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Charming 3-story office building with ground floor retail and stunning residential lofts. Exposed brick, 18-foot high wood beam ceilings, skylights & beautiful hardwood floors. 12,436 sf building on a 7,000 sf lot zoned C2. 1,700 sf gated carport & loading bay. Great exposure, overlooking MacArthur Park. Situated between DTLA and Korea Town. Minimum Bid \$2,995,000



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Director, LA Westside
T: 310-979-4990

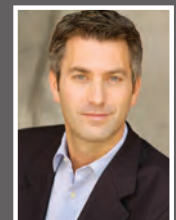
ericsackler@gmail.com
CalBRE# 01057377



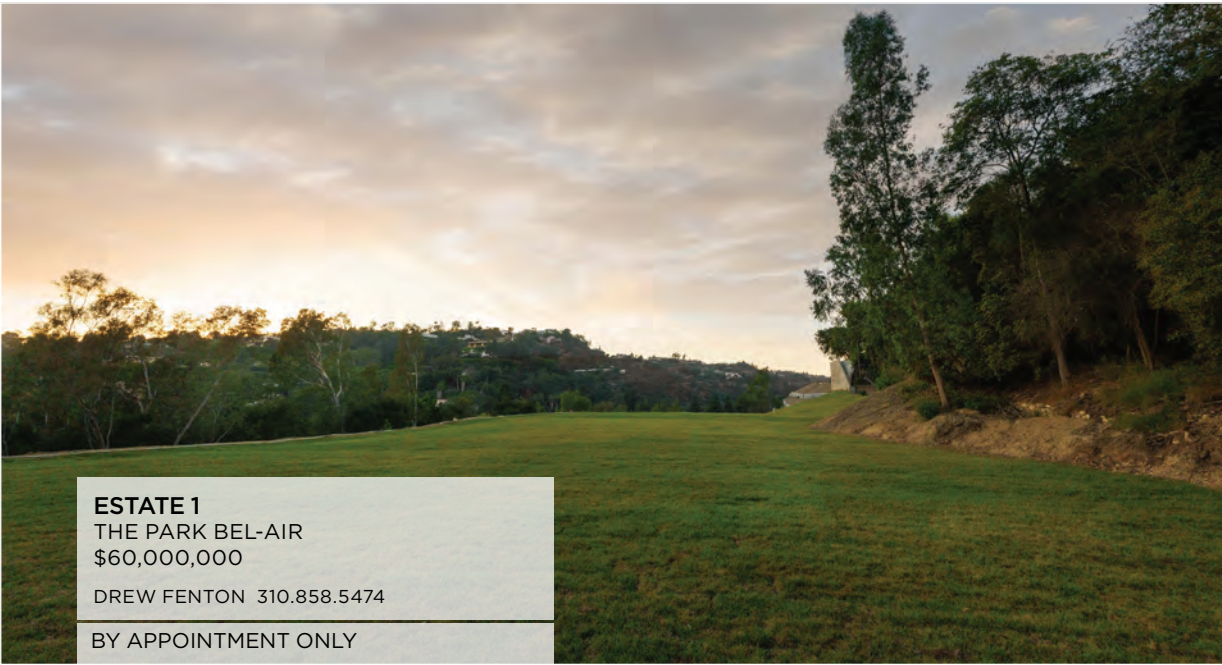
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Robert Baer
Broker/Realtor
T: 323.377.5661

Robert.Baer@camoves.com
CalBRE# 01334830



HILTON & HYLAND



ESTATE 1
THE PARK BEL-AIR
\$60,000,000
DREW FENTON 310.858.5474
BY APPOINTMENT ONLY



8516 HEDGES PL
SUNSET STRIP
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PATRICK FOGARTY, TYRONE MCKILLEN
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1415 DEVLIN DR
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\$39,950,000

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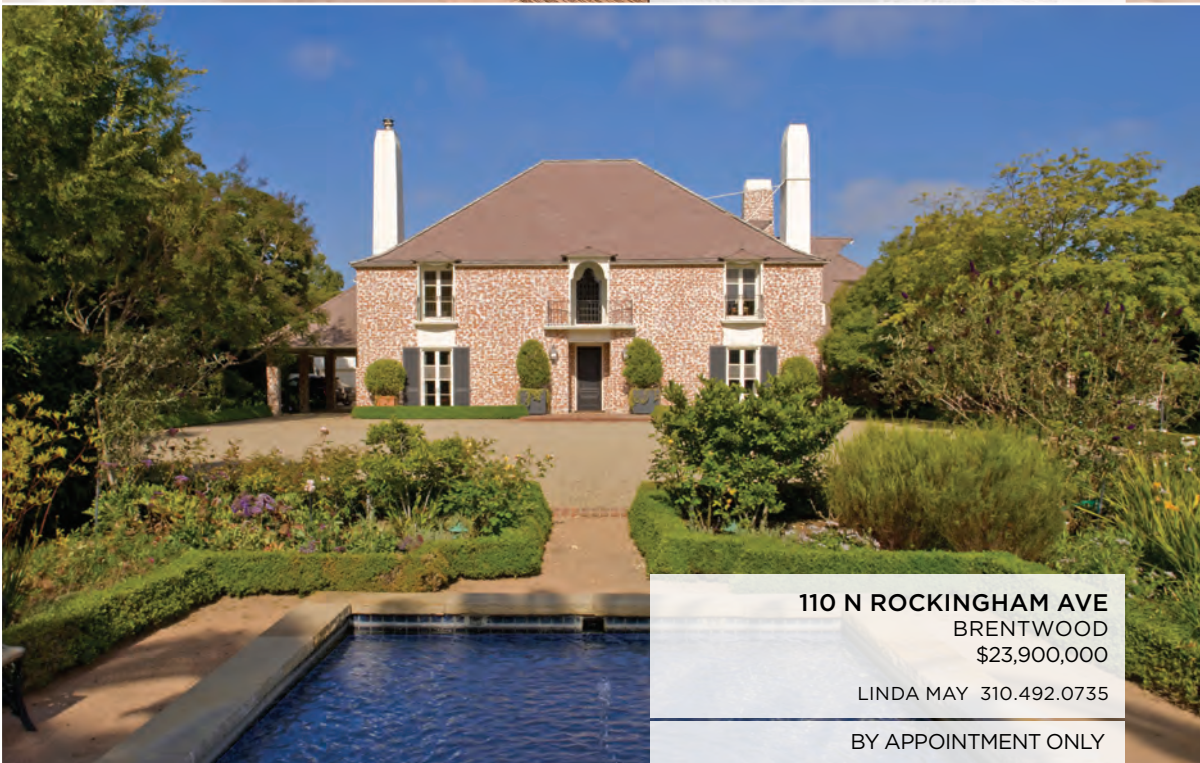
OPEN TUESDAY 11-2



