

A GATED CELEBRITY ENCLAVE IN HOLLYWOOD HILLS

2671 ASTRAL DRIVE

When City Meets Country



Paradise abounds in THE ONLY DEVELOPED, USABLE VIEW LOT (38,524 sq.ft.) and LARGEST VIEW HOME (4422 sq.ft.) NOW AVAILABLE in gated Astral Estates on a cul-de-sac in a celebrity area! This magnificent 4 bedroom, 4.5 bath view home has been upgraded with an Infinity pool and spa; Approximately 2400 square feet on two levels of decks, with paths and stairs leading to a usable terraced hillside that could house a tennis court, fruit orchard, existing meditation/lounging areas; Wine cellar fit for royal tasting (that housed almost 2000 bottles of wine); Three bonus areas ideal for a home theatre, recording studio, gym, maids, etc. Phenomenal views from almost every room and decks! Great entertainment flow with large living and dining rooms with high ceilings; Family room with built-ins opens to cook's granite kitchen with center island, breakfast bar and large breakfast area that opens to huge deck that would accommodate a large party with space heater, BBQ center and amazing views! Sumptuous master suite with French doors leading out to pool/spa/deck with a fabulous bath and space-planned walk-in closet that's a room in itself! Three fireplaces; Custom built-ins; Recessed lighting; Steam shower; Professionally faux finished walls; Hardwood floors leading downstairs to four bedroom suites, one of which is a professionally organized home office for the most discriminating CEO! Three-car garage. Many more details!

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For Sale \$2,495,000 | For Lease \$14,500
www.2671Astral.com

Open House, Tuesday January 26th 11-2pm



Marge Chirchick
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CALBRE LICENSE # 00707097



AREA

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WESTWOOD - CENTURY CITY

YOU'RE INVITED!

Please join us for a special invitation luncheon on Tuesday, November 10th
2371 Century Hill, Century City | RSVP is required



2371 Century Hill, Century City

\$1,325,000

Best 2-story unit with double door lobby entrance. Feels like your own private oasis. 2 bedrooms, 3 baths, lots of closet space, designer kitchen with gas stove (unusual for the complex), breakfast area, wood floors, fireplace in living room, private patio, large laundry room, spacious master suite with custom stunning bath, 3 parking spaces in garage, close to pool and all amenities.

The owner and I are inviting you to a special luncheon on Tuesday, November 10th. Please swing by and have lunch with us anytime between 11am to 2pm.

RSVP is required to leave your names at the gate.

JOHN AAROE GROUP

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 and the buyer is advised to independently verify the accuracy of that information. CalBRE 0771256.



LEAH STEUER
Director, Aaroe Estates

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aaroe.com/leahsteuer

VIEWS GATED "Little Holmby"

AREA
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WESTWOOD - CENTURY CITY



540 S WOODRUFF AVE

Tuesday January 26 2016 11:00AM to 2:00PM

Spectacular Gated Estate with Fabulous Views in the Heart of "Little Holmby" Home has been redone with great style and elegance Very Private The entertainment possibilities are endless Oversized LR & DR Incorporates the inside with outside Redone with all the integrity

intact Fabulous Master Suite with sitting area and views All Bedrooms are Suites Great Central Hall Plan The perfect home for entertaining. Elegant and Charming.. Grounds are lushly landscaped w Pool and Spa Area

Offered At **\$4,650,000**



Susan Del Prete

310-874-5753

355 N Canon Drive Beverly Hills CA 90210

AREA
6

BRENTWOOD

Glorious Canyon Living



3266 Mandeville Canyon Road, Brentwood

Open Tuesday 11-2. - Lunch Served

Set back from Mandeville, moments from Sunset. Private and gated one story 4 bedroom, 2.75 bath country retreat set amidst delightful gardens. Courtyard entry with outdoor dining is framed by rich terraced greenery with observation deck and spa featuring canyon views. Inviting living room with hardwood floors, fireplace and continuous french doors open to paved patio. Expanded family/dining room with paved flooring and fireplace includes a sunlit creative artist space. The eat-in kitchen is large with bay window seat, greenhouse window, stainless appliances and walk-in pantry. A spacious master suite with updated bath overlooks a picturesque French parterre garden. Two generously proportioned guest rooms share a bath to complete the bedroom wing. A comfortable fourth bedroom/bath is tucked conveniently off the kitchen side. Truly a relaxed and versatile floor plan. Two car garage with direct entry to laundry room plus motor court.

