

TUESDAY

01 Beverly Hills Single Family

1218 COLDWATER CANYON DR	Open	11-2	NEW
\$4,595,000	4+4	TRADITIONAL	




INCREDIBLE OPPORTUNITY TO REMODEL OR BUILD NEW

Remodel existing residence or tear down and build new. Newly constructed pool is near completion. Plans and permits pending approval to build approximately 9,300 square foot home plus detached guest house and pool cabana. Plans include huge formal dining room and entertaining areas, master suite with his and hers baths and closets, theater, gym, game room, and 2000 bottle wine cellar. Fold away doors, expansive yard with pool and spa, outdoor fire elements, covered loggia. Endless possibilities.

MLS#16-969931	
Dominique Jeramaz	310-531-2910
CITY REAL ESTATE	
None	

801 N SIERRA DR Open 11-2 red

\$14,750,000	8+9	TRADITIONAL
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Stunning two story Beverly Hills traditional, Interior designer Darrell Schmitt, Gated for privacy on a 1/2 acre corner lot North of Sunset. Beautiful manicured grounds with a large Ozone pool & spa with a lovely patio area for outside dining & generous yard space. A gourmet chefs dream kitchen with granite island counter, top of the line stainless appliances & separate breakfast area. The formal DR comfortably hosts large gatherings with hand painted walls & ceilings.

MLS#15-932361	
Aaron Kirman	4242497163
JOHN AAROE GROUP	
Dshwshr, Dryer, Frzr, Grbg Disp, Hood Fan	

901 N BEDFORD DR Open 11-2 592E7 rev

\$10,995,000	6+8	OTHER
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GATED SPANISH COLONIAL WITH RESORT-LIKE GROUNDS

Features tennis court, lush landscaping, large patio, pool and spa. This Romantic home is filled with authentic details including oak hardwood floors, decorative tile, wrought iron railings, and high beamed ceilings. Wonderful floor plan with spacious rooms and fabulous indoor/outdoor flow. Oversized living room with fireplace, bar, skylit sun room, library with fireplace, formal dining room, and large cook's kitchen with center island.

MLS#15-948643	
S Smith, A Krom	310.415.5175
HILTON & HYLAND	
www.susansmithrealtly.com	

01 Beverly Hills Condo / Co-op

460 N PALM DR, UNIT 505	Refresh.	11-2	NEW
\$23,950	3+4	1sty-ARCHITECTURAL	



BRAND NEW AND LARGEST PENTHOUSE IN BUILDING!

The most highly desired unit within Beverly Hills newest and most luxurious building. This never occupied 3 Bedroom 4 Bath unit is the largest in the building. It boasts the biggest view of any unit along with its own PRIVATE 2,600 sqft rooftop deck including Jacuzzi and BBQ + wet bar. The enormous master bedroom has views of the city along with its own private dry sauna. Attached is a master bath with double vanities, glass encased shower and free standing tub. Enjoy the MOST AMAZING VIEW

Jason Yaselli	
KELLER WILLIAMS BH	310-926-4484
Fully loaded!	

01 Beverly Hills Lease

1010 LEXINGTON RD	Open	11-2	NEW
\$34,500	6+8	CONTEMPORARY	



Gated tennis court estate in prime Beverly Hills on approx. one acre. This Architectural compound is great for entertaining with open floor plan and 2 story ceilings overlooking great room. There is a large spacious living room, formal dining room, office, loft and wine room. Luxurious master suite with fireplace and French doors leading to private patio. lushly landscaped grounds in a courtyard setting includes swimmer's pool, N/S tennis court and detached guest house with 2 bedrooms & 2 baths.

MLS#16-969165	
Myra Nourmand	3108883333
NOURMAND&ASSOCIATES	
BBQ,Dshwshr,Dryer,Rng/Ovn,Fridg,Other	

02 Beverly Hills Post Office Single Family

3200 TOPPINGTON DR	Lunch	11-2	NEW
\$6,500,000	5+7.5	2sty-VILLA	




ELEGANT FAMILY HOME IN BENEDICT HILLS

This Villa style 5 bedroom, 7.5 bath home has it all! Wonderful curb appeal w/ traditional details in every room... custom built-ins, crown molding, 5 fireplaces, designer lighting, one of a kind ceiling details and custom window coverings throughout. The dramatic 2-story entry opens onto quality hardwood floors and 8300 sq. ft. of luxury in a spacious open floor plan with large scale rooms and French doors opening to a beautiful pool/spa and tranquil canyon views. Immaculate and move-in ready!

J.GIDDINS/T.D.CLARKE	
310.880.7513	3200TOPPINGTON.COM
SOTHEBY'S SUNSET	

1590 BENEDICT CANYON DR Lunch 11-2 NEW

\$6,200,000	6+8	ARCHITECTURAL
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WWW.1590BENEDICTCANYON.COM

Mediterranean contemp home w glass pivot door,living rm,24 ft high floor-to-ceiling fireplace,lounge/family rm w/ fireplace & glass doors open to backyard w/ spa & pool.First floor offers dining rm w butler's area&wet bar,kitchen w stainless steel appliances,dual refrigerators,center island.Glide up the stairwell w glass paneling & skylight to master suite w private home theater,dual baths & dual entry walk in closet. Five additional luxurious en-suites bdrms &7-car garage w storage rms & closets

MLS#16-971755	
Vangelis Korasidis	310-247-1500
COLDWELL BANKER RESI	
MovieTheatre,Butler Elevator,7CarGarage	

14144 BERESFORD RD Open 11-2 NEW

\$6,099,000	5+6	SPANISH
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MULHOLLAND ESTATES~GREAT VALUE~GREAT STREET

Warm and inviting Spanish estate located on a premium street behind the guard gates of Mulholland Estates. This priced-to-sell property features a welcoming courtyard with fountain, characteristic mature foliage & split level floor plan. The home showcases 5 bedrooms 6 baths, a movie theater, office, family room and a fully equipped kitchen with center island. The wonderful grassy backyard has a pool, spa, fire pit and entertaining areas. RSVP--Your name will be at Guard Gate Thank you

MLS#16-971409	
Jill Lowy	310 433 2336
BERKSHIRE HATHAWAY	
Please RSVP 310 777 2832	

Do RIGHT by Your Sellers


Put their Property in the MLS


Listings in the MLS Get More Exposure
More Offers & More Money



TUESDAY


2265 BOWMONT DR	Open 11-2	NEW
\$3,899,000	4+3.5 1sty-TRADITIONAL	
	EAST COAST TRADITIONAL IN BEVERLY HILLS	
Beautifully and fully renovated, East Coast Traditional Home. Crafted with the finest finishes and materials, while maintaining much of its original beauty and architecture. Circular driveway leads up to a lushly landscaped, 4 bedrooms, 3.5 baths, plus office, single story home. Gourmet kitchen with top of the line appliances and Carrera marble countertops. Richly landscaped and fully private backyard.		
Yana Galuz CRESCENT REALTY CORP	310-595-5522	


9694 OAK PASS RD	Open 12-2	rev
\$30,000,000	7+10 CONTEMP MED	
	Private gated celebrity enclave of "Oak Pass Road" complete compound just under 2 acres designed by previous celebrity ownership. Main house chic modern finishes, light oak floors, large open space, formal living room w fireplace and terrace, dining room, chefs kitchen, professional screening room, luxurious master and baths, children wing, family/game room, amazing grounds with "paradise pool" and waterfall.	
Valerie Fitzgerald COLDWELL BANKER RESI	MLS#15-959873 310-285-7515	BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp

9705 MOORGATE RD	Open 11-2 592/C1	NEW
\$2,799,000	5+4 2sty-TRADITIONAL	
	UPDATED TRADITIONAL W/ POOL/ SPA & GREAT FLOOR PLAN	
Private,Secure Trad. on quiet cul-de-sac. Orig. owner, updated home on large sunny lot w/pool & spa. Enter from either the 2 story Foyer or 3 car attached garage to a floor plan w/ 4 bdms up & one bdrm down. Designer gourmet eat-in kitchen w/ center island--all open to Family Rm w/ FP & wet bar. High Vaulted ceiling in the Lvg rm w/ FP. FDR. Lg. Mstr w/ FP, terrace, & walk-in closet. Huge pool & spa. Lg. landscaped back yd w/ lawn, covered patio,built-in BBQ area & generous side yards. Move in!		
Ron Holliman COLDWELL BANKER BH	310-777-6216	Benedict, Hutton, Deep Canyon, Wendover