9305 NIGHTINGALE DR
SUNSET STRIP
\$12,000,000

GARY GOLD 310.858.5411

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110 N ROCKINGHAM AVE
BRENTWOOD
\$23,900,000

LINDA MAY 310.492.0735

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Live Better Through Design Integrity:



Brokers' Open Tuesday, January 23, 11am–2pm

Herbert Nadel, FAIA & Abraham Shapiro, AIA

The Somerset

200 N Swall Drive, Unit 507, Beverly Hills, CA 90211

This two-bedroom condominium enjoys excellent privacy, with treetop views of the quiet street below; all opens to a sunny western exposure. Spacious, high-ceilinged living room with gas fireplace incorporates a large dining area, accessed via the foyer at entry, and itself accesses the private balcony via sliding doors. The ample eat-in kitchen offers plenty of work space and storage. Split bedrooms are located at either end of the unit and feature large walk-in closets. Offering includes washer & dryer in a private laundry room. Fully staffed, secure and with pool, gym and onsite storage, The Somerset offers Wilshire Corridor-style amenities in a modern complex close to Robertson Blvd. and downtown Beverly Hills.

2 Bedrooms, 2 Bathrooms

\$ 949,000

MLS# 17-272824

Michael D. Phillips **310.927.9189**

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Crosby Doe Associates, Inc. CALBRE# 01844144 9312 Civic Center Drive #102 Beverly Hills, CA 90210 / 30 N. Raymond Avenue #404 Pasadena, CA 91103

Estates, Architecture & Historic Properties



Brokers' Open Tuesday, January 23, 11am–2pm

Donald Aris Peart, Architect
Mid-Century Modern Apartment, 1967
1721 Selby Avenue #1, Los Angeles, CA 90024

Donald Aris Peart, Architect, 1967 Rare mid-century 4 unit building. Ascend a flight of stairs to a post and beam atrium with clerestory windows, soaring ceilings, with abundant natural light. Be the first to live in this newly renovated two bedroom/two bath modernist sanctuary. Tranquil with a park-like view, the apartment consists of a large living room with fireplace, dining room with adjoining outdoor patio, spacious windowed kitchen, new washer & dryer, Nest system (new Heating and AC) and 2 car parking. Desirably located near markets, movie theaters, public transportation, UCLA, the Hammer Museum, and Eataly in Century City!

2 Bedrooms, 2 Bathrooms

\$ 949,000

MLS# 18-303610

Deborah Glusker **310.383.8021**

Beverly Hills: 310.275.2222

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BY APPOINTMENT

MALIBU
27086 Malibu Cove
Colony
\$7,900,000

Katie Bentzen
Sarah Kosasky
310 818 5754



BY APPOINTMENT

HOLLYWOOD HILLS
6446 Deep Dell Place
\$2,995,000

Carrie Berkman Lewis
310 435 5714



OPEN TUE 11-2

LITTLE HOLMBY
10401 Wyton Drive
\$5,250,000

Lisa Gild
310 497 9223

Richard Stearns
310 850 9284

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BY APPOINTMENT

ENCINO
16780 Oak View Drive
\$7,495,000

Mark Rutstein
Adam Phebus
Craig Knizek (co-list)
310 200 2524



BY APPOINTMENT

HOLLYWOOD HILLS
2324 El Contento Drive
\$1,749,000

Laura Brau
310 500 1377

Katrina Webb
323 387 8011



BY APPOINTMENT

PALM DESERT
200 Palm Ridge
\$8,288,000

Madison Hildebran
Jennifer Chrisman
Lorna Ball (co-list)
310 818 5788



NEW LISTING

ALTADENA
1105 Rubio Street
\$2,100,000

Roland Wilhelm
Candace Guthrie
626 533 8001



NEW PRICE

BEVERLY HILLS P.O.
9621 Arby Drive
\$6,600,000

Brian Courville
JB Fung
310 622 0312



NEW PRICE

MALIBU
29500 Heathercliff Rd #105
\$1,500,000

Valerie Cuny
Nicole Kohn-Leleu
310 529 5065



BY APPOINTMENT

BRENTWOOD
2093 Ridge Drive
\$1,725,000

Reva Tavelman
310 273 1918



NEW LISTING

WESTWOOD
10540 Olympic Blvd
\$1,299,000

Arvin Haddad
310 909 6434
Aaron Kirman
424 249 7162



NEW LISTING

BEL-AIR
1640 Stradella Road
\$2,895,000

Yves Mieszala
Murry Mieszala
310 272 6400

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NEW PRICE

BEVERLY HILLS P.O.
2727 Benedict Cyn Rd
\$69,000,000

Aaron Kirman
424 249 7162



BY APPOINTMENT

HOLLYWOOD HILLS
6191 Temple Hill Drive
\$2,498,000

Venessa Blair
323 646 9444



BY APPOINTMENT

HOLLYWOOD HILLS
3434 Oak Glen Drive
\$1,699,000

Angelo Fierro
323 821 5353
Dorit De Luca
818 235 9433



NEW LISTING

STUDIO CITY
11550 Dilling Street
\$4,798,000

Craig Strong
310 439 3225



BY APPOINTMENT

HOLLYWOOD HILLS
7217 La Presa Drive
\$2,997,500

Sally Forster Jones
310 691 7888
Meredith Schlosser
310 923 5811



NEW PRICE

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\$2,575,000

Jay Martinez
Gilbert Dirige
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\$5,750,000

