtfully constructed modern triumph close to premier shops, restaurants & nightlife.

**Neyshia K. Go** (310) 882-8357  
**JOHN AAROE GROUP**

**18 Hancock Park-Wilshire** Single Family

<b>637 S LUCERNE BLV</b>	Open	11-2	<b>NEW</b>
<b>\$4,995,000</b>	8+5		



**RARE OPPORTUNITY TO ACQUIRE PROMINENT LA LANDMARK HOME**

Historic Cultural Monument #403 John C. Austin, Architect, LA City Hall, Griffith Observatory, Shrine Auditorium. Features 3 Floors, 7 fireplaces, extraordinarily high ceilings, massive public rooms, exquisite wood working, grand stairway to upstairs center hall, updated kitchen, enormous living room, frml dining, library, screening room, 2 guest houses. Gated. Large motor court. Recently Updated.

**T Glabman, B Cooke** 310.614.7345  
**HILTON & HYLAND**

Recently Updated

<b>285 S MUIRFIELD RD</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,495,000</b>	5+4	2sty-MEDITERRANEAN	



**THE SKY'S THE LIMIT WITH THIS HANCOCK PARK ESTATE**

UPSIDE POTENTIAL! This original Mediterranean-inspired Hancock Park estate presents an outstanding opportunity to preserve its solid construction of the past while infusing today's preferred appointments. Impressive 19,877 SF LOT with spacious covered patio, pool and paddle board court. Approx. 4,240 SF the interior showcases original hardwood floors, crown molding, coved ceilings, built-ins, an updated kitchen, maid's suite, 5 bedrooms and 4 baths, Sunporch and second story balcony.

**Skyler Hynes** 310-800-5111  
**COLDWELL BANKER SS**

Stove, Dishwasher, Oven, Garbage Dispos

<b>1286 S MULLEN AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$775,000</b>	2+1.5	CALIFORNIA BUNGALOW	



**CHIC + UPDATED CALIFORNIA BUNGALOW**

Beyond the horizontal fenced wall and electric gate is a chic California Bungalow, as if it were a page torn out of Sunset Magazine. Relax on the front porch and script your next screenplay. Hardwood floors + custom window coverings throughout. The living & dining room w/recessed lighting focus on a brick fireplace w/built-ins to house your books or display your collection. A large updated kitchen features quartz countertops, white cabinetry, SS appliances and breakfast area. Live. Work. Play.

**The Carrabba Group** 323-899-2900  
**KELLER WILLIAMS RLTY**

www.MidCityHouse.com

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**Get Statistics for ANY Listing Search.**

Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!



73 FREMONT PL

Open 11-2

\$7,395,000

4+4 3sty-MEDITERRANEAN



MLS#15-948937

Lisa Hutchins (323) 460-7626

COLDWELL BANKER HPN

rev

NO EXPENSE SPARED!

Exclusive, private and gated Fremont Place Mediterranean. Three floors of unparalleled luxury! Redesigned, reconstructed and re-engineered down to the studs. International developer Quigg's own personal residence! Classic center hall floor plan. Exquisite new light filled gourmet center-island kitchen/breakfast room/family room combo with wall of glass overlooks patios and new pool. 4 beds/3.5 baths + guest apartment over garage. 5-star master suite. Multi-zone A/C. Too many details to list...

Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp

18 Hancock Park-Wilshire

Condo / Co-op

645 WILCOX AVE #2A

Refresh. 11-2

\$1,095,000

2+3 CONTEMPORARY



MLS#16-971735

Hutchison/ Barteneff (310) 562-5907

COLDWELL BANKER HPN

NEW

WELCOME HOME!

Sited at the 13th hole of the Wilshire Country Club, this beautifully updated and meticulously maintained condominium is one of only three units to boast two bedrooms PLUS a den and the largest square footage in Hancock Park Terrace. Generous south facing living and dining rooms have expansive golf course views. Two large ensuite bedrooms are accessed by a private entry. Hancock Park Terrace offers a lushly landscaped, guard gated community with pool and spa. Just minutes to Larchmont Village.

Blt-Ins,Dshwshr,Hood Fan,Micro,Rng/Ovn

311 S GRAMERCY PL #404

Open 11-2

\$785,000

3+2 1sty-CONTEMPORARY



MLS#16-968819

Julie Chandler 310-993-9086

GIBSON INTERNATIONAL

NEW

STUNNING 3 BED/2BA WITH LOVELY VIEWS

Beautiful mountain , Hollywood sign and city lights views from this special 4th floor unit in newer (2010) well maintained courtyard building. Open,light and spacious 3 bedroom unit with formal entry,hardwood floors, great kitchen and dining area. Great closet space. Inside laundry with washer/dryer included. Balcony.Building offers extra storage,large lobby and gym. Located in a desirable Hancock Park-Mid Wilshire area with close proximity to charming Larchmont Village.


Dshwshr,Grbg Disp, washer,dryer, Refriger

637 WILCOX AVE, UNIT 3F

Lunch 11-2

\$669,000

1+1.5 CONTEMPORARY



MLS#16-968819

Loveland Carr Properties (323) 460-7606

COLDWELL BANKER HPN

NEW

TOP FLOOR UNIT WITH VIEW

Private top floor unit with tranquil tree top views . As one of the largest one bedroom floor plans it boasts an updated kitchen, updated one and a half baths, new hardwood floors and exceptional closet space and storage. New washer & dryer. 24 hour guard gated complex with pristine pool and spa and guest parking. Great central location makes this complex one of the best values in LA!

Rng/oven,ref,wsr,dryr,garbdisp,intercom

REMINDER

The MLS™ reserves the right to refuse and/or edit any ad it deems unsuitable.

No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.

18 Hancock Park-Wilshire


Income

417 N NORTON AVE

Open 11-2

\$1,500,000

Duplex



MLS#16-969739

John Duerler 213-924-2208

HANCOCK HOMES REALTY

NEW

UNIQUE & RARE DEVELOPMENT OPPORTUNITY

ATTENTION DEVELOPERS! Rare and unique opportunity to build TWO brand new, 3- story Townhouses, each 3,385 SqFt! \*Each Townhouse will have a 470 sq ft 2-car tandem garage with room for a third car outside. \*Each Townhouse will have 4-Bedrooms, 4 ½ - Bathrooms, a 4-stop elevator that goes to a 750 SqFt. roof deck. \*Each Townhouse will have balconies off the Living Room and Master Bedroom. \*Property will be delivered with Ready To Issue (RTI) fully approved. \*The Plan Check fees have been paid.


Rng/Ovn

5170 W OLYMPIC

Open 11-2

\$1,695,000

2sty-TRADITIONAL



MLS#15-957501

Jodi Ticknor, Chris Kito 310-428-7724

COLDWELL BANKER-BHN

rev

CHARMING DUPLEX IN MIRACLE MILE AREA

The most charming and elegant duplex with a pool in Miracle Mile! Remodeled, with so many authentic details to cherish. Each 2 bedroom, 2 bath unit boasts over 2100 sq. feet of living space.

