




TUESDAY

01 Beverly Hills		Single Family
1031 COVE WAY	Open 11-2	NEW
\$7,250,000	4+4.5 1sty-SPANISH	
	INCREDIBLE OPPORTUNITY IN PRIME BEVERLY HILLS	
Spectacular 21,000+ sq.ft. private lot in prime Beverly Hills on prestigious Cove Way, just North of Sunset Blvd. Surrounded by multi-million dollar world class properties, this property offers incredible potential to build an apx. 13,200 sq.ft. new 2-story home. Existing 1-story Spanish Villa offering large public rooms w/soaring ceilings including a step down living rm w/fp. Generous master suite w/large walk-in closets & 3 add'l bdrms. Beautiful courtyard w/ sparkling pool & large motorcourt.		
Jade Mills & Drew Fenton COLDWELL BANKER & HH	310-285-7508	Dishwasher, Range/Oven, Refrigerator

1235 LAGO VISTA DR	Refresh. 11-2	rev
\$8,995,000	4+4 TRADITIONAL	
	GATED TRADITIONAL HOME IN BEVERLY HILLS	
Charming living room with fireplace, cozy library with fireplace and bar. Elegant formal dining room opens to outdoor verandas perfect for entertaining. Highlighted by French doors, crown moldings and hardwood floors. Large gourmet kitchen with top of the line appliance, center island and Breakfast area. master bedroom with fireplace opens to patios overlooking the pool and lawns. Swimmer's pool and a separate guest house on almost half an acre complete this captivating and private home.		
MLS#17-289348	Myra Nourmand NOURMAND & ASSOCIATE	310-888-3333 Cappuccino & Breakfast

01 Beverly Hills		Condo / Co-op
1432 LINDACREST DR	Open 11-2	NEW
\$4,395,000	5+6 4sty-CONTEMP MED	
	STUNNING BEVERLY CREST CANYON ARCHITECTUAL	
Located In The Famous Beverly Crest Canyon Minutes From The Beverly Hills Hotel. Upstairs Find A Truly Unique Open FloorPlan All Overlooking Views Through Sleek Low Profile Windows/Sliders. 3000 SF Patio Area With Deck & Pool With Swim Jets Complimented By A Landscape Design. Materials Used: Miele, Bosch, Liebherr, Carrara Stones, Caracata, White Marble, Kitchen Cabinets From Modulo Cuccine, Lutron Lighting & Security Systems.		
MLS#18-302848	Aouri Makhlouf COLDWELL BANKER	(310)927-1046 None

460 N PALM DR #305	Open 11-2	NEW
\$3,995,000	3+4 CONTEMPORARY	
	RARE "460 PALM" 5-STAR PRIME BEVERLY HILLS LUXURY RESIDENCE	
Unprecedented luxury residence in prime Beverly Hills' newest (2015) "5-star" concierge doorman condominium building, "460 Palm." Rare ultra spacious 3600 SF, 3BD/4BA, is the largest floor plan available. An entertainer's dream with amazing city views, sliding Fleetwood windows, seamless indoor/outdoor floor plan, modern gourmet Chef's kitchen, private home theater, & outdoor terraces.		
MLS#18-304310	ST. JAMES + CANTER BERKSHIRE HATHAWAY	310.704.4248 WWW.460PALM305.COM


1435 SAN YSIDRO DR	Open 11-2	NEW
\$3,895,000	0+0 2sty-SPANISH	
	MONTECITIO SPANISH	
This Charming Spanish located on Lower San Ysidro is a gem of Beverly Hills. With park like grounds, guest house and pool, this home truly capture the classic lifestyle of a California living.		
Aaron Kirman PACIFIC UNION INT.	4242497162	

447 N DOHENY DR #402	Open 11-2	NEW
\$3,949,000	3+5 CONTEMPORARY	
	EXPANSIVE ~4000SF LUXURY PENTHOUSE AT HIGH-END "LA TERRASSE"	
Unparalleled ~4000sf Beverly Hills Penthouse at the high-end doorman building, "La Terrasse." Extraordinary 3BD/4.5BA residence w/ city & mountain views. Ideal for entertaining: living area w/ limestone fireplace, floor-to-ceiling windows, TV/den room, office, 3 pvt outdoor terraces, walnut & limestone flooring, gourmet Chefs kitchen w/ double Viking range/oven. Massive master suite w/ den & pvt terrace. Amenities incl 24 hr security, media room, fitness center w/ terrace, & 4th flr sun terrace.		
MLS#18-300494	ST. JAMES + CANTER BERKSHIRE HATHAWAY	310.704.4248 WWW.447DOHENY402.COM

01 Beverly Hills		Lease
4439 STANSBURY AVE	Open 11-2	NEW
\$2,395,000	5+5.5	
	OPEN TUESDAY 11AM-2PM & FRIDAY 11AM-2PM	
An architectural gem nestled in one of Sherman Oaks' finest pockets is waiting for you to call it home. As you enter the home you can't miss the one of a kind glass atrium that truly sets this home apart from the rest. situated moments from Ventura Blvd this home has been crafted with a very high attention to detail with no finishes overlooked. Stunning custom chefs kitchen with Miele appliances and state of the art Thermador refrigerator is perfect for all your entertaining needs.		
Ziv Gabay David Kramer HILTON & HYLAND	310.751.0145	DavidKramer.group

804 N BEDFORD DR	Refresh. 11-2	NEW
\$35,000	6+8 2sty-CONTEMP MED	
	BEST LONG-TERM LEASE AVAILABLE IN THE FLATS!	
MAY BE FURNISHED AT \$38,000/MONTH. REBUILT AND EXPANDED 'AS NEW' IN 2002! SMART-HOME TECHNOLOGY. 5 BEDROOM SUITES + SEPARATE ART STUDIO/OFFICE/SIT RM UPSTAIRS + LARGE MAID'S/GUEST SUITE DOWNSTAIRS. HUGE MASTER W/FP/BIG VIEW BALCONY/DUAL BATHS. HIGH CEILINGS/WOOD FLOORS/FRENCH DOORS. GRACIOUS DOWNSTAIRS PUBLIC ROOMS INCLUDE LIVING, DINING, FAMILY, LIBRARY, GYM/BONUS RM. PHENOMENAL CENTER-ISLE KITCHEN WITH TOP APPLIANCES. PRIVATE ESTATE-SIZE GROUNDS WITH PATIO, LAWNS, POOL/SPA, OUTDOOR KITCHEN.		
MLS#18-304050	MICHAEL J. LIBOW CBRB - BH S	310-285-7509 WWW.804BEDFORD.COM

229 S LA PEER DR	Refresh. 11-2	NEW
\$2,299,000	3+1 1sty-COUNTRY FRENCH	
	OPPORTUNITY IN THE SOUTH FLATS	
Classic French Tudor residence located a short drive from downtown Beverly Hills has original details of leaded glass windows, vaulted ceilings & hardwood floors. The fireplace is the focal point of the living room with archway to the dining room. Enclosed porch serves as the ultimate bonus room. Multiple outdoor spaces surrounded in a garden setting give the ideal indoor-outdoor experience. Separate guest house has full kitchen & bath. Live in now or acquire for your future development plans.		
MLS#18-303550	RED Real Estate Group KW LARCHMONT	310-276-6656 229LaPeer.com

712 WALDEN DR	Open 11-2	NEW
\$25,000	5+6.5	
	PRIME BEVERLY HILLS ESTATE FOR LEASE	
5BD/6 1/2 BA, Newly Remodeled, Huge Grassy yard w/ Pool, Circular Driveway, Studio/Bonus Room.		
Marcie Hartley HILTON & HYLAND	310.691.5950	WaldenEstate.com

TUESDAY

308 S CANON DR	Open	11-2	NEW
\$13,500	3+5	COUNTRY ENGLISH	




A PRIVATE RETREAT IN THE HEART OF BEVERLY HILLS

Masterfully renovated and beautifully decorated by world-renowned designer, Michael Smith, this gem boasts oak floors throughout, high wood beam ceilings, natural light-filled rooms and the finest finishes. With smart appliances and honed marble countertops in the kitchen, integrated AV and an exquisite formal dining room with adjacent dining terrace, this property is the ultimate in stylish comfort. Shown only to pre-qualified clients. No pets.

MLS#18-301332
David Konheim 310.803.9999
HILTON & HYLAND
HiltonHyland.com

10110 CIELO DR	Open	11-2	NEW
\$2,749,000	3+4	CONTEMPORARY	




NEW CONSTRUCTION!

A Brand New Home! A trophy property, Great Views!! This exquisite home has exceptional quality throughout, great space and scale, high ceilings, and an open floor plan. Large living room with great art walls and fireplace. Gourmet kitchen with stainless steel appliances, Family room, and a romantic Master bedroom with views!! Entertaining decks throughout the house. Large media room with a grassy yard. Rare find at the end of the Cul-de sac.

MLS#18-304716
Sevak Kachadurian 3105601688
WEA
Blt-Ins,Dshwshr,Frzr,Grbg Disp,Phone Sys

240 S SPALDING DR	Open	11-2	rev
\$7,750	3+3	SPANISH	



FANTASTIC LOWER 3+3+POOL & PRIVATE ENCLOSED COURTYARD

Incredible find! Best duplex on Spalding Dr. Rare opportunity to live in a totally restored and absolutely gorgeous Old World Spanish with POOL/SPA. Private, secure and walled in. This lower unit feels more like a private home and INCLUDES this beautiful courtyard & fountain. 2350 sq ft. Chocolate brown hardwood floors throughout, lg expansive rooms, recessed lights, plantation shutters, custom kitchen, formal DR, breakfast rm, laundry rm, storage/closets. Sonos.

MLS#18-302008
Ronnie Kassorla 310-277-5554
NELSON SHELTON REAL
Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr, Sonos

9374 BEVERLY CREST DR	Open	12-2	rev
\$11,950,000	5+6	ARCHITECTURAL	



9374 BEVERLY CREST DR

Newly designed and decorated, this is an absolutely stunning contemporary with massive city and ocean views from every room in the house. Gated and private from the street the glass entry opens into a spacious entry with commanding 180-degree views. The master suite is on this level- it is large with a sitting area, fireplace, and terrace. You can watch the sunset over the Pacific Ocean from bed! Richly appointed master bath with dual vanities and luxurious walk in closet.

MLS#16-130256
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI
Blt-Ins,Dshwshr,Elvtr,Hood Fan,Rng/Ovn

1201 BEVERLY GREEN DR #1	Open	11-2	rev
\$4,250	2+1	TRADITIONAL	




BEAUTIFUL REMODELED APARTMENT NEAR ROXBURY PARK

Charming, just renovated 2 bedroom/1 bathroom first floor front unit one block south of Olympic and Roxbury adjacent to Roxbury Park. Apartment has all new beautiful hardwood floors, new air conditioning and heating; stainless steel appliances including dishwasher, refrigerator, stove, plus washer and dryer. Bathroom is redone and has all new fixtures, including low flow toilets. Enjoy all that Beverly Hills has to offer. Mailing address is Beverly Hills 90212.

MLS#17-296356
Edward Tinney 310-888-3330
NOURMAND & ASSOCIATE
Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

12080 SUMMIT CIR	Open	11-2	rev
\$9,500,000	6+8	2sty-TUDOR	



REMODELED VIEW PROPERTY IN THE SUMMIT

Classic, sophisticated home with large formal rooms and an incredible floor plan. An abundance of natural light resonates throughout. All bedrooms with en-suite bathrooms. 10ft ceilings & 25ft entry. An impressive motor court with 3 car garage. Two additional storage rooms above garage. An office, two powder rooms, an indoor-outdoor flow, a glistening salt water pool and numerous entertaining areas await the next buyer to fully experience the Southern California lifestyle at it's best.

MLS#17-294322
M.Ostrow/ F.Kohanim 310.497.7199
CB-NORTH/ NS-BH
www.12080summitcircle.com

02 Beverly Hills Post Office Single Family

2660 BENEDICT CANYON DR	Open	1-2	592B1	NEW
\$7,850,000	5+7	TRADITIONAL		



BHPO'S BEST BUY! 2.2 ACRE MEGA ESTATE! CELEBRITY ROW

Major \$1.145MillionDollar Price Reduction. An unbelievable setting, there is no other estate like this one! Nearly 96,000sqft of land w/an expansive & deep square lot, 300ft of street frontage, huge lawns & wide open spaces. Private, peaceful & secure w/long gated driveway entrance+motorcourt parking for appx. 15-20cars. This enchanting, appx 6400sqft RobertByrd Traditional has a tranquil ambience, great indoor-outdoor flow & a versatile 5BR, 7BA floorplan.

MLS#18-304586
Tania Ferris 310-713-8234
COLDWELL BANKER
beverlyhillscountryestate.com

2511 BENEDICT CANYON DR	Open	11-2	rev
\$3,995,000	5+7	CONTEMPORARY	



NEWLY REMODELED SPRAWLING CALIFORNIA RANCH HOME

This peaceful oasis offers a private entrance off Benedict Canyon, into an open floor plan with soaring two story ceilings, including a spectacular brand new kitchen equipped with top of the line appliances. The bedroom wing features 4 en suite bedrooms, a large laundry room and a luxurious master suite with two spacious his and her bathrooms and walk-in closets. With a two car garage and 5 additional parking spaces, this home is perfect for entertaining.

MLS#17-285802
J.Babajian/A.Kirman 310-623-8800
RODEO REALTY - BH
www.2511benedictcanyon.com

03 Sunset Strip - Hollywood Hills West Single Family

2376 KIMRIDGE RD	Open	11-2	NEW
\$3,950,000	4+5	MODERN	




BEVERLY HILLS "ART-LOFT" MODERN ARCHITECTURAL RESIDENCE

Stunning Beverly Hills Residence created with exquisite attention to every detail in 2017 situated on a quiet cul-de-sac street. This uber-sexy entertainer's sanctuary has a massive interior open floor plan living/dining area with extraordinary light, immense scale, and dramatic 14ft ceilings offering an elevated lifestyle experience! Custom gourmet Bauformat German kitchen. Spectacular 1850sf rooftop! The over 4500sf, 4 bedroom, 4.5 bathroom showpiece features 2 luxurious master bedroom suites.