1288 ANGELO DR	Open 11-2	rev
\$16,995,000	3+6 2sty-MODERN	
	GREAT NEW PRICE! MODERN MASTERPIECE BY DESIGNER JAMES MAGNI	
Breathtaking city to ocean views, this modern masterpiece creates the perfect balance between form and function. The master bedroom suite encompasses the entire second floor, complete with his & her baths, outdoor terrace with fire element & private sky court. Amenities include custom Terrazzo floors, chef's kitchen with Miele and Wolf appliances, integrated sound system, Lutron lighting, temperature controlled wine cellar, custom cabinetry and media room. This is a rare find...not to be missed!		
Jim Crane DOUGLAS ELLIMAN	MLS#15-951005 310-855-4595	www.1288Angelo.com

1951 N BEVERLY DR	Open 11-2	NEW
\$1,815,000	3+4 1sty-RANCH	
home has Granite Counter tops in Kitchen, Thermador appliances, hardwood floors throughout, 3 bedrooms each with completely remodeled bahrooms master bath Brand new 2 zoned HVAC unit. Large pool!!		
MLS#16-973839	Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood	
Marisa Zanuck	310-913-1741	MARISA ZANUCK

1441 ROBMAR DR	Open 12-2	rev
\$6,795,000	7+8.5 MEDITERRANEAN	
	GATED MEDITERRANEAN VILLA	
This exquisite newer constructed villa in prime lower Beverly Hills is just minutes to Rodeo Drive and The Beverly HillsHotel. The home boasts the finest amenities and craftsmanship. The approx. 7600 sq. feet, 7 bed + 8.5 bath home is a must see! The grand lifestyle estate features a gym, sauna, sport court, resort-like pool, state of the art kitchen, indoor/outdoor dining and expansive media room/theatre. The home is truly an entertainers dream. Do not let this opportunity pass you by.		
Pate S/Rochelle M NOURMAND&ASSOCIATES	MLS#16-969633 310.467.7253	www.1441Robmar.com

2017 BENEDICT CANYON DR	Open 11-2 592/B3	NEW
\$1,099,000	3+2.75 2sty-SEE REMARKS	
	DRIVE-BY ONLY: PLANS & PERMITS FOR RE-BUILD OR NEW BUILD	
Current plans and permits for extraordinary opportunity (new 2,689 sf house) to expand and build new or re-build existing house on 9,190 square foot lot. Existing house has been taken to bare studs status inside. Entry to house with accepted offer only. Cash buyers only. As-Is Sale. This is a great property on world renowned Benedict Canyon Drive, BHPO 90210.		
Ron Holliman COLDWELL BANKER BH	310-777-6216	Benedict Cyn between Decamp & Westwanda

1441 ROBMAR DR	Open 12-2	rev
\$6,795,000	7+8.5 3sty-MEDITERRANEAN	
	MEDITERRANEAN VILLA IN PRIME BH	
The home boasts the finest amenities and craftsmanship. The approx. 7600 sq. feet, 7 bed + 7.5 bath home is a must see! The grand lifestyle estate features a gym, sauna, sport court, resort-like pool, state of the art kitchen, indoor/outdoor dining and expansive media room/theatre. The home is truly an entertainers dream. Do not let this opportunity pass you by.		
Pate/Rochelle/Gayle NOURMAND & ASSOCIATE	MLS#16-969633 310-467-7253	www.1441Robmar.com

13319 MULHOLLAND DR	Open 11-2	red
\$8,950,000	9250000 5+6 2sty-MEDITERRANEAN	
	SPECTACULAR MEDITERRANEAN ESTATE IN BHPO	
The home is extremely sophisticated with incredible scale, dramatic design and open floor plan. The property consists of 5 bedrooms and 6.5 bathrooms with over 8,000 square feet and features high ceilings, light open spaces and walls of glass throughout. No detail has been spared including the romantic fountains placed throughout the home to create the ultimate peaceful setting while the enormous rooftop deck allows for the 360 degree city views to complete this gorgeous estate.		
Rochelle Maize NOURMAND & ASSOCIATE	MLS#15-916659 310-968-8828	www.13319Mulholland.com

9653 OAK PASS RD	Open 11-2	rev
\$5,995,000	5+6 CONTEMPORARY	
	BEVERLY HILLS CONTEMPORARY ON GATED CELEBRITY ENCLAVE	
Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.		
Eric Lavey THE AGENCY	MLS#15-938457	BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other

OPEN HOUSE STATUS LEGEND

NEW - new (Automatic Status) **rev** - review (Automatic Status)
NEW* - new not yet listed **bom** - back on market
red - reduced

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

TUESDAY

2200 COLDWATER CANYON DR	Open	11-2	rev
\$4,250,000	5+7	ARCHITECTURAL	



TENNIS COURT ESTATE

Beautifully restored tennis court estate steeped in Hollywood history. Sited on over an acre of new lush landscaping, the completely private property features 5 bedrooms, 5 full and 2 half baths, an open chef's kitchen and multiple spaces for indoor/outdoor entertaining. Chic master suite with dual baths and closets opens out to the serene pool area with a cascading waterfall fountain and pavilion.

MLS#15-958999
Judy Feder 310.858.5464
HILTON & HYLAND
www.hiltonhyland.com

1707 1/2 N. RISING GLEN RD	Open	11-2	592/H4	NEW
\$4,995,000	5+5.5	CONTEMPORARY		




AMAZING VIEW PROPERTY

Beautiful well thought out contemporary view home located perfectly between the Bird streets and Sunset plaza on Rising Glen. From the moment you walk through the grand foyer your eyes will immediately be drawn to the spectacular city and canyon views. Perfect open flowing floor plan for today's modern living which include a massive great room that combines living, dining area, and kitchen all facing out towards your view.

MLS#16-974195
David / Anna Solomon 424.400.5905
THE AGENCY

1432 HARRIDGE DR	Open	11-2	592D5	rev
\$3,299,000	4+4	CONTEMPORARY		

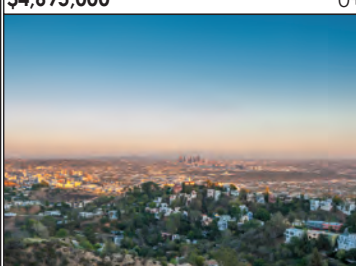


PRIME BHPO LOCATION WITH PANORAMIC VIEWS

FIXER, with sweeping city and ocean views on a private cul-de-sac above Beverly Hills Hotel. Located next to 2 major developments. Possibility to add up to 500 sq.ft. to existing structure. Room to built infinity pool to the view. Main floor has living room with high ceilings, FP, floor to ceiling windows, sliding doors open to the deck with spectacular city views. Entire second floor dedicated to the Master Suite.

MLS#15-956099
Galina Blackman 310.281.3642
COLDWELL BANKER RESI
Cbl,Dshwshr,Grbg Disp,Hood Fan,Micro

2035 DAVIES WAY	Open	11-2	NEW
\$4,695,000	0+0	2sty-SPANISH	




SPECTACULAR DEVELOPMENT SITE! JAW DROPPING 300 DEGREE VIEWS!

Perched high above the city on it's own promontory - just min. to the Sunset Strip. Awe inspiring unobstructed panoramic views overlook the entire LA basin. A rare opportunity to redevelop & craft an extraordinary estate that takes advantage of the unrivaled views. Vistas span from the Hollywood sign & Griffith Observatory to DT L.A. & the ocean beyond. A pvt. gated drive leads to the huge flat pad. Floor plans & renderings for an 11,500+ sqft ultra-modern home, 1,500+ sqft GH & 7-car garage.

Sally Forster Jones 310-691-7888
JOHN AAROE GROUP
www.2035daviesway.com

9743 ELDERIDGE DR	Refresh.	11-2	rev
\$2,750,000	2+3.5	COUNTRY FRENCH	



PARISIAN CHIC

Enter into a glamorous lifestyle w/minimal maintenance in this French inspired contemporary home. Admire all new glassworks steel grey walls, Wolf range & under-counter microwave in a quartz island. Master w/office, sunbathing terrace, huge walk-in closet & his/her baths. Recessed lighting, Swarovski fixtures, porcelain floors & 2-car garage. Entertain guests on an elevated dining pavilion & outdoor patio fire table. Mins to BH Hotel & restaurants/shops on Rodeo Dr! RECENTLY REDUCED \$250,000!