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

18 Hancock Park-Wilshire

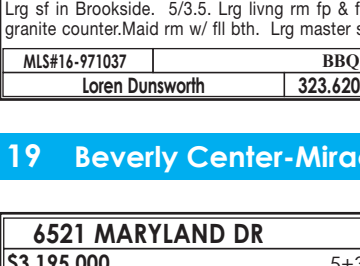
Lease

834 S TREMAINE AVE

Refresh. 11-2

\$7,800

5+3.5 TUDOR



MLS#16-971037

Loren Dunsworth 323.620.5652

BBQ,Clng Fan,Dshwshr,Dryer,Micro,Other

JOHN AAROE GROUP

NEW

Lrg sf in Brookside. 5/3.5. Lrg livng rm fp & frml dr. Hdwd flrs. Fenced backyd w/ pool.Cooks kitchen, granite counter.Maid rm w/ fl bath. Lrg master suite.3 bdrms w/ walk-in, & J&J bath. Gated.

19 Beverly Center-Miracle Mile


Single Family

6521 MARYLAND DR

Open 11-2

\$3,195,000

5+3.5



MLS#16-971223

Michael LaMontagna 310.925.9826

HILTON & HYLAND

NEW

MODERN LIVING AT ITS BEST

This cutting-edge architectural has an abundance of natural light through its floor to ceiling windows and open spaces. Appointed with all the finest materials and situated in one of LA's most desirable areas. The luxurious master provides privacy and open space simultaneously with a unique zen meditation garden that brings the outside in. LEASE FOR \$17,950 /MO FURNISHED

hiltonhyland.com

103 N LAUREL AVE

Open 11-2

\$3,149,000

4+5 MODERN



MLS#16-971223

The Sunset Team 310.274.3900

KW HOLLYWOOD HILLS

NEW

STYLISH DESIGNER COMPOUND

Stylish 2 year-old construction designer compound was originally a 4 bedroom house converted into this unique floor plan with 2 exclusive master suites that include enviable walk-in closets. These can easily be converted into 3 bedrooms at the buyer's request. This lux home boasts 4.5 bathrooms, pool, spa, cabana, and Crestron smart system. Sleek modern kitchen features Miele appliances and abundant space and storage.

www.103Laurel.com



<b>X 148 S CRESCENT HEIGHTS</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,895,000</b>	3+3	TRADITIONAL	



**BEAUTIFUL PRIVATE COMPOUND**

Enter through the front gate to your very own private entertainers dream. Relax and have the light pour in your spacious living room windows while enjoying morning coffee/tea by the wood burning fireplace. The formal dining room sets up as an entertainers delight for dinner parties in conjunction with the adjacent kitchen. The lower level includes private den/media room, office or breakfast nook, guest bathroom with tile shower. Close to Farmers Markets, 3rd St, Grove & Beverly Center

**MLS#16-969577**  
**Michael Springer** 310-745-8569  
**BIZZY BLONDES**

Join us for Lunch

<b>1155 S SIERRA BONITA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,388,000</b>	3+2.5	SPANISH	



**DYNAMIC WILSHIRE VISTA RENOVATION**

1930 construction is skillfully met with an ambitious new addition. Dramatic lighting, gleaming hardwoods, tasteful tiles, and a classic fireplace excite and sooth. Kitchen features Granada tile, walnut cabinetry and sky lighting. In the Master Bedroom, a Fleetwood pocket slider brings the outdoors in, offering access to the Brazilian Teak deck, dining pavilion and relaxation areas. Master Bath has Casa Dolce Casa tile and a 6' soaking tub.

**John Barrentine** 310-276-6656  
**KW LARCHMONT**

<b>1656 S GENESEE AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,169,000</b>	3+3	1sty-COUNTRY ENGLISH	



**PICFAIR VILLAGE COUNTRY ENGLISH : TWO HOMES ON A LOT!!**

One home is completely remodeled & the other is new construction. Features built-in cabinetry, hardwood floors throughout & dramatic high ceilings in the living room. A spacious eat-in kitchen with built-in banquette features Carrara marble countertops, subway tiled backsplash, farmhouse sink, pot-filler, recessed lighting & Bosch appliances. The master bedroom features an en-suite bath with a large shower with rainfall showerhead. The property was reimagined with sustainability in mind.

**The Carrabba Group** 323-899-2900  
**KELLER WILLAMS RLTY**

[www.Picfair-Village.com](http://www.Picfair-Village.com)

<b>922 S SIERRA BONITA AVE</b>	Open	11-2	633 C3	<b>rev</b>
<b>\$1,499,000</b>	4+3	TRADITIONAL		



**GORGEOUS TRADITIONAL IN MUSEUM SQUARE**

Mint Condition home in Miracle Mile south.3 bedrooms and 2 baths in main house. 1 bed room and 1 bath in permitted 2 story guesthouse. Step down living room. high ceilings. hardwood floors. Crown moldings. Large kit with S.S. appliances and eat in area. Tons of storage. Gst hs has huge living room. Elegant bath. Bedroom is upstairs.Lots of light. A/C . Huge master with his and her sinks. Walk in closet. French doors paved patio with Jacuzzi. Perfect for entertaining. Fantastic Home

**MLS#15-958713**  
**The Woodwards** 323-762-2571  
**KELLER WILLIAMS LARC**

Price Reduced. Bring your offers!

## 19 Beverly Center-Miracle Mile Condo / Co-op

<b>118 S CLARK DR #205</b>	Open	11-2	<b>NEW</b>
<b>\$929,000</b>	3+3	CONTEMP MED	



**GREAT UNIT - GREAT LOCATION**

Great unit in desirable newer building in one of the best locations in town! Near trendy Robertson shops and restaurants-centrally located adjacent to both Beverly Hills and West Hollywood. Close to Cedars Sinai Hospital for convenience to medical professionals. Open floorplan with very livable flow. Spacious rooms with quality finishes and cook's kitchen with stainless Viking appliances. Inviting master suite includes luxurious bath, walk-in closet and fireplace. Beautifully maintained!

**MLS#16-971805**  
**S.Stewart,M.Shore** 310-701-0712  
**COLDWELL BANKER RB**

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

<b>117 S DOHENY DR #303</b>	Open	11-2	<b>NEW</b>
<b>\$669,000</b>	2+2	CONTEMPORARY	



**SPECTACULAR 2BD/2BA UNIT**

Great opportunity to own a 2 bedroom, 2 bathroom unit in the highly sought after Somerset Condos. This property is filled with natural light, and features a spacious living room with a sliding door that leads to the balcony. Hardwood floors & tile throughout, and smooth ceilings with recessed lighting. The kitchen opens to a spacious dining area and living room that features granite countertops with stainless steel appliances.

