



THE OPPENHEIM GROUP  
REAL ESTATE

## AN ARCHITECTURAL OUTPOST ESTATE WITH CANYON/CITY VIEWS

This stunning mid-century architectural in the Outpost Estates is prestigiously located on a quiet and desirable cul-de-sac street. Meticulously renovated and maintained, seamlessly blending the indoor space with the outdoors. This home offers city and canyon views, a relaxing outdoor plunge pool and garden, and a curated interior design. The garage has been thoughtfully adapted as a workspace.



HOLLYWOOD HILLS

7187 MACAPA DR.

\$1,499,000 | 3<sup>BED</sup> 4<sup>BTH</sup> 2,185 SQ. FT.

OPEN TUESDAY 11-2PM

7187MACAPA.COM

JASON OPPENHEIM, ESQ.  
BROKER / PRESIDENT

jason@ogroup.com | 310.990.6656

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069



THE OPPENHEIM GROUP  
REAL ESTATE

OPEN TUESDAY 11-2PM



SUNSET STRIP

1750 VIEWMONT DR.

\$6,249,000 | 4<sup>BED</sup> 6<sup>BTH</sup> 5,000SQ. FT.

OPEN TUESDAY 11-2PM



BEL AIR

161 ASHDALE PL.

\$7,495,000 | 7<sup>BED</sup> 7<sup>BTH</sup> 6,545SQ. FT.

OPEN TUESDAY 11-2PM



HOLLYWOOD HILLS

6477 BRYN MAWR DR.

\$1,799,000 | 3<sup>BED</sup> 4<sup>BTH</sup> 3,890SQ. FT.

OPEN TUESDAY 11-2PM



SUNSET STRIP

8787 SHOREHAM DR. #707

\$1,099,000 | 1<sup>BED</sup> 1<sup>BTH</sup> 1,090SQ. FT.

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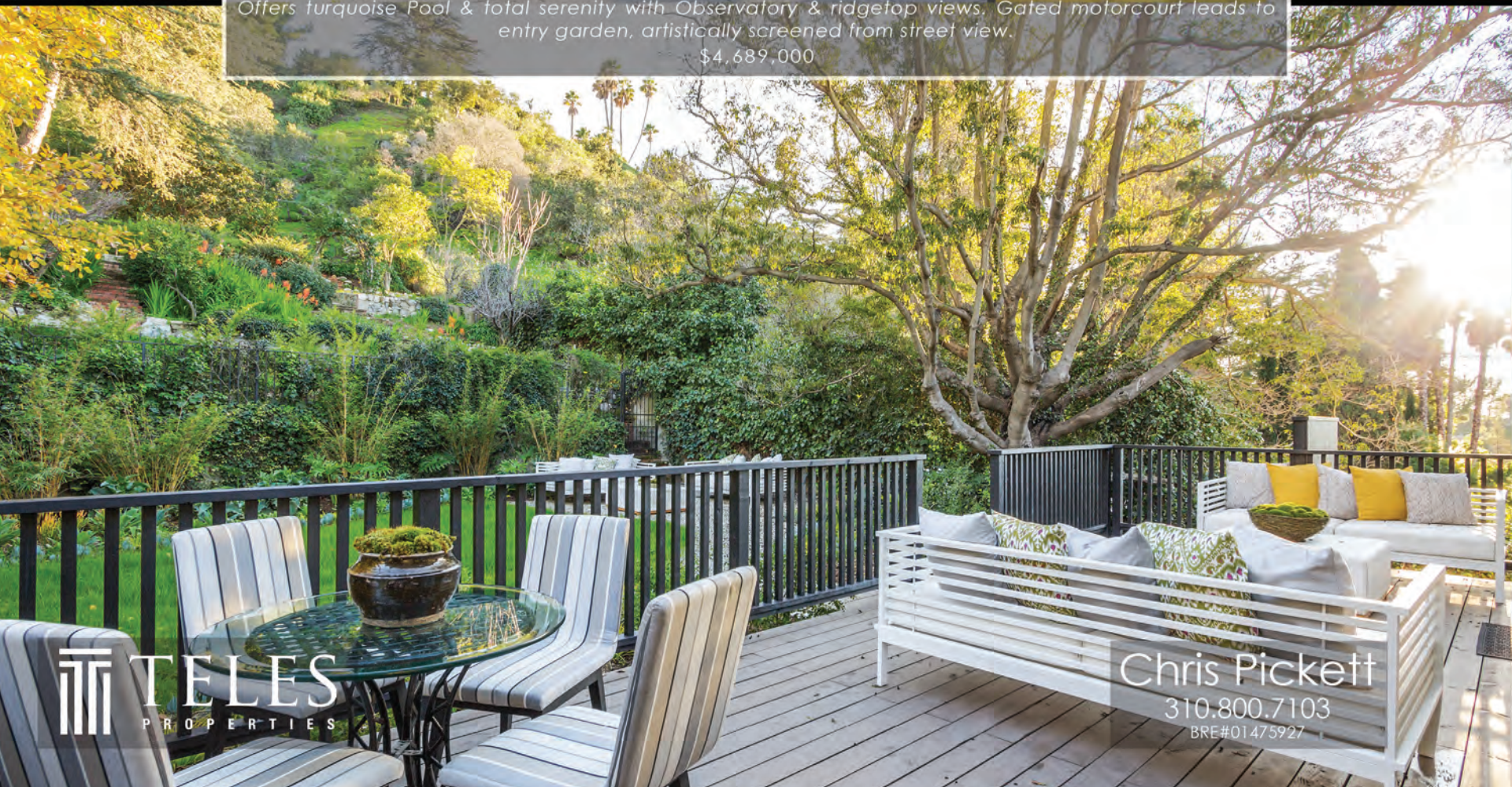


## 4140 Dundee Drive

Los Feliz | 5 BR | 6 BA | Pool

Sophisticated Contemporary, fully new construction residence sited on a half-acre garden lot. Offers turquoise Pool & total serenity with Observatory & ridgetop views. Gated motorcourt leads to entry garden, artistically screened from street view.