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1933 ORCHID AVENUE
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TIM MEINELSCHMIDT

213.841.1317

www.1933ORCHID.com

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2111 PEARL STREET
LOS ANGELES

LISTED AT \$1,950,000

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4 BEDROOMS | 3 BATHS

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TheStephenGroupLA@gmail.com

2326 CLAREMONT AVENUE
LOS ANGELES

LISTED AT \$1,450,000

BY APPOINTMENT

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

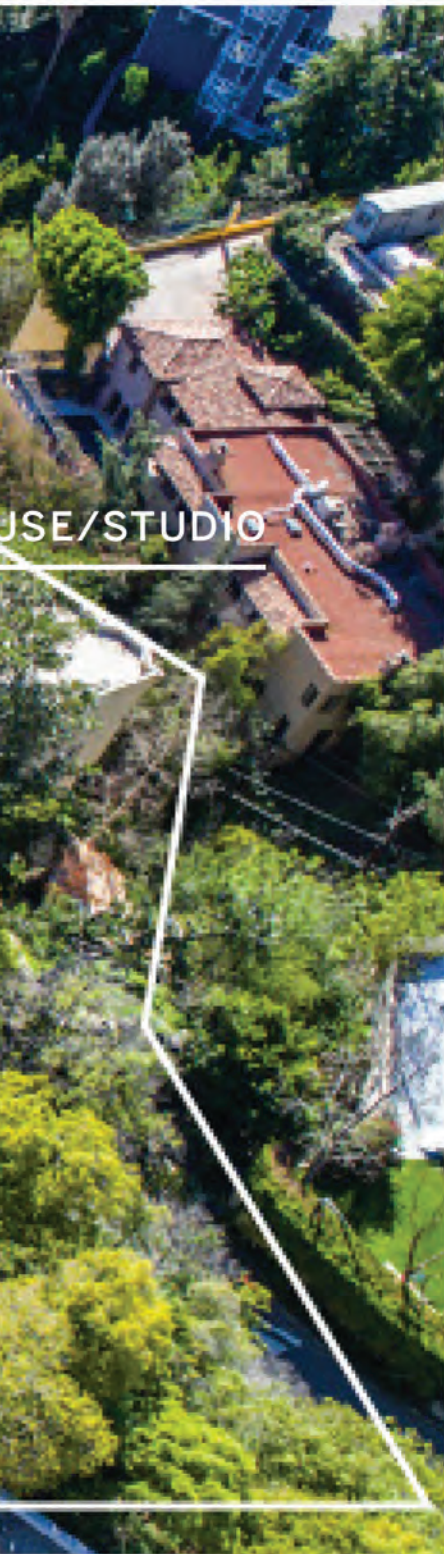
Celebrity owned, private European Village in Beverly Hills. Sited on its own promontory hilltop of over 1 acres, on two separate parcels and addresses, this sprawling compound features pool with cabana, koi ponds, outdoor fireplace, and fountains leading to studio bungalow and two-story guest cottage.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

SUZETTE ABBOTT

Suzette.Abbott@sothebyshomes.com | 818.621.4908 | DRE# 1827250

ENZO RICCIARDELLI

Enzo.Ricciardelli@sothebyshomes.com | 310.255.5467 | DRE# 1097604



USE/STUDIO



PACIFIC PALISADES | 14967 CAMAROSA DRIVE

18,500 SqFt Lot | \$16,975,000 | web: 0356035
Gregory Bega 213.453.2020 DRE#:935802
Lindsay Galbraith 310.916.8622 DRE#:1873410



BRENTWOOD | 345 NORTH ROCKINGHAM AVENUE

50,000 SqFt Lot | \$15,500,000 | web: 0356045
Michael Hiatt 310.481.4342 DRE#:1396907



MALIBU | 3093 SWEETWATER MESA ROAD

40± acres | \$12,950,000 | web: 0355968
Gregory Bega 213.453.2020 DRE#:935802
Lindsay Galbraith 310.916.8622 DRE#:1873410



LA JOLLA | BUILDYOURPARADISELAJOLLASHORES.COM

0.53± acres | \$4,950,000 | web: 0355798
Jesse Ehrlich 310.467.7801 DRE#:1943532



VENTURA | 1620 OCEAN VIEW ROAD

40± acres | \$2,495,000 | web: 0593120
Kristi Curtis 805.886.6135 DRE#:2012866



MALIBU | 24800 PIUMA ROAD

72.83± acres | \$2,470,000 | web: 1290389
John Snyder 310.270.7463 DRE#: 01785277
Sheryl Snyder 310.428.8006 DRE#: 01491844

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74 Lookout Road • Takaka • New Zealand

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120 Outrigger Mall • Marina del Rey **\$3,950,000**
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4727 Balboa Ave • Encino **\$3,200,000**
5 bed • 6.5 bath • 4,977 sf • 21,194 sf lot
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1790 Viewmont Dr • Sunset Strip **\$2,700,000**
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922 Berkeley St • Santa Monica **\$2,699,000**
3 bed • 3 bath • 2,114 sf • 8,398 sf lot
Sandra Miller • 310.616.6213



2178 Century Hill • Century City **\$1,325,000**
2 bed • 3 bath • 2,372 sf
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8590 Wonderland Ave • Laurel Canyon **\$1,098,000**
2 bed • 2 bath • 1,269 sf • 4,549 sf lot
Marsha Schoen • 323.823.9186



8832 Villanova Ave • Westchester **\$949,000**
3 bed • 2 bath • 1,480 sf • 7,364 sf lot
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1100 S. Hope St #606 • Los Angeles **\$695,000**
1 bed • 1 bath • 1,010 sf
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33603 PACIFIC COAST HIGHWAY MALIBU | \$55,000,000

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



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

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



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

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



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

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



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

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



ONE OF MALIBU'S FINEST ESTATES MALIBU | \$29,985,000

On a pvt 4.8 acre knoll top w/unobstructed ocean view of Catalina. The finest architecture, construction & amenities, reminiscent of one of the great villas on the Amalfi Coast. Rolling lawns, infinity pool, sports court, basketball court, patios, & terraces. windingwayestate.com
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Mark S. Gruskin (310) 924-5769 | CalBRE# 01324387