**MLS#16-971557**  
**Shiva Mehrdad** 310-505-9560  
**NELSON SHELTON**

Dshwshr,Elvtr,Grbg Disp,Hood Fan

<b>141 S CLARK DR, UNIT 329</b>	Open	1-2	632H1	<b>NEW</b>
<b>\$525,000</b>	1+1	3sty-CONTEMPORARY		



**SLICK CONDO IN LEGENDARY ROB CLARK - WALK TO ROBERTSON**

Immaculate condo w/ hardwood floors, new paint in prime location 1 block from the heart of the Robertson .This pristine condo features an open kitchen with stainless steel appliances, W/D combo, & tumbled stone gas fireplace w/ mounted TV. The bathroom showcases high end fixtures with Wenge stained separate vanity area and a gorgeous glass tile shower. Master suite w/custom walk in closet. Building has a boutique hotel vibe w/ full fitness center, BBQ area, stunning lobby & resort style pool.

**Matthew B. Sweeney** 310-972-1183  
**DOOR LA**

FRIDGE,W/D,DW,TV,MICRO,STOVE,OVEN

## 20 Hollywood Single Family

<b>1234 N CAHUENGA BLV</b>	Open	1-3	<b>NEW</b>
<b>\$428,000</b>	1+1	CALIFORNIA BUNGALOW	



**BUNGALOW FOR THE PRICE OF A CONDO - NO HOA'S**

Rare opportunity to own a bungalow for the price of a condo in a creative enclave in Hollywood. Bright and inviting 1 bed + 1 bath bungalow features updated open kitchen, SS appliances & outdoor areas that offer ambiance & privacy. It is a must see property, as the open floor plan gives it a more spacious feel than the sq footage. Fantastic Condo Alternative w no attached walls, no hallways, no HOA'S & laundry on the property. Great first home or creative space located in the heart of Hollywood.

**Denise Hamilton** 213 308 1005  
**CB BEVERLY HILLS**

w/d, ss kitch - dshwshr, frg, rng

## 20 Hollywood Income

<b>6915 DE LONGPRE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$849,000</b>		2sty-SPANISH	



**CHARMING DUPLEX IN THE HEART OF HOLLYWOOD**

Beautifully renovated 1927 Spanish duplex located just blocks from Sunset Boulevard's shops and restaurants. The upstairs unit features 2 bedrooms and 1 bathroom. The fully renovated lower unit consists of 1 bedroom, 1 bathroom, and a den. Two APN's are included in the sale of the property making lot size larger than is shown. Buyer's to verify square footage and lot size.? One unit delivered vacant!

**M. Chavez/ B. Blair** 310-936-9020  
**H & H / RODEO**


**Questions? Need Assistance?**  
**Contact our Help Desk Department!**

Please call 310.358.1833  
 Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm



21 Silver Lake - Echo Park Income

<b>4457 LEXINGTON AVE</b>	Open	11-2
<b>\$1,499,000</b>	Duplex	2sty-MODERN



**NEW**

**NO RENT CONTROL NEAR SUNSET JUNCTION**

NO RENT CONTROL at this duplex offering 3beds & 3.5 bath. Each bedroom is en suite with a powder room off the living room. Both units are roughly 1800sqft. Walking distance to SQRL, Vista Theatre, Vons, and all of what the Sunset Junction has to offer. Don't miss this opportunity!

Imraan Ali  
KELLER WILLIAMS 323-547-0330

<b>2911 SWAN PL</b>	Open	11-2
<b>\$1,249,500</b>	Duplex	SPANISH



**NEW**

**PRIME SILVER LAKE INVESTMENT OPPORTUNITY!**

Rare opportunity to own a restored duplex delivered vacant in prime Silver Lake. Pride of ownership shows in each 2 bed & 1 ba units with loads of original detail. Improvements include a foundation retrofit, new landscape, sprinkler system, electrical panels and boxes, new tile roof and gutter system. Featuring a completely gated, private backyard, 3-car off street parking and extra storage! Steps to Reservoir, dog park, LA Mill Coffee, L&E Oyster Bar and MILK. The best in Silver Lake living!

Bryant | Reichling  
SOTHEBY'S 323-395-9084

[www.2911Swan.com](http://www.2911Swan.com)

<b>1843 N EASTERLY TER</b>	Open	11-2
<b>\$869,000</b>	Duplex	TRADITIONAL



**NEW**


**INCREDIBLE OPPORTUNITY - DUPLEX DELIVERED VACANT!**

Incredible investment or owner occupied opportunity to own 2 units delivered vacant on a street to street lot! Just steps to shops & the Silver Lake Reservoir. Upon entering the upper 2 BD, 1 BA unit find a formal entry, hardwood floors & large windows framing beautiful views of the Silver Lake Hills. Downstairs is a 1 BD, 1 BA unit w/open floor plan where the living, dining room & kitchen blend seamlessly. Includes a large private covered patio. Off street parking & separate laundry room.

Grant Linscott  
KELLER WILLIAMS RLTY 323-333-6222

22 Los Feliz Single Family

<b>2524 ABERDEEN AVE</b>	Open	11-2
<b>\$6,875,000</b>	6+9	CONTEMPORARY



**NEW**

Newly constructed under the guidance of the highly acclaimed Stewart-Gulrajani Design Team. This amazing contemporary home features a media room, wired for smart home workout room, luxurious master suite, an optimized floor plan for luxury living

William Thon  
LAMERICA REAL ESTATE

MLS#16-969737


Dryer, Micro, Rng/Ovn, Fridg, Wshr

**NEW! The MLS Stats**

**Get Statistics for ANY Listing Search.**

Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!

<b>2245 N BERENDO ST</b>	Open	11-2
<b>\$3,800,000</b>	5+6	



**NEW**

**GATED LOS FELIZ ESTATE**

Nestled within the prime area of Los Feliz, this gracious two story traditional is an entertainer's delight. Originally built in 1941, this gated estate has been meticulously updated throughout with today's modern amenities. The functional floor plan allows for easy indoor/outdoor California living at its best. The showcase home features over 4300 sq ft of living area (per REST) + a charming one bedroom guest house (661 sq ft, per REST), Lot 11,410 sq ft per assessor.


MLS#AR16008128MR

Amy Ellis 626.278.5838

COLDWELL BANKER RESI

[2245berendo.com](http://2245berendo.com)

<b>2763 GLENDOWER AVE</b>	Lunch	11-2
<b>\$3,250,000</b>	4+5	SPANISH



**NEW**

**1920S ROYAL SPANISH HACIENDA**

Stunning Spanish w/320 degree views of not only downtown, but of everything to the west to Century city & the Pacific Ocean. Wrought iron gated entry leads to the charming courtyard w/its' own fountain, and the fabulous grounds. The huge LR w/18 ft ceilings, has a very special fpl, hardwood floors, & alcoves where knock out vistas await your viewing. Mesmerizing by day/night, this hacienda offers not only sunrise views, but also stunning twilight & colorful skyline vistas.