\$4,689,000



**TELES**  
PROPERTIES

Chris Pickett  
310.800.7103  
BRE#01475927



Open 11-2pm



Ernie Carswell  
310.345.7500  
BRE#01111566

ERNIE CARSWELL  
&  
PARTNERS



BY APPOINTMENT ONLY



642 ST CLOUD RD | BEL AIR  
\$ 24,000,000 | READY TO BUILD PLANS FOR APPROX 30,000 sq ft  
ARCHITECTURAL RENDERING  
ADAM ROSENFELD 310.595.5915, KYLE GIESE 310.975.5838

BY APPOINTMENT ONLY



385 TROUSDALE PL | BEVERLY HILLS  
\$ 12,950,000 | NEW DEVELOPMENT FOR APPROX 15,000 sq ft  
ARCHITECTURAL RENDERING  
ADAM ROSENFELD 310.595.5915, KYLE GIESE 310.975.5838

BY APPOINTMENT ONLY



375 TROUSDALE PL | BEVERLY HILLS  
\$ 10,950,000 | NEW DEVELOPMENT FOR APPROX 15,000 sq ft  
ARCHITECTURAL RENDERING  
ADAM ROSENFELD 310.595.5915, KYLE GIESE 310.975.5838



7820 ELECTRA DR | MOUNT OLYMPUS  
\$ 5,500,000 | 5 BED 6 BATH 5,240 sq ft  
LISA OPTICAN 310.351.6646



9360 READCREST DR | BEVERLY HILLS  
\$ 6,274,995 | 6 BED 5 BATH 5,367 sq ft  
ADAM ROSENFELD 310.595.5915, SCOTT 310.567.5715



OPEN TUE 11-2

1824 S REDONDO BLVD | MID-CITY LOS ANGELES  
FROM \$ 988,000 | 12 NEW-CONSTRUCTION SINGLE FAMILY HOMES  
2-3 BED APPROX 2,000 sqft  
COLEY LAFFOON 424.333.0282



MERCERVINE.COM

8124 W. 3rd Street, Suite 200, Los Angeles, CA 90048

calbre# 01978797 | AR 01918229 | KG 01915855 | LO 01960751 | CL 01836162 | SP 01737884



# MODERN LIVING ON **SUNSET PLAZA**

OPEN  
TUES 11-2



## 1611 SUNSET PLAZA DRIVE | SOPHISTICATED STYLE IN THE HILLS

This contemporary home has been exquisitely updated with a new sparkling pool/spa, expansive decks and a private garage. The residence showcases clean lines, expansive use of glass and an open concept design. The European-style kitchen with dining island blends seamlessly to the rear pool deck. The convenient adjacent pocket patio is the perfect place for al fresco dining. The spacious step-down living room features a dramatic wood burning fireplace, 12' ceilings and a private lounge patio — ideal for entertaining. The master bedroom upstairs features a light-filled bathroom, spacious walk-in closet, plus a balcony to take in the sparkling city lights below. The home is fenced and gated for privacy, features 2 additional ensuite bedrooms, a separate home office, great storage space and updated audio and security systems. This ultimate hillside retreat is convenient to the hip restaurants and nightclubs along Sunset.

The perfect address for that modern Sunset Strip lifestyle. **Offered at \$3,150,000**

SCOTT RYAN  
Realtor®

310.770.3506 direct  
scottryan@mail.com  
ScottRyanProperties.com



**JOHN AAROE GROUP**



ARVIN HADDAD  
Estate Agent

310.909.6434  
arvin@aaronkirman.com

AARON KIRMAN  
President, Aaroe Estates

424.249.7162  
aaronkirman.com

OPEN  
TUE 11-2



JOHN AAROE GROUP



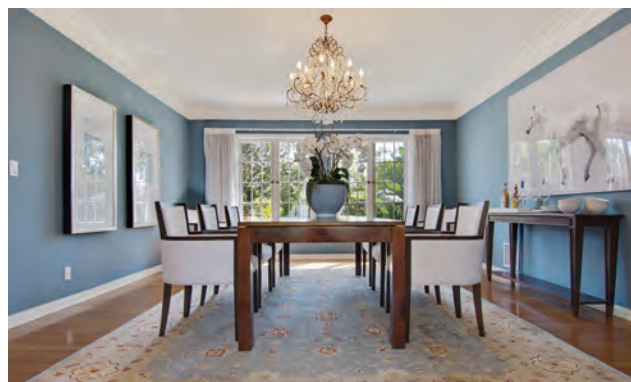
New price \$9,850,000  
16300shadowmountain.aaroe.site

16300 SHADOW MOUNTAIN DRIVE  
Pacific Palisades



SALLY FORSTER JONES  
PRESIDENT, AAROE INTERNATIONAL LUXURY PROPERTIES

310.691.7888  
sally@sfgroup.com



## 505 NORTH TIGERTAIL ROAD, BRENTWOOD



**NEW PRICE - JOIN US FOR LUNCH FROM LEMONADE!**

This exceptional Brentwood home epitomizes a well-kept and stunning Traditional-style. Luxuriate in the serene setting, nestled amongst mature landscaping in complete privacy. You will find this gorgeous and welcoming home in a fantastic Brentwood location!

**OPEN TUESDAY 11-2PM**

**6 Bedrooms | 6.5 Bathrooms**

**505Tigertail.com**

**Offered at \$5,650,000**

SALLYFORSTERJONES.COM | JOHN AAROE GROUP | AAROE INTERNATIONAL LUXURY PROPERTIES

John Aaroe Group does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of the information. Sally Forster Jones CalBRE# 00558939

DEVELOP, REMODEL, OR MOVE-IN

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LARGE STREET-TO-STREET LOT IN PRIME WEHO

*OPEN TUESDAY 11AM - 2PM*



1395 N Doheny Drive | Bird Streets Gateway

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Gerard Colcord Design

3-bed/3-bath + 1-bed/1-bath guest house

Interior: 3,385 sq.ft. | Lot: 14,562 sq.ft.

Offered at \$3,995,000

**MICHAEL HIATT**

michael.hiatt@sothebyshomes.com | 310.481.4342

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BRENTWOOD BROKERAGE | 11911 SAN VICENTE BLVD, SUITE 200, LOS ANGELES, CA 90049 | SOTHEBYSHOMES.COM/SOCAL

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**Sotheby's**  
INTERNATIONAL REALTY

# PRIME BEVERLY HILLS 90212 LOCATION



**241 SOUTH PALM DRIVE, BEVERLY HILLS | \$3,888,000**

## REPRESENTATION BY:

**Magali Bergher**

310-409-8733

m@bergher.com

CALBRE# 01013383

## OPEN TUESDAY, JANUARY 24TH 11-2PM

- Approximately 4,200 square foot home on a 6,677 square foot.
- Immaculate 2001 Mediterranean residence with 5 Beds, 5 Bathrooms and family room.
- Step down living room with a fireplace with built-in cherry cabinets and shelving.
- Formal dining room equipped with built-in cherry china cabinets and hutch.
- Kitchen has an island, pantry, breakfast area overlooks the backyard.
- Master suite has sitting area suitable for a home office with a built-in desk, large walk-in professionally designed closets.
- Hardwood floors.
- 1 parking space garage and tandem parking on driveway.
- Walking distance to Beverly Vista Elementary school and restaurants on Beverly Drive.