www.3266Mandeville.com | offered at \$1,599,000



Joan Caplis | Susan Stark

310.748.2208 | 310.345.7450

www.MandevilleCanyonHomes.com



**Fabulous and Private 2009 Built Mediterranean
OPEN TUES. 1/26 11-2PM**



2833 Wigtown Road, Cheviot Hills

Fabulous 2009 built Mediterranean. Private and beautifully set back from the street in prime "old" Cheviot Hills with great curb appeal. **Five bedrooms, five and a half bathrooms.** First floor features formal living room, dining room, family room open to kitchen with separate office or playroom with doors inside and out to the yard. **Approx. 5,684 sq.ft. on 7,962 sq.ft. lot.** Wonderful large kitchen with eating area with Viking stove, Thermador professional double ovens, 2 Bosch dishwashers and more. 2nd floor with beautiful master with fireplace and his and her walk-in closets, two person marble bath with jets and separate sitting area/office. Lower level with large media room space, gym, guest or nanny suite with separate entry and laundry. Fabulous Maple floors, all custom Hunter Douglas window treatments, security/camera system, Lutron Lighting and endless custom details and improvements since purchased.

Offered at \$3,895,000
www.2833wigtown.com



Ginger Glass
Broker • Agent • Attorney
CalBRE #01478465
310.927.9307
ginger@gingerglass.com



AREA
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WEST HOLLYWOOD VICINITY

748 N. DETROIT ST. MELROSE VILLAGE
BROKERS OPEN TUESDAY 11AM – 2PM

MODERN ARCHITECTURE IN THE HEART OF MELROSE VILLAGE



www.748NDetroit.com

OFFERED AT: \$2,729,000



2 STORY MODERN ARCHITECTURAL IN THE HEART OF MELROSE VILLAGE, Dramatic staircase, soaring ceilings, Open floorplan with a gorgeous Kitchen, Thermador stainless steel appliances, 6 burner stove, a large center island with sink and microwave. Downstairs has an en-suite bedroom that can be used as an office, guest, or nanny's room. Sliding glass doors in Living room flow out to the covered patio, BBQ, infinite pool and spa. Wonderful for entertaining. Sexy master bedroom with high ceilings, 2 huge walk in closets and large terrace overlooking the back yard, Luxurious master bath with free standing tub and separate elegant shower plus double sinks with ample counter space. Additionally there are 3 en-suite bedrooms upstairs plus a den area. This home is wired for security, sound and smart home technology, everything you need and more. Lowest price per square foot for new construction in the area. Amazing style and amazing value!

- 5 bed + 5.5 bath | 5,321 Sqft
- Gorgeous kitchen w/stainless steel Thermador appliances
- Living room fireplace, extra high ceiling
- Huge master bedroom suite, 2 walk-in closets
- Infinity pool, BBQ, and large covered patio/deck
- 2 car garage with direct entry
- Wired for security, sound and smart home technology

STEVEN
AARON
REALTOR

310.432.6588

kw BEVERLY HILLS
KELLERWILLIAMS. REALTYstevenaaron@kw.com
StevenAaronRealtor.com

STEVEN AARON REALTOR GROUP

CalBRE #01341785

Rare Ocean View Opportunity

AREA
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VENICE



18 N VENICE #C
January 26, 2016

Just Listed. Rare OCEAN VIEW opportunity. Steps from Venice Beach and local hot spots, this unique live/work space in a high foot traffic area is an opportunity you do not want to pass up. Unit C is a corner top floor 2 bedroom 1.75 bath condo. There is a separate 360 sf

commercial store front w/96 sf storage room down hall. The unit comes w/sole access to a 2400 sf roof top deck w/amazing ocean & mountain views, with plans for a green roof.