MLS#16-970867

Rosemary Low 323.660.5885

SOTHEBY'S LOS FELIZ

Dshwshr, Hood Fan, Rng/Ovn

<b>3869 CARNAVON WAY</b>	Open	11-2
<b>\$2,120,000</b>	5+4	COUNTRY ENGLISH



**NEW**

**PARK AND CITY VIEWS!!**

Hdwd flrs & natural light. Living room w/ vaulted ceilings, fireplace & French doors. Dining room w/ French doors. Chef's kitchen w/ custom cabinets & breakfast area. Main level w/ master suite, 2nd bedroom suite, 3rd bedroom w/ guest bath. Downstairs w/ family room, another master suite & an additional office/bedroom. Other features: Large private yard, 2 car garage, dual zone AC & heat, copper plumbing, laundry room, pre-wired alarm system & built-in wine refrigerator. VIEWS

MLS#16-970027

Elizabeth Marquart 3102460888

RE/MAX ESTATE PROPER

Dshwshr, Frzr, Grbg Disp, Hood Fan, Rng/Ovn

<b>2049 N BERENDO ST</b>	Open	11-2
<b>\$1,785,000</b>	5+3	TRADITIONAL



**NEW**

Incomparable contemporary traditional renovated with todays needs / desires in mind. Offering 4 Bedrooms upstairs with the option of either office or bonus room downstairs. Warm bright open floor plan with sophisticated modern day finishes including: Ann Sack's tiles, custom wood plank walnut flooring, stainless steel appliances (Bosch & Thermador), all located within just walking distance to prime Los Feliz shops, restaurants and Greek Theatre.

MLS#16-970541

Dustin Nicholas 3107701847

NICHOLAS PROPERTYGRP

Blt-Ins, Dshwshr, Dryer, Grbg Disp, Hood Fan

<b>3619 AMESBURY RD</b>	Lunch	11-2	594
<b>\$1,489,000</b>	3+3	2sty-TRADITIONAL	



**NEW**

**TRADITIONAL & PRACTICAL, WITH A CLASSIC LOOK**

Traditional style two-story home combining practicality & functionality. Features include: Gorgeous foyer, Step-down living room, Fireplace, Hardwood floors, Den, 3 bedrooms, 3 full bathrooms, Formal dining room, Laundry room, Terraced backyard, Detached garage. Located above Los Feliz Blvd, with amazing city views!

Gina Isaac (323)829-8009

NOURMAND HW

Central A/C, Wash&Dry, Dishwasher, Fridge



TUESDAY

<b>3921 MELBOURNE AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,239,000</b>	3+2	1sty-SPANISH	



**BEAUTIFULLY UPDATED & MAINTAINED 1930S HOME IN LOS FELIZ!**

This charming Spanish home offers 3 bedrooms, 1.75 bathrooms, a breakfast nook, a large dining room, and a living room with a barrel ceiling and fireplace. Enjoy hardwood floors, natural light, a spectacular front patio, a 2 car garage, and central heat and air. Experience the privacy and amazing views on a cul-de-sac street as well as updates that still preserve the character of 1930. Walk to the restaurants and shopping of Los Feliz Village!

**MLS#16-970513**  
Brian Pincus 310.261.1843  
KW8H

**Dshwshr,Dryer,Rng/Ovn,Other**

<b>3910 FRANKLIN AVE</b>	Open	11-2	594	<b>NEW</b>
<b>\$850,000</b>	1+1	1sty-MID-CENTURY		



**FRANKLIN HILLS 1950 MID-CENTURY**

Located in prime Franklin Hills this 1950 mid-century has explosive panoramic views...on a clear day you can see as far as the ocean. Light and bright with views from every room. Cement floors, fireplace in living room, combed plywood on the ceilings and a wall of windows...bring your imagination. Close to restaurants, transportation and shops. A rare opportunity to move in or build your dream view house.

**Lauren Luczynski 310.613.6363**  
**DEASYPENNER&PARTNERS**

**Panoramic Views**

<b>5211 FRANKLIN AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,079,000</b>	4+4	VILLA	




**2016'S FIRST 'PROPERTUNITY' AT \$602/SF!**

This Italian Villa is "ready for its close up"! Thought to be the carriage house owned by Cecil B. DeMille as part of the family's Laughlin Park estate, the private, gated & secure home was completely renovated in 2014. Custom designed and appointed by Bravia Design, this stunner offers modern amenities in a classic 1920's setting. Soaring ceilings, home audio, fabulous outdoor terrace, lush landscaping and parking for up to six cars provides the ideal retreat in the heart of Los Angeles.

**MLS#15-952733**  
Bryant | Reichling 323-854-1780  
SOTHEBY'S

**www.5211Franklin.com**

<b>3460 GRIFFITH PARK BLVD.</b>	Lunch	11-2	<b>rev</b>
<b>\$1,295,000</b>	4+2.5	2sty-ARCHITECTURAL	



**MAJOR REDUCTION!**

Spacious 2-story architectural home in the coveted north of Los Feliz neighborhood. 4BR/2.5 BA home with living/dining room, fireplace & patio. Family room w/beautiful hillside views. Terraced yard. Two add'l rooms could be converted to bedroom/den. Ideally suited to family life & entertaining. Prime location w/easy fwy access. GREAT VALUE!

**MLS#15-946003**  
Julie Lovett 310-899-3514  
COLDWELL BANKER RESI

**Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn**

**22 Los Feliz** Condo / Co-op

<b>4411 LOS FELIZ BLV, UNIT 404</b>	Lunch	11-2	<b>NEW</b>
<b>\$545,800</b>	1+1	MID-CENTURY	



**BEAUTIFUL CONDO IN THE LOS FELIZ TOWERS**

Experience luxury living "Manhattan" style in the heart of Los Feliz. This spacious Northern facing one bedroom/one bathroom unit is located in the East Towers of the Los Feliz Towers. Nine foot walls of expansive floor to ceiling windows allow amazing natural light. The living room opens up into the large balcony, extending the outdoor space with the indoor space. The unit hosts an office/den area off the living room and newly renovated bathroom and kitchen.

**Rafik Ghazarian 323-371-1511**  
**BERKSHIRE HATHAWAY**

**Stove, refridgerator, dishwasher and gar**

**22 Los Feliz** Income

<b>4300 SUNSET DR</b>	Lunch	11-2	594	<b>NEW</b>
<b>\$995,000</b>	Triplex	2sty-CALIFORNIA BUNGALOW		



**OPPORTUNITY KNOCKS!**

Corner lot triplex in the Los Feliz area bordering Silver Lake Sunset Junction. A vacant, 2 bed/1 bath teardown home is located on Sunset Drive. The duplex is adjacent on Talmadge Street, is two stories, side by side (2 bed/1 bath each), with one vacant and the other tenant occupied. This is a unique opportunity with many possibilities!