MLS#18-304336
ST. JAMES + CANTER 310.704.4248
BERKSHIRE HATHAWAY
WWW.2376KIMRIDGE.COM

1415 DEVLIN DR	Open	11-2	NEW
\$39,950,000	7+10		




A TRUE MASTERPIECE IN FORM, MATERIALITY AND EXPERIENCE

Resting at the pinnacle of prime lower Sunset Strip sits this contemporary estate on Devlin Drive, representing an extraordinary exploration of boundaries. The monumental architecture & breathtaking hilltop setting, embraces you behind the privacy of hedged landscaping and iron gates - while opening you up to the world below with sweeping views across all of Los Angeles. A meticulous modernist vision encompassing over appx 13,000 sqft of indoor-outdoor living space sited on 1 acre of land.

T. McKillen B&R Williams 949.212.8721
HILTON & HYLAND
1415DevlinDrive.com

TUESDAY

8366 SUNSET VIEW DR	Open	11-2	NEW
\$19,995,000	5+10	MODERN	



THE SUNSET VIEW HOME DESIGNED BY TIM CAMPBELL

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. Set back from the street up a gated driveway on a quiet cul-de-sac, the property boasts a large motor court and a 3-car garage. This magnificent home is located in the hills just above the Chateau Marmont and the famed Sunset Strip. Magnificent living!

Steve Frankel 310-281-3981
COLDWELL BANKER

www.stevefrankel.com

2341 ZORADA CT	Refresh.	11-2	NEW
\$6,555,000	6+6	CONTEMPORARY	



A STATELY HOME AT ONE WITH NATURE


Situated up a private driveway & 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 sqft lot is visible from every vantage point. With 6 bedrooms & 2 master suites, a large flexible living space above the garage, & a state-of-the-art movie theater, this house truly defines itself as a discretionary luxury retreat.

RSVP to jschore@sbcglobal.net or 310-228-1529

Jane Schore 310-228-1529
SUNSET STRIP

RSVP for a Magical Evening! 5-9pm.

8516 HEDGES PL	Open	11-2	NEW
\$15,900,000	5+6	CONTEMPORARY	




BIGGEST VIEWS

New Construction Rising up from one of the last great promontory view sites along Sunset Strip is a One of a kind contemporary design by world renowned Belzberg Architects. Explosive views spanning Downtown Los Angeles all the way west to Century City & the Ocean beyond. A minimalist but warm material palette is displayed throughout the interiors. Features including 5 bedrooms, zero-edge infinity pool, Gym, & Theater Fully Furnished & Turnkey. Location, Architecture & Views - Live above it all.

T. McKillen P. Fogarty 310.779.2415
HILTON & HYLAND

TyroneMcKillen.com

7529 FRANKLIN AVE	Open	11-2	NEW
\$4,200,000	4+3.5	2sty-SOUTHERN COLONIAL	



GRACIOUS SOUTHERN COLONIAL

Rare 1912 Southern Colonial above street & behind hedges w/ privacy & views. Grand, bright entry parlour opens to living room, formal dining, eat-in kitchen, & guest bed w/ bath. Upstairs includes master suite, 2 family beds, & sun room. Extensive decking w/ veranda, bbq area, & pool. 2-story accessory structure w/ gym & shower downstairs & 1-bed guest house w/ kitchenette & bath up. Significantly historic, from "Rebel Without A Cause". Wattles Park adjacent, near Hollywood & Sunset Strip.

MLS#18-304294
JR Davidson + Nina Chea 323.821.7300
KW LARCHMONT

RedXRealEstate.com/7529Franklin

1871 MARCHEETA PL	Open	11-2	NEW
\$14,995,000	0+0	MODERN	




OWN THE TOP OF MARCHEETA

An unappalled opportunity to own 2 Consecutive parcels w/ nearly 1.5 Acres of flat land atop Doheny Estates sited at the end of a trophy Cul De Sac. Plans by Zoltan Pali w/ over 23,000 livable SqFt, not limited by normal height restrictions, allowing a 2nd story & utmost privacy. Project has been balanced & refined to perfection after years of work. A true masterpiece that can never be duplicated, ready to commence building tomorrow. Permits, Plans, & Haul Routes issued & paid for.

J & M Altman & J Greene 3108193250
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

8435 FRANKLIN AVE	Open	11-2	NEW
\$3,900,000	4+5		



SOPHISTICATED HOLLYWOOD HILLS HOME ABOVE SUNSET STRIP

Entertainer's living room seamlessly flows into dining and sitting areas with fireplace and sweeping views overlooking the city to the ocean. Polished concrete and white porcelain tile floors. Modern Chef's kitchen, Viking appliances. Luxurious master suite has wrap around balcony with views to the ocean, secluded pool. Two oversized Master baths, large closet. Two beds downstairs with ensuite baths and a separate room for office, gym or bedroom. Amenities include elevator and four car garages.

Gary Gold 310.741.0505
HILTON & HYLAND

SoldbyGold.net

1387 N DOHENY DR	Open	11-2	NEW
\$8,995,000	5+8	2sty-TRADITIONAL	



BIRD STREETS MODERN EAST COAST TRADITIONAL

Stunning designer-done modern East Coast Traditional in the coveted Bird Streets with quintessential in/outdoor LA living. Soaring ceilings, magnificent chandeliers and beautiful staircase creates a grand entrance to impress. Open floor plan flows between living room (w/ fireplace), family room, gourmet eat-in kitchen and outdoor living room with disappearing Fleetwood Pocket doors. Master suite with dual closets, fireplace, patio, exquisite bath. Completely gated pool area, lush flat grounds.

MLS#18-302342
Jory Burton 310.766.5679
SOTHEBYS INTL REALTY

www.1387Doheny.com

7904 WOODROW WILSON DR	Open	11-2	NEW
\$3,599,000	4+4	CONTEMPORARY	




CALIFORNIA HACIENDA COMPOUND

Surrounded by lush landscaping, this home is a true entertainer's oasis in total seclusion on over half an acre. An idyllic setting overlooks the pool and spa area which also includes an outdoor kitchen perfect for exclusive parties. Enjoy high end hardwood floors throughout the 4 bedroom and 4 baths of living space. The interiors feature the luxuries of two full master suites with walk-in closets, a wood burning fireplace, and an oversized laundry room.

MLS#17-297356
Joseph Babajian 424-249-7162
RODEO REALTY - BH

www.7904woodrowwilson.com

1424 N DOHENY DR	Open	11-2	NEW
\$8,395,000	4+5	2sty-CONTEMP MED	




SEE FULL PAGE AD

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 nightlife and restaurants.

HARRIS/PARNES 310-407-9113
THE AGENCY

2115 CASTILIAN DR	Open	11-2	NEW
\$3,495,000	4+4	SPANISH	



SPANISH IN OUTPOST ESTATES

Open Tuesday 11-2pm
Spanish in Outpost Estates
4 Beds, 4 Baths

Jeeb O'Reilly 310-980-5304
DOUGLAS ELLIMAN

Pool, Dshwshr, Rfrg, Hrdwd Flr

TUESDAY

8222 HOLLYWOOD	Open	11-2	NEW
\$3,250,000	4+6	VILLA	



ALSO JOIN US FOR TWILIGHT 5-7PM

Authentic 1920's Villa w/ explosive views from downtown to ocean, perched just above the Chateau Marmont & the Sunset Strip. Gorgeous courtyard entrance w/ fountain. Dramatic living room boasting 20 ft wood beamed ceilings that opens to indoor/outdoor terrace. Library/office on main level w/ powder room. Gourmet kitchen w/ Viking appliances. Three generous en-suite bedrooms on second floor. Renovated guest unit on bottom level w/ separate entrance. Price is inclusive of all furnishings.

MLS#18-303534
 Corey Nelson 310.927.0095
SOTHEBY'S SUNSET

1543 MARMONT AVE	Open	11-2	NEW
\$2,650,000	3+3.5		



SPECTACULAR ARCHITECTURAL ABOVE SUNSET STRIP

Perched above Chateau Marmont, this Streamline Moderne masterpiece features curved walls, porthole windows, period details and city views. Spacious living room and adjacent sitting area surround a two-sided fireplace. Dining room seats 12+. This gracious home also includes a top-of-the-line kitchen, cozy den, three large bedroom suites, sauna, 3-car garage, and a charming wine room that opens to a lovely patio. Terraced lot provides spaces for entertaining, gardening and quiet reflection.

MLS#18-303994
 Haya Handel 310-779-5217
PACIFIC UNION INTERN

Blt-Ins,W/D,Grbg Disp,Hood Fan,Fridg

1527 SUNSET PLAZA DR	Open	11-2	NEW
\$2,995,000	4+5	3sty-CONTEMPORARY	




LOWER SUNSET PLAZA WITH VIEWS AND POOL

Lower Sunset Plaza view contemporary located moments from Sunset Strip dining, shopping and nightlife. This light filled home features wraparound terraces with stunning city light views.. Gorgeous chef's kitchen with generous counter space, island and stainless steel appliances opens to elegant dining room as well as sunny breakfast area and den overlooking spectacular salt water pool, grassy lawn and outdoor TV lounge area. Gracious living room opens to huge terrace perfect for watching sunsets

MLS#18-304108
 Jory Burton 310.766.5679
SOTHEBYS INTL REALTY

www.1527SunsetPlaza.com

2655 OUTPOST DR	Open	11-2	NEW
\$2,395,000	3+2	SPANISH	




SPECTACULAR HACIENDA ON HUGE LOT!

A botanical paradise on over 17,000 sq ft of grounds. Tremendous amount of flat usable land. This charming Hacienda sits far back from the street, having a long private driveway with room to park several cars. The ambiance is one of a relaxing retreat while being in the heart of the city. The home features an open floor plan, pitched open beamed ceiling and hardwood floors throughout. Extra large picture windows bring the lush surroundings into the home. A great place to unwind and entertain.

MLS#18-304046
 Neal Baddin 323-793-7405
COLDWELL BANKER RESI

Blt-Ins,Rng/Ovn,Fridg

9396 SIERRA MAR DR	Refresh.	11-2	NEW
\$2,975,000	3+3	2sty-COUNTRY ENGLISH	



MAJOR UPSIDE POTENTIAL WITH JAW DROPPING VIEWS

Major upside potential. Check the comps. Jaw-dropping views. Don't be shy!! Bring all offers!!!

MLS#18-301412
 Marc Noah/Julia DeLorme 310-729-1649
SOTHEBY'S

Wolf;Viking;2Washer/Dryers;2CarGarage

2070 OUTPOST DR	Refresh.	11-2	NEW
\$2,249,000	4+4	TRADITIONAL	




CLASSIC TRADITIONAL IN OUTPOST ESTATES

Incredible traditional located in the Outpost Estates. Featuring 4 Beds + 3.5 Baths, 3,148 sq ft. of living space, this house has been remodeled sparing no expense. Gourmet kitchen, Formal dining room + Den, Two Master Suites. Great for entertaining!

MLS#18-304640
 Nikki Joel (310) 428-2248
COLDWELL BANKER

8787 APPIAN WAY	Lunch	11-2	NEW
\$2,845,000	5+7	MEDITERRANEAN	




PERCHED ABOVE SUNSET PLAZA IN THE WONDERLAND SCHOOL DISTRICT

Perched above Sunset Plaza, this beautiful, elegant and palatial Tuscan home is located within the highly acclaimed Wonderland School District. This home is superb for those who desire the serenity of a private sanctuary in Laurel Canyon, yet enjoy the activity, restaurants and shopping of the Sunset Strip. Each of the additional 4 bedrooms are en suite. Securely gated including 3 car garage, this home is perfect for cozy evenings and entertaining alike.

MLS#18-301388
 Steven Dubin 310-866-1952
DOUGLAS ELLIMAN, CA

www.8787appianway.com/

1524 N SIERRA BONITA AVE	Open	11-2	NEW
\$1,425,000	3+2	CALIFORNIA BUNGALOW	




SUNSET SQUARE BUNGALOW

1st time on the market in over 50 years, this single story bungalow features 2 beds & 2 baths with 1,758 sq. ft. of living space on a 6,758 sq. ft. lot with three (3) covered garage bays in the back. Originally built in 1916, this is a great opportunity for an owner user to personalize a property to their own aesthetic and style; not pulling punches here, this one needs a loving hug. Located in Sunset Square, one of L.A.'s prized H.P.O.Z. neighborhoods.

MLS#17-294750
 Brian Ades 3105038080
SOTHEBY'S

www.LegaciesofLA.com

1442 BELFAST DR	Refresh.	11-2	NEW
\$2,699,000	3+3	CONTEMPORARY	




SLEEK SUNSET PLAZA CONTEMPORARY W/ EUROPEAN VICEROY VIBE

Remodeled by noted designer this gated & private mini estate welcomes you home w/ it's inviting floor plan which opens out to sun-drenched patio complete w/ sparkling swimmers pool, fountains, cabana & lush gardens. Wood burning fireplace in living room, gourmet kitchen, & spectacular en-suite master w/ city views. Nestled on quiet cul-de-sac perched above Sunset Plaza this home offers breathtaking views of the city. Square footage is larger than tax roll, buyer to do their own investigation.