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MALIBU | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171
MIAMI | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471



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25546 COLETTE WAY | CALABASAS

6 BEDS | 3 FULL BATHS, 3 $\frac{3}{4}$ BATHS, 1 $\frac{1}{2}$ BATH

9,378 SQ FT | 32,958 SQ FT LOT

OFFERED AT \$5,250,000

MARC & SARA SHEVIN | 818.251.2456/818.205.2095 | [TheShevins.com](https://www.TheShevins.com) | LIC # 00559629/02038247 | [bhhscalifornia.com](https://www.bhhscalifornia.com)

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Encompassing the entire top floor of the West Coast's tallest mixed-use building, the 181 Fremont Penthouse offers unprecedented 360-degree views of the city, bay, Golden Gate and Bay Bridges, and the Pacific Ocean beyond. The 6,941-square-foot penthouse, with extensive amenities and services, is the pinnacle of the most resilient and seismically-sound structure in the Bay Area. Ready for move-in in 2018 — offered for \$42 million.

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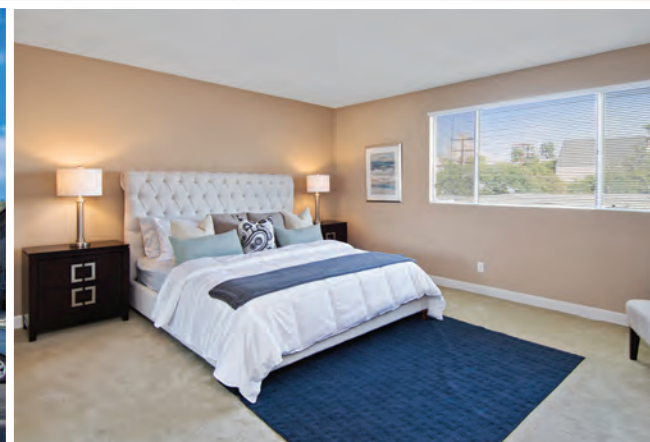


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10345 Almayo Ave #307

Century City/Rancho Park

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Prime Top Floor Corner Unit in move in condition. This beautiful 2 bedroom 2 bath features, living room with vaulted ceilings, bamboo flooring, fireplace, balcony with views, dining room area, eat in kitchen with newer appliances, side by side laundry, master bedroom with walk in closet, vanity, and updated bathrooms and second bedroom. The building features, a large pool with , secure parking with side by side parking and a large extra storage. All conveniently situated near Rancho Park Golf Course & Cheviot Hills Recreation Center, Westfield Century City Mall, Beverly Hills, Westwood and UCLA.

Offered at \$814,000



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Open House

Tuesday 1/23
11am-2pm

Sunday 1/28
1pm-4pm

** Tax records state square footage at 1995 sq.ft, buyer to verify.*

4418 Don Diablo Dr, Baldwin Hills

\$1,799,000 3 Bed | 2.5 Bath | 2,061 sq ft* | 38,000 sq ft lot

Kofi Nartey

310.849.5634
kofi@compass.com

Sirous Wadia

408.489.1720
sirous.wadia@compass.com



Shown by Appointment

23738 Long Valley Rd, Hidden Hills

\$5,995,000 6 Bed | 8 Bath | 9,145 sq ft | 1.12 acres

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kofi@compass.com

Learn more at

HiddenHillsEstate.info



Los Feliz



4140 Parva Avenue
\$3,695,000
5 Bed 5 Bath 5,429 Sq Ft

Open House
Tuesday 1/23
11am-2pm

Studio City



11420 Amanda Drive
\$3,495,000
6 Bed 6 Bath 5,134 Sq Ft

Open House
Tuesday 1/23
11am-2pm

Encino



3769 Caribeth Drive
\$2,275,000
4 Bed 3.5 Bath 3,214 Sq Ft

Open House
Tuesday 1/23
11am-2pm

Beverly Hills



2743 Ellison Drive
\$1,948,000 or \$8,000/month lease
2 Bed + Bonus Room 3.5 Bath

Open House
Tuesday 1/23
11am-2pm

Westwood



10590 Wilshire Boulevard, #1804
\$1,550,000
2 Bed 3 Bath 2,162 Sq Ft

Open House
Tuesday 1/23
11am-2pm

Hollywood



935 North Hudson Avenue, #401
\$995,000
3 Bed 3 Bath 1,500 Sq Ft

Open House
Tuesday 1/23
11am-2pm



COMPASS



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SunsetViewHome.com

8366 SUNSET VIEW DRIVE, SUNSET STRIP

PERCHED ON A PROMONTORY WITH JETLINER CITY-TO-OCEAN VIEWS, THIS MAGNIFICENT NEW modern home weaves classic mid-century design with cutting edge craftsmanship to create a one-of-a-kind living experience. Conceived by award-winning designer Tim Campbell, The Sunset View Home features walls-of-glass and retractable doors to highlight the panoramic city views from every room. Built for large-scale entertaining, the home features a spacious eat-in kitchen, open-spaced living and dining rooms, lounge with bar, movie theater, gym, sauna, elevator and a versatile great room with cocktail bar. There is a sensational master suite with gorgeous dual bathrooms and closets as well as four additional bedroom suites. The custom infinity edge pool, spa and wrap around terraces spotlight 180-degree views of the city. Set back from the street up a gated driveway on a quiet cul-de-sac, the property boasts a large motor court and a three-car garage. This magnificent home is located in the hills just above the Chateau Marmont and the famed Sunset Strip. Magnificent living!.

