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INTERNATIONAL

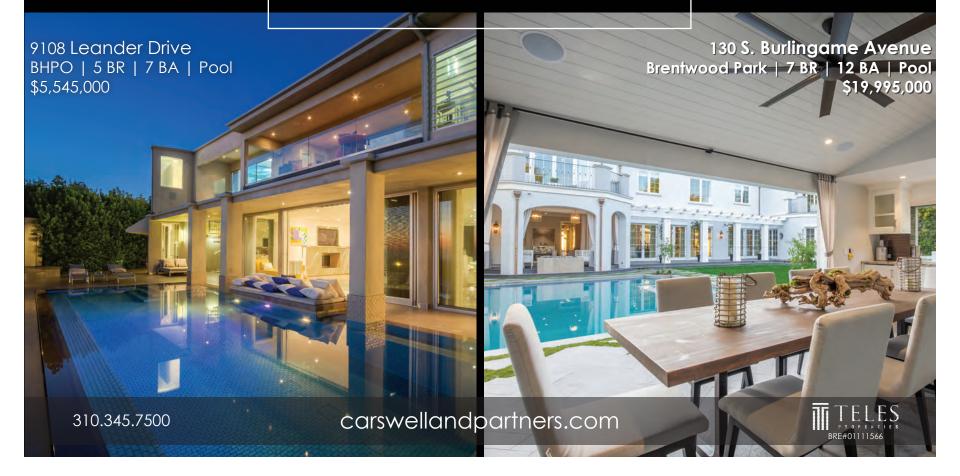
TUESDAY, JANUARY 24, 2017

THE ONLY REALTOR®-OWNED ONLINE & PRINT OPEN HOUSE GUIDE



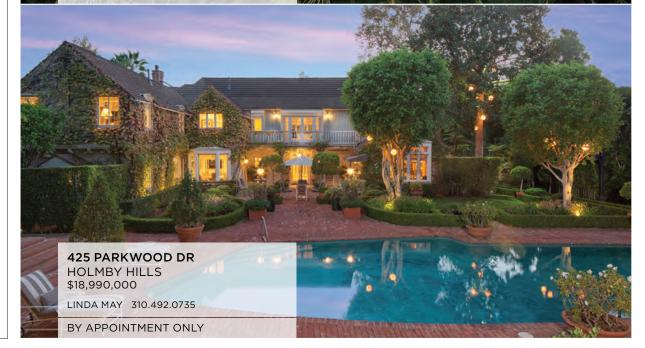


ERNIE CARSWELL PARTNERS

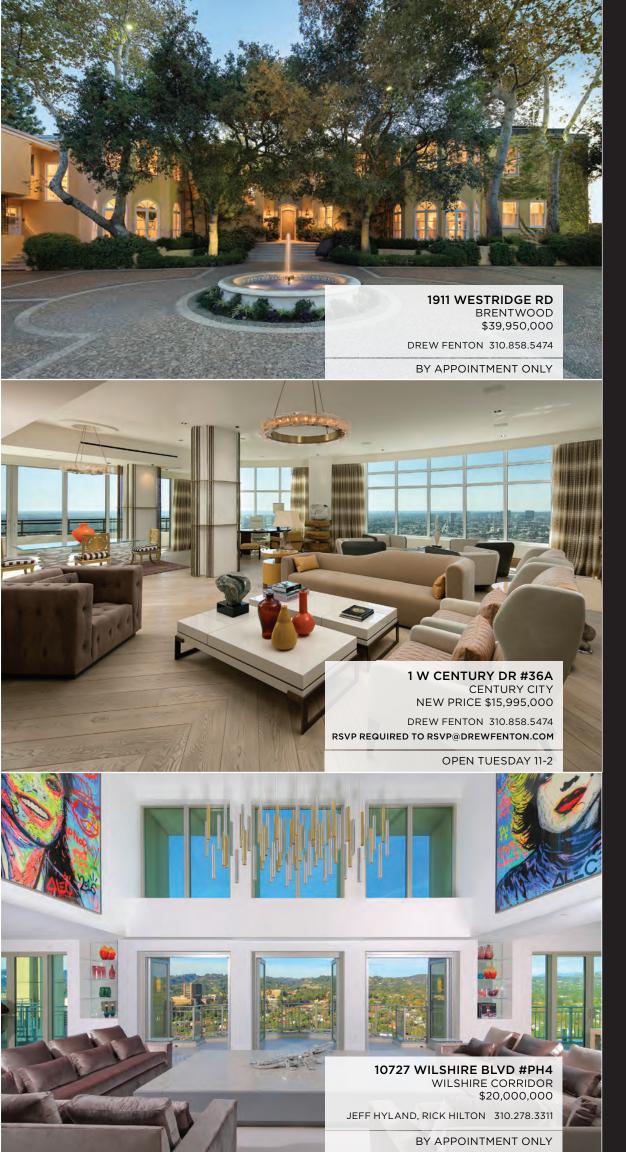




9555 HEATHER RD BEVERLY HILLS \$22,800,000 | LEASE \$100,000/MO BRANDEN WILLIAMS, RAYNI WILLIAMS 310.691.5935 BY APPOINTMENT ONLY



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Saul Harris Brown, Architect

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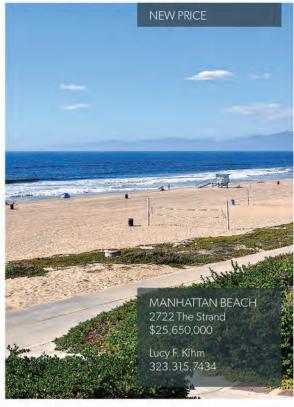
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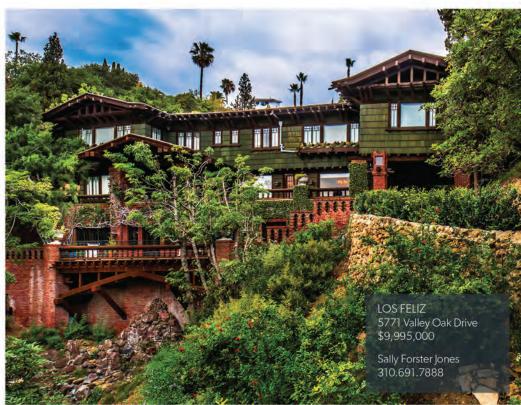




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2165 CASTILIAN DRIVE, HOLLYWOOD HILLS

LISTED AT \$3,500,000

BY APPOINTMENT

Casa de Los Aires, is a classic Fred Smathers Mediterranean Villa with spectacular city and canyon views on great street in Outpost Estates. Walled & gated with convenient direct entrance 3 car garage. Oversized gourmet kitchen includes a double Sub-Zero, Thermador range, and a butler's pantry. The impressive master suite has double baths and closets, plus 2 bedroom suites, and a convertible bedroom/office suite. Formal library/study, family room with bar, and temp-controlled wine cellar.