MLS#18-303548
 Jennifer Eckert 3235433697
NOURMAND & ASSOCIATE

Refreshments Served

9305 NIGHTINGALE DR	Open	11-2	rev
\$12,000,000	3+4	MODERN	



LEGAL STEAL AT \$12,000,000


Perched atop the Sunset Strip's most coveted Bird Street, this magnificent modern has voluminous rooms, custom woods and fire & water elements creating a warmth rarely seen in modern architecture. Hi-ceilings w/full-story windows bring the outside in, providing panoramic views of the city. Chef's kitchen opens to massive family room w/wet bar. Infinity edged pool and fire pit for entertaining. Private master bedroom and bath have awe-inspiring city lights views. Also available for lease.

MLS#17-263824
 Gary Gold 310.741.0505
HILTON & HYLAND

Co-Listed w/Danny Preston | Kelton Group

04 Bel Air - Holmby Hills Single Family

955 CHANTILLY RD	Open	1-2	NEW
\$2,995,000	3+3	CONTEMPORARY	



WONDERFUL MID CENTURY

Located in prime Bel Air this is an exceptional example of quintessential mid-century living at its most fine and balanced. Large single paned pictorial windows frame the lush green landscaped surroundings and allow the natural light and organic gardens to intermingle with the streamlined interior lines of the architecture. The loft sized living area flows seamlessly into a den with fireplace and a mirrored formal dining. Upstairs two guest bedrooms connect with a shared ensuite bath.

built ins & more

MLS#17-297528			
Comora/Grady/Lester	424-230-3746		
THE AGENCY			

04 Bel Air - Holmby Hills Land

1116 CHANTILLY RD	Open	11-2	rev
\$3,250,000	Land		




PERMIT READY DEVELOPMENT LARGE FLAT PAD IN BEL AIR

Rare opportunity to acquire apx 2/3 of an acre development site in prime Bel Air for investor or owner/user w/park-like grounds. HUGE FLAT PAD & permit ready. Best value in Bel Air! This exceptional lot has an amazing frontage of over 170 ft w/trees & wooded area are majestic, tranquil & private. This is a one of a kind lot. Accessible through the prestigious East & West gate close to the Bel Air Hotel & Bel Air Country Club. Plans for apx 7000 SQ FT contemporary home. Must see to appreciate!

MLS#18-302346			
Marcus Kassin	310-948-1915		
COLDWELL BANKER RESI			

11803 FOLKSTONE LN Open 11:30-1:30 NEW

\$2,890,000	4+3.5	3sty-MEDITERRANEAN	NEW
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BEL AIR CREST GATED CANYON HOME


Bel Air Crest Canyon Home. Metropolitan floor plan. New smart system and security cameras installed. Great location and close to club house and community pool, basketball and tennis cts. 4 Bedrooms, 3.5 baths. Light and bright freshly painted. Elevator, spacious garage. Best gated community for secure life style.

Elevator, smart system, security cameras

Arlene Bolin	3105021388		
HOOTAN TROY FARAHDAN			

05 Westwood - Century City Single Family

10401 WYTON DR	Open	11-2	NEW
\$5,250,000	6+10	TRADITIONAL	



A RARE GEM IN LITTLE HOLMBY


Perched on a half-acre knoll in Platinum Triangle's prime Little Holmby upon a sought-after corner with far-reaching city views. Accessible from various rooms on the main floor—including the gourmet chef's kitchen—the enchanting outdoor area features a pool, BBQ and multiple entertainment areas. Moments from Holmby Park, UCLA campus, Westwood Village and the Warner Avenue School, this 6 bed/10 bath residence epitomizes luxury in one of LA's most desirable neighborhoods.

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

MLS#18-304564			
Gild/Stearns	(310) 497-9223		
PACIFIC UNION LA			

2870 WOODWARDIA DR Open 11-2 NEW

\$1,475,000	4+3	2sty-CONTEMP MED	NEW
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BEAUTIFUL HOME WITH PLENTY OF AMENITIES!


Light, bright 3BR & maid's floor plan on quiet side of the Woodwardia. Living room has vaulted ceilings & fireplace, formal dining room, remodeled eat-in kitchen, large family room opens to private yard. Hardwood floors, french doors, new windows are featured. Spacious Master BR & 2 additional bedrooms upstairs. Only floor plan in Bel Air Glen HOA w/Maids/guest bedroom on first floor. Community clubhouse, pool, tennis, gym, hiking trails, children's play ground & security patrol. MOVE-IN ready!

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

MLS#17-270448			
Holliday & Levi	310-418-3179		
COLDWELL BANKER BHN			

1951 KELTON AVE Open 11-2 NEW

\$3,095,000	5+5	MEDITERRANEAN	NEW
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AN ARCHITECTURAL TRIUMPH!

Recently remodeled Mediterranean home with 5 beds/5 baths. Living room w/fpl flows to formal dining room. Ultra-modern kitchen w/Wolf Range and Subzero Refrigerator, two sinks, two dishwashers, and enormous island plus breakfast nook. Great room is anchored by Heath-tiled fireplace and built-ins. Backyard offers pool, covered patio & BBQ. Upstairs are 4 innovative bedrooms & 3 baths. Master with huge his/her walk-in closets, marble vanity with dual sinks and balcony overlooking rear yard.

Ben Lee	310.858.5489		
CB - BEVERLY HILLS N			

10647 SOMMA WAY Open 11-2 rev

\$3,888,000	3+4	COUNTRY ENGLISH	rev
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REMARKABLE PRICE IN PRESTIGIOUS BEL AIR

Off Stone Canyon Road sits this home above a quiet street. The living room boasts grand ceilings, multiple skylights, wood burning fireplace & French doors to outdoor space. Kitchen has vast storage, center island & breakfast & office nooks. Master suite w/hardwood floors, bay window & bath. Additional features include guest bedrooms, formal dining room, den & lush back yard. Ready to move in or design to make your own.

www.10647Somma.com

MLS#18-299620			
SFJones/DSmalley	310.691.7888		
PACIFIC UNION INTERN			

1236 HOLMBY AVE Open 11-2 NEW

\$2,495,000	4+4	CONTEMPORARY	NEW
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WONDERFUL 4 BD, 3.5 BATH WESTWOOD FAMILY HOME!

Wonderful family home! 4+3.5. 1 story home in an unbeatable Westwood location! Hdwd flrs, recessed lights & crown moldings thruout! Open fir plan, great for entertaining, w/ access to huge grassy yard! Liv rm w/ fplc, adj kitchen w/ stainless steel appliances, bright white cabinets & granite counters. Master ste w/ walk-in closet & French drs to yard. Luxurious master bath. 2 good sized secondary rms w/Jack & Jill bath & maids rm w/ bthrm off kitchen. Gated driveway, 2 car garage. Close to all!

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

MLS#18-301610			
Mark & Lynn Mirisch Rogo	310-777-6213		
CBBHN			

2384 BUCKINGHAM LN Lunch 11-2 591 G3 rev

\$3,195,000	4+4	MEDITERRANEAN	rev
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GAURD GATED BEL AIR CREST POOL HOME

Bel Air Crest. Resort lifestyle w/tennis, bball, golf, pool, club house, gym, playground, privacy. Sensational 4460 sf pool home w/elevator. Quiet cul-de-sac. Showers of natural light. Fab outdoor living/entertaining. Hi clngs, 4 frplcs, (1outdoors), Tremendous bonus rm; perfect theater, studio, home ofc, playroom.3 upstairs BR's incl. spa inspired master & 1 BR suite dn. Center-isle granite kit-stainless applncs open 2 fam rm. Breathtaking resort-style yd-outdoor kitchen,Viking BBQ, pool & spa.

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

MLS#17-276626			
Scott Sorrentino	818.355.4751		
RODEO REALTY			

901 MALCOLM AVE Open 11-2 rev

\$4,195,000	4+6	SPANISH	rev
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SPANISH STYLE OVER-FLOWING W CHARM IN PRIME LITTLE HOLMBY

This spacious 4 bed, 6 bath home features hardwood floors, beautiful moldings, and a total of nearly 1,200 SF of bonus space! The second level boasts three expansive bedrooms including the master suite, plus front office area with great natural light. This is an ideal property for a professional who works from home or seeks a private studio/work space. Enclosed rear patio. Parking for 5-6 cars. A rare and special property - this is an incredible opportunity!


www.901malcolm.com


MLS#17-248420			
SForster/Jones/MLewis	310.691.7888		
PACIFIC UNION			

TUESDAY


05 Westwood - Century City		<i>Condo / Co-op</i>	
10112 EMPYREAN WAY #204	Open	11-2	NEW
\$2,650,000	2+2.5	FRENCH	
	NEW CUSTOM DESIGNED CONDO LE PARC		
Brand New Modern Design Custom Condo at Prestigious Le Parc in Century City. Formal entry leads to open floor plan with Large Living & Dining rooms opening to balcony with city views. High ceilings, wood floors, custom moldings & built ins. Gourmet Kitchen with top of the line appliances. Lavish master suite with views and his & hers walk in closets. Large second bedroom suite. Two large balconies with views. 24 hour guard gated security, pools, spa, gym, tennis courts and clubhouse.			
MLS#18-304524		Cbl,Dshwshr,Dryer,Elvtr,Grbg Disp,Other	
Lori Hashman Berris 310-880-3061		SOTHEBY'S INT REALTY	

10122 EMPYREAN WAY #204		Open		12-2		NEW
\$2,350,000	2+2.5	FRENCH				
	NEW CUSTOM DESIGNED CONDO LE PARC					
Stunning Custom Designed Pied-a-terre in Prestigious Le Parc Condo in Century City. Formal Living & Dining rooms with high ceilings, mahogany wood floors, custom paint, lighting and moldings throughout. Gourmet Kitchen with top of the line appliances, cabinetry and built ins. Lavish master suite with his and her walk in closets and new bath. Second bedroom suite/den. Two large balconies with gorgeous views of ponds, fountains and tree tops. Desirable interior location that is light and bright!						
MLS#18-304518		Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other				
Lori Hashman Berris 310-880-3061		SOTHEBY'S INT REALTY				


1811 FAIRBURN AVE #402		Open		11-2		NEW
\$975,000	3+2.5	1sty-CONTEMPORARY				
	PENTHOUSE UNIT WITH AMAZING VIEWS!					
Beautiful, bright spacious single level penthouse unit with 3 bedrooms and 2.5 bathrooms. This spacious unit features expansive city, mountain and ocean views. Great kitchen with granite counters and stainless appliances. Large living room with fireplace, large dining room with patio access, hardwood floors, recessed lighting, crown moldings, large master suite, laundry in unit, and more! Great location - adjacent to Century City.						
MLS#18-303640		www.1811fairburn402.com				
Linda Semon 310-586-4542		COLDWELL BANKER SM				


1923 SELBY AVE, UNIT 104		Open		11-2		NEW
\$925,000	2+2.5	CONTEMPORARY				
	SPACIOUS 2 BEDROOM + DEN					
Front-facing unit, gracious living & dining areas with high ceiling, bamboo floors & fireplace open to front balcony. Large kitchen with breakfast nook. Fabulous master suite with fireplace, balcony, large walk-in closet plus 2 additional closets, lavish bath, dual sinks, stall shower & spa tub. 2nd bedroom has walk-in closet & en suite bath. Laundry room with SXS washer/dryer & storage cabinets.						
MLS#18-304138		A tasty lunch will be served!				
Kathy A. Douglas 310.820.9320		BERKSHIRE HATHAWAY				

1333 S BEVERLY GLEN BLVD, UNIT 903		Open		11-2		NEW
\$840,000	1+2					
	CENTURY CITY CONDO WITH VIEWS					
1 bed condo in full-service Glen Towers in Century City. High ceilings, open kitchen, custom built-ins, and stunning views. Open floor plan living room with fireplace, dining room, & den area. All rooms open to a wrap around terrace. Master has high ceilings, custom built-in closets, & bath. Amenities: valet, pool, rec room, gym, & storage unit. HOA dues cover: gas, water, refuse, valet, earthquake insurance, Internet, basic cable, front desk personnel, master insurance policy, fitness center.						
MLS#18-304138		Unit 903 www.rochellemaize.com				
Rochelle Maize 3109688828		NOURMAND&ASSOCIATE				

10345 ALMAYO AVE, UNIT 307		Lunch		1-2		NEW
\$814,000	2+2	CONTEMPORARY				
	SEE FULL PAGE ON PG 23-COME BY FOR LUNCH					
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.						
Jonathan Sands 310.704.6612		www.10345almayo307.com				
COLDWELL BANKER BH N						

1733 MALCOLM AVE #4		Open		11-2		NEW
\$699,000	2+3	CONTEMPORARY				
	CHIC TRI-LEVEL 2 BED/2.5 BATH TOWNHOME					
Incredible private roof-top patio w/ Century City views in desired smaller 8-unit complex. Living rm & dining area filled with natural light includes w/ high ceilings, fireplace & picture window. Updated open kitchen w/ granite countertops, s/s appliances including gas range/oven & blt-in microwave & pantry cabinet. Upstairs landing area w/ storage closet & shelves opens to spacious sun-filled master suite w/ gray tone contemporary flooring, lrg walk-in closet & remodeled master bthrm.						
MLS#18-303798		www.1733MalcolmAvenue4.com				
Chad Lund / Patty Best 310-801-2641		DOUGLAS ELLIMAN, CA				

10551 WILSHIRE #702/703		Open		12-2		rev
\$4,895,000	3+5	CONTEMPORARY				
	THIS IS THE MOST STUNNING MODERN CONDOMINIUM AVAILABLE TODAY.					
Two units are combined to offer approximately 4400 square feet of luxury living overlooking Holmby Hills. This is the modern of today. The finest finishes, white and grey open kitchen, enormous center island, high ceilings, fireplace, perfect office, master with gorgeous custom walk in and bath, and two additional en suite bedrooms. This will take your breath away.						
MLS#17-274778		Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp..				
Valerie Fitzgerald COLDWELL BANKER RESI						