[PALM90212.COM](http://PALM90212.COM)



## 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

# DESIGNER CONTEMPORARY

BEVERLYRIDGECONTEMPORARY.COM



3824 BEVERLY RIDGE DRIVE | SHERMAN OAKS

OPEN TUES, JAN 24<sup>TH</sup> 11AM - 2PM

Gated and private, this celebrity owned home is styled to perfection. Nearly \$1,000,000 in upgrades including wide plank white oak floors, custom kitchen cabinets, high end appliances, his and her walk-in closets, meticulously designed outdoor spaces with spa, creative studio, and many additional luxury features. This single-level home has large open floor plan and easy flow for entertaining. The master suite features two enormous walk in closets and beautifully detailed master bath. There are two additional bedrooms and bathrooms. Nearly every room opens to the outdoors with drought-resistant "lawns" and a huge deck overlooking the city lights view beyond. Close to Beverly Hills, Hollywood, and Ventura Blvd. Easy access to all major studios. This is one is sure to delight your most stylish buyers. – **Offered at \$2,175,000**



**SLOANE + SILVER**

**Barry Sloane & Marc Silver**

Historic & Architecturally Significant Properties

Sotheby's International Realty | Beverly Hills Brokerage

310.786.1844 • 310.809.4656

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INTERNATIONAL REALTY

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# NEW LISTING

**1410 DAVIES DRIVE | BEVERLY HILLS**

**GATED CELEBRITY COMPOUND**

**\$12,500,000 | 5 BEDS | 6 BATHS | 151,415 SQ. FT. LOT**

Located in the heart of Beverly Hills, this gated three-acre Montecito view estate, is an ideal celebrity compound situated near all of the trendy shops and nightlife that Beverly Hills has to offer. Upon entry, you are greeted with classic elegance, charm, an abundance of natural sunlight and panoramic views from every vantage point. The home boasts five bedrooms, six bathrooms, six fireplaces, a custom-designed bell tower with city views, and a living room with 16-foot-high ceilings.

**CINDY AMBUEHL**

CINDY@THEAGENCYRE.COM

424.321.4947



An international associate of Savills

THEAGENCYRE.COM





# PRICE REDUCED \$200,000

## 2419 ASTRAL DRIVE | HOLLYWOOD HILLS

OPEN TUESDAY 11-2 PM

**\$2,900,000**

3 BEDS | 3 BATHS | 2,543 SQ. FT. | 27,840 SQ. FT. LOT

Incredible opportunity to own this exceptional and private hillside property. Backing up to acres of conservancy-owned land, the gated, drive-on property offers city lights and ocean views. This opportunity is appealing to developers, end-users and architectural preservationists who will appreciate this Robert Byrd home. Currently the property has two master suites. The entire house has tremendous indoor-outdoor flow. The location is only minutes to Hollywood, the Sunset Strip or Studio City.

**BILLY ROSE**

BROSE@THEAGENCYRE.COM  
424.230.3702

**BEN BELACK**

BBELACK@THEAGENCYRE.COM  
424.233.0922



An international associate of Savills

THEAGENCYRE.COM



# 16948 COTTER PLACE

ENCINO



## NEWLY REMODELED CALIFORNIA RANCH STYLE HOME

Newly remodeled California Ranch style home situated on a private cul-de-sac. This extensively done home sits on a promontory, corner lot and features a sprawling, open floor plan. The home boasts multiple entertaining spaces that flow seamlessly to the beautiful backyard with large pool. Family room with soaring vaulted ceilings, beamed details and fireplace. Four large bedrooms, an office and upstairs master suite with a huge walk-in closet.

## JON GRAUMAN

JGRAUMAN@THEAGENCYRE.COM

424.238.2484

OPEN TUESDAY 11-2PM &  
OPEN FRIDAY 11-2PM

NEW LISTING | \$2,599,000

5 BEDS

3.5 BATHS

4,232 SQ. FT.

18,323 SQ. FT. LOT



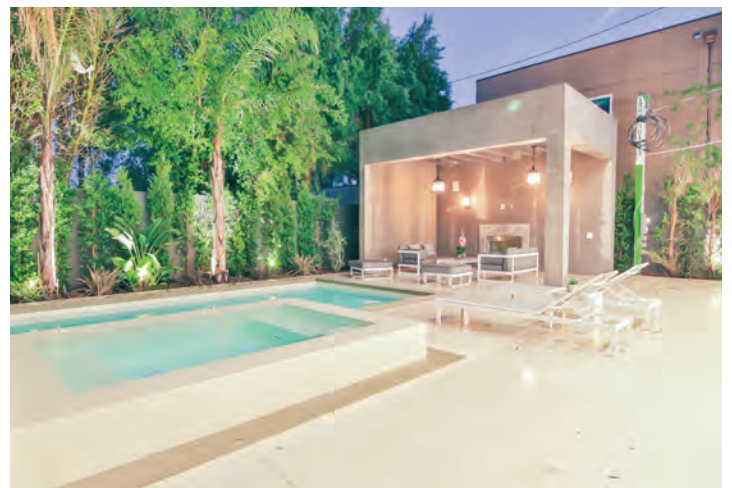
An international associate of Savills

THEAGENCYRE.COM



# 506 N. MARTEL AVENUE

WEST HOLLYWOOD



## NEW CONSTRUCTION IN WEST HOLLYWOOD

Step through the custom oversized front door and experience California's indoor-outdoor lifestyle. Featuring an open floor plan, designer tile floors, fireplace and wall mounted wine display. Pocket doors lead to the yard with pool and sitting area. Walnut staircase leads to two bedrooms, sitting area and master suite with spa bath and walk-in closet. The rooftop deck offers views of LA. The home is secured by a Control4 system. Located near Melrose shopping.

OPEN TUESDAY 11-2PM &  
OPEN SUNDAY 1-4PM

NEW LISTING | \$3,745,000

4 BEDS  
4.5 BATHS  
3,993 SQ. FT.  
6,000 SQ. FT. LOT

## JAMES HARRIS

JAMES@THEAGENCYRE.COM  
424.400.5915

## DAVID PARNES

DPARNES@THEAGENCYRE.COM  
424.400.5916



An international associate of Savills | THEAGENCYRE.COM

# 8611 BURTON WAY #18

BEVERLY CENTER



## DESIGNER-DONE TURN-KEY TOWNHOUSE WITH 2 CAR GARAGE

Stunning and luxurious two-bedroom, two-and-a-half bathroom townhouse with attached two-car garage and downstairs bonus room. Airy open floor plan ideal for entertaining enhanced by gorgeous hardwood floors throughout. A sleek kitchen fitted with state-of-the-art stainless steel appliances featuring beautiful cabinetry and breakfast nook. Large newly designed luxurious master bedroom with vaulted ceilings, custom walk-in closet, and dual-sink master bath with large soaking tub.

OPEN TUESDAY 11-2 PM

NEW LISTING | \$1,059,000

2 BEDS

2.5 BATHS

1,535 SQ. FT.

## JEN WINSTON

JWINSTON@THEAGENCYRE.COM

424.230.7792



An international associate of Savills

THEAGENCYRE.COM

# 1255 PALISADES BEACH RD

SANTA MONICA



OPEN TUESDAY 11-2 PM

**FREE PARKING WILL BE PROVIDED AT LOT 3 NORTH - 1150 PACIFIC COAST HIGHWAY**

NEW LISTING | \$5,995,000 | 3 BEDS | 3.5 BATHS | 3,197 SQ. FT.