MARK MEYER
www.MARKMEYERESTATES.com

310.365.8565 mark@markmeyerestates.com



5682 HOLLY OAK DRIVE, LOS ANGELES NEWLY PRICED AT \$2,450,000

BY APPOINTMENT

3 Bedroom + 2 den, 4 bath, 3300sf Former celebrity owned Contemporary Mediterranean located on a tranquil hillside in the prestigious "Oaks" of Los Feliz. Laze in the cathedral ceiling two-story living room with exposed wood-beams, spacious work loft, or outdoor patio overlooking the serene canyon. Custom gourmet kitchen with professional range. Come home to a serene and elegantly walled enclave.

BRYAN MIYAMOTO
www.BRYANMIYAMOTO.com

323.300.1188 Miyamoto@kw.com



2046 HOBART BOULEVARD, LOS FELIZ LISTED AT \$1,499,000

BY APPOINTMENT

Set behind the gates with great curb appeal special 3+2.5 Traditional home with Old Hollywood glamour. Elegant foyer, generous interior space & outdoor space is perfect for entertaining. LR & DR lead to the patios & pool. 3rd bedrm now used as a den. Luxurious master suite & bath. 2nd bdrm with en-suite bath. Appx. 2400 sq ft. Lot is 9612. Large laundry room & pantry. New roof & HVAC. Just steps from Griffith Park, Hollywood & more. A very special property.

GEORGE & EILEEN MORENO 323.668.7600 www.GEORGEANDEILEEN.com moreno@georgeandeileen.com





1946 N. OXFORD AVENUE, LOS ANGELES LISTED AT \$3,095,000

BY APPOINTMENT

Set above the street, this gated RARE Mediterranean has been beautifully restored. Grand foyer with original details, pocket doors, wood moldings, hardwood floors, tall ceilings, and a spacious living room with fireplace, den, chef's kitchen, breakfast area and formal dining room. Upstairs 3 bedrooms with en-suite bathrooms and walk-in closets. Master suite with his & her sinks, soaking tub and walk-in shower. Step into the lush, private backyard featuring mature trees, grassy area, pool and detached 2-car garage.

KENNON EARL / TOM DAVILA 310.432.6492



812 N. CROFT AVE #102, WEST HOLLYWOOD LISTED AT \$1,799,000

OPEN TUESDAY 11-2PM

Private. Modern. Chic. 3 Bedroom 3.5 Bathroom Townhouse in the heart of West Hollywood. Desirable tree-lined street close to hot restaurants. Exquisite 2,200 SF living area plus 800 SF outdoor patio. New building. Contemporary Style. Beautiful unit.

ANDREA LAMBERGER

310.351.9922

https://my.matterport.com/show/?m=LRJ3mogi5cL&mls=1 andrea.lamberger@kwcommercial.com



BY APPOINTMENT

Welcome to this model home which is a modern 2-story designer home that offers 4 bedrooms & 6 bathrooms with a 2 car attached garage. Open floor plan seamlessly combines kitchen and living room. Opening out onto a completely enclosed, private entertainer's backyard featuring a pool, spa, outdoor shows and BBQ, just a few blocks from the Grove and the Beverly Center, few minutes from the top restaurants.

ADI PEREZ www.ADI-PEREZ.com

347.238.7622 AdiPerez@kw.com



Sotheby's International Realty



PACIFIC PALISADES | EXQUISITE MODERN DESIGNER HOME | 5BD/6BA | \$3,799,000 | web: 0344069

This exquisite 5 bedroom, 6 bathroom modern home designed by Bryan Winters encompasses feng shui at its best, with all the chic, functionality, and timelessness of an indoor/outdoor open floor plan. First floor includes an office, two large open living spaces, chef's kitchen featuring top-of-the-line appliances, and oversized 45-ft linear fleetwood sliding pocket doors allowing seamless indoor-outdoor transition. The accent wooden panel walls and tile flooring throughout make a glamorous combination. Upstairs, four bedrooms are complete with full baths and walk-in closets. Master bedroom features a grand deck with picturesque 360 degree views from Santa Monica mountains to the ocean. Topping it all off, a rooftop deck, complete with viking grill appliances, phenomenal views, and ample seating space, offers perfect opportunity for entertaining.

ALESSANDRO PERDICHIZZI

Alessandro.Perdichizzi@sothebyshomes.com | 310.986.5552

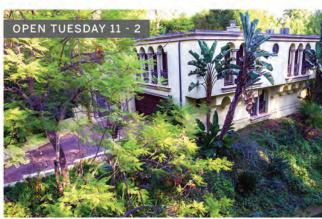
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MALIBU | 6738 WILDLIFE ROAD 5BD/3BA | \$5,679,000 | web: 1290434 Hassen Masri 310.780.6133



HOLMBY HILLS | 1160BROOKLAWNDRIVE.COM 4BD/3.5BA | \$4,900,000 | web: 0027614 Drew | Brooke | Dean | 310.749.7124



SOUTH PASADENA | MODERN ARCHITECTURAL HOME 5BD/3.5BA | \$3,500,000 | web: 0308834 Aaron Montelongo 310.600.0288, Wonnie Ro 213.700.7447



SHERMAN OAKS | EXQUISITE PANORAMIC VIEWS 4BD/5BA | 2,999,999 | web: 0344034 Mehry Ziai 310.897.0762



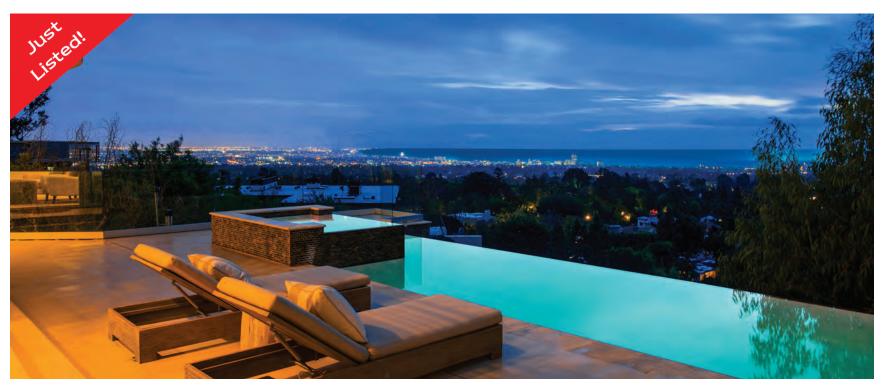
HOLLYWOOD HILLS | DEEPDELLCONTEMPORARY.COM 4BD/3.5BA | \$2,488,000 | web: 0027626 Jeffrey Hobgood 310.305.7653