**Gina Isaac (323)829-8009**  
**NOURMAND HW**

**27 Topanga** Single Family

<b>19726 HORSESHOE DR</b>	Open	9:30-11	<b>NEW</b>
<b>\$1,595,000</b>	4+4	2sty-MEDITERRANEAN	



**FERNWOOD PANORAMIC VIEWS**

Located in the desirable Fernwood neighborhood, this 2,988 square foot home is perfectly situated to provide dramatic canyon views. Soaring ceilings and large dual pane windows allow the living and dining rooms to be bathed in light. The home provides a wonderful open floor plan that lends itself to entertaining. The well equipped kitchen has plenty of storage along with an eat in area framed by picture windows. The large master suite comes with a fireplace, ensuite bathroom, walk-in closet.

**MLS#16-968197**  
Amy Alcini 310 266-7929  
SOTHEBY'S INTERNATIO

**Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Oth**

**28 Culver City** Single Family

<b>11308 SEGRELL WAY</b>	Open	11-2	<b>NEW</b>
<b>\$1,399,000</b>	4+3	TRADITIONAL	




**NEW CONSTRUCTION CULVER CITY HOMES**

Brand new custom home in Culver City! Two exceptional new construction homes are available in an ideal location near award winning El Marino Elementary, charming shops & great restaurants. Spacious 4 bedroom floorplans with a spectacular Great Room that encompasses an expansive living room, dining room & gourmet kitchen for entertaining, as well as, intimate day-to-day family get togethers.

**MLS#16-970019**  
Todd Miller 310-560-2999  
KELLER WILLIAMS-SANT

**Dshwshr,Micro,Rng/Ovn,Fridg**

<b>11304 SEGRELL WAY</b>	Open	11-2	<b>NEW</b>
<b>\$1,399,000</b>	4+3	TRADITIONAL	



**NEW CONSTRUCTION CULVER CITY HOMES**

Brand new custom home in Culver City! Two exceptional new construction homes are available in an ideal location near award winning El Marino Elementary, charming shops & great restaurants. Spacious 4 bedroom floorplans with a spectacular Great Room that encompasses an expansive living room, dining room & gourmet kitchen for entertaining, as well as, intimate day-to-day family get togethers.

**MLS#16-969989**  
Kelley Miller 310-560-2999  
KELLER WILLIAMS-SANT

**Dshwshr,Micro,Rng/Ovn,Fridg**

**OPEN HOUSE STATUS LEGEND**

**NEW** - new (Automatic Status)  
**NEW\*** - new not yet listed  
**red** - reduced

**rev** - review (Automatic Status)  
**bom** - back on market

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)



**30 Hollywood Hills East**

Income

<b>6905 CAMROSE DR</b>	Open	11-2	<b>NEW</b>
<b>\$725,000</b>	Duplex	2sty-TRADITIONAL	



**LOCATION LOCATION LOCATION**

Amazing location! In the heart of Hollywood close to the Hollywood Bowl, Metro station, freeway, and the newest Hollywood restaurants. Originally built in 1923 as a single family home and later converted to a duplex, plenty of possibilities. 1BD/1BA each unit & total of 1500 SF (assr). First time on the market since 1967, featuring original character and charm including hardwood floors and crown moldings. Two single car garages. One unit is tenant occupied. Trust sale, sold "as is".


**MLS#16-971179**  
 Todd Henricks 310-913-3470  
 BERKSHIRE HATHAWAY

**todd.e.henricks@gmail.com**

**31 Playa Del Rey**

Condo / Co-op

<b>8505 GULANA AVENUE #5104</b>	Refresh.	11-2	<b>NEW</b>
<b>\$439,000</b>	1+1	1sty-CAPE COD	



**BEACHPORT VILLAGE 1 BEDROOM CONDO**

Charming 1 Bedroom Condo with a Prime Location in the Beachport Village Complex in Playa Del Rey. Living Room with Wood Floors, Cozy Tile Fireplace and Covered Balcony Access that Provides a Light and Fresh Flow. Spacious Master Bedroom with Large Double Mirrored Closet. Kitchen with Granite Counters and Appealing Breakfast Bar Opens to the Dining Area and Living Room. Convenient In Unit Washer and Dryer. Beautifully Maintained Gated Complex with Running Streams and Lush Foliage Throughout.

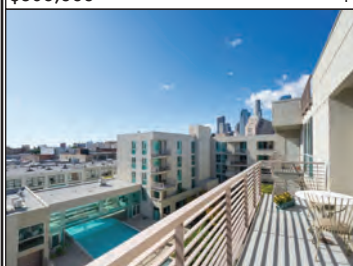
**MLS#216000449vc**  
 Glenn Wiger 805-300-4260  
 BERKSHIRE HATHAWAY

**Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg**

**42 Downtown L.A.**

Condo / Co-op

<b>267 S SAN PEDRO ST #617</b>	Lunch	11-2	<b>NEW</b>
<b>\$365,000</b>	1+1	CONTEMPORARY	



**IN HEART OF DOWNTOWN WONDERFUL TOP FLOOR VIEW APT.**

Teramachi is a Senior 55& over condo complex. Sun filled rooms, Fireplace, balcony, Freshly painted & new carpeting throughout. Stainless steel appliances in kitchen & breakfast bar. Washer & Dryer in large bathroom. Common areas include lovely gardens w/ koi pond, swimming pool, fitness center with sauna, large 2-story community room/lounge with full kitchen for large parties/entertainment. Additional apartment available for out of town guests. Full secured building.

**MLS#15-956503**  
 Judy Dionzon 323.394.2330  
 SOTHEBY'S LOS FELIZ

**Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr**

**62 Encino**

Single Family

<b>4915 WOODLEY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,799,000</b>	4+3.5	2sty-FRENCH	



**OPEN TUES & FRIDAY 11-2PM, LUSH GARDENS IN PRIME ENCINO**

Stunning French style home in Prime Encino! With beautiful finishes & incredible attention to detail, this 4bd, 3.5ba property is one-of-a kind! Highlights include a terra-cotta entry/gallery, formal living room w/vaulted ceilings, spacious family room w/full bar, & fireplace. Master suite features an intimate seating area, balcony, walk-in closets & spa tub. Complete with sparkling pool & spa, guest house & Koi pond! Add. features include hardwood floors, media room/den, basement & more!