MLS#15-955179
Chen & Trugman 626.922.7836
TELES PROPERTIES
9743Elderidgedrive.com

9237 WARBLER WAY	Open	11-2	NEW
\$4,295,000	3+4	2sty-CONTEMPORARY	



PRIVATE COSMOPOLITAN REFUGE IN BIRD STREETS

Minimalist contemporary design defines this private cosmopolitan refuge in the Bird Streets. A casual indoor/outdoor California lifestyle is captured w/sliding glass doors that open to the swimming pool entertainment area. The master bedroom suite offers a luxurious bath & spacious walk-in dressing room. There are 2 additional bedroom suites, an upstairs lounge, a media area, and an office/den. There is a peacefulness that emphasizes the contemporary Zen & relaxed fit of the entire house.

MLS#15-964071
O'Reilly/Barnao/Gersh 310.980.5304
COMPASS
Blf-Ins,Dshwshr,Dryer,Hood Fan,Rng/Ovn


9736 HENSAL RD	Refresh.	11-2	rev
\$2,525,000	3+3	1sty-CONTEMPORARY	



Set behind private gates, sits a newly renovated, stylish & charming one story contemporary home. A courtyard garden leads to a beautiful entry with high ceilings & lots of light. The open floor plan has a living room with dark hardwood floors and a skylight. The dining room has french doors which overlooks the sparkling pool & brick patio. The den has built in cabinetry & french doors which open to the yard with a putting green. A master suite & 2 additional spacious bedrooms.

MLS#16-968749
Alison Kaplan (310) 365-7900
COLDWELL BANKER RESI
Micro,Rng/Ovn,Fridg

1527 SUNSET PLAZA DR	Open	11-2	592J4	NEW
\$3,249,000	4+5	ARCHITECTURAL		



LAND, POOL, & VIEWS TO THE OCEAN

View contemporary located moments from Sunset, shopping and nightlife. Light & Bright w/ wraparound terraces. Gorgeous chef's kitchen w/ top of the line appliances opens to DR.Spectacular salt water pool, grassy lawn and outdoor TV lounge area. Master suite w/ endless views, fireplace, terrace and spa like bath.2nd master w/ fireplace, soundproof media room/studio , 800 bottle walk-in wine cellar complete this one of a kind offering. Two car garage with lift for third car.

MLS#16-974375
Jory Burton 310-860-4515
SOTHEBY'S BH
www.1527SunsetPlaza.com

03 Sunset Strip - Hollywood Hills West Single Family

1764 VIEWMONT DR	Open	11-2	NEW
\$7,400,000	4+4	3sty-MODERN	



NEW INCREDIBLE CONTEMPORARY WITH EXPLOSIVE VIEWS!

In the exclusive gated Viewmont enclave, this stunning architectural offers refined craftsmanship w/ panoramic city & ocean views! Jaw dropping (approx.1200 sq.ft.) Master Suite w/sitting area,fireplace. Beautiful gourmet kitchen w/ every amenity possible.This home boasts modern amenities throughout,THX movie theater, soaring ceilings w/ walls of glass, open floor plan, 5 Fireplaces, large entertainment deck w/ infinity pool, & much more! Quite possibly the finest home in the Sunset Strip.

MLS#16-973345
Juliet Zacarias 310-766-7600
SOTHEBY'S REALTY
www.JulietZ.com

2671 ASTRAL DR	Open	11-2	593B2	NEW
\$2,495,000	4+6	2sty-CONTEMP MED		




GATED CELEBRITY ENCLAVE IN HOLLYWOOD HILLS!

When Country Meets City! Paradise abounds in THE ONLY DEVELOPED VIEW LOT (38,524) and LARGEST VIEW HM (4422 sq.ft.) NOW AVAILABLE in gated Astral Estates on a Cul-de-Sac in Celebrity Area! 2 huge decks leading to usable landscaped terraces w/ lounging areas w/possibility for TC,+; Infinity Pool & Spa; Wine Cellar fit for! Views abound! Great entertainment flow; Family rm open to Cook's Kitchen; Ofc. w/ built-ins fit for CEO; Sumptuous Mstr.! 3 bonus rms. Also for Lease at \$14,500 per mo.

MLS#16-972581
Margery Chirchick 310-927-1049
RODEO REALTY - BH
BBQ,Blf-Ins,Cbl,Dshwshr,Dryer,Other

TUESDAY

2509 APOLLO DR	Open	11-2	593A2	NEW
\$2,295,000	5+5	2sty-CONTEMPORARY		



AVANT-GARDE OPEN-SPACE HOME

Ultra-Chic 5bd/5ba home was designed & rebuilt in 2015. Spacious 3852 SqFt Custom Interior offers top-of-the-line finishes, one-of-a-kind fixtures, & Smart Home technology. The High Ceilings, wide expanses of tall windows, & Open-Space Plan provide magnificent light all day. Stunning clear glass Wine Atrium creates a focal point for the Main Floor. Over-sized Master has an enormous Spa-quality Bath. Huge dual-level Patio offers abundant space for grand-scale outdoor entertaining.

Elayne Ceder 323-656-8140
JOHN AAROE GROUP

Custom Built-ins

1433 N ORANGE GROVE AVE	Open	11-2	593/B5	NEW
\$1,695,000	3+2	1sty-TRADITIONAL		



COVETED SPAULDING SQUARE LOCATION

This wonderful home in highly sought after Spaulding Square has been extensively updated while maintaining all the original charm & detail. Stunning pool, spa, firepit and screening room in the backyard. The kitchen features Carrera marble counters, stainless steel appliances and looks out onto the lush rear gardens with built-in BBQ and dining area right outside the door. The master also opens directly to the pool and has a beautifully updated bath with dual vanities. Truly a turn-key property.

John Galich 310.461.0468
RODEO REALTY -SUNSET

www.1433OrangeGroveAve.com

8515 EDWIN DR	Open	11-2		NEW
\$2,175,000	5+4.5	MID-CENTURY		



LARGE MID-CENTURY HOME WITH AMAZING POOL

Incredible opportunity to own the home of celebrity fashion designer, Bob Mackie. Located just off Mulholland in Laurel Hills; this single level large scale, Mid-Century Ranch offers 3,448 sq. ft. of living space w/5 bedrooms & 4.5 bathrooms. Enter through double doors into a large living room featuring tall ceilings, Mid-Century rock fireplace & French Doors that open to entertainers pool. Each side of the home offers its own master suite & 3 additional bedrooms within the center of the home.

Collins/Harris 310-828-4200
COLDWELL BANKER -BHN

www.8515Edwin.com

8840 LOOKOUT MOUNTAIN AVE	Open	11-2		NEW
\$1,299,000	3+2	MID-CENTURY		



MID-CENTURY ARCHITECTURAL WITH VIEWS

Award winning 1958 Don Polsky, AIA protégée of Richard Neutra, Mid-Century photographed by Julius Schulman and published in the Los Angeles Times Home Magazine for its engineering. Multi-level home is a Laurel Canyon gem ready for your remodel. Large living room w/ floor to ceiling windows frames a peaceful forest & Mountain View. A wrap around balcony offers generous entertaining space. Kitchen is in its original condition w/ vintage appliances. The main level features 3 beds and 2 baths.

MLS#16-971537
Brian Ades 310-503-8080
SOTHEBY'S INTERNATIO

www.8840LookoutMountain.com

8540 HILLSIDE AVE	Open	11-2		NEW
\$2,150,000	3+5	2sty-CONTEMPORARY		



NEW LISTING! CONTEMPORARY HOLLYWOOD HILLS STUNNER

Contemporary stunner located above the Sunset Strip features panoramic views, open floor plan, abundance of natural light, incredible indoor/outdoor flow & massive multi level deck space w/ extended fire pit. Dual master bedrooms, guest bedroom, addtnl gym/yoga studio & outdoor bar area. Chef's kitchen includes top-of-the-line equip, w/ Wolf appliances & sub zero refrigerator. Perfect for low maintenance living w/ CAT5 wiring home control panels set for lighting, security & remote thermostat.

MLS#16-973587
Josh & Matthew Altman 310.819.3250
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

9279 SIERRA MAR DR	Open	11-2		rev
\$16,995,000	7+7	TRADITIONAL		



DEVELOPMENT OPPORTUNITY WITH EXPLOSIVE CITY & OCEAN VIEWS!!