HOLLYWOOD HILLS | 2637 CRESTON DRIVE 2BD/2BA | \$1,395,000 | web: 0286874 Robert Kallick 323.775.6305

GREATER LOS ANGELES BROKERAGES Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip

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1624 San Onofre Dr. • Pacific Palisades Offered at \$6,300,000









1106 N Hillcrest Rd · Beverly HillsY Charlie | K Sanchez | E Peskowitz | F Bernstein - WEA
4 bed · 4 bath · 4,009 sf · 28,544 sf lot

\$7,995,000 323.547.8900



1919 4th St #C · Santa Monica Sandra Miller 3 bed · 2.5 bath

\$2,100,000 310.616.6213



915 12th St #5 · Santa Monica Sandra Miller 2 bed · 2.5 bath

\$1,399,000 310.616.6213



531 11th St · Santa MonicaGuy Reid | Raphael Barragán
6 bed · 8 bath · 6,394 sf · 7,509 sf lot

\$29,995/mo 310.699.2601



2438 5th St · Santa Monica · Triplex
Julie Kirschbaum
7 bed · 6 bath · 6,032 sf lot



858 12th St #1 · Santa Monica Eve Jacobsen 2 bed · 2 bath · 1,486 sf

\$1,435,000 310.736.5969

310.308.8686



1833 Alsace Ave. · Los AngelesJoe Nasr
4 bed · 3 bath · 1,720 sf



1320 2nd St #401 · Santa Monica Yawar Charlie | Karen Sanchez 2 bed · 2 bath

\$12,000/mo 323.547.8900

424.299.9595



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Tennis Player's Delight! Located within the prestigious gates of "La Collina Estates", just steps from BOA, Beverly Hills, the Sierra Towers and the coveted Sunset Strip... this fabulous home is located in what is literally the epitome of the best location in all of Los Angeles! This exclusive residence lends itself to the glamour of the Hollywood lifestyle but the privacy of a gated community. The 2400 square foot Ted Grenzback designed sanctuary offers a spacious great room, formal dining room, magnificent terrace, ample outdoor backyard, and access from both the gates of La Collina as well as Doheny Road. The home also has access and shared ownership of a tennis court exclusive to only five homes. Entertain your friends for a Sunday brunch in this most beautiful home, followed by a game of tennis, and then a stroll down the Sunset Strip for dinner. This home will not last long at this price. Surrounded by multi million dollar homes, this is the only chance to live in this neighborhood at this price!

Offered at \$2,845,000 Open Tuesday 11-2



CO-LISTED WITH BOBBY BOYD 310.733.7815 | BOBBY@JOSHFLAGG.COM











Stunning Cape Cod style home with California contemporary interior. Enter this luxury property through secure gates and a circular drive shaded by mature magnolia and citrus trees. State-of-the-art audio/visual equipment including Lutron lighting, security cameras, programmable keyless entry and Crestron home automation. The living areas feature a formal living room complete with marble fireplace, wet bar, grand dining room, family room, and a double-height chef's kitchen with Viking appliances; all of which open to it's expansive backyard through French doors. This 3bd, 4ba home offers a half-floor master suite which contains a large walk-in closet and balcony overlooking the Jandy controlled saltwater pool. The white Calcutta Gold marble throughout is offset with dark wide-planked wood floors downstairs and carpet up. The lush green landscaped private yard is perfect for indoor and outdoor living. The gym, formerly a detached 2 car garage, has french doors opening to the backyard.

Offered at \$2,995,000 Open Tuesday 11-2

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Offered at \$3,100,000

3651 INGLEWOOD, MAR VISTA

The tour guide of this architectural achievement in marvistaviews.com, is the accomplished **Builder & Designer, Hope Alexander.** She describes exquisite details of her "smart-house" that boasts Mar Vista Hills' fresh ocean breezes and rooftop garden with view! Prepare meals in the stunning marble countered, light filled kitchen, bespoke cabinetry, separate pantry, 2 sinks, 2 dishwashers, 2 sub zeros: refrigerator and freezer! 5 bedrooms 5 bathrooms. Luxurious light/space living, an oasis of serene spaciousness, timeless artisan quality. An impeccable new architectural home.



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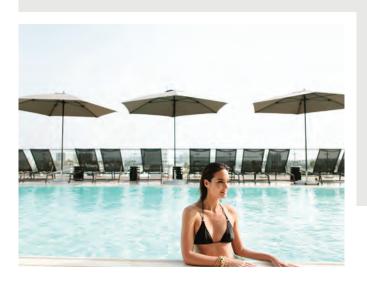
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FEATURES

One & two bedroom apartments with private balconies Penthouse Club Room · House Car & Driver Rooftop Pool & Fire Pit · 5-Star Concierge Stunning views · 24-hour Attendant · Trader Joe's Room Service from The Larder at Burton Way





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WESTSIDE ESTATE AGENCY



ONE-OF-A-KIND BEACH COMPOUND, NEVER BEFORE ON MARKET MALIBU | \$60,000,000

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

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



ONE OF MALIBU'S FINEST ESTATES MALIBU | \$32,995,000

On a pvt 4.8 acre knoll top w/unobstructed ocean view of Catalina. The finest architecture, construction & amenities, reminiscent of one of the great villas on the Amalfi Coast. Rolling lawns, infinity pool, sports court, basketball court, patios, & terraces. windingwayestate.com

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061 **Mark S. Gruskin** (310) 924-5769 | CalBRE# 01324387



SPECTACULAR NORTH BEVERLY PARK ESTATE BEVERLY HILLS | \$29,950,000

Completely private & secluded from the street, set behind iron gates. Over 20,000 sf of living space on almost 4 acres. Mediterranean villa with a grand 2-story entry, large living room, formal dining room, conservatory, grmt kitchen/family room, theater, wine cellar, incredible entertainment facilities, & more. weahomes.com/listing/beverly-park-circle