06 Brentwood		<i>Single Family</i>				
2121 ERIC DR		Lunch		11-2		NEW
\$3,195,000	6+5	2sty-CONTEMPORARY				
	NEWLY BUILT WESTRIDGE HILLS CUL-DE-SAC HOME					
Centrally located in desirable Brentwood, yet just above the fray, you will find this beautiful property. Rebuilt in late 2017 to include elements of modern farmhouse architecture, this meticulously re-imagined home sits atop an idyllic cul-de-sac corner, known for it's serenity, privacy & views. This property offers intelligently designed living space w/an open floor plan & a beautifully landscaped backyard with patio & room for a pool. Also offering beautiful views from all upstairs bedrooms.						
MLS#18-304138		A tasty lunch will be served!				
Shamon Shamonki 3107134492		SOTHEBY'S INTL. RLTY				


11411 AYRSHIRE RD		Lunch		11-2		NEW
\$2,450,000	5+5.5	1sty-TRADITIONAL				
	SPRAWLING 4 BR + LARGE GUEST HOUSE ON 15,775 LOT					
Updated sprawling ranch home w/ large public rooms situated on a huge 15,775 SF Lot! Sophisticated cul-de-sac in estate area of Brentwood just south of Sunset. 4 bedrooms all en-suite. Oversized formal dining rm,brand new eat-in kitchen. Formal living rm w/ coffered ceiling + fireplace.Lovely sun room w/walls of glass out to a spacious yard & patio. Separate Guest House w/bedroom, living rm+full bath. Ideal for big families. 2 zones A/C. Move-in,Upgrade or Even Rebuild w/ this Fantastic Lrg Lot!						
MLS#18-304138		Enjoy Lunch				
Adriane Westland 310-403-5535		RODEO REALTY- BW				

TUESDAY

X 2066 WESTRIDGE RD		Lunch	11-2	631/D1	NEW
\$2,150,000	3+2.5	1sty-TRADITIONAL			
		CALLING ALL DEVELOPERS! VIEW PROPERTY ABOVE MANDEVILLE CYN!			
Views! Views! Views! Outstanding Development Opportunity in the Hills of Mandeville Canyon! Gorgeous City, Mountain & Canyon Views! Street to street lot on the flat part of Westridge among many more expensive Multi-Million Dollar homes. Current house is a 3 bedroom + 2.5 bath plus den, single story Traditional. (Approx. 2,457 sq. ft.) Build a larger house to potentially take advantage of even more explosive views. Large yard w/room for a pool & deck to be installed. 2 car attached garage.					
Mark Handler (310) 922-0817		BUILT-INS, CABLE, GARBAGE DISP, DISHWASHER			
RODEO REALTY BW					

11331 HOMEDALE ST		Open	11-2	red	
\$3,095,000	5+6	TRADITIONAL			
		JUST REDUCED-EXQUISITELY REBUILT TRADITIONAL IN BRENTWOOD			
Remarkable price in prime Brentwood Glen. Open floor plan features kitchen w/white cabinetry, center island, SS appliances & storage. Kitchen opens to living room which is centered around a fireplace w/doors to yard. Upstairs are 4 bedrooms including the master w/soaring ceilings, balcony, fireplace & bath w/wood walls, soaker tub & dual sinks! Highest quality materials throughout - wide plank wood floors, decorative moldings & chic fixtures. The yard offers space for entertaining or lounging.					
MLS#17-261712		11331homedalestreet.com			
Sally Forster Jones 310.691.7888		PACIFIC UNION			

475 HALVERN DR		Open	12-2	rev	
\$9,495,000	5+7	CONTEMP MED			
		475 HALVERN DR			
Walled and gated contemporary Mediterranean estate on a quiet cul-de-sac featuring sun filled skylit rooms that open to decks and terraces, courtyards overlooking a virtual private parkland, a resort like yard with pool and spa, outdoor stainless steel kitchen/frig/BBQ and a romantic fire pit open cabana setting. The home has soaring wood beamed ceilings, custom oak hardwood floors with rich details throughout that compliment the entry, living and dining rooms, chefs kitchen and family room.					
MLS#17-251614		BBQ, Dshwshr, Dryer, Grbg Disp, Rng/Ovn			
Valerie Fitzgerald 310-285-7515		COLDWELL BANKER RESI			

475 HALVERN DR		Open	12-2	rev	
\$9,495,000	5+7	CONTEMP MED			
		STEP INTO A PRIVATE PARADISE			
Walled and gated contemporary mediterranean estate on a quiet cul-de-sac featuring sun filled skylit rooms that open to decks and terraces, courtyards overlooking a virtual private parkland, a resort like yard with pool and spa, outdoor stainless steel kitchen/frig/BBQ and a romantic fire pit open cabana setting. Sumptuous master suite with separate his and her baths and closets to impress the most discerning.					
MLS#17-251614		Co-Listed w/ Valerie Fitzgerald			
Steve & Jennifer Levine 310.200.5366		HILTON & HYLAND			


06 Brentwood Condo / Co-op

11740 W SUNSET #22		Refresh.	11-1:30	NEW	
\$1,166,000	2+3	MEDITERRANEAN			
		BEAUTIFUL AND INVITING UNIT			
Feels like Home. Beautiful, spacious Brentwood condo. Two bedrooms, two and 1/2 baths with a bonus room that can be used as an office or a third bedroom. Gleaming hardwood floors throughout. Quaint balcony. Large living room features a gas fireplace. Over-sized master suite with dual walk in closets and beautiful master bathroom. Second bedroom is spacious with an en suite bathroom. Walk to Brentwood Village. Amenities include rooftop pool with spectacular views, gym and ample guest parking.					
MLS#18-302536		Cbl, Dshwshr, Dryer, Elvtr, Grbg Disp, Other			
Don & Michelle 310-625-6466		SOTHEY'S INTERNATIO			


08 Cheviot Hills - Rancho Park Single Family

10560 ROUNTREE RD		Open	11-2	rev	
\$3,150,000	4+5	CONTEMPORARY			
		NEW CONTEMPORARY MASTERPIECE			
New Construction! One of a kind custom contemporary designer home. High ceilings. Maximum indoor/outdoor experience with ocean breezes that accentuate the abundant night blooming jasmine. The private yard with saltwater pool & spa, pergola, BBQ and grass area makes outdoor entertaining a pleasure.					
MLS#17-288668		BBQ, Blt-Ins, Dshwshr, Frzr, Grbg Disp, Other			
Paul Wylie 323-515-9585		LAMERICA REAL ESTATE			

09 Beverlywood Vicinity Single Family

1250 BEVERLY GREEN DR		Open	11-2	rev	
\$3,395,000	4+4	TRADITIONAL			
		TRADITIONAL HOME WITH VIEWS			
Beverly Hills Schools in this 4 bedroom & 4 bathroom. Includes Pool with Jacuzzi Living Room with customs built-ins, Dining room with barbecue. Bedroom & Bathroom on main floor Chef's Kitchen with breakfast area and office. 2 additional bedroom suites down with large family room with fireplace overlooking beautiful pool & barbecue. Enormous Master bedroom suite with fireplace, high ceiling, and city views (Spa tub & Bidet, His & Her closets) Near Roxbury Park, & 5-car parking area in the driveway.					
MLS#18-299868		HiltonHyland.com			
Barbara Tenenbaum 310.720.7270		HILTON & HYLAND			

10 West Hollywood Vicinity Single Family

417 NORWICH DR		Open	11-2	NEW	
\$5,750,000	4+4.5	2sty-MODERN			
		RARE & EXQUISITE ARCHITECTURAL			
A rare & exquisite urban architectural home on one of the largest lots in the area (7,985 sqft) is now available on coveted Norwich Drive! Featuring 4 beds & 4 baths, this designer's dream boasts a spectacular back yard with a swimming pool, spa, & complete privacy. The entertainer's kitchen, outfitted with 4 wine coolers, looks onto the dining & living spaces. Centrally located in West Hollywood Prime, enjoy all the perks & amenities this highly sought after neighborhood has to offer.					
The Sunset Team 3102743900		www.417NorwichDrive.com			
KW DOWNTOWN LA					

8935 RANGELY AVE		Refresh.	11-2	NEW	
\$3,250,000	4+4	SPANISH			
		PRIME WEST HOLLYWOOD SPANISH HOME			
Own a gorgeous 4br/4ba remodeled Spanish home and expansive outdoor living in one of the most sought after neighborhoods in West Hollywood. This gated and private two-story home is surrounded by lush landscaping and a raised patio perfect for entertaining and al fresco dining. The inside boasts a large gourmet kitchen with terra cotta floors, an open living room with dining area and a master suite complete with a fireplace, walk-in closets and luxury cabinetry, plus great natural lighting.					
MLS#18-299890		http://8935rangelyave.com/			
Darren Winston 310-709-8980		SOTHEY'S BH			

8814 ROSEWOOD AVE Open 11-2 **NEW**

8814 ROSEWOOD AVE		Open	11-2	NEW	
\$2,150,000	2+2	1sty-SPANISH			
		STUNNING REDONE HOME IN WEHO			
Remodeled home blocks from the best dining, shopping and entertainment that L.A. has to offer. 2+2, gleaming wood floors, charming side patio, Chef's Kitchen with top of the line appliances, sparkling pool, gorgeous outdoor area with fire pit and a converted garage w/ flex space. Baths w/ gorgeous tile work like a high end resort!! Crestron Smart home capabilities, 3 Flat Screen TVs, security cameras and audio visual system is included. A rare find that will likely sell very quickly.					
MLS#18-304086		Cbl, Dshwshr, Dryer, Frzr, Grbg Disp, Other			
Gregg Silver 310-770-0777		KELLER WILLIAMS BH			

TUESDAY

735 N STANLEY AVE	Open	11-2	red
\$2,575,000	4+5	SPANISH	




INCREDIBLE VALUE MELROSE VILLAGE NEWER CONSTRUCTION SPANISH

Amazing opportunity! New construction same size sold recently across the street for \$3.7M! This gated charming Spanish pool home with a multitude of elegant and high-quality detail and upgrades is the lowest priced newer construction in town. The property sits on the best block of Melrose Strip with Starbucks, trendy restaurants, a French bakery, and CVS Pharmacy seconds away. Featuring 9 foot-high ceilings, arched entryways, decorative panel moldings, custom luxe drapery and antique grates.

MLS#17-294690
Jay Martinez/Gil Dirige 323-377-8332
PACIFIC UNION INT

www.735NStanley.com

818 N CURSON AVE	Open	11-2	rev
\$4,300,000	5+6	2sty-MODERN	



MELROSE DISTRICT MASTERPIECE

Built in 2017 w/rooftop deck that boasts 360-degree views, BBQ area, fire pit & theater projection screen. This modern smart home is 5,300 sq ft, 5+5.5 & is meticulously detailed w/large open floor plan, towering windows & ceilings, Italian flooring, & linear lighting thru-out. Chef's kitchen w/spacious island, custom cabinets, & wolf appliances. Fleetwood doors opens to backyard w/double-sided fireplace & pool. His/hers master bath w/high end finishes, large bathtub & a smart hub steam shower.

MLS#18-303542
Bacal/Maman/Ferruggio 310-600-8792
RODEO REALTY

www.818Curson.com

10 West Hollywood Vicinity *Condo / Co-op*

1322 N DETROIT ST, UNIT 11	Open	11-2	NEW
\$1,050,000	2+2.5	3sty-ARCHITECTURAL	



SLEEK AND MODERN TOP FLOOR - SPACIOUS AND BRIGHT!

Award winning design. Corner unit w/ easy flow floor plan. Expansive w/ exceptional light, soaring 18' ceilings, oversized windows & skylights. Dramatic entry w/ floating staircase leads to private ensuite master bdrm. Sleek chefs kitchen w/ open floor plan l/r & d/r, on main level. Lwr level has 2nd ensuite bedroom & private sitting room/office & balcony. Excellent location near lots of shopping/restuarants plus easy frwy access!. Meticulously maintained, light bright, modern & clean.

MLS#18-303542
Nina Chinn 424-888-3130
PACIFIC UNION

848 N KINGS RD #104	Refresh.	11-2	NEW
\$789,500	2+2		



WELCOME HOME TO THE HEART OF WEST HOLLYWOOD

1317 sq ft 2 bedroom 2 bathroom unit. Custom Cabinets, hardwood floors, recessed lighting, smoothed ceilings and smoked glass doors throughout make this a modern and comfortable place to call home. Full-length balcony accessible from each bedroom and the living room through floor to ceiling glass doors, ample outdoor space for entertaining! A quick stroll up the street lands you at Gelson's neighborhood market and several favorite local eateries. Jot down to Melrose for additional eateries.

MLS#18-303448
Richard Ryan 918-640-8934
KELLER WILLIAMS LARC

Cbl, Dshwshr, Frzr, Micro, Other

10 West Hollywood Vicinity *Lease*

855 HILLDALE AVE	Open	11-2	NEW
\$6,700	1+2	2sty-MODERN	



2 LUXURY UNITS FOR LEASE

Luxury split-level unit for lease in the heart of West Hollywood, in the highly sought after Norma Triangle! 855 Hilldale is the stunning lower unit & features 1 bedroom, 1.5 bathrooms, your own private patio, separate entrance, with a dedicated covered parking space, and is offered at \$6,700/month. 857 Hilldale is the luxe upper unit & features 1 bedroom, 1.5 bathrooms, your own private balcony & atrium, separate entrance, with a dedicated covered parking space, and is offered at \$6,500/month.

MLS#18-299428
The Sunset Team 3102743900
KW DOWNTOWN LA

www.855and857Hilldale.com

11 Venice *Single Family*

237 WINDWARD AVE	Open	11-2	NEW
\$3,850,000	4+4	ARCHITECTURAL	



MODERN VENICE MASTERPIECE

Recently built by famed architect Robert Thibodeau, behind some of Venice's most creative works has designed the perfect blend of harmony & practicality. Open spaces w/ high ceilings & large scale rooms comforted w/warm wood interiors, lots of light & seamless walls of glass. Living, dining & modern kitchen equipped w/Miele appliances, polished concrete floors, redwood ceilings & Fleetwood doors open to the courtyard. Control 4 runs this turnkey smart home directly from your phone.