DEVELOPMENT OPPORTUNITY ON TWO PARCELS! (DO NOT CURB APPRAISE) On a unique promontory in the coveted "Bird Streets" with explosive views from downtown to the ocean sits an unparalleled opportunity to build the next world class estate. 320' of street frontage, an unobstructed flat pad, no CC & R's, no HOA height restrictions, total buildable square footage of 17,000+ sq feet and outstanding geology; you have all the makings of a perfect, one-of -kind site. (9301 Sierra Mar included in sale)

MLS#15-962149
Helbling / Perry 310-849-2485
BERKSHIRE HATHAWAY

1626 SUNSET PLAZA DR	Open	11-2		NEW
\$1,995,000	3+3	OTHER		




BEST DEVELOPMENT OPPORTUNITY IN THE SUNSET STRIP

Set back from street the site is just above the prestigious Sunset Plaza Drive and its restaurants and shops. With a generous lot and considerable flat pad one can imagine a gorgeous retreat with city views. The current structure has partially been disassembled, making it possible to reimagine the existing layout, or easily build new.

MLS#16-973743
J. Grauman /A. Moore 310.403.6477
THE AGENCY/RODEO

1514 BLUE JAY WAY	Open	11-2		rev
\$8,995,000	4+4	CONTEMPORARY		




REDUCED \$1 MILLION!

REDUCED \$1 million January 15th! Shovel ready beautiful new construction project on world famous Blue Jay Way! All permits including haul route are approved, ready to issue. Brett Barrett Inc designed plans for 2 levels with over 7,000 sq ft of living space, architectural pool, 4 car garage and mechanical vault. This elevated flat pad site enjoys head on sweeping views across Los Angeles from Downtown to the Pacific. Existing contemporary home may also be remodeled.

MLS#15-921727
Jeffrey Hyland 310.278.3311
HILTON & HYLAND

www.hiltonhyland.com

8171 MANNIX DR	Refresh.	11-2		NEW
\$1,995,000	3+3	MODERN		



MODERN IN THE SKY

Impressive Los Angeles modernist hilltop haven accented by exciting panoramic vistas of the downtown skyline and surrounding hillsides will meet any modern purists expectations.

Clinton and Todd Team 310-924-2484
JOHN AAROE GROUP

Sweeping city views!

1803 BLUE HEIGHTS DR	Open	11-2		rev
\$3,395,000	3+3	MODERN		



COMPLETELY REMODELED MODERN OASIS WITH PANORAMIC VIEWS

Completely remodeled modern Oasis above Sunset Strip w panoramic views from downtown to ocean. This property is quiet & private, has an open floor plan, abundance of natural light & stunning views. Master suite includes his/hers walk-in closets & wide terrace, connecting to Skyline living rm w firepl & wet bar. Intelligent house controls lighting, sec, therm, & garage from common iPad/iphone. Chefs kitchen w top appliances & custom cabinets. Indoor/outdoor flow from oversized family rm to pool.

MLS#15-963911
J.Babajian/A.Kirm/K.Olso 310-623-8800
RR/JA


www.1803BlueheightsDrive.com

TUESDAY


1803 BLUE HEIGHTS DR	Open	11-2	rev
\$3,395,000	3+3	MODERN	
			
<p>1803 Blue Heights Dr. is a completely remodeled architectural contemporary located above the famous Sunset Strip. This unique, chic property features panoramic views from downtown to the ocean & is very quiet, private & serene. This contemporary house has an open floor plan, an abundance of natural light, & great indoor/outdoor flow from an oversized family room to bright pool area. The master suite includes dual walk-in closets & a wide terrace connecting to a family room with fireplace</p>			
<p>MLS#15-963911 Aaron Kirman 4242497163 JOHN AAROE GROUP</p>			
<p>Dshwshr,Frzr,Hood Fan,Rng/Ovn,Fridg</p>			


2205 BEVERLY GLEN PL	Refresh.	11-2	592A3	NEW
\$2,485,000	5+5	CONTEMPORARY		
				
<p>INSPIRED WARM CONTEMPORARY</p> <p>One of the most unique offerings in Bel Air, this warm contemporary has been creatively re-imagined. Expansive interior overlooks Zen-like flat lot w/flowing stream & mature trees. Soaring formal entry. Soundproofed office w/sep. entry & bath. Huge Chef's kitchen has fireplace & dining area. A true retreat w/quiet mid-canyon location off main rd. Near "private school row" and Roscomare School Dist. Approx. 3.5 mi. to BH, 2.5 mi. to Westwood/UCLA, 4 mi. to Century City & 3.7 mi. to Sherman Oaks.</p>				
<p>MLS#16-973701 Elizabeth Welchman 310-666-9682 TELES PROPERTIES</p>				
<p>http://www.2205beverlyglenpl.com</p>				

04 Bel Air - Holmby Hills Single Family


1740 BEL AIR RD	Refresh.	11-2	NEW
\$23,350,000	7+10	ARCHITECTURAL	
			
<p>Built in 2015 this triumph to modern architecture sets the tone for luxury California living in Bel-Air. The open floor plan has grand scale that is perfect for entertaining. The expansive and meticulously landscaped outdoor entertainment area is perfect for enjoying the Southern California lifestyle. Surrounding canyon and ocean views offer a level of tranquility and the utmost privacy unlike any other. This estate boasts a family room, den, gym, four fireplaces, elevator</p>			
<p>MLS#15-955313 Aaron Kirman 4242497163 JOHN AAROE GROUP</p>			
<p>BBQ,Blf-Ins,Cbl,Dshwshr,Elvtr,Other</p>			

15500 HAMNER DR	Open	11-2	591H1	NEW
\$1,650,000	4+3	CONTEMPORARY		
				
<p>LOVELY LOCATION IN A PRIVATE SETTING</p> <p>Offered for the first time in over 50 years, Lovely location up off the street. Fabulous opportunity to renovate or develop. Quiet and serene setting. Open and gracious floor plan with most rooms looking out to greenery. 4th bedroom could be used as a study. Large attached bonus room above 3 garage with inside access. Large motor court. Completely private with bucolic setting, mature trees and pool.</p>				
<p>MLS#16-973373 Kathryn Davis 310.820.9367 BERKSHIRE HATHAWAY</p>				
<p>www.15500Hamner.com</p>				

1740 BEL AIR RD	Open	11-2	NEW
\$23,350,000	7+10	ARCHITECTURAL	
			
<p>TRIUMPH TO MODERN ARCHITECTURE</p> <p>Please visit www.1740BelAir.com for more information.</p>			
<p>MLS#15-955313 D Fenton, A Kirman 310.858.5474 HILTON & HYLAND</p>			
<p>www.drewfenton.com</p>			

2885 WOODWARDIA DR	Open	11-2	NEW
\$1,425,000	4+3	2sty-TRADITIONAL	
			
<p>STYLISH REMODEL IN BEL AIR GLEN</p> <p>Stylish Remodel in Bel Air Glen. Open floor-plan design allows family room, kitchen, dining room and outdoor entertainment areas to function independently or seamlessly together. Coveted Roscomare Road Elementary School. Community tennis courts, pool, fitness center, and clubhouse.</p>			
<p>Diana Braun 3108665039 COMPASS CALIFORNIA</p>			
<p>www.compass.com</p>			

1714 STONE CANYON RD	Open	11-2	NEW
\$19,900,000	8+12		
			
<p>CLASSICALLY INSPIRED COMPOUND IN PRIME BEL-AIR</p> <p>Please visit www.1714StoneCanyon.com for more information.</p>			
<p>D Fenton, A Kirman 310.858.5474 HILTON & HYLAND</p>			
<p>www.drewfenton.com</p>			

2171 STRATFORD CIR	Open	12-2	591G3	rev
\$6,495,000	6+8	MEDITERRANEAN		
				
<p>Beautiful Mediterranean home in prestigious 24hour guard gated Bel Air Crest. Custom built and very private. Huge entry with double curving staircase and stone floors. Formal living room with antique carved wood fireplace, library with built in cabinets, fantastic center of the house with koi pond and large Buddha. Also for lease furnished \$29,500/month.</p>				
<p>MLS#14-814185 Valerie Fitzgerald 310-285-7515 COLDWELL BANKER RESI</p>				
<p>Blf-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other</p>				

05 Westwood - Century City Single Family

15263 MULHOLLAND DR	Refresh.	11-2	NEW
\$3,849,000	5+6	2sty-CONTEMPORARY	
			
<p>CONTEMPORARY WITH PANORAMIC CITY LIGHTS VIEWS</p> <p>Private driveway leads you to a recently remodeled 4,488 square foot contemporary home with 5 bedrooms, 5.5 baths in a 16,550 square foot MOSTLY USABLE lot. Dual master suites, incredible indoor/outdoor flow and entertainment potential, tons of natural light, chef's kitchen, separate gym, and extreme privacy. Outdoor spaces include 2 pools, huge grassy yards, vegetable garden, fruit trees, and panoramic views. Roscomare School District</p>			
<p>S Apelian/J Rey (323)804-3400 CB - BEVERLY HILLS S</p>			
<p>www.stephenapelian.com</p>			