OFFERED AT \$19,995,000

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VIEW



FEATURED *Properties*

CALABASAS | \$6,250,000
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VENICE | \$2,295,000
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GATED COMM. 5BD+4BA. P/S. RV. CORNER LOT
THOUSAND OAKS | \$1,300,000
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2636 LARMAR RD*NU X*5+5.5-YD, PL, CTY VU
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MALIBU | \$2,695,000
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CalRE#01483271



DESIGNER DONE MASTERPIECE AT THE CENTURY
LOS ANGELES | \$6,599,000
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310.779.5388 | Jeff@Kanbar.com
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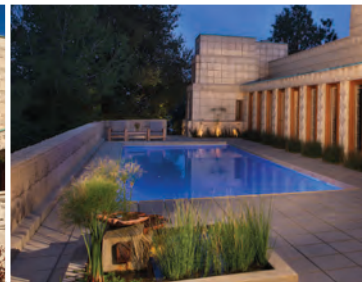
ARCHITECTURE & DESIGN



ENNIS HOUSE: HOLLYWOOD'S MAYAN MARVEL

by Bret Parsons

Frank Lloyd Wright contributed enormously to the City of Angels, particularly with his pre-cast, interlocking concrete-block residences with relief ornamentation (think Hollyhock House, La Miniatura, plus the Storer and Freeman houses). Ennis House, designed in 1923 for Mabel & Charles Ennis, is a massive, 10,000 sq. ft. Mayan revival based upon ancient Mayan temples, poised in prized Los Feliz, immediately south of Griffith Park. Frank Lloyd Wright Jr. supervised construction; however, costs increased so dramatically that the owners took over and made various changes deviating somewhat from Wright's original design. In 1940, the house was sold to media announcer John Nesbitt (MGM's "Passing Parade") who had Wright add a pool and billiard room. Subsequently, the home's eighth owner, Augustus O. Brown, donated it to the Trust for Preservation of Cultural Heritage and in 1976 Ennis House was declared LA's Historic-Cultural Monument #149. Even before its completion, Ennis House was marked by structural instability. The use of decomposed granite from the site to color the textile blocks introduced natural impurities to the concrete mix, and combined with air pollution caused premature decay. Despite these issues the home has endured both for residents and filmmakers who are fascinated by its commanding allure. In 1975, the home starred in "The Day of the Locust" and in 1982 was immortalized in "Blade Runner" starring Harrison Ford. In addition, countless television shows ("Buffy the Vampire Slayer" and "Twin Peaks") and commercials have been filmed on-site. In 2008 the "Los Angeles Times" included it as one of the top 10 houses of all time. Now privately owned, Ennis House has been exquisitely restored and is at the zenith of Los Angeles' architectural legacy.



Photos by Mary E. Nichols.

FEATURED ARCHITECTURAL HOMES

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STATELY HOME AT ONE WITH NATURE



2341 Zorada Court
Los Angeles, CA 90046
6 Beds | 6 Baths \$6,555,000

Open House 1.23.18 11am - 2pm	Magical Evening 1.23.18 5pm - 9pm
------------------------------------	--

Situated up a private driveway and on a promontory awaits a modern showcase that overlooks Nichols Canyon with an orientation to enjoy 360 degree views. The natural beauty of the landscape on this 40,000 square foot lot is visible from every vantage point. With 6 bedrooms and 2 master suites, a large flexible living space above the garage, a pool, parking for 10 cars, and a state-of-the-art movie theater, this house truly defines itself as a discretionary luxury retreat.



RSVP for the Magical Evening with a Magic Castle Virtuoso.
Shuttle service available at Willow Glen & Nichols Cyn.