**Sally Forster Jones 3106917888**  
**JOHN AAROE GROUP**

**www.4915woodley.com**

**OPEN HOUSE STATUS LEGEND**

**NEW** - new (Automatic Status)  
**NEW\*** - new not yet listed  
**red** - reduced

**rev** - review (Automatic Status)  
**bom** - back on market

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

<b>5226 SHOSHONE AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,995,000</b>	6+8.5	2sty-TRADITIONAL	



**AMAZING TENNIS COURT ESTATE**

Gated and set on an over 23,000 grassy lot this beautifully updated home offers a grand living room with vaulted ceilings, formal dining room, eat-in gourmet kitchen, huge family room with fireplace, a game room, and paneled office. Features include high wood beamed ceilings, hardwood floors, walls of French doors, high end finishes throughout and 3-car garage. There are 6 bedrooms and 8 1/2 baths including the guesthouse, huge 1st floor guestroom and luxurious Master Suite. www.5226shoshone.com

**MLS#15-946429**  
 Jana Jones & Fred Holley 310-612-0831  
 COLDWELL BANKER BH-S

**BBQ,Blt-Ins,Cing Fan,Dshwshr,Dryer,Other**

**73 Studio City**

Single Family

<b>11369 BRILL DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,575,000</b>	4+4	CONTEMPORARY	



**ONE OF A KIND STUDIO CITY ARCHITECTURAL**

Elegant architectural home with carved wood front door, dynamic lines, and hardwood floors. The living room with pitched ceiling, fireplace, and built ins. Chef's kitchen with granite countertops, island, and prep sink. Game room with wet bar, fireplace, and outdoor seating. Master suite with built ins armoire, built in bed, and bath with sunken tub, hand painted mural, dual vanities, and glass shower. Tiered gardens, flat grassy area, water feature, and multiple spaces for outdoor entertaining.

**Craig Strong 310-439-3225**  
**JOHN AAROE GROUP**

**www.11369Brill.com**

**74 Toluca Lake**

Single Family

<b>10422 KLING STREET</b>	Lunch	11-2	<b>rev</b>
<b>\$1,880,000</b>	4+3	TUDOR	



**STUNNING ENGLISH TUDOR**

Located on a beautiful street in Toluca Lake. Wonderful curb appeal. Lush landscaping. Leaded glass windows. Living room with vaulted ceilings, fireplace and hardwood floors. Formal dining opens to large patio. Family/Kitchen combo has center island and fireplace. French doors open to salt water pool and spa. Master bath with onyx countertops, spa tub and shower. New carpets in 3 bedrooms, skylights, surround sound and alarm system. This beautiful very private home is perfect for entertaining.


**MLS#SR16002614CN**  
 Ewa Shilling 818-763-5162  
 RAMSEY SHILLING

**Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg**

**75 Valley Village**

Single Family

<b>5150 BEEMAN AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,699,000</b>	4+5	TRADITIONAL	



Elegant gated 4 BR trad on nearly 1/2 acre (2 legal lots per assessor) of lush grounds. Formal entry, majestic LR w/ hw floors, fp& gorgeous architectural details. Grand formal dining rm,updated kitchen &family/great room are additional features. The outside living space includes spacious covered patio,bonus rm, a wrap around deck offering many areas to relax& entertain,large swimmer's pool & several grassy play areas! Garage &Gated driveway allows parking for several cars.

**Lisa Chase 818.618.7727**  
**COLDWELL BANKER**

**THE MLS™**  
**.COM**

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TUESDAY



## 76 North Hollywood

Single Family

<b>6249 AGNES AVE</b>	Open	11-2	<b>NEW</b>
<b>\$649,000</b>	3+2	COTTAGE	



**1940'S HOME SWEET HOME + MODERN UPDATES + GREAT NEIGHBORHOOD**

Spacious & Charming 3BR 2BA, white picket fence, lush landscaping on a quiet street. Lg living rm, Original wood flrs, crown moldings, built-ins & fireplace. Updated kitchen, Caesar stone counters, stainless appliances. Formal dining rm, den, private master w en-suite bath opens to lg private backyard. Laundry rm, bonus rm, 2 car garage, newer sewer line & rain gutters. Will be walkable to new NoHo West mixed use development hailed as the "Grove" of the valley. Get in now and watch your property value soar!

Mason Canter 310-722-3161  
KW LOS FELIZ

**New SS Fridge, Range, Micro, W/D, D/W**

## 93 Eagle Rock

Single Family

<b>2041 ESCARPA DR</b>	Lunch	11-2	564/A7	<b>NEW</b>
<b>\$945,000</b>	3+2	1sty-MID-CENTURY		



**EXCEPTIONAL ER MID-CENTURY- OPEN TUES 11-2 & THURS 10-2**

This exceptional Eagle Rock mid-century architecture exudes serenity on a 21,669 SF lot (as per tax info) with stunning vus & flat yd. Enjoy sweeping vistas from almost all interior & exterior viewpoints. Sun-filled firpln of 3+2 w/HW, walls of glss, blt-ins, & fpic. Quality renovations throughout incld upgrd kitch & mstr bthrm. Lndscpd grnds boast a pto w/veranda & frplc, flat grassy area, entertaining pto, & dwnslp rear yd. Gar is 2-car. Close proximity to hip Eagle Rock shops & eateries.


Grace Gaerlan 323-428-9747  
COLDWELL BANKER

**washer, dryer, stv, refrig, a/c, sec sys**

## 81 Glendale

Single Family

<b>3030 EDGEWICK RD</b>	Open	11-2	<b>NEW</b>
<b>\$2,950,000</b>	5+7	2sty-COUNTRY ENGLISH	




**OPEN TUE & WED 11 - 2 LEGENDARY KNUDSEN ESTATE**

The Knudsen Estate in Chevy Chase Canyon was built in 1929 by Tom & Valley Knudsen, founders of the Knudsen Dairy. This magnificent 5BD/7BA home, designed for entertaining w/ open floorplan & 3 fireplaces, combines "old world" charm & distinctive architectural det'ls. Over the years, the stately great rm has hosted many charitable & political events. The pub & wine cellar create a cozy retreat for smaller gatherings. A pool, sport court & large entertaining gazebo complete this legendary estate.

Michael Mandekic 213-703-7300  
BERKSHIRE HATHAWAY

**mmandekic@aol.com**

<b>4711 COLLEGE VIEW AVE</b>	Open	11-2	564	<b>NEW</b>
<b>\$725,000</b>	3+2.75	1sty-TRADITIONAL		



**UPDATED TRADITIONAL W/ VIEWS**

Updated traditional nicely set above the street maximizing privacy and views. 3 generous sized bedroom and 2.75 baths + bonus office space. Many ongoing upgrades... tankless hot water system, (2009), central heat/air (2009), seismic retrofitting (2010), gutters (2013), sprinkler system (2014) and much more. Other amenities include storage loft in garage, raised beds with drip system for the gardener in you, sandbox for the kids...orange, lemon trees.

Kirk Gerou 323.671.1272  
BERKSHIRE HATHAWAY

**central heat/air, tankless hot water**

## 83 Montrose

Single Family

<b>2561 MAYFIELD AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$720,000</b>	3+2	CONTEMPORARY	



**YOU HAD ME AT MONTROSE**

Versatile describes this 3 bed/2 bath contemporary. Spacious living & dining area, large great room with deck access, master suite, & galley kitchen. Easy floor plan provides open space living with cozy feel. Features include recessed lighting, high ceilings, central heat/air, 2 car garage, additional off street parking, double pane windows, & composite flooring. Minutes from Dunsmoore Park, Descanso Gardens, Glendale Farmer's Market, neighborhood parks & shops/cafes on Montrose Art Walk.