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



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

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

Stephen Shapiro (310) 860-8888 | CalBRE# 01257836



ARCHITECTURAL CONNOISSEUR'S DREAM DESIGNED BY FRANK GEHRY MALIBU | \$29,995,000

Court ordered partition sale subject to overbid. World-class trophy property on multiple parcels with 160 ft of beachfront in the most prime section of Broad Beach. 11,000+ sf with sunlit courtyard entry, soaring ceilings, great walls for art, old walls of glass, garden, tennis court, lap pool & deep sandy beach. **broadbeachoceanfront.com**

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THE ULTIMATE ESTATE COMPOUND BEVERLY HILLS | \$28,450,000

With over a thousand feet of prime frontage on one of the finest streets in the City of Beverly Hills, behind iron gates is a completely remodeled "Old Hollywood" traditional estate with state of the art amenities. **weahomes.com/listing/1140-tower-rd**

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WESTSIDE ESTATE AGENCY

BEVERLY HILLS | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770 **MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171 **MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471



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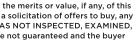
> 8255 S. Las Vegas Blvd. 702.570.8268 | TheOneLV.com







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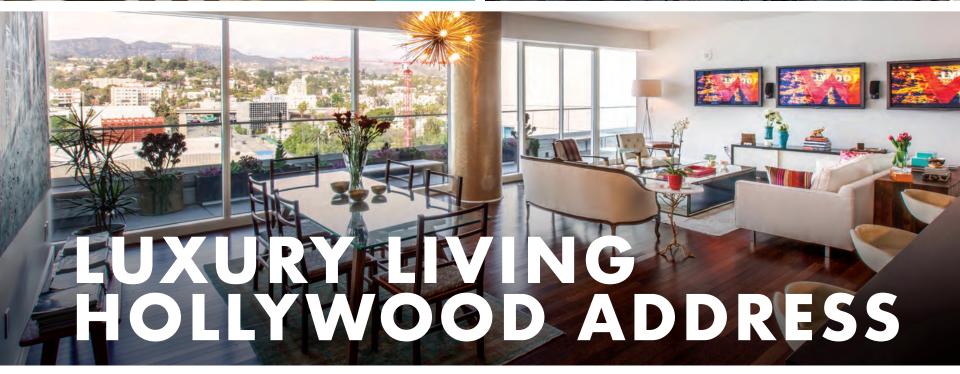




*Rates as low as 3.875%. See lender for details. **Terms and conditions may vary. Subject to underwriting approval. No Federal agency has judged the merits or value, if any, of this property. No statement should be relied upon except as expressly set forth in the Nevada Public Offering Statement. This is neither an offer to sell, nor a solicitation of offers to buy, any condominium units in those states where such offers or solicitations cannot be made. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. Pricing and locations of units are subject to change without notice. Views and locations of units within the project are not guaranteed and the buyer is responsible for inspecting the unit and its location before signing any agreement with respect thereto. Any square footage numbers are approximate. Unauthorized use of the images, artist renderings, plans or other depictions of the project or units is strictly prohibited. A DK Las Vegas LLC Community. NORTHCAP 兪







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A Prime, North of Sunset Blvd, Custom Home Development Opportunity, RTI. This singularly, is one of the most significant site offerings in recent Beverly Hills history. A dreamy and sophisticated modern masterpiece that has been meticulously designed and crafted by noted architect, Paul McClean. Situated on a 34,924 SF promontory of mostly flat land within the city of Beverly Hills 90210. These approved plans target 15,000 SF of high level, custom trophy architecture featuring 7 bedrooms, 10 bathrooms, home office suite, library, screening room/state-of-the-art home theater, gym, wine room, infinity edge pool and dramatic jetliner, city to ocean views throughout. Walled, gated, secure and very private. Parking designed with the car lovercollector in mind. Just two minutes to Sunset Blvd, close to downtown Beverly Hills, world class shopping, dining and city services.

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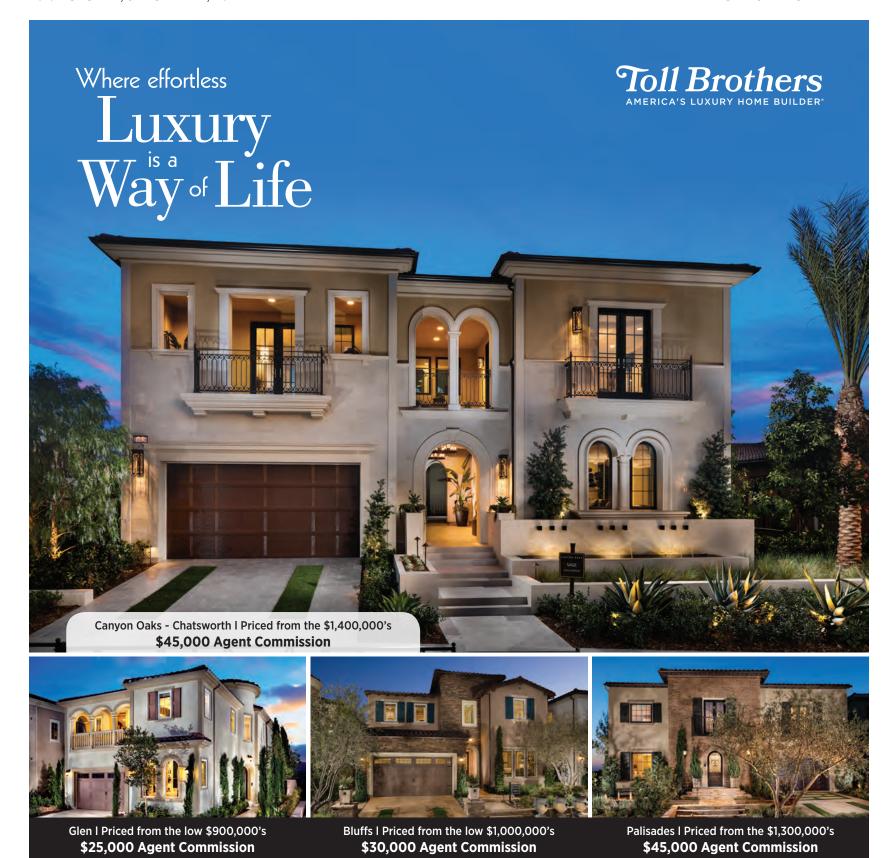


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ALTADENA | \$1,350,000 Beautiful home nestled high in tranquil foothills of Altadena | 4 BD, 4 BA, 3,000 sqft apx

SCOTT JAMES & CHRIS STILLMARK (626) 327-1836



ARCADIA | \$4,128,000 4Br/4.5Ba home features majestic high ceilings, exposed beams attached two-car garage.