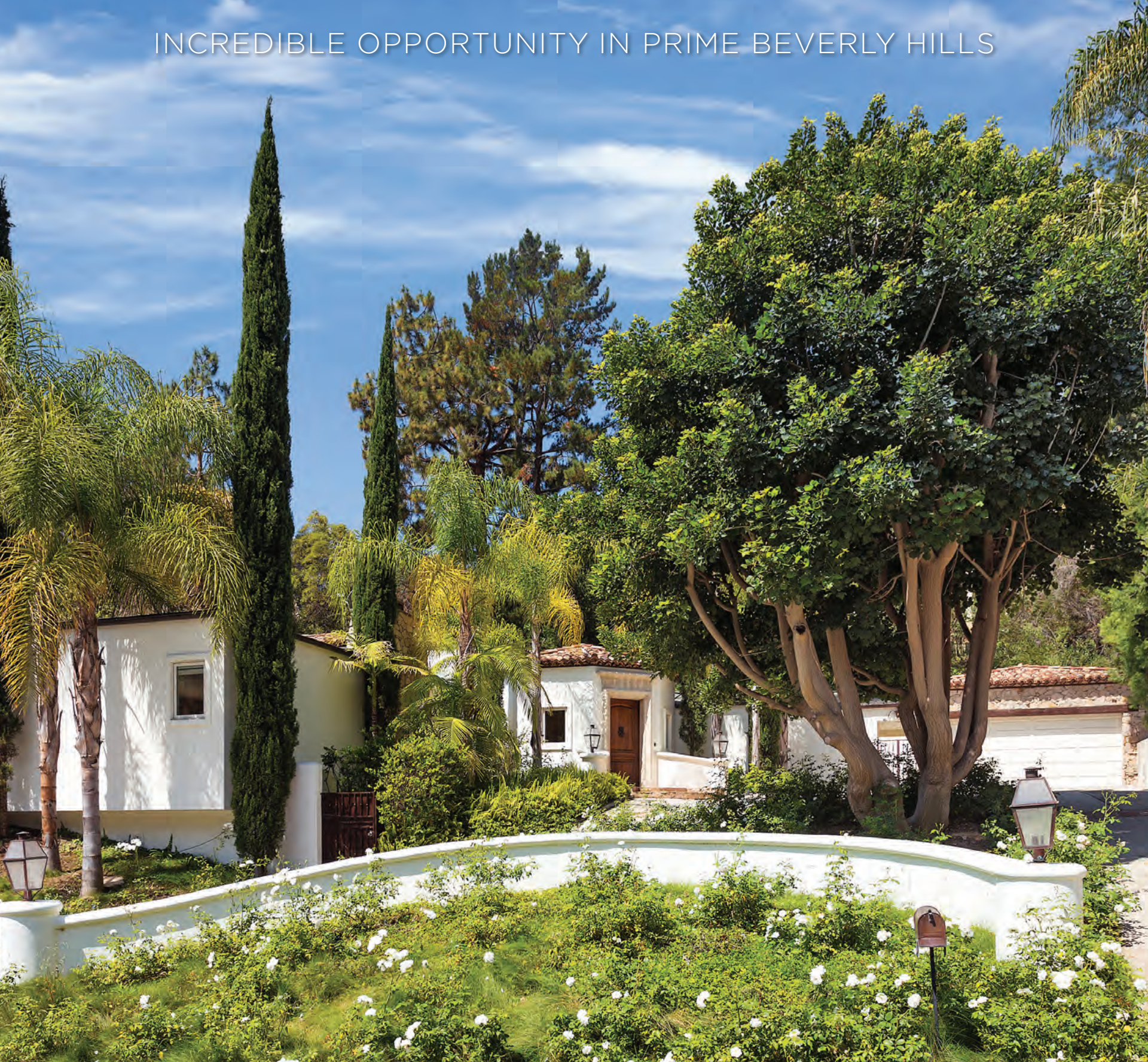
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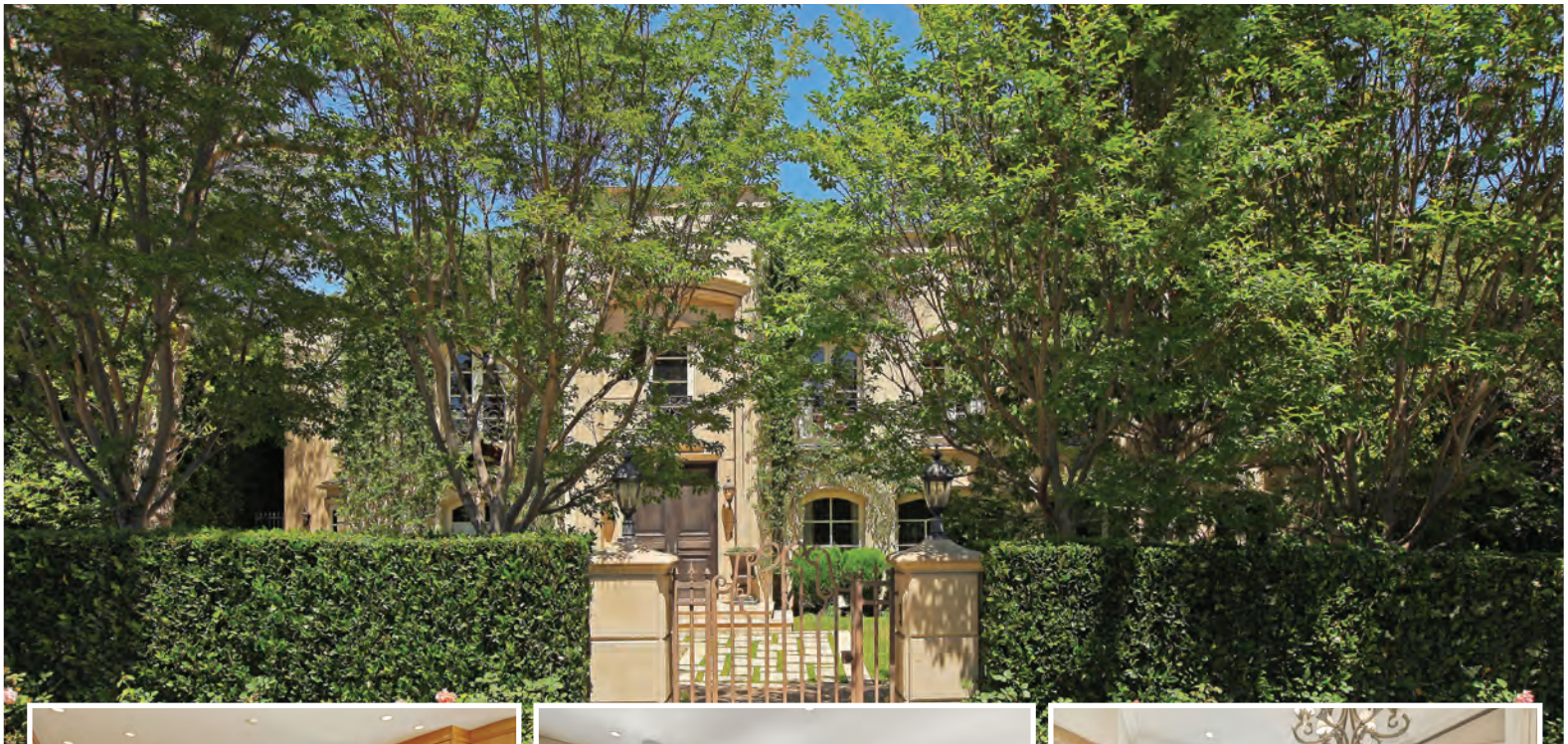
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4422 SHERMAN OAKS CIRCLE, SHERMAN OAKS, CA 91403



A true architectural masterpiece built in 2017 located in Sherman Oaks. Step foot into a great room with high ceilings, fireplace, white oak floors. Every room has custom built-ins and plenty of closets. Gourmet Chef's kitchen with Wolf appliances and Subzero refrigerator, Island with breakfast bar. This exquisite home features 5 bedrooms and 4.5 bathrooms. The master bedroom features large walk-thru closet with closet space galore, a spa -type bathroom with soaking tub, glass shower and dual vanity. The spacious yard has a pool complete with baja shelf, spa and plenty of room to entertain year round. Other features include smart home system by Crestron, security cameras, ring system, dual tank-less water heaters and more. This home is located close to the heart of Sherman Oaks, near shops, theaters and restaurants. A must see home!!

OPEN TUESDAY, JAN. 23RD. 11-2 P.M. | SATURDAY & SUNDAY JAN. 27TH & 28TH 1-4 P.M.