383 S BEVERLY GLEN BLV	Refresh.	11-2	NEW
\$7,350,000	6+8	2sty-CONTEMPORARY	
			
<p>SPECTACULAR CONTEMPORARY ESTATE NEAR HOLMBY PARK</p> <p>On an expansive & rare flat lot, stunning contemporary estate perfectly blends sophistication & character of Little Holmby w modern living. Priv & gated w serene ambiance. Living spaces are open & light-filled, w walls of glass completely pushing away to create ideal entertainment flow & true indoor/outdoor living. Soaring ceilings, custom tilework, mahogany floors plus Crestron, Fleetwood, Sub-Zero, Miele... all the highest quality finishes and appliances. 6BD suites, incl spacious attached GH.</p>			
<p>Noelle Hefflinger Til 310-621-9800 RODEO - BRENTWOOD</p>			
<p>www.383SBeverlyGlen.com</p>			

10480 ASHTON AVE	Open	11-2	NEW
\$2,395,000	4+3	SPANISH	



BEAUTIFUL SPANISH IN WESTWOOD

Warm and Wonderful Spanish! Step down living room, formal dining room, cooks kitchen w/ open den, butler's pantry, jack-and-jill bath and 4th bedroom/office, pergola covered patio, sunny pool/spa. 3 more bedrms w/ extensive master suite, luxurious bathrooms, office, walk in closets. Enormous 2 car+ garage + tremendous storage. Hardwood/tile floors, central AC, stainless steel appliances, updated systems, built in sound system period details with modern conveniences make this the perfect home!

MLS#16-971981
Hayward Hamrick 310-993-8536
COLDWELL BANKER RESI

Dshwshr,Rng/Ovn,Fridg

950 MANNING AVE	Refresh.	11-2	NEW
\$2,198,000	3+3	1sty-MID-CENTURY	



FIRST TIME ON THE MARKET IN 50 YEARS!

This single story, mid-century charmer is 3 bedrooms, 2.5 bathrooms w/great floor plan. Large formal living room w/ plantation shutters & fireplace leads into formal dining room. Through a butler's door is light & bright kitchen w/ great storage & separate laundry room. Family room has fireplace & charming vaulted ceiling, and steps down into unique game room w/full wet bar & beamed ceilings. Master bedroom opens out to large flat, manicured backyard with mature fruit trees and large patio.

Clifford Rowe 424-203-1890
TELES PROPERTIES

Blf-Ins,Rng/Ovn

10833 WELLWORTH AVE	Open	11-2	NEW
\$1,495,000	3+2	TRADITIONAL	



PRICED TO SELL!!!

Great location , walk to everything, light and bright with loads of character.Remodeled kitchen and beautiful crown molding and wainscoting. Light hardwood floors.Make this your dream home or develop your new home on this wonderful lot.Open Saturday and Sunday. Priced to sell!

MLS#16-974055
Tom Hackett 310 400 4140
SOTHEBY'S INL REALTY

Rng/Ovn

10401 WYTON DR	Open	11-2	red
\$6,495,000	8+9	2sty-TRADITIONAL	



PRIME LITTLE HOLMBY KNOLL TOP ESTATE - REDUCED

Wonderfully wooded with circular driveway. Grand formal foyer with sweeping staircase. Nicely updated Kitchen leads to outdoors. Sunny Living room. Family Room with fireplace. Media Room with vaulted beamed ceiling. Formal dining room. Two master suites: one up with sitting room and stylish, newer dual baths and closets and the other down, spa-like also with dual baths. Flexible floor plan. Very private garden & pool. Multiple patio & terrace spaces. Roof deck. Views. Warner Avenue School.

MLS#15-952645
Larry Young 310-777-2879
BERKSHIRE HATHAWAY

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

2128 BENECIA AVE	Open	11-2	bom
\$1,599,000	3+2	COUNTRY ENGLISH	




SWEET COUNTRY ENGLISH

Wonderful Country English sited on a corner lot. Charming traditional architectural details are intact; wood & diamond paned windows, delightful built-ins, insets, bookcases, etc., moldings, & dark wood floors. The living room features a vaulted beamed ceiling, fireplace & big windows providing an abundance of sunlight. The formal dining room opens onto a patio. Bright kitchen with ample cabinet space and a breakfast nook. Laundry room. Detached garage. Private grassy backyd. Fairburn.

MLS#15-962337
L Young/J Pinckert 310-777-2879
BHHS/PARTNERS TRUST

Blf-Ins,Dshwshr,Rng/Ovn

05 Westwood - Century City		Condo / Co-op	
10375 WILSHIRE #11ABD	Open	11-2	NEW
\$3,695,000	3+5	TRADITIONAL	



PANORAMIC VIEWS OF THE OCEAN, CITY, AND MOUNTAINS

Exciting opportunity to own 4500 sq. ft. coop in exclusive Wilshire Terrace, w/ panoramic views of the ocean, city, and mountains. Recentlyremodeled, property offers the feeling of a home in the sky, gracious entertaining space & true comforts of a home. Able to accommodate large scale furnishings. 3 large separated bedroom suites with 4 1/2 bathrooms. Master suite w/his & her bathrooms & closets plus a sitting room.

MLS#16-974321
Barbara Tenenbaum 310.720.7270
HILTON & HYLAND

www.hiltonhyland.com

10660 WILSHIRE #604	Refresh.	11-2	NEW
\$979,000	2+3	CONTEMPORARY	




PERFECT OPPORTUNITY TO OWN IN FULL SERVICE WILSHIRE MANNING

Beautifully remodeled 2BR, 2 full BA & a powder room corner unit with north/west exposure...Featuring formal entry, light filled spacious dining and living area with open floor plan ideal for entertaining... Updated lighting and hardwood floors through out... New kitchen with premium quality cabinetry and finishes, granite counter top & stainless steel appliances. Master suite with walk-in and wall closets. 2nd BR is also en-suite.

MLS#16-971847
Irene Arathoon 310 285 7584
COLDWELL BANKER RESI

Blf-Ins,Dshwshr,Dryer,Rng/Ovn,Wshr

2371 CENTURY HILL HL	Lunch	11-2	rev
\$1,325,000	2+3	ARCHITECTURAL	




AIRY, LIGHT AND BRIGHT 2 STORY TOWNHOUSE

Stunning townhouse with double door lobby entrance. Feels like your own private oasis. 2 bedrooms, 2 1/2 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 Spaces for parking in garage, close to pool and all amenities.

MLS#15-939837
Leah Steuer 310-729-3999
JOHN AAROE GROUP

Cbl,Dshwshr,Dryer,Elvtr,Grbg Disp,Other

06 Brentwood		Single Family	
534 CRESTLINE DR	Open	11-2	NEW
\$14,500,000	8+14	CONTEMPORARY	



BRAND-NEW CONTEMPORARY ESTATE

Behind gates on prime Brentwood cul-de-sac. 2-story entry leads to an open floor plan. LR w/soaring ceilings, grmt kitchen opens to lrg family rm, formal dining. 8 BRs, 14 baths, & an incredible master suite w/dual baths & closets. Beautiful ensuite BRs & a 1 BR gst hse. Prof'l screening rm, wine cellar, & more. State-of-the-art Crestron & smart house technology. Beautiful grounds including pool, spa, waterfall, & outdr areas. Completely pvt & quiet w/beautiful views. The perfect family estate.

MLS#16-973687
Kurt Rappaport 310-860-8889
WEA


BBQ,Blf-Ins,Cbl,Dshwshr,Dryer,Other

Questions? Need Assistance?
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TUESDAY

127 S BOWLING GREEN WAY	Open	11-2	NEW
\$4,279,000	5+5.5	TRADITIONAL	




BEAUTIFUL BRENTWOOD HOME

Elegant Traditional w/gorgeous finishes t/out. High ceilings & natural light create a warm & spacious enviro. The open fl plan has a well-appointed kitch w/Caliza Capri countertops & stainless steel appliances which is open to a lg family rm w/ fireplace. The Second fl showcases a private master retreat w/beautiful detailing & balcony. The gorgeously landscaped backyard has a pool & cabana. W/a perfect combination of traditional simplicity & modern class this 5bd, 5.5ba is beckoning you home.