**DAVID SOLOMON**

DS@THEAGENCYRE.COM  
424.400.5905

**ANNA SOLOMON**

ANNA@THEAGENCYRE.COM  
424.400.5903



An international associate of Savills | [THEAGENCYRE.COM](https://www.theagencyre.com)



# 2555 ABERDEEN AVENUE

LOS FELIZ



## ROMANTIC SPANISH ON A-LIST LOS FELIZ STREET

Stunningly remodeled 1925 character Spanish compound located on a street-to-street lot on one of Los Feliz's most beautiful and desirable streets. The open floor plan features a sunbathed living room with a tiled fireplace, an oversized dining room which opens to an outdoor balcony, and a kitchen with a built-in breakfast area. Upstairs there are four bedrooms, including a great master with pitched ceilings and a spa-like bath. A pool and pool house complete this rare offering.

## ALEX BRUNKHORST

ABRUNKHORST@THEAGENCYRE.COM

424.231.2418

OPEN TUESDAY 11-2 PM

NEW LISTING | \$3,849,000

4 BEDS

5 BATHS

3,844 SQ. FT.

10,845 SQ. FT. LOT



An international associate of Savills

THEAGENCYRE.COM



# 122 N. LA PEER DRIVE

WEST HOLLYWOOD



## NEW GATED MODERN SMART HOME IN PRIME WEST HOLLYWOOD

Spectacular custom smart-home, gated in a highly sought after area of West Hollywood. Minutes from shops/restaurants on Robertson and Beverly Blvd. Master bedroom with balcony, fireplace, dual bathrooms with radiant heat floors and walk-in closets. Three additional en-suite bedrooms with radiant floors. Main level is an open floor-plan with chefs kitchen and top-of-the-line appliances, wine room, and entertainment center. Fleetwood doors open to edgeless pool/spa with outdoor kitchen and cabana.

OPEN TUESDAY 11-2 PM

\$3,775,000 OR \$21,000/MO

4 BEDS

6 BATHS

4,000 SQ. FT.

5,999 SQ. FT. LOT

**JAY HARRIS**

JAY@THEAGENCYRE.COM

424.230.3742



An international associate of Savills

THEAGENCYRE.COM





# THE RESIDENCES AT CARBON BEACH



## THREE RESIDENCES REMAIN

Only three homes remain available within this exquisitely private enclave located steps from the sand and sea in Malibu's famed Billionaire's Beach. Each offers sweeping ocean views, sleek, open-concept design, soaring 11-foot ceilings and a plush, expansive rooftop terrace with fireplace and jacuzzi — the ultimate setting for seaside lounging, dining and entertaining.

**Starting at \$3,695,000 | 2.5% Broker Commission**

**3 Bed | 3.5 Bath | 4,996 – 5,415 Approx. Total Sq. Ft.**

**310.698.7889 | [Carbon-Beach.com](https://Carbon-Beach.com)**

22065 PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA 90265

**SOCAL**  
HOLDINGS



# COUNTRY RIDGE

## ESTATES



## Model Home Unveiling Event

### *Presenting Paso Fino Estate*

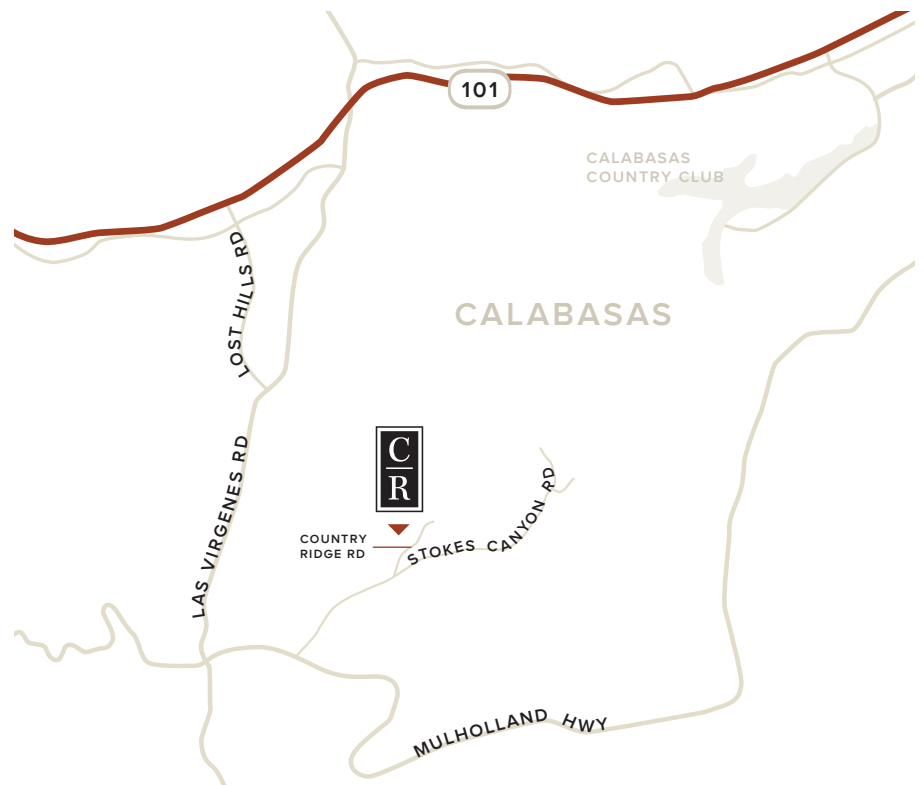
Join us for a special preview event of the latest completed model home in the Country Ridge Estates collection. Savor delicious cuisine and hand-crafted cocktails while enjoying a first look inside Paso Fino Estate, situated on 12 acres of untouched, native countryside amidst far-reaching mountain and canyon views.

Thursday, January 26 | 4PM – 7PM  
Valet Parking Provided

*Kindly RSVP by January 25, 2016 to Violet Tudas  
at [Violet@TheAgencyRE.com](mailto:Violet@TheAgencyRE.com)*

### **2.5% BROKER COMMISSION**

*Estate Homes Starting at \$4,850,000  
Homesite Lots Starting at \$1,350,000*



*Minutes From The Heart Of Calabasas*

**COUNTRYRIDGECALABASAS.COM | 424.221.5039 | 2717 COUNTRY RIDGE ROAD, CALABASAS, CA 91302**

The developer reserves the right to make modifications in materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of the homes without prior notice. All dimensions are approximate and subject to normal construction variances and tolerances. Plans and dimensions may contain minor variations from floor to floor. This is not an offer to sell or solicitation to buy to residents in jurisdictions in which registration requirements have not been fulfilled, but is intended for information only. Listing Broker: The Agency New Development CA RE 01973483, 6/29/16. Obtain the property report or its equivalent by federal and state law and read it before signing anything. No federal or state agency has judged the merits or value, if any, of this property.



