



Paula R. Green  
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 paula@prgassociates.com

# Distinctive Property

**139 S. GLENROY AVE.**  
 Los Angeles, California 90049



**\$2,875,000**  
**5 Beds, 6 Baths**

MLS # 16-971991

\* NEW LISTING - OPEN TUESDAY.

\* LEGENDARY LAKER KAREEM  
 ABDUL JABBAR'S FORMER  
 WESTWOOD HILLS HOME.

\* EXQUISITELY RENOVATED - NO  
 EXPENSE SPARED

\* REMARKABLE ATTENTION TO  
 PERIOD DETAILS - ADDED  
 BONUS OF "SMART" HOME  
 TECHNOLOGY.

\* MOST DESIRABLE STREET  
 NEAR UCLA. CENTRALLY  
 LOCATED. FREEWAY CLOSE.

COVETED WARNER SCHOOL.



See the Virtual Tour! [www.tourfactory.com/1450150](http://www.tourfactory.com/1450150)

Equal Housing Opportunity | All Information Deemed Reliable but not Guaranteed



AREA  
2

OPEN TUESDAY (01/19) 11-2 PM

BEVERLY HILLS POST OFFICE



9835 Gloucester Drive | Beverly Hills



**Offered at \$4,499,000...** 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. The Kitchen and breakfast area opens up to a great oversized family room with a full bar and surround sound entertainment system. Upstairs are four generous en-suites and a library with a study area. The expansive master suite has high ceilings, his and hers closet and his and hers spa like bathrooms featuring an extravagant steam shower. Large rear yard has a large pool/spa with water features and a corner structure (pool cabana which needs TLC) complete with full bath and changing area.

[www.9835gloucester.com](http://www.9835gloucester.com)


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

BERKSHIRE HATHAWAY  
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LUXURY  
*Collection*



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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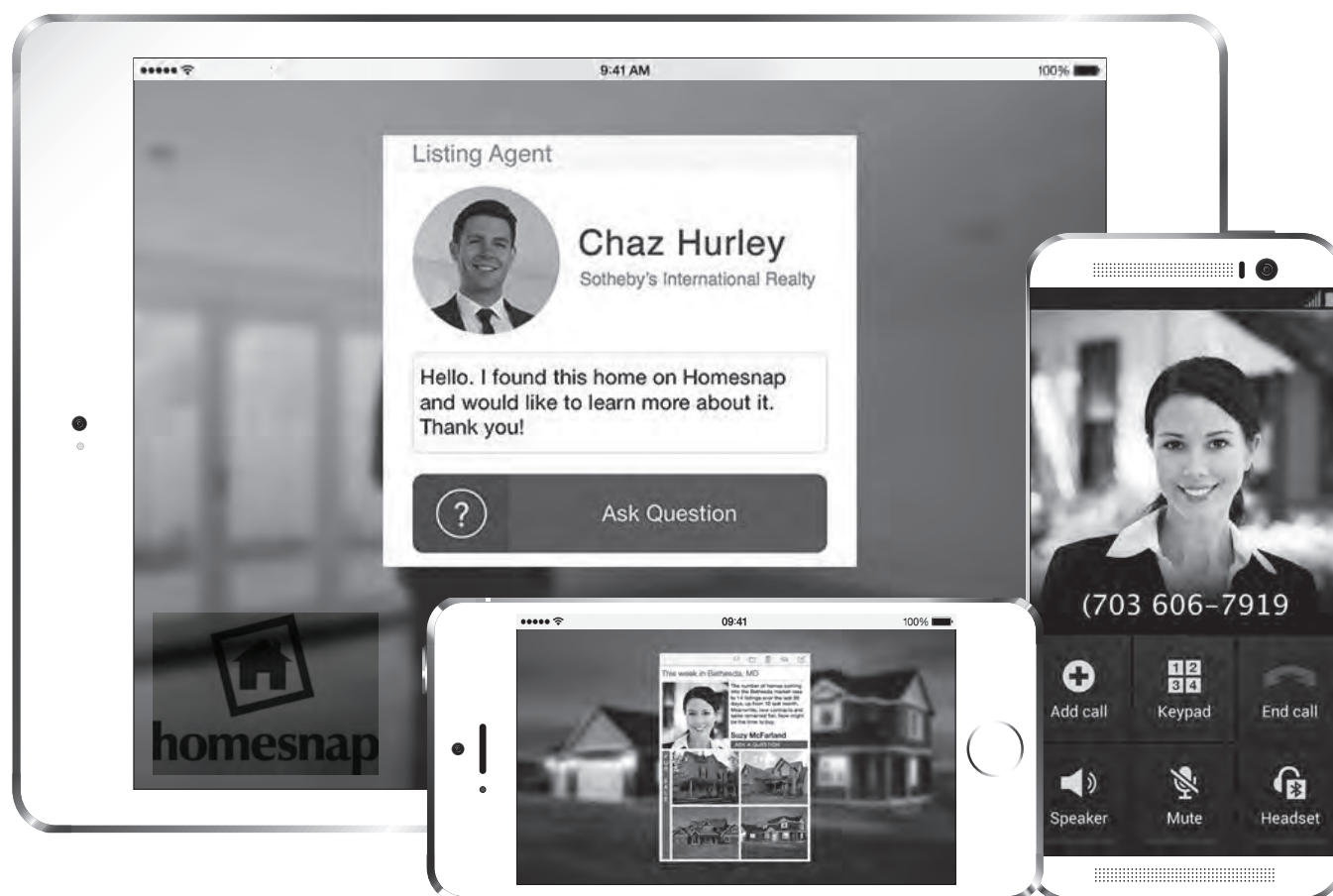
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AREA  
3

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  
3SUNSET STRIP -  
HOLLYWOOD HILLS WEST1730 RISING GLEN  
SUNSET STRIPPRIME 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/**  
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RESIDENCES  
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MICHAEL EISENBERG

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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  
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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)



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[www.marcorufo.com](http://www.marcorufo.com)  
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AREA  
18

HANCOCK PARK – WILSHIRE

**CHIC + UPDATED CALIFORNIA BUNGALOW****1286 S MULLEN AVENUE • OFFERED AT \$775,000****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**  
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**kw** | KELLER WILLIAMS  
REALTY

**Monique + Joe Carrabba**  
Realtor + Broker + Attorney  
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CarrabbaGroup@gmail.com  
www.CarrabbaGroup.com  
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## 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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**kw** KELLER WILLIAMS  
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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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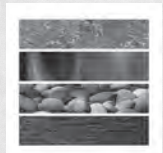
310-358-1833 or 760-459-8712



# 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*  
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CalBRE#01062030



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