Berg & Smith 310.500.3931
PARTNERS TRUST BH

fp, w/d, ref

3266 MANDEVILLE CANYON RD	Lunch	11-2	NEW
\$1,599,000	4+2.75	1sty-TRADITIONAL	



PRIVATE, GATED COUNTRY RETREAT SET AMIDST DELIGHTFUL GARDENS

Set back from Mandeville. Courtyard entry w/outdoor dining, rich terraced greenery, observation deck and spa w/canyon views. Inviting LR w/FP and French drs open to paved patio. Expanded family/dining rm w/FP includes a sunlit artist space. Eat-in kitchen w/bay window seat, ss apps & walk-in pantry. Spacious master w/updated bath overlooks a picturesque French parterre garden. 2 guest rms share a bath to complete the bedrm wing. Comfortable 4th bedrm/bath is conveniently off the kitchen side.

Joan Caplis/Susan Stark 310.748.2208
CB BW / GIBSON

www.MandevilleCanyonHomes.com

13710 BAYLISS RD	Open	11-2	NEW
\$2,828,000	3+3.5	MID-CENTURY	



MID-CENTURY IN BRENTWOOD

Clean Mid-Century style home remodeled w/taste & quality. Open floor plan features step down light-filled living room & dining area. French doors lead to grassy yard w/beautiful mountain & canyon views. Exterior stone patio sits beneath a trellis overhang. Generous master suite, w/good closets & newer bath, set on one side of the house. Opposite side of house has an additional master suite and 3rd bedroom. Great opportunity for a buyer to expand the current footprint or build a dream property.

MLS#16-971227
Jeeb O'Reilly/Tori Barnao 310.980.5304
COMPASS

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

137 N WOODBURN DR	Open	11-2	631H2	rev
\$10,850,000	6+10	2sty-TRADITIONAL		



BRENTWOOD CIRCLE TRADITIONAL ESTATE OPEN TUES 11-2PM!

This Brentwood Circle, magnificent Traditional 6bd/10ba estate rests on a rare double flat lot. Renovated/expanded w/ exquisite finishes. Luxurious entertainment room, custom cabinetry & bar. A gym & 2nd master suite are downstairs. The sumptuous master features: dual walk-in closets, marble bath & terrace. Study, bonus room & 4 addtl bdrms are upstairs. Amenities: pool/GH, Lutron/Crestron systems, generator & water conservation irrigation system + more! A unique opportunity to Live Your Luxury.

MLS#15-939333
Linda May 310-777-6247
COLDWELL BANKER RESI

BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other

06 Brentwood Condo / Co-op

2437 WESTRIDGE RD	Open	11-2	591C7	NEW
\$1,995,000	4+2.5	TRADITIONAL		




BRENTWOOD HILLS OASIS ON EXPANSIVE LOT

Enjoy a park-like yard in this stunning property with Cathedral ceilings, French doors, hardwood floors and custom closets. This serene dwelling boasts 4 bedrooms, 2.5 bathrooms, a fireplace, 2 car garage. The master suite has a balcony, wall-to-wall closets and its own bath. Spacious closets, a breakfast bar, family room and easy access to the patio and outdoors, including a second side yard. This large and almost flat lot provides an excellent opportunity for expansion.

Adrienne Tourtelot 310-413-1088
COLDWELL BANKER BW

Central Air and Heat, Refrigerator

11738 KIOWA AVE #103	Refresh.	11-2	NEW
\$1,375,000	3+2.5	MEDITERRANEAN	




COFFE CART AT OPEN! STUNNING CONDO IN THE HEART OF BRENTWOOD

Exquisite Brentwood condo flooded with natural light in a luxurious, 16-unit complex. This 3 bed, 2.5 bath unit features a large, private patio/yard ideal for outdoor dining & entertaining. In addition, the unit features hardwood floors, over-sized crown molding, a gas fireplace along with a spacious chef's kitchen, Viking appliances & custom cabinetry. The unit's ideal location is close to San Vicente shops, supermarkets, restaurants, & all of the very best that Brentwood has to offer.

MLS#16-973927
Adrienne Marz 310-343-8411
THE AGENCY

Dshwshr,Rng/Ovn

516 HANLEY PL	Open	11-2	NEW
\$1,900,000	3+3	RANCH	



LOVELY 1940'S CONNECTICUT STYLE RANCH

Connecticut style ranch house tucked on a quiet cul de sac in Brentwood Hills. Private & laden w/ character & charm. Hrdwd floors & saltillo tiles. Beyond the formal dining room is a lrg, well lit kitchen, featuring butcher block & Caesar stone countertops, stylish glass cabinets & a breakfast alcove w/ canyon & Getty views. Lodge like living room w/ beamed ceilings & fireplace. Glass-enclosed office. lovely master suite & 2 addtl cozy bedroom suites. The backyard is perched over a hillside.

MLS#16-973755
Richard Stearns 310.850.9284
PARTNERS TRUST BW

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

12218 MONTANA AVE #306	Open	11-2	rev
\$1,690,000	2+3	CONTEMP MED	



OPEN TUESDAY 11-2PM

Beautiful & tastefully appointed upper corner unit at the highly coveted BW Park. Bright and open w/updated features throughout. The "cooks kit" is highlighted by designer s/s appls. Spacious & quiet Master retreat is accented by stunning wood cabinets, lg walk-in closet & spa-like bath. Bldg amenities incl. side by side parking, concierge, gym, beautiful lobby, lush landscaping & open central courtyard. Located near shops & restaurants. Truly rare & private.

MLS#16-968547
Linda Rosenbaum 310-979-3939
COLDWELL BANKER - BW

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

12345 RIDGE CIR	Open	11-2	NEW
\$1,875,000	3+4	2sty-TRADITIONAL	



NEW LISTING! AMAZING MOUNTAINGATE OPPORTUNITY

Offering breathtaking views & an expansive floor plan, w/ 3 luxurious BA, 3.5 BA, & an astounding 3,600 sqft of living space—perfect for any gathering. Sky-high windows allow an abundance of natural sunlight to cascade into this well designed home. Amazing master suite w/ stunning picture windows & French doors that open to charming balcony. Spa bath, 2 oversized guest bedrooms, office, gourmet chef's kitchen, & stunning formal living & dining complete this home's impressive interior.

MLS#16-973191
Josh & Matthew Altman 310.415.2653
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com


REMINDER

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No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.

TUESDAY

07 West L.A. Single Family

2732 KELTON AVE	Open 11-2	NEW
\$2,099,000	4+5 ARCHITECTURAL	
NEW CONSTRUCTION, HUGE PRICE REDUCTION		
 <p>Dramatic double height entry and full height sliding pocket doors. White Oak flooring throughout with custom Italian cabinetry, Bosch appliances and Caesar-stone Quartz counter tops. Spacious master bedroom with walk in closet and an architectural master bath. Three additional bedrooms each with bath en suite, plus guest bath, Internet & HDMI cabling throughout. Remote control secure access. Eco & Green compliant. Incomparable floor plan unlike any home on the market today.</p>		
MLS#16-973437		
Dale Clamp 310 923 3950		Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other
RODEO REALTY - BEVER		

08 Cheviot Hills - Rancho Park Single Family


2542 AIKEN AVE	Open 11-2	NEW
\$3,850,000	5+7 TRADITIONAL	
TRADITIONAL WITH A MODERN TWIST		
 <p>Newly constructed. Open floor plan; Entry, LR with fireplace, DR, Family and Kit plus Office/guest room with ensuite bath, powder, laundry on main floor. Master with sweeping golf course views, fireplace, large balcony, his and her walk-ins, plus 3 additional beds and baths up. Lowest level features screening room, gym/bonus area, bath and walk out to private back yard with pool, spa and BBQ. Surround sound plus theater system and camera security monitoring. C of O to be issued within weeks.</p>		
MLS#16-969347		
Hilary Stevens 310-281-3941		BBQ,Blt-Ins
COLDWELL BANKER		

3009 PATRICIA AVE	Open 11-2	NEW
\$3,495,000	5+4.5 2sty-CAPE COD	
EXQUISITE EAST COAST TRADITIONAL!		
 <p>A beautiful entry leads you to a warm and inviting living room & onto the gorgeous formal dining room. A gourmet kitchen is complete w/state-of-the-art appliances, gleaming marble countertops & custom cabinetry. An open family room looks out through walls of glass to the lush green yard & expansive wood deck. Second story provides a sumptuous master suite with an envious walk in closet and a luxurious spa like bath. The outdoor space is complete with a lushly landscaped, flat grassy rear yard!</p>		
www.RoryPosin.com		
Rory Posin Kristian Bonk 310-839-8500		
RE/MAX BEVERLY HILLS		