ASH RIZK (626) 393-5695



BRENTWOOD | \$7,595,000 727 S Burlingame Ave | Custom-built 5BR/7BA home across from Brentwood Country Mart.

LINDA LACKEY (310) 899-3408



BRENTWOOD | \$4,600,000

Open Sun 1-4. Stunning Spanish w/5bd+5.5ba, chefs kit, wine cellar, infinity pool, casita.

MARY BETH WOODS (310) 571-1358



BRENTWOOD | \$4,395,000

137 N Westgate Ave | New 5BR/7BA Cape Cod-style estate with expansive backyard and pool.

RON WYNN (310) 963-9944



BROOKSIDE | \$2,695,000 Dramatic, renovated English in Brookside. 5beds+office+2.5baths. Large lot w/brook & pool.

LOVELAND CARR PROPERTIES (323) 460-7606



CALABASAS | \$1,649,000

GG Calabasas Park Estates 5+4.5 Pebble tech pool, water slide, spa w/wtrfll & Built in BBQ

MICHAEL STONE (818) 933-1767



HAWTHORNE | \$725,000

Beautiful 2BD/2.5BA Fusion Townhome | Beautiful Finishes | Situated in Prime Location

RAE LORD (310) 947-1667



LOS FELIZ | \$1,595,000

4BD/3BA Reduced \$100K! Beautifully maintained split level designed house w/ great views!

CLAUDIA HIPOLITO (323) 906-2425



MALIBU | \$11,995,000

Beautiful 3-story, oceanfront home w/beach access.

CHRISTOPHER CORTAZZO (310) 589-2472



MALIBU | \$9,995,000

3 story ocean view Mediterranean estate pool, tennis court & 2 GH, private beach access

COPLEY/CORTAZZO/SPIEGEL (310) 210-9336



NEWBURY PARK | \$799,000

Beautiful remodeled Oakridge Estates 4+3+apx 30x20 bonus rm. Wd flrs. Patio & deck

DAN & KIM (805) 495-1048





PACIFIC PALISADES | \$4,000,000 4+4.5, guard gated Ridgeview Country Estates. 1.17 acre lot. Pool/spa, waterfall, views.

PAULETTE ZEMLICKA & JODEAN BUCKLEY (818) 414-8735



PACIFIC PALISADES | \$3,399,900 Gorgeous home in the coded enclave w/ocean, mountain, cyn views elegant living & dining rm JALEH AZARMI (310) 403-8202



PASADENA | \$648,000 Spacious updated 3bd/2.5ba townhouse in the beautifully landscaped Mountain Park Villas. WILLIAM FLANNIGAN (310) 920-1108



PLAYA VISTA | \$1,965,000 Skylar penthouse w/ South facing pk views 3BD 2.5BA, single level, solar panels, 1909 sqft

SAM ARAGHI & RUDI BEHDAD (310) 415-1118



REDONDO BEACH | \$649,000 Newly Renovated 2BD/2.5BA Town Home | Bright Open Floor Plan | High Vaulted Wood Ceilings

JOHN CAPELLARO (310) 463-4100

CYNTHIA RADOM (310) 288-0479



SANTA BARBARA | \$9,850,000 HopeRanchElegance.com A fine example of old world charm w/ modern day amenities near beach LORENZEN PARTNERS (805) 886-1842



SHERMAN OAKS | \$2,979,000 Located on most coveted street in Sherman Oaks, stunning 4 BR+3.25 BA gated traditional NIKKI JOEL (310) 428-2248



SHERMAN OAKS | \$1,395,000 3471 Loadstone | Prime S. of the Blvd. location. 4BR, 3BA, entertainers' backyard.



SOUTH PASADENA | \$1,750,000 Coming 2/5! Picture perfect 4 bed/2 bath Craftsman. www.1633Bushnell.com

CAROL MAJORS (626) 399-9665



VENICE | \$3,535,000 2477 Glyndon Ave. Stunning 2017 construction. Modern 2-sty w/pool, 3+3.5.

CHRISTOPHE CHOO (310) 777-6342

LINDA LIGHT (310) 963-7010



VENICE | \$2,900,000 Architectural 3-story duplex on Venice walk-street w/ two 3br/2ba units + downstairs studio



VENTURA | \$1,200,000 Spectacular architectural remodel. One of Ventura's finest homes! Single level 3+2.5, .5ac LAURIE RUTLEDGE 805-648-5051X147

Pacific Palisades (310) 454-1111 Palos Verdes (310) 378-5201 Pasadena (626) 584-0050 Playa Vista (310) 862-5777

San Marino (626) 449-5222 Santa Barbara (805) 682-2477 **Santa Monica Montana** (310) 458-0091 Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424 Studio City (818) 788-5400 Sunset Strip (310) 278-9470 Venice (424) 280-7400

Ventura (805) 648-5051 Westchester (424) 702-3000 Westlake Village (805) 495-1048 COLDWELLBANKERHOMES.COM







COFFEE, TEA, OR JETLINER VIEWS FROM THE BIRD STREETS?

by Bret Parsons

f Los Angeles' 88 neighborhoods, one often hears about the "Bird Streets," a hillside hood nestled between Beverly Hills and Sunset Plaza Drive, north of Sunset Boulevard. The street names are an ornithologist's delight: Oriole, Tanager, Thrasher, Skylark, Nightingale, Robin, Swallow, Kinglet, Thrush, Warbler, Flicker, Bluebird, Bobolink, Mockingbird, Vireo, etc. Development began in 1924 and continued through the 1960s with the creation of Blue Jay Way, made famous by George Harrison's hit song of the same name. The hands-down appeal is the panoramic view which stretches from downtown, out to the Pacific Ocean, and south to Catalina Island. An added bonus is that one is minutes away (yet worlds apart) from prestigious shopping and a cultural milieu. Small traditional style homes which one marked the area have made way for spectacular Modern and contemporary estates selling in the multi-millions of dollars. An extraordinary property recently came to market: a stunning Modern with bold geometric lines, designed by architect Angelo Caciola. The 6-bed + 6-bath home is perched on a coveted promontory with spectacular views from nearly every angle. Dramatic public rooms open directly onto an inviting outdoor setting punctuated by a sultry infinity pool plus lush gardens which frame jaw-dropping vistas. "Location, location" applies to properties of every caliber; however, the Bird Streets is indeed the rara avis of exclusive enclaves. IconicLAViewModern.com









Photo credit: Nick Springett

ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: RANIA ALOMAR



MALIBU | \$3,995,000 NEW Mid Century ranch on approx an acre, private beach access!