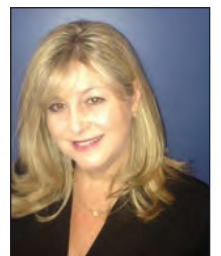
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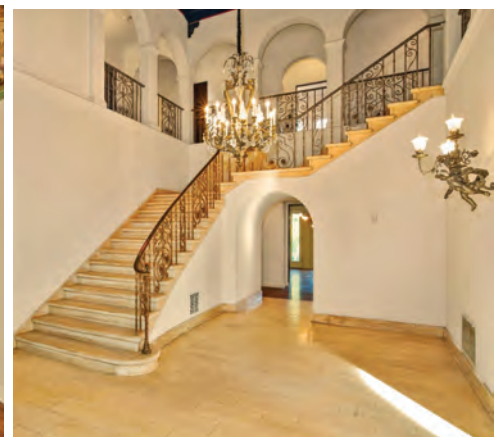


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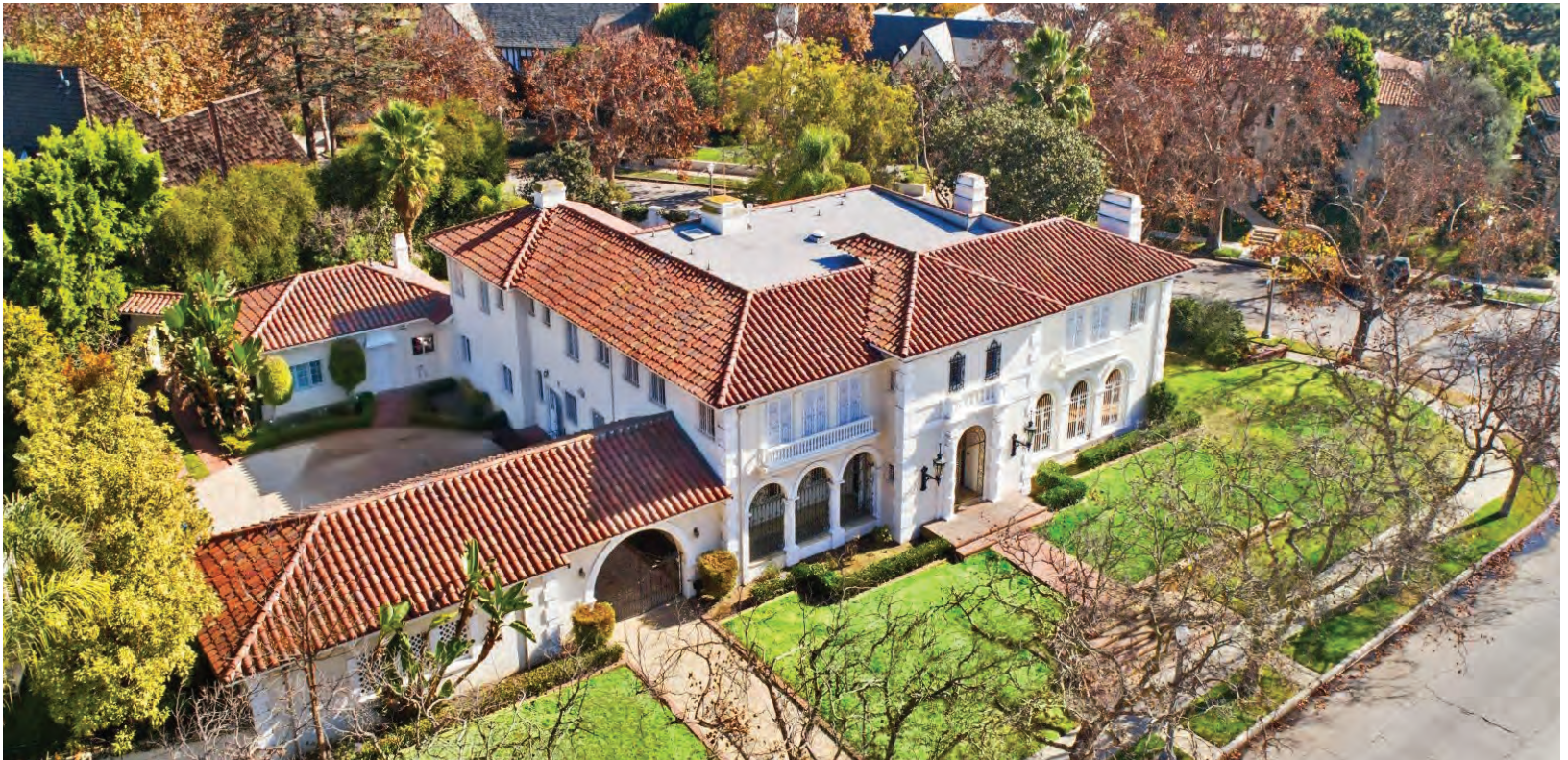


184 S. Hudson Ave, Hancock Park

Offered at \$7,995,000

www.184SHudson.com

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7 Beds | 5.5 Baths | Guest House | 7,668 sqft | 0.64 Acre Lot

This grand Italian Renaissance Revival estate sits set back atop a sprawling 0.64 acre corner lot in a prime area of Hancock Park. Drive through the porte-cochere to a spacious motor court that leads to a 3-car garage. Step into this 7,668 Square foot time capsule, as the magnificent foyer transports you into the glamour of old Hollywood with gorgeous original moldings, romantic crystal chandeliers and beautiful architectural ceiling details and arched doorways/windows, characteristic of the historic architectural motifs of this period. Main house boasts 7 bedrooms and 5.5 baths, plus a detached guest house with bedroom, kitchen and 1.5 baths. An elevator, sun-drenched pool and park-like grounds complete this estate. Enjoy proximity to Trader Joe's; Ralph's; 3rd St; Beverly; La Brea; and most notably, to the charming eateries, boutique shops and coffee/ice cream shops that Larchmont Blvd offers.