MLS#18-303296
Zach Goldsmith 310.908.6860
HILTON & HYLAND

HiltonHyland.com

437 LINNIE CANAL	Open	11-2	NEW
\$2,899,000	2+3	CALIFORNIA BUNGALOW	



LINNIE CANAL VENICE BUNGALOW

Situated on the south facing Linnie Canal is Casa di Gennai, a 1926 light-filled cottage w/ exposed-beam ceilings, sun porches & an open floor plan. Built-in bay window overlooks the charming canal. The kitchen is well equipped w/ stainless steel appliances, wine fridge & walk-in pantry. The 2nd level is dedicated to the sun-drenched master retreat, complete w/ a cozy reading nook & wood-burning fireplace leading to a private balcony. Just blocks away from the beach, Marina & Abbot Kinney.

MLS#18-304610
Rogers + Stellini + Ritt 310-888-3377
NOURMAND & ASSOCIATE

www.437LinnieCanal.com

1308 VIENNA WAY	Refresh.	11-2	NEW
\$1,895,000	3+2	COTTAGE	



COZY CONTEMPORARY WITH EXCELLENT CURB APPEAL

Feel right at home in this warm and inviting contemporary home full of charm. Reminiscent of a storybook cottage, curb appeal radiates from the front yard, including the freshly manicured grass lawn and the ivy-covered pergola over the stone paved front porch. Natural light fills the bright and open floor plan that features double French Doors flanking a cozy fireplace, creating an airy space and bringing the outdoors in. You'll enjoy cooking in the remodeled kitchen with granite countertops.

MLS#17-295982
Kerry Ann Sullivan 310-907-6517
HALTON PARDEE

www.HaltonPardee.com

11 Venice *Income*

800 INDIANA AVE	Refresh.	11-2	NEW
\$3,494,000	2sty-ARCHITECTURAL		



VENICE DUPLEX WITH INDUSTRIAL CHIC + WARMTH

Built in 2004 (no rent control!) by famed local Venice architect Peter Fergin, this side-by-side duplex exudes both industrial chic and fabulous warmth. With one unit delivered vacant and the other unit on a month-to-month lease, this is a perfect owner-user opportunity or an easy-to-own income property for any level of investor. The design of the complex takes advantage of nature by incorporating large windows to bring in natural light. This is a must see for owner-occupants and investors!

MLS#18-304188
Kerry Ann Sullivan 310-907-6517
HALTON PARDEE

www.HaltonPardee.com

11 Venice *Lease*

239 SHERMAN CANAL	Refresh.	11-2	NEW
\$16,000	4+4	3sty-MEDITERRANEAN	



ENJOY THE AMBIANCE OF THE VENICE CANALS !!!

Spacious Mediterranean 4 bed + 4 bath + media room in pristine condition! Designed for indoor-outdoor entertaining, the open living/dining/gourmet kitchen with 2-story ceiling opens to a south-facing Canal-front patio. The mezzanine features a large media room & a private office suite. On the third-level you'll find a scrumptious master with a patio overlooking the Canals plus Jack & Jill bedrooms. Up one level is the roof terrace. Tons of closets & storage. Available furnished or unfurnished.

MLS#17-297924
CJ Cole 310.773.6945
VENICE BEACH LIVING

venicebeachliving.com/239shermancanal/

TUESDAY

12 Marina Del Rey Single Family

4411 ROMA CT	Open 11-2	rev
\$4,495,000	3+4 ARCHITECTURAL	



DRAMATIC WATERFRONT ARCHITECTURAL SHOWPLACE

Impeccable and Dramatic Architectural Waterfront home. A True Entertainers Showplace- completely rebuilt from the ground up w/ the finest Craftsmanship & Imported European Materials thru-out. Soaring ceilings & walls of glass afford an abundance of natural light w/ sunny Balconies & Terraces. Grand Step-down Living room w/ polished concrete floors ,fireplace, and canal views. Elevated dining room w/ fireplace. Chefs Kitchen features: Bulthaup cabinetry, new appliances & 24 foot island w/seating.

MLS#17-297002		
H. Gussman and P. Czako	310-440-9201	
GUSSMAN CZAKO ESTATE		
THIS SPECTACULAR HOME WILL DEF BE OPEN!!		

12 Marina Del Rey Condo / Co-op

3717 OCEAN FRONT WALK	Refresh. 12-3	NEW
\$7,995,000	5+6 3sty-ARCHITECTURAL	




TROPHY PROPERTY ON THE SAND!

CRISP, CLEAN ARCHITECTURAL ANGLES DEFINE THE EXTREME VIEWS OF THE SAND, SURF, VENICE PIER & PALOS VERDES. A PRIVATE ELEVATOR PROVIDES ACCESS TO THE MULTIPLE LEVELS WHICH INCLUDE 5 BEDROOMS, 4.5 BATHS, MEDIA ROOM, OFFICE, BEACH ROOM WITH BATH AND A PRIVATE ROOFTOP TERRACE. PARKING IS SECURED FOR 3 CARS. A PROPERTY NOT TO BE MISSED. TOTAL LISTED 6,083 SQ FT INCLUDES: UNIT & BEACH ROOM 4,505 SQ FT + ROOFTOP DECK 1,578 SQ FT.

MLS#17-288580		
Timothy Enright	310.652.6600	
THE ENRIGHT COMPANY		
www.OceanFrontArchitectural.com		

4616 GLENCOE AVE #5	Refresh. 11-2	NEW
\$920,000	2+3 TRADITIONAL	




ENJOY RESORT STYLE LIVING IN THE HEART OF MARINA DEL REY

This beautiful & inviting townhome offers direct entry from the private 2-car garage w/additional built-in storage & laundry area. The first floor living area features vaulted ceilings & fireplace, which opens to a private patio. The 2nd level dining room equipped w/built in wine cooler flows to the kitchen/family area, which boasts a breakfast bar and ample cabinets. Upstairs offers a spacious master suite w/built in closets & private sun deck, while the 2nd bedroom features an en suite bath.

MLS#17-297028		
Jonathan Pearson	310-907-6517	
HALTON PARDEE		
Blt-Ins,Dshwshr,Rng/Ovn,Fridg		

4050 GLENCOE AVE, UNIT 215	Open 11-2	NEW
\$859,000	2+2 1sty-CONTEMPORARY	



STYLISH AND SOPHISTICATED CONDO IN MARINA ARTS DISTRICT

Enjoy this stylish & sophisticated end unit at the coveted Indigo complex in Marina Arts District! Open floor plan w/ dark wood floors and high ceilings. Gourmet kitchen w/ granite counters, Viking appliances & breakfast bar that opens to spacious dining & living room. Large master has two closets & luxe ensuite bath w/ soaking tub, large shower & dual vanity. Two private enclosed patios open to the common area fire pit. Features incl. large guest bedroom & bath, in-unit laundry & SxS parking.

R. Davis C. Burns	310.418.8091	
COMPASS		

4351 REDWOOD AVE #6	Refresh. 11-2	NEW
\$749,000	2+2 1sty-TRADITIONAL	



"GREAT OPPORTUNITY / POTENTIAL TO REMODEL!"

Great opportunity / potential to remodel this 2 bed / 2 bath townhome that needs some TLC, located in Villa Villetri. Fabulous location in prestigious Marina Del Rey. High, smooth ceilings, private two car garage with direct access.This is resort-like living, tranquil gardens with four pools and spa, Gated community.

MLS#18-304274		
David Pinkham	310 435-8616	
PINKHAM ESTATES REAL		
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn		

13 Palms - Mar Vista Single Family

3958 BEETHOVEN ST	Refresh. 11-2	NEW
\$1,425,000	3+3 SPANISH	



CHARMING SPANISH HOME IN THE HEART OF MAR VISTA, ZONED R3!

This home is perfect for development or to make your own. A quick bike ride to the beach and Abbot Kinney, giving you the full SoCal experience. There is a converted 2nd unit studio in the back. Front features 2 beds and 2 baths, original hardwood floors, a fireplace, and master bed/bath, which has been updated. Back features a cozy studio with updated bathroom and kitchen, large windows, private patio, fire-pit, and parking. Do not miss this opportunity!

Aaron Bernbach	424-835-1470	
RODEO REALTY		
Dshwshr,Grbg Disp,Rng/dbl Oven,Frdg		

3262 VETERAN AVE	Open 11-2	rev
\$1,395,000	4+2 SPANISH	



YOU WILL INSTANTLY FALL IN LOVE WITH THIS SPANISH BEAUTY

An absolute, must-see! Very bright charming home exudes character and warmth. 3 bedrooms + office, and 1 bathroom in the main home. Gorgeous hardwood floors, living room with barreled ceilings, dining room. Lovely kitchen flows together perfectly for family and entertaining. Additionally there is a sub area that is staged to present endless possibilities. Home has two very private backyards. Gated pool. Tree top views all around.Paradise is calling!

MLS#18-301984		
Ron Wynn	310-621-1772	
COLDWELL BANKER RESI		
Blt-Ins,Cing Fan,Dshwshr,Dryer,Hood Fan		

1810 WALGROVE AVE	Open 11-2	rev
\$1,125,000	2+2 CONTEMPORARY	



AFFORDABLE LUXURY. DON'T CURB APPRAISE!

2BR + office home offers sophisticated contemporary features and finishes. This ground up remodel (2015) is fully permitted with custom kitchen and bath, double pane windows and direct entry garage. Mechanical features include new HVAC (2016) tank-less water heater, copper plumbing, new 200 amp elec LED lighting, energy efficient insulation and several security features. Home is convenient to nearby schools and is a short distance to the beach and Abbot Kinney.

MLS#17-283974		
Winston Cenac	310-963-9300	
BULLDOG REALTORS INC		
Blt-Ins,Dshwshr,Grbg Disp,Phone Sys,Fridg		

13 Palms - Mar Vista Condo / Co-op

3613 GLENDON AVE, UNIT 301	Open 11-2	NEW
\$899,900	2+2 CONTEMPORARY	



OVER 2000 SQFT - ARCHITECTURAL TOWNHOME

UNIQUE 2 BEDROOM + LOFT, TOP FLOOR RENOVATED CONDO IN ARCHITECTURAL BUILDING. IN ADDITION TO LOFT, 365 SQFT UPSTAIRS BONUS ROOM AND STORAGE MAKES THIS OVER 2000 SQFT. ROOFTOP PATIO WITH AMAZING VIEWS. CORNER UNIT - NATURAL LIGHT ON 3 SIDES. CULVER CITY ADJACENT LOCATION. 2 STORY HIGH CEILINGS WITH WALL OF WINDOWS. SPACIOUS, OPEN FLOORPLAN. HUGE UPSTAIRS LOFT OVERLOOKING LIVING AREA. GRANITE COUNTERS AND LG STAINLESS APPLIANCES. 2 SIDE-BY-SIDE PARKING IN SECURED GARAGE.

Jason Cook	661-317-6900	
COLDWELL BANKER RESI		

14 Santa Monica Single Family

1123 BERKELEY ST	Lunch 11-2	NEW
\$4,795,000	5+7 TRADITIONAL	



JOIN US FOR TACO TUESDAY!

This newly-constructed architectural boasts spatial expansivity. The facade sets the stage for a soothing & bright interior, featuring a relaxed living space adj to the foyer & breezing forth to the office, guest rm, dining area & onward into the chef's kitch. Adjoining the kitch is the great rm, lined w/floor-to-ceiling glass sliding drs unto the patio w/a pool & spa. The 2nd story is replete w/4 beds, including the master ste, complete w/fp, spa bath & French doors that open to a balcony.