Gail Copley & Joshua Spiegel (310) 922-4924

ARCHITECT: MARK TROTTER



HERMOSA BEACH | \$2,495,000 Contemporary minimalist style and organic elements of French oak, natural stone and glass.

Tara Bucci & Leslie Weber (310) 890-7167

ARCHITECT: DANIJELA TRUBINT



HOLLYWOOD HILLS WEST | \$2,450,000 7668 Woodrow Wilson | Open Sun 1-4 | New Const designed by Danijela Trubint. 4BR, 5BA.

Eric Lowry & Kirk Frieden (213) 507-0950

TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME,

CONTACT BRET@BRETPARSONS.COM OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.

BRET PARSONSDIRECTOR, ARCHITECTURAL DIVISION





www.JadeMills.com | CalBRE #00526877

CalBRE #01236403





Spectacular Trousdale Estate for Lease 2002 Loma Vista Drive, Beverly Hills www.2002LomaVista.com \$125,000/month Open Tuesday 11-2



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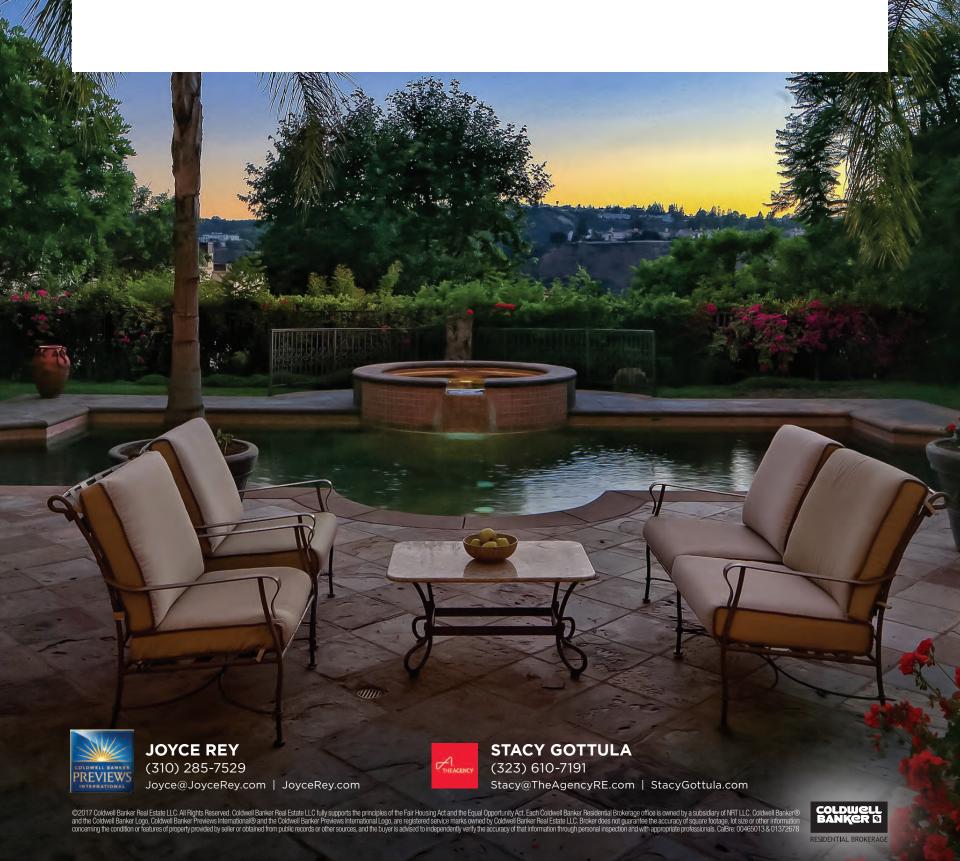
Stunning Architectural Masterpiece 1575 Carla Ridge, Beverly Hills \$12,995,000 Open Tuesday 11-2



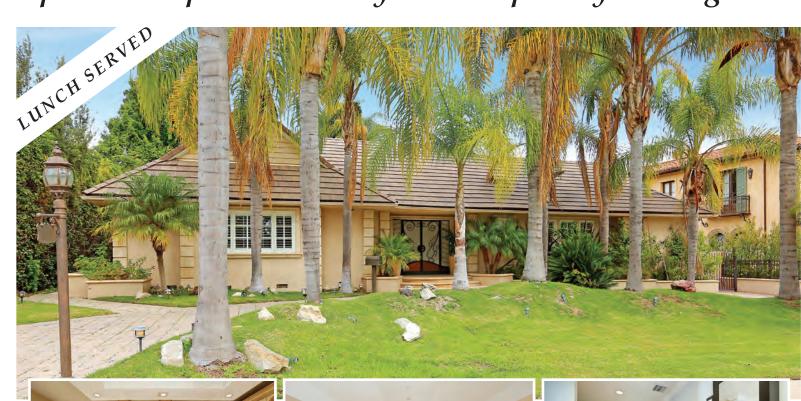


AN IDYLLIC SETTING. AMAZING NEW PRICE.

\$5,995,000 | OPEN TUESDAY FROM 11 TO 2 | 2185 STRATFORD CIRCLE
2185STRATFORDCIRCLE.COM



Spacious Updated 1Story Contemporary on Huge Lot









622 North Canon Drive • Beverly Hills

- Immaculate sunlit home on prime central Flats road
- 5 Bedroom suites + outdoor guest suite
- Over 19,000 sq ft lush deep lot
- Featuring wood/stone floors and French doors
- Open flow for intense entertaining
- Flexible floor plan for one or some
- Charming inner courtyard and large rear yard
- Voluminous high ceiling living room
- Great family room and separate bar room
- Master suite with large walk-in closet
- Large pool and spa amidst patios and lawns
- Proximate to the best of Beverly Hills

Grand Opening Tuesday, January 24th • 11-2 \$8,995,000

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







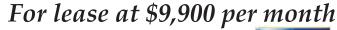


Extraordinary Full-Floor Newer Unit



208 South Lasky Drive Unit 201 • Beverly Hills

- Custom 2013 built 4-unit building
- Over 3,000 sq ft unit with superb finishes
- Rare single-level design with sunlit rooms
- Lovely wood & stone floors and French doors
- 4 bedrooms 3.5 bathrooms
- Grand master suite w/walk-in/luxe bath
- Fabulous center-isle kitchen w/top appliances
- "Great Room" concept for fantastic entertaining
- Common roof patio with panoramic city views
- 3 car gated subterranean parking
- Proximate to the best of Beverly Hills and the Westside