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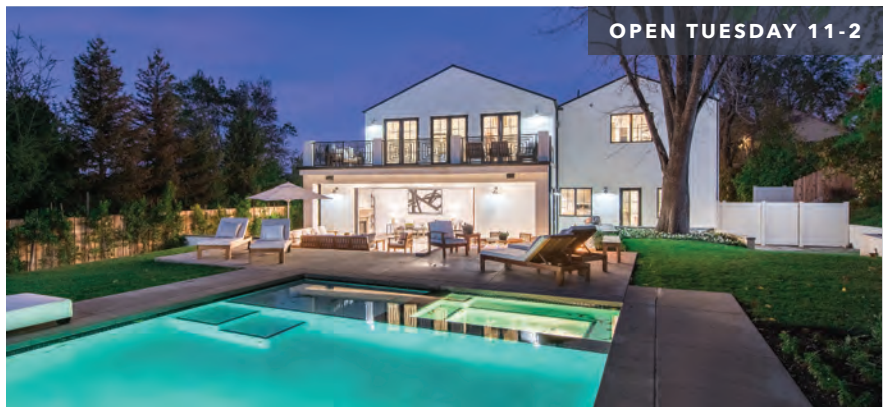
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HOLLYWOOD HILLS | NEW LISTING | 2115 CASTILIAN DRIVE | \$3,495,000
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VENICE | 123 BREEZE AVENUE | \$1,695,000
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MODERN ENCINO FARM HOUSE | NEW LISTING

Encino | 4715 Alonzo Avenue | \$4,249,000 | 5-BR, 7-BA | This just completed modern farmhouse is the perfect environment for blending relaxation with entertaining. Perched on a knoll in what feels like a forest one finds themselves in a magical space filled with light, warmth, and privacy. Enter to an open floor plan with oversized rooms that combine interior and exterior living. Carefully curated materials and colors bring a sense of sophistication while the architectural details are thoughtfully designed to be clean, simple, and low maintenance. Built to exceptional standards the home features five bedrooms all with en-suite bathrooms, walk in closets and private balconies. **Web# 18303008**

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OPEN TUESDAY 11-2



GORGEOUS SPANISH IN THE HILLS | NEW LISTING

Hollywood Hills | 2115 Castilian Drive | \$3,495,000 | 4-BR, 4-BA | Web# 18304222



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NEW LISTING

1424 N. DOHENY DRIVE | SUNSET STRIP

OPEN TUESDAY 11-2 PM

INCREDIBLE OPPORTUNITY ON CLOSE TO HALF AN ACRE IN PRIME BIRD STREETS

\$8,395,000 | 4 BEDS | 5 BATHS | APPROX. 5,044 SQ. FT. | 19,036 SQ. FT. LOT

One of the few tennis court estates available in the highly coveted Bird Streets on close to half an acre. An incredible opportunity to modernize this spectacular estate which offers city, canyon, and ocean views. Well executed floor plan with perfectly proportioned rooms and high ceilings. Picturesque grounds with dramatic patios, a large grassy yard, pool, spa, and room to expand or add a guest house to create a mini-compound. Easy access to Sunset Strip restaurants and nightlife.

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NEW LISTING

615 N. CANON DRIVE | BEVERLY HILLS FLATS

OPEN TUESDAY 11-2 PM

READY TO BUILD WITH PERMITS IN BEVERLY HILLS FLATS

\$13,495,000 | 9 BEDS | 15 BATHS | 18,000 SQ. FT. | 31,851 SQ. FT. LOT

Featuring 32,000 SF of flat land nestled between multimillion dollar homes in the Beverly Hills flats, this exceptional development opportunity includes issued and paid permits for a 22,000 SF, 9-bedroom, 15-bath Mediterranean estate. Proposed resort-like grounds are perfectly suited for entertaining, including an Olympic-sized pool and spa. Complete with a luxury guest house and 11-car auto gallery, this is a rare opportunity to build a dream estate in one of the world's most coveted zip codes.

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2625 34TH STREET

CAPE COD TRADITIONAL IN SANTA MONICA

\$3,995,000

5 BEDS | 6 BATHS

5,000 SQ. FT. | 9,613 SQ. FT. LOT



OPEN TUESDAY 11-2PM

Brand new construction Cape Cod style home on one of the largest lots in Sunset Park. Sophisticated, timeless design that blends traditional and contemporary finishes with warm neutral tones. Open living room with entertainer's bar and dining room with French doors to an outdoor patio. Chef's kitchen opens to a spacious family room and breakfast area. Pocket Fleetwood sliding doors open to a covered patio, pool, spa, built-in barbecue, and sprawling backyard, for seamless indoor-outdoor living.

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NEW LISTING

16780 OAK VIEW DRIVE ENCINO

OPEN TUESDAY & FRIDAY 11-2PM

STUNNING COMPOUND WITH VIEWS FOR MILES

\$7,495,000 | 3 SEPARATE HOUSES | 10,109 SQ. FT. | 63,613 SQ. FT. LOT

Classic Montecito style in Clark Gable Estates. This unrivaled compound commands astounding views and multiple structures on an impressive flat one-and-a-half acre gated, private knoll. The spectacular setting is crowned by three contiguous homes and a pool casita that together total over 10,100 square feet of separate but cohesive living spaces. From the perch, just moments above Ventura Boulevard, this collection of recently built Spanish revival-style residences is embraced by omnipresent city and mountain views.

Property Tour: Agncy.RE/OakViewTour

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13262 GALEWOOD STREET

SHERMAN OAKS



This Longridge Estates property showcases timeless traditional architecture. Large stately rooms, rich hardwood flooring, fine moldings, large fireplaces, and custom wallpaper and window treatments set the stage for formal and intimate gatherings. Six en-suite bedrooms, including two on the main floor, a home theater accommodating over 14 guests, a center island kitchen that opens to the family room, and a sumptuous master suite with separate sitting room make this an unparalleled floor plan.

13262Galewood.com

OPEN TUESDAY 11-2 PM

NEW LISTING | \$7,995,000

6 BEDS

8 BATHS

9,121 SQ. FT.

30,845 SQ. FT. LOT

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NEW LISTING

19201 ALLANDALE DRIVE | TARZANA

OPEN TUESDAY 11-2 PM

EXQUISITE MULHOLLAND PARK VIEW ESTATE

\$3,599,000 | 6 BEDS | 8 BATHS | 6,549 SQ. FT. | 17,553 SQ. FT. LOT

Spectacular and prestigious, behind the coveted gates at Mulholland Park lies this alluring residence. Custom double iron entry doors invite into a magnificent double staircase wrapped with white venetian plaster rotundas. The grandeur of this entrance is elevated with sophisticated style and endless views through its broad-scaled windows across the city lights. The expansive living room is all embracing with soaring ceilings that magnify the scale of such refinement.

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