SMITH & BERG	310.500.3931	
PACIFIC UNION BH		
1123berkeley.com		

TUESDAY

624 22ND ST	Open	11-2	NEW
\$4,579,000	5+6	2sty-CONTEMP MED	
COVETED NORTH OF MONTANA			
<p>Contemporary Mediterranean on a tree-lined street. Open floor plan with soaring ceilings, wood floors & huge arched windows. Updated gourmet kitchen features granite counters, center island, updated appl & 2 large pantries. Kitchen opens to formal dining room & a large family room with built-ins & bar area. 4 bedroom suites upstairs. Expansive master suite with large sitting area & spa-like bathroom. The lower level offers a 5th bedroom suite + office with built-ins. Private grassy yard</p>			
<p>MLS#18-304242 Rivera/ Fleming 202-271-8057 NOURMAND & ASSOC</p>			
Dshwshr,Grbg Disp,Rng/Ovn,Trsh Cmpctr			

2930 NEILSON WAY, UNIT 309	Refresh.	11-2	NEW
\$1,299,000	2+2	1sty-CONTEMPORARY	
PRISTINE SEA COLONY II UNIT			
<p>Immaculate 2br/2bth unit located in the prestigious Sea Colony II complex, a 24 hour gate guarded community by the Santa Monica beach & Main street. This upgraded unit features remodeled kitchen with GE profile appliances, modern cabinets and countertops & large pantry, plenty of storage w/built-ins throughout. Enjoy the ocean breezes from the large outdoor patio.</p>			
<p>Hollingsworth & Leff 310.230.2483 COLDWELL BANKER-PAC.</p>			

2622 25TH ST	Lunch	11-2	NEW
\$3,299,000	4+4	2sty-ARCHITECTURAL	
STUNNING NEW CONSTRUCTION ARCHITECTURAL			
<p>This prime Sunset Park modern home has it all. Detail craftsmanship throughout. 3 bedrooms up and one down all with en suit bathrooms. Grand entrance with cathedral ceilings amazing indoor outdoor flow along with patios decks and balconies throughout this bright modern space with multiple sky lights. Open chefs kitchen, Formal dining room 2 FR LR w FP opens to an entertainers back yard complete with pool spa and built in BBQ. 3 car garage spacious front yard with eye catching curb appeal.</p>			
<p>Adam Katz 310-625-3443 CB PALISADES</p>			
Pool Spa			

901 5TH ST, UNIT D	Open	11-2	NEW
\$1,250,000	2+2.5	2sty-MID-CENTURY	
STEPS FROM MONTANA AVE. AND PALISADES PARK			
<p>2-bd, 2.5 ba townhouse 5 blocks from the bluffs and one block from Montana Ave. 12-unit building with central heat and A/C, one common wall. Newer kitchen with SS appliances, dishwasher, stove, frig and granite counter tops that open into the living area with a cozy fireplace. 1/2 Ba is on first floor. Upper level features the newer washer/dryer, two Bds and 2 full Ba. 2 balconies on first and second floor. Unit is on the first floor with elevator access to two side by side parking.</p>			
<p>Amy Chang 310-702-8398 GIBSON/PACIFIC UNION</p>			
A/C, SS appliances, balconies, fireplace			

14 Santa Monica Condo / Co-op

37 SEA COLONY DR	Open	11-2	NEW
\$2,495,000	2+2.5	2sty-CONTEMPORARY	
AMAZING OCEAN VIEW TOWNHOME IN HEART OF SANTA MONICA			
<p>Live inside the immaculate Sea Colony I building which offers a 24hr security guard and is gated. This spacious 2 bedroom, 2.5 bath townhome offers hardwood floors throughout, spacious living room, balcony to maximize indoor/outdoor flow, den/office, Master suite, laundry room, dining room, updated Cooks kitchen and two car private garage with direct access. Located extremely close to Main Street and Sunday Farmer's Market. This wonderful home embraces the many joys of the Sea Colony lifestyle.</p>			
<p>MLS#18-304852 Steve Sawai 310.261.3777 COLDWELL BANKER RESI</p>			
Dshwshr,Dryer,Grbg Disp			

1141 26TH ST, UNIT C	Open	11-2	NEW
\$609,000	1+1	CONTEMPORARY	
CHARMING TOP LEVEL SANTA MONICA CONDO			
<p>The epitome of charming! Don't miss this special one bedroom Santa Monica condo located in a small two story complex with lush courtyard. Light, bright "happy" unit with great exposure looking out onto greenery in courtyard. Very open living plan with hardwood floors and recessed lighting. Modern kitchen with stainless appliances and granite counters. Fresh paint and new windows in living room. One car garage. Could also be the perfect pied-à-terre! Live the Santa Monica lifestyle!</p>			
<p>Nikki Hochstein 310.968.1116 COMPASS</p>			
Built-Ins, Dishwasher, Range/Oven			


618 LINCOLN #5	Open	11-2	NEW
\$1,599,000	3+3	2sty-SPANISH	
FANTASTIC LOCATION-NO. OF MONTANA AVE.			
<p>3 bed & 2.5 bath in pristine condition. Large open floorplan, light-filled -French doors lead to patio for outdoor dining & entertaining - Features hardwood floors throughout, fireplace, central ac/heat, recessed lighting w/ Cooks kitchen-granite counters, white shaker cabinets-breakfast bar. All 3 bedrooms up -master bedroom w/en-suite bathroom-walk-in closet. Bathrooms updated w/carrara marble counters. Washer/dryer in unit. Direct-access, side-by-side, 2-car garage. EQ ins. incl HOA dues.</p>			
<p>MLS#18-303732 Andrew Thurm 3103452661 COLDWELL BANKER RESI</p>			
Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other			

1222 PRINCETON ST #2	Open	11-2	NEW
\$555,000	1+1	TRADITIONAL	
AMAZING LOCATION -15 UNIT COMPLEX WITH POOL			
<p>Great location just south of Wilshire -1 bed 1 bath condo in 15 unit building with pool. Carport for one car - Good starter unit - live in now -or upgrade to your taste! Wonderful opportunity!</p>			
<p>MLS#18-304706 Marshall/Mann 310-740-1812 COLDWELL BANKER RESI</p>			
S of Wilshire, N of Arizona			

520 MONTANA AVE, UNIT 301	Open	11-2	NEW
\$1,299,000	2+1.75	OTHER	
STUNNING, REMODELED PENTHOUSE W/ VIEWS			
<p>Wide plank, French Oak flrs. Recessd & custm lighting thru-out. Opn kit w new Porcelain counter-tps, new plumbing & lighting fixtures & Serene Bay window. Newly faced, wd brnng & gas frpce in liv rm. Mstr w new, entire wall of prfssionlly organized clsets. Lrg, 2nd bed w/ gd separation frm mster. Lrg balcony w/ access from kit & dining (ok to BBQ). Lndry inside unit. Only one common wall. 2-zone heating (liv & master) with a programmable remote control. 2 parking spots in commnity grge.</p>			
<p>Kate (Kathleen) Bransfie 310-395-1133 COLDWELL BANKER</p>			
washer, dryer, stove, fridge, wine coole			

701 OCEAN AVE #103	Refresh.	11-2	671/C1	rev
\$2,500,000	2+2.5	1sty-ARCHITECTURAL		
JUST LISTED! OCEAN VIEWS!				
<p>Elegant ocean facing, first floor unit 2 BD, 2.5 BA in ~ 1,850 SF. Gourmet kitchen w/granite counters. Huge patio w/ beautiful ocean & park views. Custom built-in cabinetry/shelving & wood flrs. Two side-by-side parking spaces. Spectacular rooftop w/dramatic ocean views, pool/spa, bbq & entertaining area. Building amenities include: fitness room, banquet/conf. room. Concierge 24/7, on-site mgmt. weekdays. Just steps from the ocean, boutiques, hotels & restaurants.</p>				
<p>MLS#18-301508 Julie Lovett 3108993514 COLDWELL BANKER RESI</p>				
www.701oceanave103.com				

TUESDAY

14 Santa Monica		<i>Income</i>
851 EUCLID ST	Open 11-2	NEW
\$2,995,000	Duplex 2sty-TUDOR	
	MUST SEE! CHARMING TUDOR DUPLEX IN HEART OF SANTA MONICA!	
<p>Exuding charm, architectural detailing and curb appeal this duplex captures the character of classic Santa Monica living. Each 2-story unit showcases 2 spacious bedrooms and 1.5 bathrooms and private patios. This property has been well maintained and features newer roof, floors and plumbing as well as onsite 4 car parking. Situated in one of the most desirable neighborhoods in Santa Monica, only 1/2 BLOCK from Montana Avenue - live in one unit, rent them both or combine them to create one home.</p>		
MLS#18-304834	Steve Sawai 310.261.3777	Dryer,Ovn,Fridg,Wshr
COLDWELL BANKER RESI		


14 Santa Monica		<i>Lease</i>
1755 OCEAN AVE #601	Open 11-2	NEW
\$10,000	1+1.5 ARCHITECTURAL	
	IT'S A LIFE STYLE - OCEAN VIEWS!	
<p>Contemporary fully furnished unit w/ incredible head-on ocean views in the luxurious Seychelle! Unit features an open living space w/ gourmet kitchen & eat-in breakfast counter. Full service building offers 24hrs concierge, fitness center w/ yoga studio, business center, pet spa & bike storage. Breathtaking views from the rooftop pool, cabanas & entertainment area overlooking the ocean. Premier location across the street from the beach & the 3rd street promenade w/ fabulous shops & restaurants</p>		
MLS#17-293418	Pamela & Clifford Rowe 310-880-7241	www.1755oceanavenue601.com
DOUGLAS ELLIMAN		


15 Pacific Palisades		<i>Single Family</i>
1027 RAVOLI DR	Open 11-2	NEW
\$6,000,000	5+6 2sty-SPANISH	
	GREAT ESTATE OPPORTUNITY	
<p>Early 90's vintage Spanish. Apx. 6582 sq ft on apx. 20,830 sq ft lot, with tennis court, pool, mountain & canyon views to Will Rogers. Great estate opportunity close to the Riviera.</p>		
James Respondek 310-488-4400	Tennis Court and Pool.	
SOTHEBY'S		

1171 TELLEM DR		Open 11-2	NEW
\$3,295,000	3+3.5	1sty-CONTEMPORARY	
	BREATHTAKING VIEWS		
<p>An incredible property with ocean and city views from downtown to the Channel Islands. There are custom features throughout with built in cabinetry, warm hardwood floors, four fireplaces and a gorgeous outdoor entertaining area with sparkling pool and spa. On the interior there are three bedrooms plus a fourth room with bath which could be office, den or fourth bedroom. All the living rooms open to the spectacular views - a truly unique and wonderful home!</p>			
Dolly Niemann 310-230-3706	refrigerator, stove dishwasher		
BERKSHIRE HATHAWAY			

17757 TRAMONTO DR		Open 11-2	NEW
\$2,695,000	3+1.75	1sty-MID-CENTURY	
	OCEAN VIEW CASTELLEMARE OPPORTUNITY!		
<p>A fantastic opportunity for a new owner to live in or re-build this expansive ocean view home in Pacific Palisades. The property currently stands as a 1 story move-in ready home with swimmer's pool. Once you are ready to build, Schematic Design and Design Development plans are complete with CMHO Architectural Committee, Coastal Commission and Building Department setback approval - including soil and slope analysis. This highly desirable project is perfect for both a developer and end-user</p>			
MLS#18-303006	Judy Orsini (310) 739-2421	Dshwshr,Grbg Disp,Fridg,Wshr	
PACIFIC UNION INT'L.			

16722 BOLLINGER DR	Open 11-2	NEW	
\$2,675,000	3+4		SPANISH
	BEAUTIFUL AND SPACIOUS SPANISH HOME!		
<p>Sophisticated & warm, the interior features an open floor plan w/ soaring ceilings, custom built-ins, hand plastered walls & exquisite Spanish Tile work. The gourmet kitchen equipped w/ SS appliances, a large center island & a walk-in pantry opens to the living room w/ high vaulted ceilings & a cozy fireplace. Upstairs is a master bedroom w/ a fireplace, walk-in closet and a beautiful bathroom with a spa. Downstairs are 2 bedrooms, and a spacious family room that opens to a private backyard.</p>			
MLS#18-304574	Matthew O'Keefe 310-622-7447	BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other	
PACIFIC UNION INTERN			

1488 PASEO DE ORO		Open 11-2	NEW
\$2,300,000	4+4	CONTEMP MED	
	STUNNING OCEAN VIEW HOME!		
<p>This 4 bedroom home is impeccably updated. The formal living and dining rooms lead to beautiful new kitchen w/ custom cabinetry, Wolf and Sub Zero appliances, white quartz counters, eat in area and center island w/ counter seating. The lower level also has family room, powder bathroom and a sexy outdoor space all w/ ocean, mountain and sunset views! An elegant master, 3 addtl bedrooms and laundry room complete this home. Summit Club membership w/ pool, tennis, sports, gym & playground!</p>			
MLS#17-289614	J Bell/N McCutchen 310-266-8520	Blt-Ins,Dshwshr,Hood Fan,Rng/Ovn	
PACIFIC UNION INTL			

1545 AMALFI DR		Refresh. 11-2	red
\$10,995,000	6+8	CONTEMPORARY	
	SIGNIFICANT \$1M PRICE ADJUSTMENT		
<p>MC Builders delivers a chic oasis in the prominent Riviera neighborhood of the Pacific Palisades. This grand Nantucket modern estate while enclaved by the Santa Monica Mountains hosts a sun filled ocean breeze. European oak floors promenade through the great room, chef's kitchen & oversized waterfall suede island. Slide open the La Cantina pocket doors & escape to the raw bluestone & Zero-Edge Pool. 6 bedrooms, 8 baths & 6-car collector's garage, acoustic theater, entertainment bar & wine room.</p>			
MLS#17-275112	Adam & Ally Jaret 310-562-4073		
DOUGLAS ELLIMAN			

1466 BIENVENEDA AVE		Open 11-2	rev
\$9,985,000	6+7	3sty-MEDITERRANEAN	
	SPECTACULAR WILLIAM HEFNER DESIGNED MEDITERRANEAN		
<p>Extensively rebuilt in 2005 with architectural design by William Hefner and interiors by Kazuko Hoshino, this 10,632 sq. ft. Ridgeview Country Estates Mediterranean boasts high-end finishes that include handmade and custom designed ironwork, mosaic tile, imported stone and rich wood floors. The great room features coffered ceilings and a beautiful antique fireplace. Other amenities include a fabulous gourmet kitchen, third-floor bonus room, guest suite, loggia, barbecue area and expansive lawn.</p>			
MLS#17-246110	Boyle and Findley (310) 345-6911	Plz Present Business Card at Guard Gate.	
SOTHEBYS/THE AGENCY			

16 Mid Los Angeles		<i>Single Family</i>	
1800 S HOBART BLV		Open 11-2	NEW
\$949,000	4+3	2sty-CRAFTSMAN	
	STUNNING CRAFTSMAN ESTATE		
<p>4bed, 3bath, approx. 2,478 sf on 5,854 sf lot: this timeless home boasts luxury, space, and privacy in the heart of Los Angeles. Built in 1909, this Frank Tyler Masterpiece features original woodwork and fine detail throughout. The stained glass windows, leaded glass, built ins, tapered square columns, large front & back porch, and hand carved details; make this your dream home. Grand formal living room, dining room, fireplace, with detached garage. Under Mills Act.</p>			
Keith Scaduto 310-850-7992	www.1800sHobart.com		
COLDWELL BANKER-BHN			

TUESDAY

1730 S MARVIN AVE		Refresh.	11-2	NEW
\$849,000	3+2	1sty-SPANISH		



GORGEOUS SPANISH MISSION REVIVAL IN MID-CITY! - WITH ADU!