Alex Farahmand/Ken Dang 818 653 2172  
KELLER WILLIAMS RLTY

## 94 Glassell Park

Single Family

<b>2160 CAMORILLA DR</b>	Open	11-2	594-H3	<b>NEW</b>
<b>\$729,000</b>	3+2	2sty-TRADITIONAL		



**SOOO MANY CHOICES, DO YOU BUY SOME ONE ELSE'S TASTE IN A 2/1**

Glassell Park flip OR this ample 1965 3/2 plus convertible den & make it your own? Do you just move in & love this freshly painted 2 story Rancher OR roll up your sleeves to open the traditional floor plan into that coveted open concept living? The very private pool will be ready for the next summer heat, the big patio off the den can create a shaded outdoor room with lounges & a wall mounted screen for the big game & double attached garage. And just down the hill is all NELA has to offer!

MLS#15-952323  
Liz Johnson 323-397-6041  
TELES PROPERTIES

**POOL + DECK**

## 84 La Canada Flintridge

Single Family

<b>1910 GLENHAVEN DR</b>	Open	10-12	<b>NEW</b>
<b>\$979,000</b>	3+2	OTHER	



**AWARD WINNING LA CANADA SCHOOLS! 3 BED + 2 BATH!**

Located in La Canada's National Award-Winning School district! 3 Bed + 2 Bath, dining area and large living room. Property is sold with approved plans (approx. 400 Sqr. Ft. - Family Room w/ Fireplace & Bath). Total Sqr Ft is 1,648 (assessor), w/ additional 400+ Sqr Ft - house will be over 2,000 Sqr Ft! Kitchen has great breakfast nook. Included is a detached playhouse, storage shed and a bonus room (bonus room above garage). Central A/C and Heat. Echo friendly California plants.

MLS#16-970661  
Michael Pesci 213-820-1335  
REMAX COMMERCIAL AND

**Dshwshr, Micro, Rng/Ovn, Fridg**

## 95 Mount Washington

Single Family

<b>3737 SAN RAFAEL AVE</b>	Open	11-2	594-J4	<b>NEW</b>
<b>\$819,000</b>	3+3	2sty-CONTEMPORARY		



**TOP OF THE HILL! A BLANK PALLET AWAITING YOUR CREATIVE**

genius! Really the site & potential are boundless but that tree will win your heart, toss it in a salad or design that perfect housewarming cocktail. Roll up your sleeves & roll away the 80's. Yes, that's a FOUR cars of garage! High ceilings, big Griffith Park view, huge yard & just blocks from the sought after elementary school. This is a spectacular home waiting for your perfect vision, energy and enthusiasm & you'll have the best grapefruit tree on Mt Washington!

Liz Johnson 323-397-6041  
TELES - PASADENA

**VIEWES + HIGH CEILINGS + 2 DOUBLE GARAGES**



THURSDAY OPEN HOUSES

93 Eagle Rock

Single Family

4711 COLLEGE VIEW AVE

Open12-3564

\$725,000

3+2.751sty-TRADITIONAL



UPDATED EAGLE ROCK TRADITIONAL WITH VIEWS

Updated traditional nicely set above the street maximizing privacy and views. 3 generous sized bedroom and 2.75 baths + bonus office space. Many ongoing upgrades... tankless hot water system,(2009), central heat/air(2009), seismic retrofitting (2010), gutters (2013), sprinkler system (2014) and much more. Other amenities include storage loft in garage, raised beds with drip system for the gardener in you, sandbox for the kids....orange, lemon trees

central heat/air, tankless hot water

NEW

Kirk Gerou

323.671.1272

BERKSHIRE HATHAWAY

94 Glassell Park


Single Family

2160 CAMORILLA DR

Open10-2595-H3

\$729,000

3+22sty-TRADITIONAL



SOOO MANY CHOICES, DO YOU BUY SOME ONE ELSE'S TASTE IN A 2/1

Glassell Park flip OR this ample 1965 3/2 plus convertible den & make it your own? Do you just move in & love this freshly painted 2 story Rancher OR roll up your sleeves to open the traditional floor plan into that coveted open concept living? The very private pool will be ready for the next summer heat, the big patio off the den can create a shaded outdoor room with lounges & a wall mounted screen for the big game & double attached garage. And just down the hill is all NELA has to offer!

POOL + DECK

MLS#15-952323

Liz Johnson

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TELES PROPERTIES

NEW

95 Mount Washington


Single Family

3737 SAN RAFAEL AVE

Open10-2594-J4

\$819,000

3+32sty-CONTEMPORARY



TOP OF THE HILL! A BLANK PALLET AWAITING YOUR CREATIVE

genius! Really the site & potential are boundless but that tree will win your heart, toss it in a salad or design that perfect housewarming cocktail. Roll up your sleeves & roll away the 80's. Yes, that's a FOUR cars of garage! High ceilings, big Griffith Park view, huge yard & just blocks from the sought after elementary school. This is a spectacular home waiting for your perfect vision, energy and enthusiasm & you'll have the best grapefruit tree on Mt Washington!

VIEWS + HIGH CEILINGS + 2 DOUBLE GARAGES

NEW

Liz Johnson

323-397-6041

TELES - PASADENA

BY APPOINTMENT


03 Sunset Strip - Hollywood Hills West

Single Family

1730 RISING GLEN RD

4+3CONTEMPORARY

\$3,995,000



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MLS#16-970683

Michael Eisenberg

310-748-5410

KELLER WILLIAMS BH

Blt-Ins,Cbl,Dshwshr,Frzr,Grbg Disp,Other

NEW


28 Culver City

Single Family

10828 WHITBURN ST

0+01sty-TRADITIONAL

\$895,000



CHARMING CULVER CITY HOME!

Cozy 3 bedroom, 1 & 3/4 bath home! Just a few of its many wonderful features are gorgeous hardwood floors throughout, renovated bathrooms, and a beautiful remodeled kitchen with granite countertops and washer dryer hook-ups. This home also has a large wooden deck on the back side of the house that leads down to a large, grassy, enclosed yard with a hot tub -perfect for entertaining! The property also has a long run up driveway and a detached garage for plenty of parking and storage space.