# COUNTRY RIDGE

ESTATES



*Leonis Estate* | 6,683 SQ. FT. | 5.76 ACRES | 6 BEDROOMS | 7.5 BATHROOMS | \$4,850,000

COUNTRYRIDGECALABASAS.COM | 424.221.5039 | 2717 COUNTRY RIDGE ROAD, CALABASAS, CA 91302

MODEL ESTATE OPEN  
TUESDAY – SUNDAY  
11AM – 4PM



*La Loma Homesite* | 11.05 ACRES | \$1,550,000



*Cabrillo Homesite* | 40.07 ACRES | \$5,500,000

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**8555 HEDGES PL**  
SUNSET STRIP  
\$14,900,000

STEVE LEVINE 310.702.4509

BY APPOINTMENT ONLY



**400 CASTLE PL**  
BEVERLY HILLS  
\$12,495,000

RONA PASSMAN 310.403.3811

BY APPOINTMENT ONLY



**23917 MALIBU RD**  
MALIBU  
\$9,995,000

RODRIGO IGLESIAS, RICK HILTON  
310.691.3435

OPEN TUESDAY 11-2

RENDERING

HILTON & HYLAND



RENDERING

**385 TROUSDALE PL**  
BEVERLY HILLS  
\$12,950,000

TYRONE MCKILLEN 310.492.0711

BY APPOINTMENT ONLY



**410 DABNEY LN**  
BEVERLY HILLS  
\$18,500,000

BRANDEN WILLIAMS, RAYNI WILLIAMS  
310.691.5935

BY APPOINTMENT ONLY



**1003 N BEVERLY DR**  
BEVERLY HILLS  
NEW PRICE \$8,750,000

GARY GOLD 310.858.5411

OPEN TUESDAY 11-2



HILTONHYLAND.COM

# HILTON & HYLAND





**7621 MULHOLLAND DR**  
**HOLLYWOOD HILLS**  
**\$4,475,000**

BRETT LAWYER 310.858.5402

OPEN TUESDAY 11-2



**2847 NICHOLS CANYON PL**  
**HOLLYWOOD HILLS**  
**\$2,149,000**

MARCIE HARTLEY 310.691.5950

BY APPOINTMENT ONLY



**9001 DAYTON WAY #E**  
**BEVERLY HILLS**  
**\$1,895,000**

SUSAN SMITH 310.492.0733

OPEN TUESDAY 11-2



HILTONHYLAND.COM

OPEN TUESDAY 11-2  
1003 N BEVERLY DR, BEVERLY HILLS  
5 BD | 8 BA | NEW PRICE \$8,750,000



 **GARY GOLD**  
LUXURY REAL ESTATE  
310.858.5411

 **HILTON & HYLAND**

**Matthew Breliant**  
PLG Estates  
310.488.6896

 **PLG**  
ESTATES



OPEN SUNDAY 1-4  
5664 CALPINE DR | MALIBU  
\$7,495,000



GARY GOLD  
GARY@SOLDBYGOLD.NET  
310.858.5411

HH  
HILTON & HYLAND

RODRIGO IGLESIAS  
RODRIGO@HILTONHYLAND.COM  
310.699.3435



#### **DIAMOND**

LOT 58,000 SF | 5BR 8BA | 7,000 SF + 1,200 BASEMENT

23917 MALIBU RD | \$9,995,000 (LOT PRICE)



#### **EMERALD**

LOT 43,565 SF | 4BR 5BA | 5,600 SF + 1,000 BASEMENT

23921 MALIBU RD | \$4,895,000 (LOT PRICE)



#### **SAPPHIRE**

LOT 43,565 SF | 5BR 5BA | 6,700 SF + 1,100 BASEMENT

23927 MALIBU RD | \$4,895,000 (LOT PRICE)

**SAPPHIRE**

**EMERALD**

**TURQUOISE  
SOLD**

**DIAMOND**

ARE YOUR CLIENTS PLANNING TO DEVELOP  
IN SANTA MONICA? PACIFIC PALISADES?

**WHY NOT MALIBU?**

UNPARALLELED LIFESTYLE

# MALIBU COLONY ESTATES

COASTAL DEVELOPMENT PERMITS ISSUED

MALIBUCOLONYESTATES.COM

OPEN TUESDAY 11AM-2PM

**RODRIGO IGLESIAS**  
310.699.3435  
rodrigo@hiltonhyland.com  
CalBRE# 00994039

**HH HILTON & HYLAND**

**RICK HILTON**  
310.699.3435  
rick@hiltonhyland.com  
CalBRE# 01160681

# GRAND

M A L I B U C O L O N Y

ON PCH AT MALIBU CANYON ROAD

GRANDMALIBUCOLONY.COM

**ASKING \$60,000,000**

Coastal/City of Malibu development permits issued for a guard gated - 5 Estate Compound designed by Richard Landry A.I.A.

Own and develop the most legendary knoll in Malibu.  
Boasting apx. 24 acres with unparalleled ocean views.

By Appointment Only

**RODRIGO IGLESIAS**  
310.699.3435  
rodrigo@hiltonhyland.com  
CalBRE# 00994039

**HH HILTON & HYLAND**

**RICK HILTON**  
310.699.3435  
rick@hiltonhyland.com  
CalBRE# 01160681

ABOVE IT ALL  
ONE OF THE FINEST PENTHOUSES IN LOS ANGELES



1 W CENTURY DRIVE PENTHOUSE 36A  
NEW PRICE \$15,995,000  
OPEN TUESDAY 11-2

RSVP REQUIRED: [RSVP@DREWFENTON.COM](mailto:RSVP@DREWFENTON.COM)