Stunning Turnkey Spanish. Restored with love and respect to original character, and well upgraded. Main home is 2BR,1BA, plus an "additional dwelling unit" in rear with kitchenette+bedroom+bath. Over-sized 2 Car garage also. This home has the best of everything! Fantastic Prime Location + Classic Wood Details (including oak wood floors) + Central AC + Fully Landscaped with irrigation system/raised planters/wine grapes/custom lighting + Converted "Man cave" garage. ABSOLUTE MUST SEE!!!

The Jerry & Rachel Team 424.242.8856
KW - LOS FELIZ

www.JerryANDRachel.com

18 Hancock Park-Wilshire *Single Family*

184 S HUDSON AVE		Open	11-2	NEW
\$7,995,000	7+5.5	2sty-VILLA		



GRAND ITALIAN RENAISSANCE REVIVAL ESTATE IN HANCOCK PARK

Grand Italian Renaissance revival estate on a 0.64 acre corner lot in Hancock Park. A magnificent, 7,668 Sqft time capsule, w/ gorgeous original moldings, chandeliers, architectural ceiling detail & arched doorways/windows w/ historic motifs of this period. Main house has 7 Beds/ 5.5 Baths, detached guest house with 1 Bed, Kit. & 1.5 baths. An elevator, sun-drenched pool park-like grounds & motor court /3-car garage complete this estate. Close proximity to Larchmont Blvd Shops & Restaurants.

Chin / Buonocore 323-762-2561
KW - LARCHMONT

www.184SHudson.com

150 N VAN NESS AVE		Lunch	11-2	NEW
\$3,195,000	4+3.5	SOUTHERN COLONIAL		

Emotional oasis in heart of the city w/ great curb appeal. Exceptional flow for indoor outdoor living. Formal living & dining rooms, eat-in kitchen opens directly to family room with yard/pool access.

Range, Dishwasher, Refrigerator, Freezer

Chase Campen 323-788-4663 COMPASS

141 S MANSFIELD AVE		Open	11-2	NEW
\$1,195,000	3+2	SPANISH		



THIS IS 1/2 OF A DUPLEX, NOT A SFR

A rare and unique opportunity to buy a lot of sq footage. 3 Bedrooms, 2 baths plus bonus room, lots of closet space. Central hall plan, living room with Batchelder fireplace, formal dining room, oversized breakfast room, huge laundry room. Apx 2,600 sq ft. Beautiful inlaid hardwood floors, loads of original charm & detail, central air. 2 car garage, yard, great street. Very well maintained. Close to the Grove, shopping, public transportation and places of worship. No Saturday showings.

MLS#18-304354
Cecille Cohen (213) 810-9949
COLDWELL BANKER HPN

Dshwshr,Grbg Disp,Fridg

436 NORTH PLYMOUTH BLVD.		Open	11:30-2	rev
\$1,499,000	2+2	1sty-MEDITERRANEAN		



HOT LITTLE 2 BEDROOM, 2 BATH HACIENDA

Hot Little Hacienda. Walk to Larchmont. Cozy light and bright living room. Den off living room looking out onto rear yard could be an office, family room or 3rd bedroom. Updated kitchen using the original wood cabinets. Follow the arch into the quaint adorable breakfast room. Master bedroom with in suite bath. Updated tiled bathroom. Good size second bedroom with built in closet. Large private entertainers backyard. Inside laundry, hardwood floors, central air/heat and 2-1 car garages.

MLS#17-281470
Steven Senigram 323 828-3800
KELLER WILLIAMS LARC

stove, dishwasher

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market

19 Beverly Center-Miracle Mile *Single Family*

543 N CURSON AVE		Open	11-2	NEW
\$3,999,000	5+5.5	3sty-MODERN		



CROWN JEWEL OF MELROSE VILLAGE

Also open for TWILIGHT TUESDAY 1/23 4:30-6:30PM
Very rarely does a home come along that is so undisputedly in a league of its own. That rarity is actualized at 543 N Curson Ave. Beginning with its curb appeal, it is evident how this crown jewel is a true standout. A decisively unique and tasteful architectural design set this newer construction home apart from all others. Dramatic windows and a multi-level floor plan- including subterranean parking and a breathtaking rooftop deck.

The Sunset Team 3102743900
KW DOWNTOWN LA

www.543Curson.com

6507 W OLYMPIC		Open	11-2	NEW
\$1,695,000	3+3	TUDOR		



STUNNING REDESIGNED TUDOR WITH POOL IN CARTHAY CIRCLE

This amazing home, impeccably remodeled inside and out, features a dramatic rotunda entry, an expansive, open living room with vaulted ceiling and fireplace, and a gourmet island kitchen with marble counters, stainless steel appliances and pantry. The spacious master suite boasts a luxurious spa bath with separate shower, soaking tub and dual sinks, a custom walk-in closet, and French doors leading to a large rear deck, pool, spa and nicely finished garage.

MLS#18-302560
Allison Schwarz 310-433-0056
COMPASS

WWW.6507OLYMPIC.COM

844 N VISTA ST		Open	11-2	rev
\$3,397,300	5+5.5	3sty-CONTEMPORARY		



REFINED MODERNE DESIGN
WWW.844VISTAST.COM

Refined Architectural New Construction,over 6000sf of indoor-outdoor unique living spaces: 5377sf interior, 361sf interior courtyard PLUS a 475sf rooftop deck. Bright sunny open floor plan: 5 spacious bedrooms, 5.5 baths, walls of glass, pocketed sliding door systems, & skylights. Beautiful center private courtyard has a large fireplace. Huge state-of-the-art gourmet kitchen. Spacious grassy back yard with a sparkling pool, spa, smart home Control 4 technology system, wine room and much more!

MLS#17-260664
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS HH

www.OmegaGroup.LA

112 N EDINBURGH AVE		Open	11-2	rev
\$3,290,000	4+5	SPANISH		



NEW SPANISH MARVEL WITH GREAT WALKABILITY

New construction! Rich, warm Spanish stucco, clay tile, arches and wood beamed architecture meets modern amenities. Expansive open floor plan with high ceilings, incredibly large gourmet kitchen which opens to family room and beautiful backyard with salt water pool and spa, built in barbeque and pergola adorned with bougainvillea.

MLS#17-298174
Paul Wylie 323.515.9585
LAMERICA REAL ESTATE

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

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

750 S SPAULDING AVE #321		Open	11-2	NEW
\$879,000	3+2			



TOP-FLOOR CORNER UNIT COSMETIC FIXER


Top floor corner 3-bedroom, 2-bathroom residence. This desirable cosmetic fixer overlooks the pool & courtyard in the Wilshire Galleria building. Located in the heart of Miracle Mile and across from LACMA, this residence has an open floor plan & a large enclosed den which can be used as a third bedroom. Galley kitchen w/ breakfast & dining area, walk-in closets, large bathrooms, washer/dryer, wet bar, balconies & 2 secured parking spaces. Steps from dining, entertainment, shopping.

MLS#18-302544
Sacha Radford 3106174464
THE AGENCY

Dshwshr,Dryr,Grbg Disp,Micro,Rng/Ovn,Oth

19 Beverly Center-Miracle Mile *Income*

6357 W 6TH ST	Open	11-2	NEW
\$2,995,000	Duplex	2sty-MODERN	



INCREDIBLE DUPLEX - NO EXPENSE SPARED!

Gorgeous remodeled single family home (lower unit) + income \$3500 mo from the tenant above. Ground floor has been transformed into a modern, private retreat w/ 3 large fully furnished impeccable en-suite bedrooms. Gorgeous Chefs kitchen, Private yard inc a fire pit + a brand new construction flex space w/ bathroom & new garage. Crestron Smart Home, New Roof, Plumbing, Electrical, AC & Heat Close to Beverly Hills, Cedars, Tj's, Beverly Center, The Grove. Great for investment, owner/user or Airbnb

Steven and Zee Spezzano 213-494-3888
KELLER WILLIAMS HH

The Integrity Team

21 Silver Lake - Echo Park *Single Family*

1809 SILVERWOOD TER	Open	11-2	NEW
\$1,295,000	4+5	2sty-TRADITIONAL	



INCREDIBLE RESERVOIR AND CITY VIEWS IN SILVER LAKE

The best view in Silver Lake? That's up for debate, but this home would be a top contender. With stunning reservoir, mountain and city views from every room in the house it doesn't get much better than this. Built in 1940 and remodeled in recent years, this 2-story hillside home is an entertainer's paradise with a great spacious layout. Located close to LA Mill, Botanica, the reservoir & numerous other neighborhood hot spots. This is the prime Silver Lake location you have been waiting for.

MLS#18-304486

Robert Kallick 323-775-6305
SOTHEBY'S LOS FELIZ

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

1834 LUCILE AVE	Open	11-2	NEW
\$899,000	2+2	2sty-MEDITERRANEAN	



SILVERLAKE PROPERTY WITH VIEWS!

First time on the market in 30 years! Here is a rare opportunity to purchase a property in the hills of Silverlake with impressive views of the city, Griffith Observatory, and inspiring sunsets. Buyer to investigate. A two bedroom, two bathroom with a large patio to create a personal sanctuary. Public records show a single family home, when owner purchased it 30 years ago it was already converted into 2 units Near the 101, 5, 110 freeways, Silverlake Reservoir.

MLS#18-303504

Tom Scrocco/Randy Isaacs 310-259-7355
COLDWELL BANKER-BHS

Refrg.,Rang-Oven,Dshwshr,Wshr,Dry

21 Silver Lake - Echo Park *Condo / Co-op*

4567 LEXINGTON AVE, UNIT 205	Open	11-2	NEW
\$625,000	2+2	MODERN	



Stunningly remodeled top-floor unit with bright open floor plan, ideally situated in a prime Eastside neighborhood. 2 bedrooms, 2 newly renovated bathrooms, soaring ceilings, beautifully updated kitchen.

Heather & Learka 424.202.3208
DOUGLAS ELLIMAN, CA

www.4567lex.com

21 Silver Lake - Echo Park *Condo / Co-op*

2230 DUANE ST, UNIT 6	Refresh.	11-2	NEW
\$599,000	3+2.5	CONTEMPORARY	



SILVER LAKE CONTEMPORARY TOWNHOME

Circa 1991 2 story Contemporary Townhome- 3 Bd/2.5Ba 2 car direct access private garage. Small 18 unit gated complex. Low HOA- \$300/mo. Freshly painted! Master suite has walk-in closet and own bath. 2nd additional bedroom also with walk-in closet. In unit laundry. Soaring ceilings upstairs along with skylight. Fireplace in living room. Open patio outside. Pets are welcome! Located near dog park, reservoir, freeway access, and all of Silver Lake's finest! Just like a SFR without the price tag.

Tom Conjalka 323-793-0333
SOTHEBY'S LOS FELIZ

stove, refrigerator, washer, dryer

22 Los Feliz *Single Family*

2630 N VERMONT AVE	Lunch	11-2	NEW
\$8,900,000	6+5	MEDITERRANEAN	



THE HISTORIC VAN M. GRIFFITH ESTATE

The historic Van Griffith Estate is a unique compound for those who desire privacy within the heart of the city. A long driveway leads up to this Mediterranean compound. The main residence consists of a spacious living room, dining room, library/family room, large eat-in kitchen, speakeasy & rooftop deck. 4 bedrooms & 3.25 baths complete the main house. The home boasts spectacular views of downtown, the Observatory, & Griffith Park. A Montecito-style guest house includes 2 bedrooms & 2.5 baths.

Howard Lorey & RSR 323-462-6262
NOURMAND & ASSOCIATE

vangriffithestate.com

5698 HOLLY OAK DR *Open* 11-2 **NEW**

\$2,599,000	4+4	CONTEMPORARY
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OAKS CONTEMPORARY WITH STRIKING CITY VIEWS!

Perched on a hillside in the coveted Los Feliz Oaks sits this soft contemporary home with stunning city views. Chefs kitchen with custom cabinetry, quartzite counter tops & high-end appliances. Floor to ceiling windows wrap around the main living spaces, offering magnificent views. The lower sleeping wing of the home offers a master suite & 2 bedrooms w/ en-suite baths. The ultimate media room with kitchenette plus additional bedroom & bath complete the home. This is LA living at its best!

MLS#18-303574

Joe Reichling 323-395-9084
COMPASS

www.5698HollyOak.com

1759 N NEW HAMPSHIRE AVE *Open* 11-1 **red**

\$1,140,000	3+4	CONTEMPORARY
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STUNNING ARCHITECTURAL

Newly built architectural. This stunning 3 bedrm/4 bathrm contemporary is part of a community of six residences minutes from all the theatres and coffee shops in Los Feliz Village. A beautiful multi-level home touting top of the line finishes, wood flooring, custom tile and stone work including new appliances. Ascend the second level and enjoy an expansive living rm w/dining area along w/an impressive gourmet kitchen. Bask in streams of natural light through windows and balconies on each level.


MLS#17-278012

Claudia Hipolito 323-697-2360
COLDWELL BANKER - LF

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

29 Westchester *Single Family*

6567 W 85TH PL	Open	11-2	NEW
\$1,795,000	4+3		



EXQUISITELY REBUILT IN COVETED KENTWOOD NEIGHBORHOOD


With top-of-the-line finishes throughout, no expense was spared. Bright & open living/dining areas anchored by fireplace flows into the kitchen featuring SS appliances, white cabinets, herringbone tile backsplash & expansive center island that opens out to the backyard. Unwind in the master suite, boasting a glass shower, soaker tub, dual sink vanity & walk-in closet. The bedrooms have recessed lighting & large closets. Additional features include a laundry room, second level living space.