3035 EARLMAR DR	Open 11-2	NEW
\$2,495,000	4+3.5 1sty-TRADITIONAL	
GORGEOUS TRADITIONAL LOCATED IN COUNTRY CLUB ESTATES!		
 <p>Tastefully renovated throughout, this home boasts a spacious open floor plan providing a seamless flow through the main living areas. A grand formal living room perfectly transforms into a stunning media room with drop down projector and custom built-ins. The gourmet kitchen showcases state-of-the-art appliances, abundant cabinets, granite countertops and large center island. The outdoor spaces includes an expansive lush green yard and stone patio perfect for entertaining.</p>		
www.RoryPosin.com		
Rory Posin Kristian Bonk 310-839-8500		
RE/MAX BEVERLY HILLS		

10325 NORTHVALE RD	Open 11-2	NEW
\$1,799,000	3+2 CALIFORNIA BUNGALOW	
TASTEFULLY REMODELED CHEVIOT CHARMER WITH VIEWS		
 <p>Fall in love with this tastefully and extensively remodeled 3-bed 2-bath home perched on a knoll on a quiet stretch of Northvale. Ideal location in Cheviot Hills HOA yet comfortable walking distance to two new Expo stations and Griffin Club. Dark hardwood floors and recessed lighting throughout give this home a modern feel, while restored details retain its original character. Expansive open floor plan unites the kitchen, dining, and living areas.</p>		
MLS#16-971861		
Michael C King 310-500-1305		Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro
PARTNERS TRUST BRENT		

2522 AIKEN AVE	Open 11-2	NEW
\$1,499,000	2+1 TRADITIONAL	
INCREDIBLE OPPORTUNITY TO REMODEL/EXPAND/REBUILD!		
 <p>Prime mid-block location 2 bed/1 bath Traditional style on desired Cheviot Hills St on approx. 6,500sf lot with Century City view potential. Sun-filled living room w/ fireplace, original crown molding & bay window open to dining rm w/ blt-in corner hutch & large window overlooking treetop & Rancho Park golf course views.Kitchen w/ gas range/oven opens to laundry rm w/ direct access to attached garage & side yard access to stairway leading to spacious backyard & large separate bonus/storage room.</p>		
MLS#16-973243		
Chad Lund 424-202-3295		Blt-Ins,Dshwshr,Rng/Ovn
TELES PROPERTIES, IN		

2833 WIGTOWN RD	Open 11-2	rev
\$3,895,000	5+6 CONTEMP MED	
FABULOUS & PRIVATE 2009 BUILT MEDITERRANEAN		
 <p>Fabulous 2009 built Mediterranean. Private and beautifully set back from the street in prime "old" Cheviot Hills with great curb appeal. First floor features formal living room, dining room, family room open to kitchen with separate office or playroom/w doors inside and out to the yard. 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.</p>		
www.2833wigtown.com		
Ginger Glass 310-927-9307		
COLDWELL BANKER BHN		

3269 EARLMAR DR	Open 11-2	rev
\$3,395,000	5+6 CAPE COD	
PRIME CALIFORNIA COUNTRY CLUB LOCATION		
 <p>5 spacious bedrooms including an expansive Master suite and 6 bathrooms. Fabulous Carrera marble kitchen and family room, versatile media room/home office all oriented to a magnificent resort like yard with a perfectly positioned pool and spa complemented by an outdoor dining and grilling terrace. The dramatic 2 story entry and beautifully appointed living and dining rooms offer generous space for every occasion. Gourmet kitchen features custom white cabinetry and high-end stainless appliances.</p>		
MLS#16-971583		
Ron Wynn 310-621-1772		BBQ,Blt-Ins,Dshwshr,Hood Fan,Rng/Ovn
COLDWELL BANKER RESI		

3226 SHELBY DR	Open 11:30-1:30	rev
\$1,500,000	3+3 MID-CENTURY	
GREAT MID CENTURY WITH CITY VIEWS		
 <p>One of a kind mid-century home. Charming 3 bedroom/3 bath home with spectacular views to downtown. Large living room with beautiful fireplace. Dining area and breakfast area. Warm family room with fireplace leading to private lush multi-level yard.</p>		
MLS#15-967151		
Rona Kaufman 310-962-8797		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Oven
TELES PROPERTIES		

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TUESDAY

09 Beverlywood Vicinity *Single Family*


9435 BEVERLYWOOD STREET		Open	11-2	NEW
\$2,495,000	4+3	2sty-MODERN		
				
<p>STUNNING ARCHITECTURAL HOME IN BEVERLYWOOD ADJ. NEIGHBORHOOD</p> <p>Designed by John Sofio, this charming, spacious home features 4 bedrooms, 3 bathrooms, and a large family room. An inviting open living room with amazing views and a fireplace leads to an elegant dining room. A large open kitchen with Cesar stone counter tops, custom cabinetry and stainless steel appliances to delight the gourmet chef. The sun-filled family room features movable glass doors that open to the yard which has a large private grassy area and patio.</p>				
MLS#16-973031		Blt-Ins,Cing Fan,Dshwshr,Dryer,Grbg Disp		
Bellet/Grakal Group KELLER WILLIAMS BH		310-367-2288		

1138 S ELM DR		Open	11-2	632G3	NEW
\$1,549,000	3+3	TRADITIONAL			
					
<p>TASTEFULLY REMODELED BEVERLYWOOD HOME OPEN TODAY 11-2</p> <p>Tastefully remodeled 3 BD / 3 BA + Study a stone-throw from Beverly Hills! Bright & inviting home w/ open floor plan, gourmet eat-in kitchen, contemporary dining room, entertainer's living room & 2 en-suite baths. Spacious Master suite w/sumptuous bathroom & walk-in-closet. Home has 3 designer bathrooms, new roof, new HVAC, new tank less water heater & new distressed wood floors. Centrally located 1 block east of Beverly Dr. Don't Wait - This Home Looks Great In Photos & Even Better In Person!</p>					
MLS#16-970847		www.1138ELM.com			
Joel Cooper BERKSHIRE HATHAWAY		310-968-2401			

09 Beverlywood Vicinity *Condo / Co-op*

1115 S ELM DR #206		Open	11-2	NEW
\$425,000	1+1.5	1sty-CONTEMPORARY		
				
<p>BEAUTIFULLY REMODELED 1BR CONDO IN PRIME LOCATION!</p> <p>Beautiful 1BR+1.5BA condo in prime Beverly Hills Adj. neighborhood. This stylish unit boasts newly remodeled kitchen & bathrooms w/stainless steel appliances, custom cabinetry, fixtures & finishes thruout. Features stunning whitewashed wood flrs, central HVAC w/NEST thermostat system & ample closet space. Building amenities include heated pool, spa, gym & sauna, rec room, recently renovated common areas & secured parking. Across the street from BH & close to Century City & Pico/Beverly shops.</p>				
MLS#16-973499		1115SouthElmDrive206.com		
Jeremy Ives TELES PROPERTIES		310-858-1902		


10 West Hollywood Vicinity *Single Family*

852 N VISTA ST		Refresh.	11-2	NEW
\$3,599,000	5+5.5	2sty-MODERN		
				
<p>GORGEOUS MODERN RETREAT!</p> <p>Beautiful brand new HUGE 5,200 sq. ft. custom-built masterpiece adjacent to West Hollywood! Excellent top of the line Control-4 Intelligent home system, open floor plan, amazing staircase, unique textured walls, hardwood floors, and wine room are sure to bring out the elegant nature of this home. Superior multi-sided fireplaces with expansive Nanawall doors open up nicely to the back-yard pool area. Can't forget about the spacious rooftop-deck overlooking a gorgeous city-scape.</p>				
MLS#16-973703		BBQ,Cbl,Dshwshr,Dryer,Frzr,Other		
Ron Maman RODEO REALTY		818-285-3200		

OPEN HOUSE STATUS LEGEND

NEW - new (Automatic Status) **rev** - review (Automatic Status)
NEW* - new not yet listed **bom** - back on market
red - reduced

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)