DREW FENTON  
310.858.5474

MAURICIO UMANSKY  
424.230.3701





THE  
*Century*

OPEN TUESDAY 11-2  
RSVP REQUIRED

**NEW PRICE!**

**OPEN TUESDAY 11-2**

**7621 MULHOLLAND DR | HOLLYWOOD HILLS  
1920'S SPANISH ON OVER 1 ACRE WITH POOL**

4 BD | 4 BA | 4,300 SF  
NEW PRICE \$4,475,000



# LUXURY CONDOS

PENTHOUSE  
\$3,455,000



462 S MAPLE DRIVE | BEVERLY HILLS

UNIT #3  
\$2,889,000



TAM NGUYEN

310.691.9346

tam@rodeore.com

CalBRE# 01383014



TIMOTHY DI PRIZITO

310.266.2777

TDiPri@gmail.com

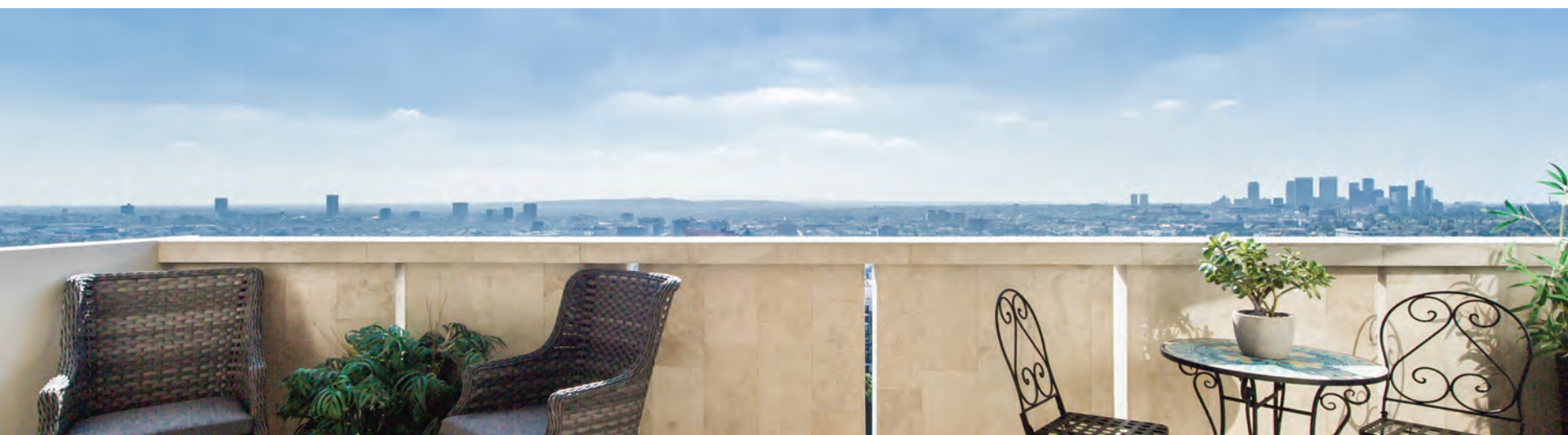
CalBRE# 01433017



# 8787 SHOREHAM DRIVE #1206

## LUXURYVIEWCONDO.COM

SHOWN BY APPOINTMENT



### SHOREHAM TOWERS - WEST HOLLYWOOD

OFFERED AT \$1,349,000

Luxury full service high-rise condo overlooking all of the city from the mountains to downtown to the Pacific Ocean. Located on a very high floor below the penthouse level. This gorgeous south facing turn-key condo has an open floor plan that features a full bedroom, master bathroom, and a guest half bathroom. Glass telescopic sliding doors to the terrace gives you an indoor/outdoor feel all year round. This natural light filled updated condo features: stainless steel appliances (fridge, gas range/oven, dishwasher) newly installed washer and dryer and granite counter tops in kitchen. Recessed speakers and lights and limestone flooring throughout, remote controlled electrical blinds on windows. Master bedroom has a walk-in closet, and the en-suite bathroom has a separate tub and seamless glass shower. Living and dining room have built-in book shelves. HOA dues includes all utilities. Unit 1205 (common wall) also for sale and can be combined with purchase.



DAVID T. KESSLER

310.245.6715

david.kessler@sothebyshomes.com

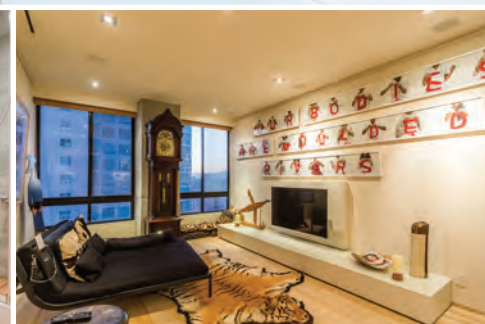
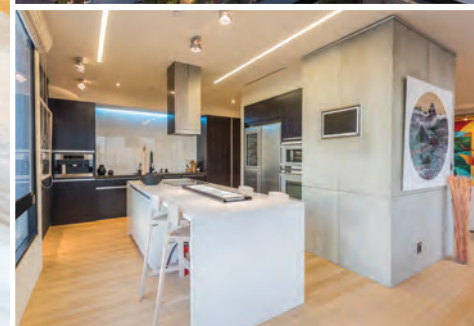
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INTERNATIONAL REALTY

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# MUSEUM-QUALITY 15th FLOOR RESIDENCE

OPEN TUESDAY 11-2pm. Please park on the street.



## 10350 Wilshire Blvd #1504, Wilshire Corridor

Museum-quality: A singular and flawless 15th Floor Residence at The Diplomat, honed thoughtfully at every turn, with the cherished southwest/rear corner view-shed. A masterpiece of modernity, with a serene-contemporary mood, this condominium home has been meticulously crafted by a well-known owner/designer, for her own use, ready for a discriminating purchaser who understand the extraordinary. A formal entry leads to a sumptuous open concept plan, with light-bathed public rooms, worthy of the best gallery spaces in the City, all with stunning views extending from Century City to the ocean. Crisp, sleek, gourmet kitchen, with ebonized top flight cabinetry and superb trophy appliances, anchored by massive 'waterfall' stone seating island. The adjacent corner dining area can accommodate 12 guests, with a spectacular 'moon' light fixture floating above the dining table which overlooks the City. An oversized living room with clean burning fireplace and access to large terrace with water feature and vertical succulent garden. Two opulent bedroom suites: Master includes luxe walk-in closet and a sybaritic master bathroom worthy of a 5-Star Resort, featuring hand cut stone walls accented by charcoal stacked porcelain, floating cabinets, double steam shower, separate water closet and soaking tub. Guest suite with hand screened Japanese wall covering and bath featuring monolithic glass vanity. A large den and wet bar is perfectly located between the bedrooms and public spaces with adjacent powder room featuring hand chiseled charcoal floating counter and walls. Additional lavish features include: huge view windows, streamlined finishes, white oak floors and doors, concrete accent walls, tons of closet space, Crestron-controlled artistic lighting, Sonos sound system, laundry room and dual zone HVAC system. Full service building featuring 24-hour front desk/security, valet parking, gym, pool, spa, extra storage and only four units per floor. HOA dues are \$2,370/month and include earthquake insurance, water, cable, internet, and building amenities. Nothing short of spectacular.

Offered at: \$1,999,000 | [Diplomat1504.com](http://Diplomat1504.com) | [CondosOnWilshire.com](http://CondosOnWilshire.com)

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# GLOBAL VISION. LOCAL EXPERTISE.