Offered At **\$1,899,000**



Ruth Seroussi
310.663.2510

1051 Harrison Ave
www.thenewhousegroup.com

Sold as is. Buyer to check square footage, permits and due diligence. The Newhouse Group, Inc. is not a law firm; it does not, and will not, act as your attorney. For assistance with legal matters, consult independent legal counsel.

AREA
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2311 4th Street #215, Santa Monica

OPEN TUESDAY 11-2PM

Fabulous opportunity to live just blocks from the beach, great cafes and boutiques on Main Street, the metro rail and across from Hotchkiss Park. This charming one bedroom condo is located in a well maintained, secure building with high HOA reserves and low monthly dues. The two extra special features of this unit are the all wood floors and being 1 of only 3 in the entire complex to have a washer and dryer inside! There is ample storage and wall to wall closets in the generous sized master bedroom. The kitchen is well laid out with a range, refrigerator and dishwasher. Living and dining area leads to the full size balcony for easy entertaining! Award winning "green" building with solar panels, pool, workout room, bike racks and community herb garden. A perfect place to call "home"!

Offered at \$634,995



LYNN LESCHER

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RESIDENTIAL
BROKERAGE

SPECTACULAR OPEN ARCHITECTURAL

AREA
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SANTA MONICA



733 San Lorenzo, Santa Monica CA 90405

Offered at \$4,195,000

Spectacular, completely and meticulously remodeled Architectural in prime Santa Monica Canyon. 3 bedrooms upstairs with en-suite bathrooms and a huge, private master suite on the first floor. Approx. 3,500 sq.ft. on 7,700 sq.ft. lot. Soaring ceilings, open beams, large windows and sliding glass doors provide an abundance of natural light and provide a seamless transition to the outdoor living spaces. Designed for entertaining, the chef's kitchen opens onto the courtyard, featuring a firepit and outdoor living and dining areas. The luxurious master suite on the first floor combines a spacious walk-in closet and spa-like bath, creating a private retreat., conveniently located within walking distance to the top-rated Canyon Charter Elementary School, canyon restaurants and the beach.