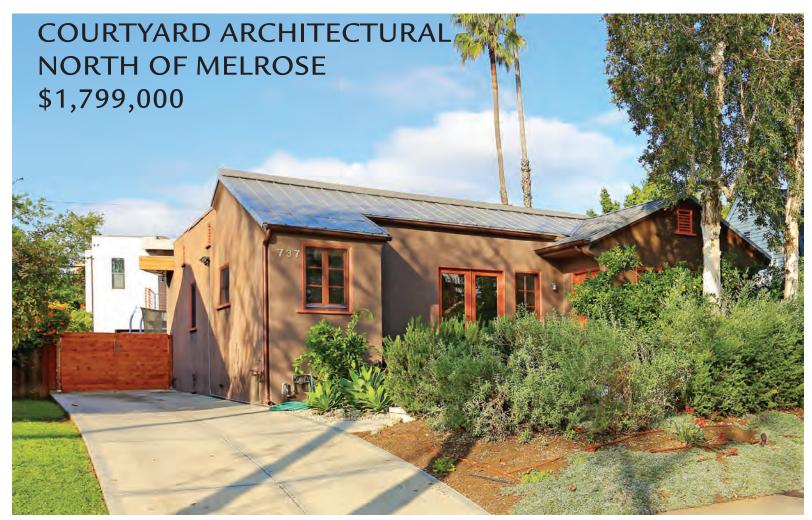
Michael J. Libow COLDWELL BANKER (310) 285-7509















737 N. MARTEL AVENUE, LA 90049 www.737Martel.com

Open Tuesday, Jan. 24th 11am-2pm & Sunday, Jan. 29th 1-4pm

- One of the hottest areas in LA Prime north of Melrose location walking distance to fine dining & shopping
- Unique center-courtyard design overlooking a large entertainers yard with great wraparound patios and garden areas
- Over 2550sqft set on a private 7000sqft lot
- Living Room, great Dining Room and Family Room
- Versatile 3 bedroom, 3 bath with a fabulous wing ideal for teenagers, in-laws, home office, or rental income with private entrance & yard
- Bright interior completely updated in 2009 with a hip, very cool ambiance... walls of windows, bamboo flooring, contemporary baths and kitchen and warm wood finishes
- · Huge Master Bedroom & bath with private yard
- Long driveway with big 2-car garage

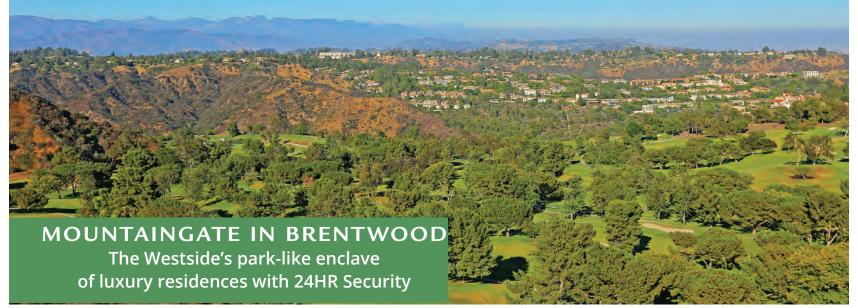
TANIA FERRIS 310.713.8234 taniaferris68@aol.com CalBRE#00664167



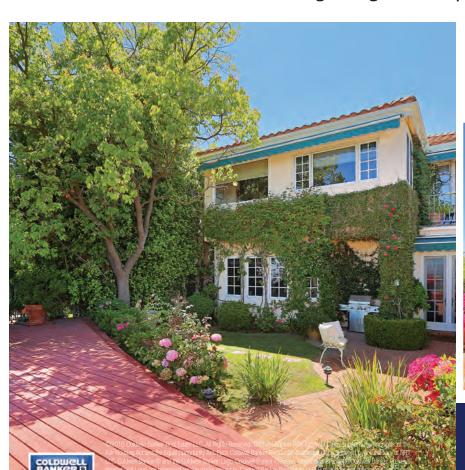
RESIDENTIAL BROKERAGE

5BR, 6.50BA, 4740 SQFT VIEW VILLA 2342 CANYONBACK ROAD, LA 90049

Open Tuesday, Jan. 24th 11am-2pm and Sunday, Jan. 29th 1-4pm



Absolutely sensational Country Club, City and Mountain Views throughout. Tremendous interior scale with high 25ft ceilings, expansive rooms, and a fabulous floorplan. Charming large backyard, grassy lawn, entertainers patio and tranquil terrace all overlooking scenic views. Luxurious Master Retreat with big sitting room, 2 spacious baths + walk-in closets.



Great Brentwood value at \$522.sqft \$2,475,000

www.2342Canyonback.com





TANIA FERRIS
310-713-8234
TaniaFerris68@aol.com
CalBRE#00664167



2100 N. Beverly Drive I Beverly Hills www.2100NBeverlyDrive.com \$4,150,000 Open Tuesday 11-2





WWW.4210BENEDICTCANYON.COM





a fabulous floor plan. First level has a gourmet kitchen w/ large center island, butler's pantry & breakfast area. Kitchen adjoins expansive family rm, open to yard. Gracious formal living rm & dining rm. Bonus room/office/gym & bedroom are also on 1st level. Upstairs: resort-style master retreat w/ balcony & 3 additional spacious en suite bedrooms. Stunning, pvt entertainer's yard w/ pool/spa, large grassy area & covered outdoor lounge.