**BEVERLY HILLS | NEW LISTING**  
1296 Monte Cielo Drive | 7 Bedrooms | 11 Baths | \$14,995,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398

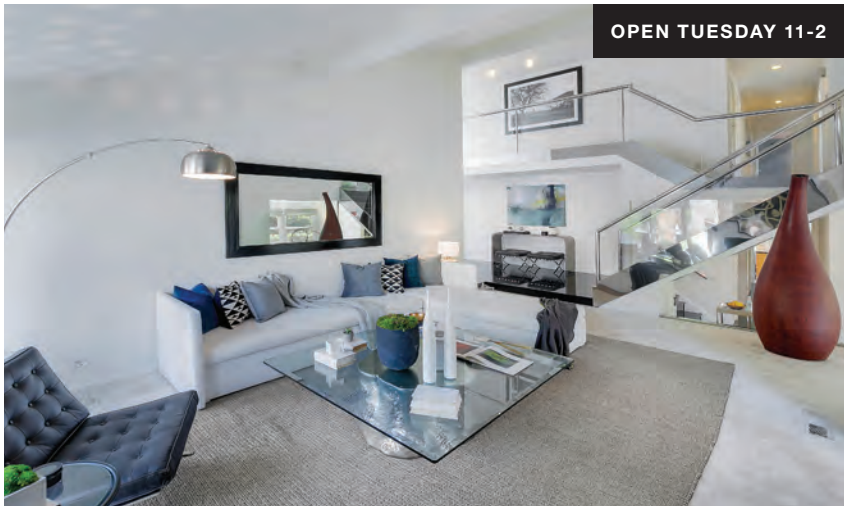


**BEVERLY HILLS**  
1218 Benedict Canyon Drive | 6 Bedrooms | 8 Baths | \$12,450,000  
Juliette Hohnen 323.422.7147 | Annie Stewart 310.926.0434



OPEN TUESDAY 11-2

**BEVERLY HILLS | NEW LISTING**  
221 S Gale Drive #104 | 2 Bedrooms | 2 Baths | \$819,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



OPEN TUESDAY 11-2

**BEVERLY HILLS**  
9720 Moorgate Road | 5 Bedrooms | 5 Baths | \$2,395,000  
Marshall Peck 310.497.3279 | Scott Segall 310.480.4823



**CENTURY CITY**  
1 W Century Drive #28A | 3 Bedrooms | 5 Baths | \$12,750,000  
Michelle Oliver 310.500.6111



OPEN TUESDAY 11-2

**HOLLYWOOD HILLS**  
1506 N Doheny Drive | 5 Bedrooms | 7 Baths | \$4,795,000  
Josh & Matthew Altman 310.819.3250 | Jacob Greene 310.415.2653

FOR A COMPLETE LIST OF PROPERTIES, VISIT [ELLIMAN.COM/CALIFORNIA](https://elliman.com/california)

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LOZ FELIZ

2255 Verde Oak Drive | 3 Bedrooms | 3 Baths | \$4,295,000  
Juliette Hohnen 323.422.7147



MALIBU | NEW LISTING

27159 Sea Vista Drive | 4 Bedrooms | 4 Baths | \$4,500,000  
Gina Dickerson 310.744.5584



MALIBU | NEW LISTING

31762 Cottontail Lane | 4 Bedrooms | 2 Baths | \$2,195,000  
Juliette Hohnen 323.422.7147



SANTA MONICA | LEASE

310 Marguerita Avenue | 5 Bedrooms | 8 Baths | \$35,000 per month  
Michelle Oliver 310.500.6111



SUNSET STRIP | MAJOR PRICE REDUCTION

9368 Flicker Way | 3 Bedrooms | 5 Baths | \$6,195,000  
Tracy Tutor Maltas 310.722.2267



VENICE | LEASE

453 Sherman Canal | 3 Bedrooms | 4 Baths | \$25,000 per month  
Juliette Hohnen 323.422.7147

# MAJOR PRICE REDUCTION



## OPEN TUESDAY 11AM-2PM | MEDITERRANEAN VILLA WITH INCREDIBLE VIEWS

**9368 Flicker Way | Sunset Strip | 3 Bedrooms | 4.5 Bathrooms | \$6,195,000** | This stunning Mediterranean Villa in the Bird Streets features incredible panoramic city and ocean views. Upon entering this newly remodeled home, you are welcomed with natural light and an inviting open floor plan featuring a sunken living room with fireplace and high wood-beamed ceilings. The main level also includes a large dining and family room off the gourmet kitchen. The entire second floor features the master suite with fireplace and balcony to take in the views, massive walk-in closet and his and her bath. The lower level features two additional guest suites each with their own bathrooms. Fantastic indoor/outdoor entertaining featuring multiple seating areas, bbq, fireplace, putting green, and spa. Plenty of parking with dual 2 car garages. Situated in a double lot, this home has two separate APNs: (4392-005-011 and 4392-005-012). APN ending in 011 has lot area: 6,317sqft and APN ending in 012 has lot area: 6,070sqft for a total of 12,387sqft.



**TRACY TUTOR MALTAS**

**C: 310.722.2267**

**TRACY.MALTAS@ELLIMAN.COM**

**TRACYTUTORMALTAS.ELLIMAN.COM**

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THE  
*Century*

## VERTICAL ESTATE LIVING

1 W Century Drive, Penthouse 40  
4 Beds | 8 Baths | Entire Floor 9,318 Sq. Ft.  
\$26,500,000



**BACHIR OUEIDA**  
C: 310.722.7727  
BACHIR.OUEIDA@ELLIMAN.COM  
LAREALESTATEINC.COM



## 479 Holt Ave

\$3,788,000

**Open Tuesday, January 24th,  
from 11am to 2pm**

Cutting-edge architectural new construction home that sets the standard in excellence. Bask in the contemporary glow that emanates from 479 Holt. Designed for the most-discerning of buyers, one will find top-of-the-line designer fixtures and finishes throughout the home's luxurious 4 bedrooms and 5 bathrooms. Fleetwood pocket doors disappear into the wall to allow the living space to flow outdoors, where you will be greeted with a jaw-dropping backyard featuring a pool, spa, and outdoor seating area with a fire pit. Luxe materials and a functional layout help set this modern marvel apart. A smart system automates your new home's functions. Hedged for optimal privacy, and 2-car attached garage round out the compound factor of the home.

[479Holt.com](http://479Holt.com)

### The Sunset Team

9000 W. Sunset Blvd. Suite 1100  
West Hollywood, CA 90069  
310 274 3900  
thesunsetteam.com

**KW** HOLLYWOOD HILLS  
KELLER WILLIAMS REALTY



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Sales | Consulting | Design

# ARTFUL ARCHITECTURAL



**OPEN TUESDAY 11-2PM | 344 S CANYON VIEW | BRENTWOOD | \$3,495,000**

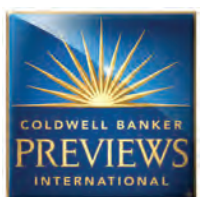
Mid-Century Modern with Guest House, set amid idyllic, Zen-like gardens. Beyond the gated, courtyard entry you'll find yourself immersed in the streaming sunlight of the 3 bedroom, 2.5 bath main house, featuring over-sized living and dining rooms, and a gourmet, eat-in kitchen with breakfast area. The 2-story guest house, provides spaces for a guest room with private bath, and a separate office/study. Built in 1966, the home has 3,300 sf living space on an 8,230 sf lot, per tax assessor.