MLS#16-970683

Erik Sjolund

310-663-8164

LYON STAHL RE

NEW

OPEN HOUSE STATUS LEGEND

NEW

NEW\*

red

- new (Automatic Status)

- new not yet listed

- reduced

rev

bom

- review (Automatic Status)

- back on market

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

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THURSDAY AND BY APPOINTMENT



SUNDAY OPEN HOUSES

06 Brentwood Condo / Co-op

621 S BARRINGTON AVE, UNIT 305 Refresh. 1-4

\$1,049,000 2+2 2sty-CONTEMPORARY

NEW

LE PROVENCAL PENTHOUSE

Bright and fully updated penthouse in the much desired Le Provencal. Soaring ceilings and abundant natural light. Beautiful hardwood floors.2 bd/2ba + loft. Master w/ walk in closet, second closet, spacious full bath and separate vanity. Large tiled balcony is accessed by living room and both bedrooms. Cooks kitchen w/ breakfast nook. Private roof deck w/some ocean views. 2 car side x side parking. Pool, spa, lush landscaping, controlled and monitored access and incredible guest parking

Anne Leeds 310-487-0733

GIBSON INTERNATIONAL

18 Hancock Park-Wilshire Single Family

1179 KENISTON AVE Lunch 1-4

\$1,299,000 4+3 1sty-SPANISH

NEW

TACO TUESDAY

Stunning contemporary Longwood Highlands Spanish 4+3 SFR exceptionally remodeled.Open floor w/rich coffee stained oak flooring, open kitchen, quartz countertops,6 burner stove. Master suite w/ sexy spa like bathroom w/rain shower, dual vanity sink,free standing soaking tub, french doors to deck & yard. Plus designer painted tile bathroom floors, subway tile, Fleur de Lis terra cotta front porch & drought tolerant plants,200 amp electric,tankless water heater,new hvac, new windows & doors.

Jen Stein 323-797-1314

KW LARCHMONT

Dishwasher,Range w/Hood,Microwave

14 Santa Monica Lease

2677 CENTINELA AVE #202 Open 11-2

\$3,500 2+2 CONTEMPORARY

red

SANTA MONICA SUNSET PARK 2 BEDROOM CONDO - LEASE - REDUCED

Large Price Reduction. Luxurious Santa Monica condo in Sunset Park. Sunny and spacious 2 bedroom, 2 bathroom. Large living area has a sliding glass door that opens onto a private patio, and hardwood floors, fireplace, built in shelving, and crown molding. Kitchen has Spanish tiles, granite counter tops, stainless steel appliances, and pantry. Master bedroom has a walk in closet, ceiling fan, sliding glass door that opens onto a private patio, and an over-sized bathtub in the master bathroom.

MLS#16-969753

Robert Schmalz 310.505.5571

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80 Burbank Single Family

1714 W OAK ST Open 1-4 563 F2

\$1,650,000 4+3 2sty-COUNTRY ENGLISH

NEW

ABSOLUTELY THE BEST

Brand new superbly designed 2 story home w/exceptional quality finishes. Gourmet kitchen w/marble counters, blt-in 48" fridge, commercial range/oven, walk-in pantry, center island, over looking family rm. Luxurious Private master suite w/mtn view, his/hers walk-in closets. Oversized garage w/multi-use bonus space. Rare opportunity to buy into one of Burbank's best neighborhoods, Rancho Adjacent. Easy access to studios and entertainment cos. Walk to excellent schools. NEW STAGING, NEW PRICE!

MLS#16-967787

Geraldine Spira 310 463-4403

GERALDINE SPIRA

Blt-Ins,Clng Fan,Dshwshr,Frzr,Grbg Disp.

SUNDAY

ATTENTION  
The following changes to The MLS Broker Caravan™ Terms & Conditions are effective January 2012:

- 1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.
- 2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.
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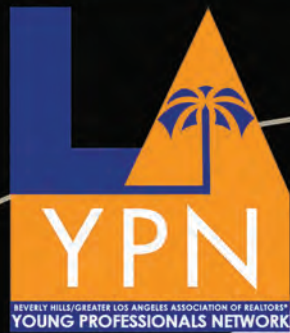
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Presents -

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**WHERE:** *Beverly Hills/Greater Los Angeles Association of Realtors*

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- Learn how to get the appointments you need
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## The 5 D's of Your Successful Niche Business!

....Create a NICHE business you love

**Workshop Presented by**

**Coni Meyers**

**Bestselling Author/Life Mastery Consultant**

**January 21, 2016**

**9:00am - 11:30am**

You are told you need a business plan and to set goals. Where do you start? You don't really even know what your business looks like in this new market. What niche is right for you? What do you need to do to increase your bottom line in that niche? Before you can set goals and develop a business plan you need to know what your business looks like, how much money you can make and what you need to do to become an expert in that niche. Just like before you can build a house you need blueprints. The same for your business, you need a blueprint. We will discuss niches, maybe some you have not thought about, and how you can make money in the right niche for you. Then create your business blueprint for succeeding in that niche.

### Class topics include:

- ♦ What is the niche market you want to go after?
- ♦ What does your ideal client in that niche look like?
- ♦ What education do you need to be able to go after that market?



### Learn the 5 D's of Envisioning the Business that You Would Love

- ♦ Define
- ♦ Design
- ♦ Deserve
- ♦ Develop
- ♦ Discover

This is an interactive workshop where you will create the vision of your niche business and learn how to increase your revenues for that business. Learn how to use the 5 D's that will not only work for your business but in other aspects of your life as well.



\$50 - BH/GLAAR Members  
\$60 - Non-members  
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Representing 38 years of experience in Malibu

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## re-in-ven-tion

### NOUN

**the action or process through which something is changed so much that it appears to be entirely new:**

After many months of process and hard work, I am extremely pleased, excited and delighted to finally share with you the evolution of The Cipolloni Group, which has now morphed into DWELLING. Why the reinvention? Because life is about change, evolution and growth. It has become my mission and commitment to deliver to the real estate industry of professionals and valued clients what you deserve now and in the future. There is a niche in the real estate market for broker and sales associates who want leadership, empowerment and support and there is a need in the buyer, seller, and investor pool for devotion to their prosperity through real estate investments. Stay tuned...a unique brokerage concept is coming soon.

- Robert Cipolloni, President/Broker Advisor

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*proudly welcomes*



JEREMY **MILLER**



CLIFFORD **WADAMA**

“On behalf of the team I am excited to welcome you to our family at Keller Williams Los Feliz. Thank you for your partnership!”

*Gary Reavis*

Team Leader

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

323.300.1000



LOS FELIZ  
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# KWLF



## KELLER WILLIAMS LOS FELIZ

*proudly welcomes*



RACHAEL BROOK



Powered by Keller Williams Los Feliz

"I am so glad to have Rachael as the newest member of the Mason Canter team. We have worked together in the past and she has always been an agent who is detail oriented and a great communicator. She truly has her clients' best interests at heart."



MASON CANTER

“On behalf of the team I am excited to welcome you to our family at Keller Williams Los Feliz. Thank you for your partnership!”

*Gary Reavis*

Team Leader

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

323.300.1000



**kw**

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# ENGEL & VÖLKERS CONGRATULATES



**243 Delfern Drive Bel Air CA 90077 | Sold for \$17,000,000**

Engel & Völkers Los Angeles proudly congratulates Caroline Hakimifar & Raphael Barragán for the sale of 243 Delfern Drive, Bel Air, CA 90077, for \$17,000,000, representing the buyer.



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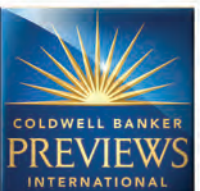
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