Gorgeous Cape Cod, south of the Blvd, newly built in 2015 on large 9000+ sf lot. This light-filled 5 bd home, has

4210 Benedict Canyon Drive | Sherman Oaks

Offered at \$2,995,000









BERKSHIRE HATHAWAY | California Properties HomeServices

QUALITYAGENTS



\$50,000,000 | 9751 El Camino Real, Gaviota | 214± ac (assr) **Kerry Mormann | 805.689.3242**



\$3,495,000 | 3167 Stone Oak Drive, Brentwood | 6BD/7BA Francine Chalme Meyberg (Co-listed) | 818.987.7653







\$2,895,000 | 5370 Vanalden Avenue, Tarzana | 5BD/8BA **Gil & Marilyn Spiegel | 818.388.6565**





\$1,399,000 | 5915 Tuxedo Terr, Hollywood Hills | 2BD/2½BA Holly Purcell | 310.890.4023

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EXTRAORDINARYRESULTS



\$2,899,000 | 664 Kingman Avenue, Santa Monica | 3BD/2BA Y. Beranek/G. Salazar | 424.343.4213/310.400.6756



\$3,900,000 | 70300 San Lorenzo Rd, Palm Desert | 9BD/13BA **St. James + Canter (Co-listed) | 310.704.4248**





\$1,749,000 | 1181 Bienveneda Ave, Pacific Palisades | 3BD/2BA **Emil Alexander Schneeman | 310.230.3731**



\$1,695,000 | 1720 Washington Ave, Santa Monica | 4BD/3BA **Dawn Bramlette/Chris Hicks** | **310.820.9368**

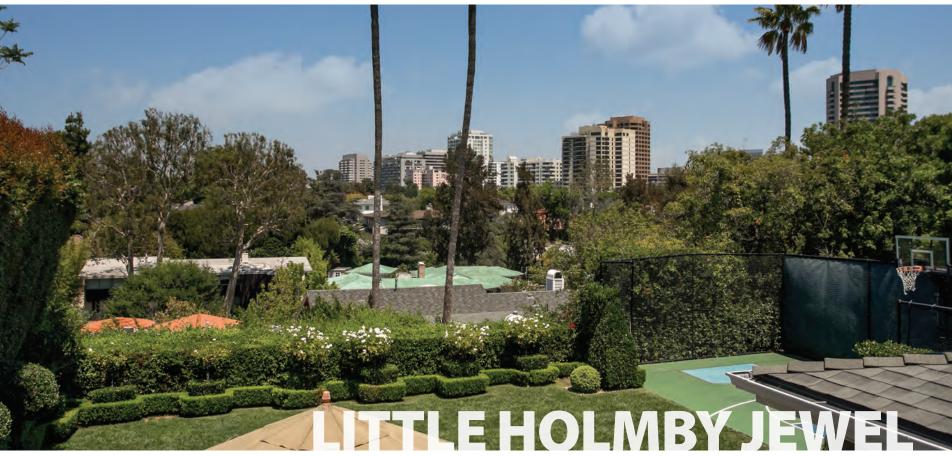




\$1,598,000 | 3945 Van Noord Avenue, Studio City | 4BD/3BA **Michael Tunick | 323.646.3893**

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331







This beautiful gated, 6 bedroom, 6½ bath Traditional has been rebuilt to exacting standards, marrying form & function. Rare & coveted features include its flat, large, private-feeling landscaped lot & expansive views across the neighborhood & beyond to the mountains & city lights. Exceptionally good taste & quality gleaming at every turn, its floorplan lives like today & has unparalleled flow for entertaining. With its higher ceilings & natural light almost everywhere, the design scale feels perfect & the rooms generous. **Lunch is being served.**

800 Glenmont Avenue | Little Holmby

Offered at \$5,499,500



Larry Young 310.777.2879 larry@larryyoungwestside.com larryyoungwestside.com





BERKSHIRE HATHAWAY HomeServices LUXURY

17726 Calle De Palermo



Pacific Palisades

OPEN TUESDAY 11-2 PM | 17726 Calle De Palermo, Pacific Palisades

Fabulous Italian Mediterranean located in the exclusive guard gated community of the Palisades Country Estates. This wonderful home, in a cul-de-sac street, was custom built by the current owners. The home offers 4 en-suite bedrooms, 4½ baths, beautifully designed cook's kitchen with large center island, a large walk-in pantry and a separate breakfast room. Cozy step down living room with 10 foot plus ceilings, private library/office off front entry, family room with fireplace and direct access to the backyard and a beautifully designed wet bar off the family room. Upstairs is a spacious master bedroom suite with a spectacular canyon view and a private separate sitting room with fireplace. There are 2 additional en-suite guest bedrooms upstairs. Maids room and bath downstairs off service porch area. The ±18,413 square foot lot is totally private, covered patio area and a spacious lawn area. The property also offers a hard to find custom built 6-car garage for any car enthusiast with direct access to the house.

Offered at \$4,200,000



Steve Durbin: 310.612.9190 | steve@stevedouglasdurbin.com

Joyce Spector: 310.749.8827 | spectrjoy@gmail.com

Gibson International does not guarantee the accuracy of information concerning the condition or features of property. The buyer is advised to independently verify all information. CalBRE 00365886 / 00779396



A NEWLY REMODELED AND PRIVATELY GATED TRADITIONAL

Set behind a privately gated driveway, this meticulously remodeled one-story traditional estate boasts close to 4,000 sq. ft. of refined craftsmanship, with beautiful flooring, an entertaining bar, high-quality finishes throughout, vaulted ceilings & a chef's kitchen with top-of-the-line appliances. Exit into a resort-style backyard with a pool, private cabana with kitchenette, & hillside views for the ultimate California lifestyle.







BEVERLY HILLS POST OFFICE

2054 COLDWATER CYN.

 $$3,799,000 \mid 4^{BED} 3^{BTH} 3,993^{SQ.FT.}$

OPEN TUESDAY 11-2PM 2054COLDWATER.COM

JASON OPPENHEIM, ESQ.

OGROUP.COM



A SUNSET PLAZA HOME WITH GUEST APARTMENT

A spectacular architectural home nestled quietly above the Sunset Strip with picturesque city-lights and ocean views. Located just steps away from world class shopping, restaurants, and entertainment, this home boasts 3 bedrooms and 3 bathrooms, two timber decks perfect for casual entertaining, plus a private lower level bedroom suite, equipped with its own kitchen and bath.







SUNSET STRIP

1375 MILLER DR.

\$2,099,000 | 3 BED 3 BTH 2,714 SQ. FT.

OPEN TUESDAY 11-2PM

1375MILLER.COM

JASON OPPENHEIM, ESQ.

OGROUP.COM



A REFINED MID-CENTURY ABOVE THE SUNSET STRIP

Set on a quiet cul-de-sac street with city lights and ocean views, the property boasts an open floor layout, high ceilings, glass walls, a chef's kitchen and an expansive living and dining area adjoining a spacious deck overlooking the city. The 3 bed, 3 bath home features Fleetwood doors, hardwood flooring, marble counters, custom porcelain tile work, and designer fixtures.







SUNSET STRIP

8618 FRANKLIN AVE.

\$2,399,000 | 3BED 3BTH 2,499 SQ. FT.

OPEN TUESDAY 11-2PM

8618FRANKLIN.COM

JASON OPPENHEIM, ESQ.

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