www.733SanLorenzo.com



Leiauna Anderson

REALTOR®

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Lei@LeiaunaAnderson.com

CalBRE #01984073

**OPEN 1/26 TUESDAY 11-2
& 1/31 SUNDAY 1-4PM**

 A REALTOR® Member Benefit

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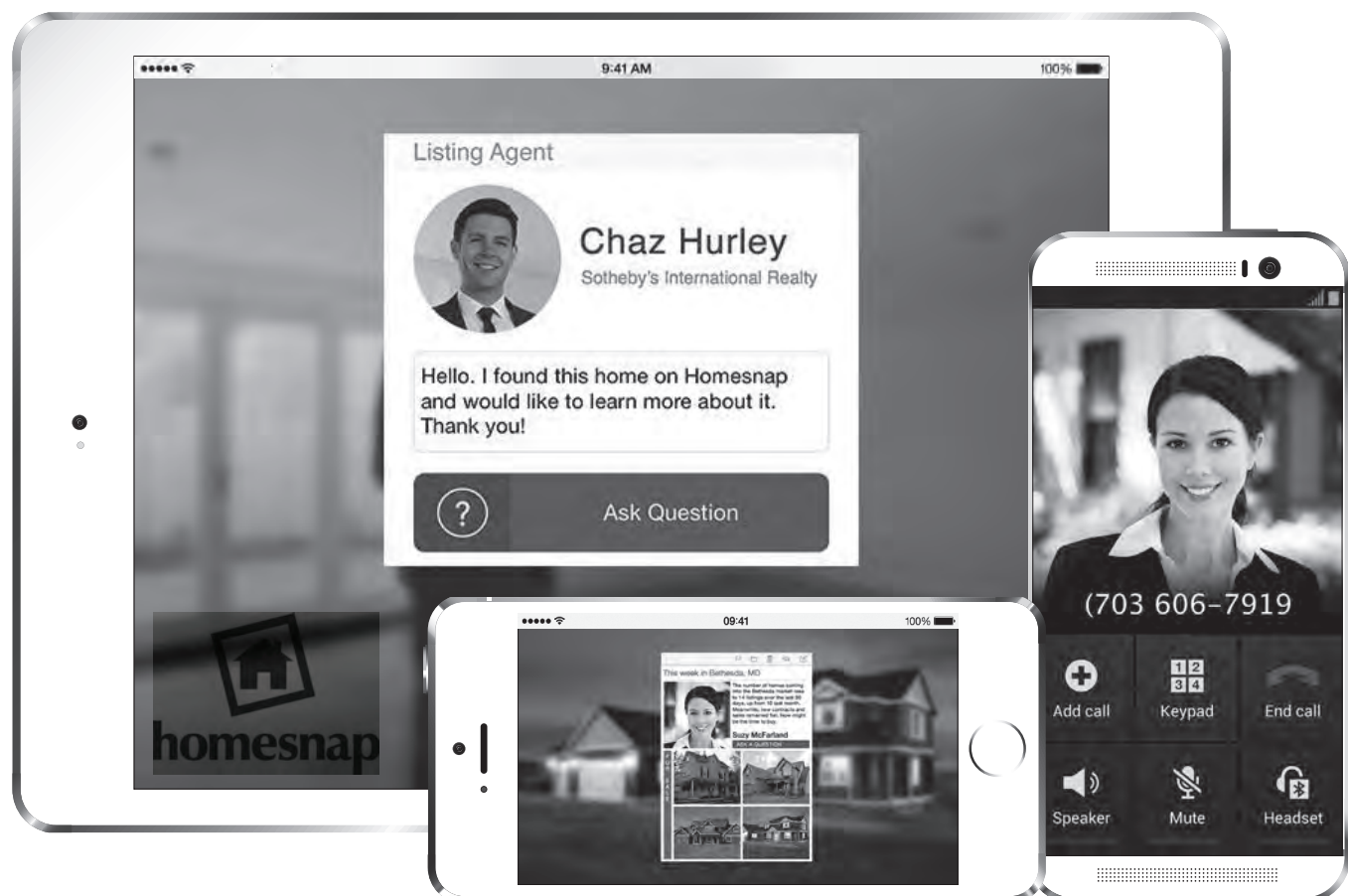
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- Every client who engages becomes "yours" in Homesnap.



New California Coastal

728ElMedio.com



728 EL MEDIO AVENUE PACIFIC PALISADES

Thoughtfully designed, meticulously handcrafted, technology driven and Green Point Rated, 728 El Medio is a brand new, uniquely custom, California Coastal home that was built to exceed all expectations. The property encourages an indoor, outdoor lifestyle with expansive disappearing doors, dining terraces, a master bedroom cabana and a sun-drenched entertainment level that walks out to the lushly landscaped backyard. Flex rooms include a wine tasting room, theater-ready room and a gym. Awarded gold Green Point rating.

\$5,895,000

HeritageProbate.com

Neil Smith

T 310.235.1451



HERITAGE
PROBATE AND TRUST REALTY

- » Completed in 2016
- » Six bedrooms, eight bathrooms
- » Approximately 6,643 square feet
- » Three sun-drenched levels
- » LED lighting
- » Lighting control systems
- » Infrared indoor/outdoor cameras
- » Keyless entry door locking systems
- » One of the highest Green Point Rated properties in So. Cal.
- » Standard sale

Disclaimer

The above information has been obtained from sources deemed reliable. While we do not doubt its accuracy we have not verified it and make no representation, warranty or guarantee about it. It is your responsibility to independently confirm its accuracy and completeness.