**NORA & PETER WENDEL**  
(310) 979-3913  
Nora@WendelRealtors.com  
CalBRE# 00971482 | 01419846



**ISAAC FAST**  
(323) 791-5553  
imfast@coldwellbanker.com  
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# 1944 Beverly Drive

**\$3,650,000**

5 Bed | 5 Bath

**Jeeb O'Reilly**

310.980.5304

jeeb@compass.com

**Tori Barnao**

323.633.1878

tori@compass.com

**Gersh Gershunoff**

213.359.0328

gersh@compass.com

**Stefani Stolper**

310.733.6551

stefani.stolper@compass.com

Open House

Tuesday 1/24

11am-2pm

&

Sunday 1/29

1pm-4pm



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**Open House**  
**Tuesday 1/24**  
**11am-2pm**  
**&**  
**Sunday 1/29**  
**1pm-4pm**

Spectacular Gated Home on One of the Best Streets of Bel Air

## 1456 Stradella Road, Bel Air

**\$7,995,000** 7 Bed | 7.5 Bath | 6,907 Sf | 20,585 Sf Lot

**Ari Afshar**

ari@compass.com  
 310.780.3180

**Joya Ovadya**

JoyaOvadya@ca.rr.com.com  
 310.753.7808

**Elsa Nelson**

elsa@nelsonhelton.com  
 310.780.3180



**Open House**  
**Tuesday 1/24**  
**11am-2pm**  
**&**  
**Sunday 1/29**  
**1pm-4pm**

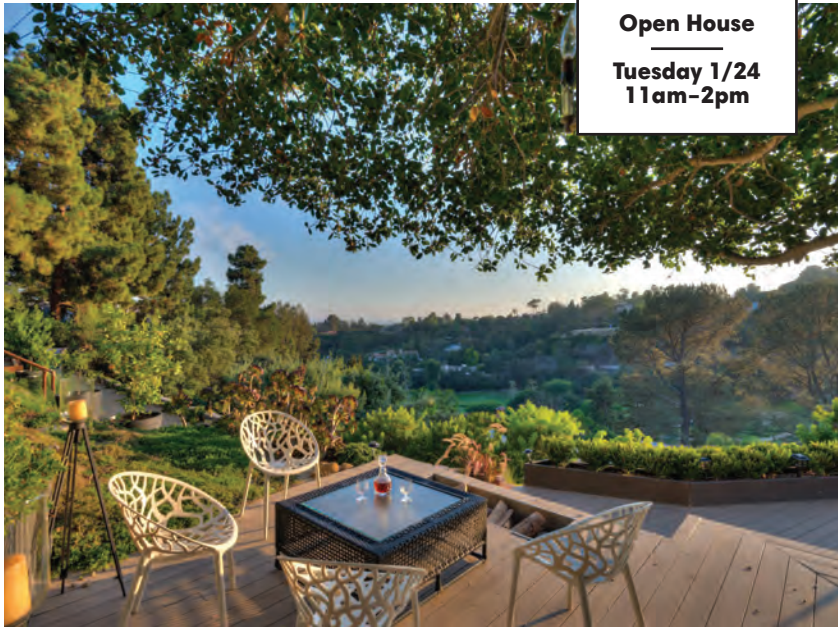
Just Listed, Artfully Designed Contemporary Mediterranean at the Crest of Upper Bel Air

## 2959 Beverly Glen Circle, Bel Air

**\$3,995,000** 5 Bed | 6 Bath | 6,000 Sf | 10,454 Sf Lot

**Ari Afshar**

ari@compass.com  
 310.780.3180



**Open House**  
**Tuesday 1/24**  
**11am-2pm**

1.26 Acre Celebrity Property in Prime Lower Bel-Air. Expansive 180 Degree Views of City, Canyon, and Bel Air Country Club's Famous Back Nine

## 779 Stradella Road, Bel Air

**\$25,000/Mo** 5 Bed | 5 Bath | 3,746 Sf | 54,991 Sf Lot

**Ari Afshar**

ari@compass.com  
 310.780.3180



**Open House**  
**Tuesday 1/24**  
**11am-2pm**

Massive Bel Air Estate High Ceilings Throughout, Hardwood Floors, Formal Dining Room, Library, Chef's Kitchen, Downstairs Maid's Quarters, and Elevator

## 2055 Stradella Road, Bel Air

**\$25,000/Mo** 6 Bed | 7 Bath | 6,513 Sf | 35,370 Sf Lot

**Ari Afshar**

ari@compass.com  
 310.780.3180



OPEN HOUSE TUESDAY 11-2 WITH LUNCH

# 5516 Green Oak Dr. Los Feliz

The Green Oak Residence exudes inspiration in each room through its vibrant celebration of lightness, beauty, and nature.

Offered at \$3,389,000  
4 Bedrooms + 4.5 Bathrooms  
[www.GreenOakResidence.com](http://www.GreenOakResidence.com)

**Boni Bryant & Joe Reichling**  
Sotheby's International Realty | Los Feliz Brokerage  
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### Granite Park Penthouse

**920 Granite Drive #508, Pasadena**

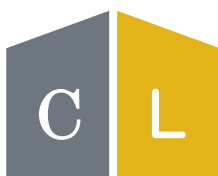
This stunning fifth floor penthouse unit is located in the prestigious South Lake area in the heart of Pasadena. Granite Park Place is one of the most exclusive, full service buildings in Pasadena. Offering concierge and valet, a fabulous lobby with a fireplace, and a library that opens to a lush, private wine arbor/garden. Outdoor living spaces include the pool/spa, an outdoor fireplace & a pool side barbecue. The lounge, a private club room with kitchen is the perfect area to entertain. Additional amenities include a fitness room, on-site controlled monitoring and gated, underground parking.

This unit is sited in the South Building and offers a wonderful open floorplan. The master bedroom provides plenty of space with a custom walk-in closet and attached large bath, with a walk-in over-sized shower and dual sinks. There are two additional bedrooms (one en-suite) and a powder room. The kitchen is the perfect gathering spot with top-of-the-line Viking appliances, and opens to the family room, day room and outdoor living space. This is a single level unit offering great natural light and spectacular views of the San Gabriel Mountains, tree tops and the beautiful Caltech buildings. Urban living at it's best, with close proximity to fine dining, shops and theaters.

- Year Built: 2009 • Interior: 2,780 sqft (per assessor) • Balcony • 3 Bedrooms • 3 Baths • 2-Car Side-by-Side Parking Spaces
- Separate Storage Room • HOA fee: \$1,200/month • HOA covers: Water, Trash, Insurance, Gas, Cable, Gardener
- Total Building Units: 71

**\$2,150,000**

[www.920GraniteDrive.com](http://www.920GraniteDrive.com)



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**Lauren Luczynski, Senior Partner**

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CalBRE# 01441706

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

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**Thursday, April 6, 2017**

**Skirball Cultural Center**  
**2701 N. Sepulveda Blvd.**  
**Los Angeles, CA 90049**

**TICKETS:**  
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Ernie Carswell & Partners

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