Sally Forster Jones 310.691.7888
PACIFIC UNION

www.6567W85th.com

30 Hollywood Hills East *Single Family*

2338 HOLLYRIDGE DR	Lunch	11-2	NEW
\$3,475,000	4+3	TUDOR	



PRIVATE & GATED STUNNING HOLLYWOOD HILLS


Louis Zamperini of the movie "UNBROKEN" lived at the home for over 40 years. Classic Hollywood meets modern updates. The LR has soaring ceilings & an original fireplace. The Kitchen has all new top of the line Viking appliances, Calcutta Gold Marble counter tops that leads you into the sunlit breakfast room. Double master suites w/ walk in closets & stunning views of downtown LA. The lower level suite can be a guest room, office or maids quarters also w/ stunning views.

MLS#17-291062

Nicole Contreras 310.888.3332
NOURMAND & ASSOCIATE

Catered Lunch


TUESDAY

X 2621 CRESTON DR		Lunch	11-2	NEW
\$2,495,000	4+3.5			
UPDATED MODERN SPANISH WITH STUNNING VIEWS				
 <p>MUST SELL! WILL NOT LAST!! \$300,000 LESS THAN APPRAISAL! Incredible views from this impeccably updated Modern Spanish Home in an exclusive neighborhood in the Hollywood Hills. Once inside, you are greeted by 25' wide retractable pocket doors that open up to a balcony. The kitchen is a Chef's dream with its new Thermador appliances, grey oak flooring, and Caesarstone Countertops. The home boasts 3 en-suite bedrooms, an office, LED Glass Wine Cellar and a humongous basement. True Hollywood living.</p>				
Dahlia Merhi		3108043320		
STANFORD RAFFLES				


6465 IVARENE AVE		Open	11-2	NEW
\$1,225,000	2+2	MID-CENTURY		
HOLLYWOOD DELL GORGEOUSLY REMODELED MID-CENTURY MODERN HOME				
 <p>Gorgeous 2+2 Mid-Century Modern ranch canyon retreat on 1/4+ acre lot in the "Hollywood Dell" neighborhood. Extensively remodeled & stylishly updated, this impeccable "move-in-ready" designer home boasts a living room w/ high beamed ceilings, Oak hardwood floors, fireplace, & custom wall to wall panoramic sliding doors to large private decks, grassy yard & terraced land. Fully remodeled modern Kitchen w/ quartz countertops, SS appliances & breakfast area. Serene canyon setting perfect to entertain</p>				
MLS#18-302812		WWW.6465IVARENEAVE.COM		
ST. JAMES + CANTER		310.291.1029		
BERKSHIRE HATHAWAY				

6450 RODGERTON DR		Refresh.	11-2	593F1	red
\$2,695,000	2895000	4+4.5	4sty-ARCHITECTURAL		
PRIVATE ARCHITECTURAL ON A DOUBLE LOT!					
 <p>Amazing architectural home nestled in Beachwood Canyon w/sweeping views,6 car parking,3 private/creative outdoor areas w/lush landscaping,one w/pool on a street to street lot.This home features wonderful details,2-story living room w/fireplace & walls of glass,floating dining room w/butler's pantry,wine cellar,chef's kitchen,sensational huge master suite w/fireplace,master bath w/steam shower & spa tub, large family/media area,hardwood floors. A truly spectacular home,wonderful for entertaining!</p>					
MLS#17-223232		WWW.6450RODGERTON.COM			
Linda Semon		310.351.3995			
COLDWELL BANKER SM					

31 Playa Del Rey Condo / Co-op

8174 MANITOBA ST #1		Open	11-2	NEW
\$759,000	3+3			
PRIME PLAYA DEL REY END UNIT TOWNHOUSE!				
 <p>This private 3 bedroom 3 bath end unit townhouse has everything that's easy to love: soaring ceilings, tons of light and a wonderful open floor plan in one of the best locations in Playa Del Rey. Manitoba West offers 24 HR. guard gate, pool and spa community room, fitness center with saunas and 2-lighted tennis courts and 3 paddle courts. Walking distance from the beach, bike path, shops and restaurants. Don't miss an incredible opportunity to call this home!</p>				
MLS#18-299256		Blt-In,Cbl,Dshwshr,Dryer,Grbg Disp,Other		
Laura Anderson		323-646-6569		
KELLER WILLIAMS LARC				


37 Metropolitan South Single Family

1226 E 77TH PL		Refresh.	11-2	NEW
\$335,000	3+1	ARCHITECTURAL		
BRIGHT & CHARMING				
 <p>Come see this bright and charming, gated 3 bedroom and 1 bath home. The kitchen is light and bright with lots of cabinet & storage space. Nice sized living room features carpeting and built-in glass storage cabinets. The bathroom includes a shower/bathtub combination and glass storage vanity. Backyard features a detached 1-car garage with extra storage space and small gazebo. Front yard has a gate, small grassy area, and a covered entry patio to the front door.</p>				
Kevin Klein		310.488.1475		
NOURMAND & ASSOCIATE				
Refreshments Served				

57 Northridge Single Family

10030 OAK PARK AVE		Open	11-2	NEW
\$710,000	4+2	1sty-TRADITIONAL		
4 BEDR TRADITIONAL ON LRG LOT W/ POOL				
 <p>Inviting 4 bedroom home on a 14K plus lot with pool. Prime area of Northridge on a great street. Open living and dining with large bonus room that could be office, workout or family room. Large back yard and patio with sport court and sparkling pool.</p>				
Dan Nessel		310-365-0195		
BERKSHIRE HATHAWAY				
Range/Oven, Fridge, dishwasher,				


62 Encino Single Family

4715 ALONZO AVE		Open	11-2	NEW
\$4,249,000	5+7	2sty-MODERN		
NEW CONSTRUCTION MODERN ENCINO FARM HOUSE				
 <p>Brand New modern farmhouse is the perfect environment blending relaxation & entertaining. Perched on a knoll; find yourself in a magical space filled w/ light warmth & privacy. Open floor plan w/ oversized rooms combine interior & exterior living. Carefully curated materials & colors bring a sense of sophistication while the architectural details are thoughtfully designed to be clean simple & low maint. Built to exceptional standards home feats 5 bd w/ en-suite ba walk ins & private balconies.</p>				
MLS#18-303008		WWW.THEALTMANBROTHERS.COM		
Josh & Matthew Altman		3108193250		
DOUGLAS ELLIMAN				

72 Sherman Oaks Single Family

13262 GALEWOOD ST		Open	11-2	NEW
\$7,995,000	6+8	2sty-TRADITIONAL		
LONGRIDGE ESTATES PERFECTION				
 <p>Set securely atop a gated private knoll, this iconic Longridge Estates property showcases its timeless traditional architecture. Large, stately rooms, kitchen open to family, 2 en-suites on main floor, in-home theatre, refrigerated wine display, spacious master suite with sitting room and bath with dual showers, dual w/c's, & dual walk-ins. Huge grassy yard leading to swimmer's pool with spilling spa, covered cabana with full bath all surrounded by mature trees and a comforting privacy hedge.</p>				
MLS#18-304620		30,845 LOT! Home Theatre		
Krizek, Korchek, Barrett		818-371-0933		
THE AGENCY				

3907 SEPULVEDA		Open	11-2	NEW
\$3,799,000	6+8			
ROYAL OAKS CONTEMPORARY TUSCAN COMPOUND				
 <p>Constructed in 2017 this estate features soaring ceilings w/ exposed trusses, solid wide plank floors & a flaws layout that highlights the private park like grounds at every turn. The oversized kitchen is built around the art of entertaining, w/custom cabinets glass counter tops & Wolf/Subzero appliances. A wine bar w/ a glass fridge for 100 bottles, & a large dining area perfect for entertaining events large or small. Welcome Home!</p>				
MLS#18-303560		AlphonsoBjorn.com		
B. Farrugia A. Lascano		323.447.3211		
HILTON & HYLAND				

15245 GREENLEAF ST		Open	11-2	NEW
\$3,275,000	5+7			
A MODERN MASTERPIECE!				
 <p>Enter into a spacious living room with fireplace connected to courtyard with fire pit. Open floor plan leads to family room and dream kitchen with stainless steel appliances and Calacatta marble islands, out to backyard with built-in BBQ and beautiful 50 ft zero edge salt-water pool. Master features large walk-in closet and modern bath. Upstairs terrace offers indoor/outdoor living space. Bedrooms have walk-in closets, and beautiful en-suite baths. Theater room, wine cellar, smart home system.</p>				
Gary Gold		310.741.0505		
HILTON & HYLAND				
SoldbyGold.net				

TUESDAY

X 4422 SHERMAN OAKS CIRCLE	Lunch	11-2	NEW
\$2,499,000	5+4.5		




STUNNING SHERMAN OAKS MASTERPIECE!!

Modern new construction of superior quality and design! Located in the flats of Sherman Oaks just minutes from the Westside. This modern design boasts 5 Bed/4.5Bath, luxurious finishes, white oak plank floors, quartz counter tops, custom kitchen and cabinets and floor to ceiling windows throughout. Beautiful pool lets the owner enjoy real California style living! Great shops and restaurants all within walking distance.

MLS#SR17259508CN
Ellen Ruimy 818-571-3105
RODEO REALTY

Listing Agent 2:Marci Marom 818.402.7300

4148 SUNSWEPT DR	Refresh.	11-2	rev
\$2,199,000	4+5	3sty-MODERN	




STUDIO CITY LUXURY HOME!

This stunning mid-century modern 3 story, 4 bedroom, 5 bathroom Studio City home has beautiful panoramic views of the sparkling Valley lights from several outdoor balconies throughout the property. Recently renovated, the home features an enormous 4,163 sqft multi-level living area with upgraded luxury in the common areas and private restrooms along with elevator access to the rooftop sundeck perfect for relaxing or entertaining. Priced to sell, you must tour this home today!

MLS#18-299128
Victor Quiroz 213-245-1440
BHHS DTLA

Renovated with luxury throughout!

3400 CAMINO DE LA CUMBRE	Open	11-2	NEW
\$1,095,000	3+2	RANCH	



HILLS OF SHERMAN OAKS

Pristine and beautifully renovated, light filled 3Bdrm/2Bath home located in the hills of Sherman Oaks. Easy access to everywhere. Too many improvements to list. Remodeled kitchen with loads of storage. Approx 209 sq. ft. of unpermitted bonus space, could be used as office/den, currently being used as child's playroom (not included in overall square footage). Coveted Roscomare elementary school district. This is a beautiful home that won't last long.

MLS#18-303502
Todd Henricks 310-913-3470
BERKSHIRE HATHAWAY

New electric, new plumbing, new roof...

74 Toluca Lake *Single Family*

10403 VALLEY SPRING LN	Open	11-2	NEW
\$2,685,000	4+3	1sty-TRADITIONAL	



TRADITIONAL STORYBOOK CHARMER

Traditional Storybook Chamer. Fully renovated to upscale modern tastes. Screening room w/overhead projector. Living room w/brick fireplace & built-in bar. Gourmet dream kitchen w/high-end appliances incl. Viking range, custom cabinetry, stone. Large master w/luxurious 5-star en suite! Wired for WiFi & cable. Spacious patio & basketball court.

Craig Strong 818.930.4050
PACIFIC UNION INT.

14152 COLLINS ST	Open	11-2	NEW
\$875,000	3+2	1sty-RANCH	




PERFECT STARTER HOME

East Coast meets ranch style in this stunningly redone Sherman Oaks home. With three bedrooms and two bathrooms in almost 1,800 square feet, this home has the old-world charm with today's must haves. The curb appeal is almost as overwhelming as the open kitchen featuring stainless steel appliances, granite counter tops, large island and tons of storage. The living room is one of the key elements of the home. Situated on more than a 9,000-square-foot gated lot, the opportunities are endless.

Michelle Schwartz 424.230.3716

76 North Hollywood *Single Family*

6033 ALCOVE AVE	Open	11-2	NEW
\$699,000	3+2	1sty-TRADITIONAL	



PERFECT COTTAGE ON QUIET STREET

Tucked away on a cul-de-sac in a sweet, quiet pocket of Valley Glen, The Alcove Cottage is the perfect starter home. Turn-key with lots of upside and featuring three bedrooms and two bathrooms. The open kitchen with brick pizza oven completes the home. Gorgeous hardwood floors, new roof and windows, and original crown molding offer a perfect mix of old and new. The expansive grassy yard has several mature fruit trees, room for a pool, and a lovely covered deck for lounging or dining.

Michelle Schwartz 424.230.3716

73 Studio City *Single Family*

3735 LAUREL CANYON BLVD	Open	11-2	NEW
\$949,000	3+3	TRADITIONAL	



BEST VALUE IN THE SILVER TRIANGLE!

Living room w/ wall of windows & fireplace. Dining room w/ crown mouldings & chair rail. Oak cabinets line the walls of the kitchen, complete w/ stainless steel appliances & breakfast area. Full laundry room w/ pantry. Den w/ views of the the front yard. 2 beds w/ en-suite baths & walk-in closets. 3rd bed w/ wall of closets & a walk-in closet. Add'l: 2 car garage, hw floors, central AC/heat, dual pane windows, powder room, Westside access & close to Ventura Blvd, hiking & Carpenter School

MLS#18-302360
Elizabeth Marquart 3102460888
RE/MAX ESTATE PROPER

Blt-Ins,Cing Fan,Dshwshr,Grbg Disp,Micro

7741 TEESDALE AVE	Open	11-2	NEW
\$585,000	3+1.75	TRADITIONAL	



CHARMING UPGRADED HOME ON TREE LINED STREET

Open living/dining area leads via wooden French doors to custom tile patio & spacious yard offering privacy, the perfect place for entertaining. Beautiful natural wood framed windows let in lots of light & look out to greenery. The kitchen is bright & cheery w/ breakfast area and access to inside laundry. Beautiful hrdwd flrs, fireplace, lots of storage, add to the ambience & livability of the property. Large master offers flexibility & ample closet space. 3rd BD was converted to office/den.

Bill Barker 310-666-8301
CWB-BRENTWOOD

www.7741teesdale.com



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