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LOS FELIZ



Architectural masterpiece with amazing views, Los Feliz

5682 Spreading Oak

3 BED | 3 BATH | \$2,295,000

Bold and dramatic describe this soaring Architectural in the Hollywood Hills, inspired by cutting edge design and infused with Modern architecture. Perched high above the street in the prestigious Los Feliz Oaks, with endless views that capture the ocean, city, the Griffith Park Observatory and the iconic Hollywood sign. Large windows and walls of glass reveal the architect's original intention to capture Los Angeles from every position. Natural light floods each room. Open floor plan ideal for modern living and incredible indoor / outdoor flow.

Victoria Massengale 323.640.2924 victoriam@compass.com
Michael Maguire 310.770.2823 michael.maguire@compass.com



COMPASS

compass.com 310.230.5478 compass compassinc compass

STYLISH MID CENTURY MODERN RETREAT WITH FOREVER VIEWS



3344 WONDER VIEW DR | LOS ANGELES CA 90068

3 BEDROOMS | 2 BATHROOMS | 2,089 SQFT ON A 14,982 SQFT LOT (apx)

\$1,699,000

Breathtaking views wrap around this exquisitely redone mid-century designer's retreat on a private road above Lake Hollywood. The entry courtyard contains a tranquil zen garden & fountain pond below views of the Hollywood sign, the Griffith observatory & the downtown skyline. In the back, walls of glass slide open to a large deck and flagstone patio with sweeping valley & mountain range views. Inside, the stylish interior was recently renovated to include a killer stainless steel kitchen and sexy master suite with a dual vanity and a deep soaking tub. The floor plan offers a formal living room with stone fireplace, formal dining room, kitchen with breakfast bar open to family room, 2 bedrooms + office/bedroom and attached 2 car garage.

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Keller Williams Studio City | 4061 Laurel Canyon Blvd., CA 91604

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AREA
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STUDIO CITY

New Construction in Studio City

\$1,925,000



4343 Teesdale AVE
Tuesday 11-2pm



Welcome to WestKost Properties latest. This stunning Cape Cod with a modern twist will entice the most discerning buyer. French oak floors, paneled walls of washed gray, Thermador appliances, un-lacquered brass fixtures and pulls, Newport Brass,

Toto, Caesarstone, Mr Steam, Crestron Smart House, are just a few of the incredible upgrades that will impress your buyers. Four bedrooms up, and a library down with incredible flow into a family room and kitchen combo overlooking a plunge pool/spa.



Brett Karns
310-432-6520

310-903-7949

439 North Canon Drive, 3rd floor Beverly Hills CA 90210



300° Views!

\$8,500,000

3804 RHODES AVE | STUDIO CITY | 91604

6 Bed • 6½ Bath

Newly-built estate welcomes you w/private driveway & huge motor court. Secluded, a 6 bd/6.5 ba stunning architectural masterpiece on 1.3 acres. Gorgeous double-story main floor has oversized dining room, spacious family room & separate lounge/bar area. Open the Fleetwood® doors for indoor/outdoor living! Kitchen opens to the family room & boasts Miele® appliances. Secluded breakfast area & temperature-controlled wine room & full outdoor kitchen. All bedrooms en-suite w/ walk-in closets & balconies. The Master Suite has gorgeous views, glamorous bath & expansive walk-in closet. Entertain hundreds around the beautiful pool/spa & (2) fire pits w/ panoramic views surrounded by a huge entertainment deck, plus, an additional, colossal deck just a few steps down. Fine European cabinetry/built-ins and fixtures throughout. Other features include: Lutron® smart house system, Nest® temp. control, and state of the art security system. All controlled by your smart phone/tablet.



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