748 N DETROIT ST		Refresh.	11-2	NEW
\$2,729,000	5+6	2sty-MODERN		
				
<p>MODERN ARCHITECTURE IN THE HEART OF MELROSE VILLAGE</p> <p>Dramatic staircase and soaring ceilings. Gorgeous kitchen, Thermador stainless steel appliances, 6 burner stove, a large center island with sink and microwave. Downstairs has an en-suite bdrm that can be used as an office, etc. Sliding glass doors in LR flow out to the patio, BBQ, infinite pool and spa. Sexy master bdrm & master bath. This home is wired for everything you need and more. Lowest price per square foot for new construction in the area. Amazing style and amazing value!</p>				
MLS#16-973515		BBQ,Blt-Ins,Dshwshr,Micro,Fridg		
Steven Aaron KW BEVERLY HILLS		(310)432-6589		

741 N ORANGE GROVE AVE		Open	11-2	593/B6	NEW
\$1,750,000	3+2	1sty-SPANISH			
					
<p>PRIVATE & GATED MELROSE SPANISH WITH POOL & SPA</p> <p>This beautiful home was extensively updated over the years & sits behind gates amidst the most incredible landscaping & mature trees. The newly built pool & spa are truly exquisite with custom tiles & wonderful detail. The whole house was designed for entertaining with a spacious chef's kitchen that opens directly to the rear yard. The large master suite also opens through multiple French doors to the pool, spa & rear gardens. This home is the perfect combination of period charm & modern updates</p>					
John Galich-Ryan Calder RODEO REALTY - SUNSET		www.741OrangeGroveAve.com			
		310.461.0468			

866 N DOHENY DR		Refresh.	11-2	NEW
\$1,250,000	2+2			
				
<p>TERRIFIC 2BR BUNGALOW IN PRIME NORMA TRIANGLE!</p> <p>West Hollywood's coveted Norma Triangle, California Bungalow on desirable corner lot mature, manicured landscaping. 2BR/2BA- living room with vaulted ceilings & hwd flrs throughout. Recently remodeled eat-in kitchen with SS appliances & breakfast area, w/ access to the back deck & backyard. Master suite French doors to back deck and inviting backyard. Detached 1 car garage & automatic driveway gate w/ access off of Vista Grande. This is a terrific opportunity for owner-user or as an investment.</p>				
The Kostrey Collection KW LARCHMONT		Fridge, Range, Oven, Dishwasher, W&D		
		323-762-2528		

6118 MARYLAND DR		Open	11-2	rev
\$2,475,000	4+5	SPANISH		
				
<p>ANDALUSIAN DREAM HOME</p> <p>Spanish Revival Residence reimagined in the Heart of the Beverly Grove. Stunning Entrance Foyer leads to Grand Living Spaces that open to a Verdant Garden and Sun Dappled Pool and Spa. Culinary Delights await you in the fully appointed Chef's Kitchen. Generous Bedrooms with Private En Suite Designer Baths. Master Suite is Appointed with Marble Bath, Large Wardrobe and Private Lanai. Modern Amenities abound with Smart Home Technology enveloped in Old World Charm. This is the Definition of Home.</p>				
MLS#15-946715		Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan		
Scottman Wall KELLER WILLIAMS HOLL		310-780-8001		

10 West Hollywood Vicinity *Condo / Co-op*

1416 HAVENHURST DR #3B		Refresh.	11-2	NEW
\$1,990,000	3+3	MONTEREY COLONIAL		
				
<p>IN HISTORIC COLONIAL HOUSE, GORGEOUS 3 BR, 3 BA, CITY VUs, ONE LEVEL, FLOODED WITH LIGHT, NO COMMON WALLS. ORIGINAL Poured MOLDINGS, WOOD-BURNING FP, ORIG TILES, HWD FLRS & GOURMET KIT. LARGE MASTER SUITE, LARGE 2ND & SMALL 3RD BR & BA, LAWNS, TREES. POOL. PAST OWNERS BACK TO F. SCOTT FITZGERALD & BETTE DAVIS. TRULY A TREASURE. NAT'L REGISTER. ON MILLS ACT - LOW PROPERTY TAXES PASS ON TO BUYER! TRULY THE MOST BEAUTIFUL, ELEGANT CONDO IN L.A. WALK TO THE CHATEAU MARMONT. MANAGER ON DUTY.</p>				
MLS#16-972199		Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg		
Kathy Small GOLD STAR REALTY - E		310 617-4546		

TUESDAY

1140 N FORMOSA AVE #6	Open	11-2	NEW
\$1,049,000	2+2.5	ARCHITECTURAL	



EXTRAORDINARY & ARCHITECTURAL 2BD+2.5BA TOWNHOUSE

Rare & modern townhouse in award-winning Lorcan O'Herlihy 11-unit architectural building. The This rear corner 2BD+2.5BA+1,700SF showcase home features a dramatic loft-like two-level environment w/ high ceilings, metal & wood staircase, & spectacular downstairs open floor plan w/ windows that frame exterior greenspaces to bring light into the living & dining area, chef's kitchen & office/den. 2 bedroom suites & private outdoor terrace. Side x side parking, in unit laundry.

MLS#16-973883
ST.JAMES + CANTER 310.704.4248
BERKSHIRE HATHAWAY

WWW.1140FORMOSA6.COM

8787 SHOREHAM DR #204	Refresh.	5-7:30	rev
\$979,000	2+2	CONTEMPORARY	



TWILIGHT OPEN HOUSE ONLY JAN. 26, 2016 5:00PM - 7:30PM

European inspired large north facing 2 bedroom/ 2 bathroom remodeled condo in prime West Hollywood. Double door formal entry leads to spacious living room with hardwood floors throughout. Built-in bookcases/cabinetry & walls of glass that lead out to a large balcony with a Zen fountain and landscaping. A formal dining room area with granite kitchen, custom lighting, built-in appliances and a built-in dining room table. Large master suite includes side-by-side wall closets, & built-in shelves.

MLS#15-962381
Danny Mahelka 213.359.4097
COLDWELL BANKER RESI

Bll-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Othe

1226 N KINGS RD, UNIT 5	Open	11-2	NEW
\$895,000	3+2.5	2sty-CONTEMPORARY	



THREE BEDROOM TOWNHOUSE W/ DIRECT ENTRY!

Superb Townhouse in Prime WeHo Location! Small complex w/ only 5 units! One of the largest in the complex w/ 3 +2.5 & direct entry into unit from 2 Car Garage! Open LR w/ priv patio, dining rm & Kit w/ brkfst bar. 3 bdrms up, Lg Mstr w/ FP, excellent closet space & Lg bath w/ separate stall shower & tub. Add'l features: SxS Washer/Dryer upstairs, Wd flrs throughout living areas, powder rm, tankless water htr, built-in cabinets in garage. Truly a wonderful unit, show & sell!

James Hancock 310-777-6351
COLDWELL BANKER RESI

Bring or Send Clients - No Public Opens.

520 BROADWAY ST	Open	11-2	NEW
\$2,845,000	4+4	3sty-ARCHITECTURAL	




EXQUISITE ARCHITECTURAL

Exquisite Tribeca Style 4 bedroom home from award winning Venice Architect, Robert Thibodeau & New York Loft Developer, Lewis Futterman. This townhome has 14+ ft ceilings & scopic wall space. 2nd level great room spans 1300+ sqft w/multiple dining areas, professional kitchen, laundry hideaway & powder room. The kitchen features euro-style cabinets, 4 ovens, & stove w/indoor grill. The master suite comprises the entire 3rd level. Property is zoned as a condo but translates as a single family.

Tami Pardee 310-907-6517
PARDEE PROPERTIES

Fridge, Range/Oven, DW, WD

750 N KINGS RD #218	Open	11-2	NEW
\$479,000	1+1	TRADITIONAL	



BEAUTIFUL UPDATED CONDO W/ LARGEST FLOOR PLAN

This beautiful light and bright condo is located in the Los Angeles section of Kings Road adjacent to the City of West Hollywood. The second floor condo includes hardwood floors, a living room with fireplace, and has the largest floor plan available for a one bedroom, boasting 800 sq ft plus the partially enclosed balcony. The open kitchen features stainless steel appliances. Gorgeous updated bathroom with glass enclosed stone tiled shower. Spa, gym, common outdoor spaces, & recreation room!

MLS#16-973853
KJ Marmon 310-749-4995
HILTON & HYLAND

stainless steel appliances

2233 GLYNDON AVE	Lunch	11-2	red
\$2,850,000	4+4	TRADITIONAL	



EXCEPTIONALLY SWEET CRAFTSMAN INSPIRED TRADITIONAL - REDUCED

Exceptionally sweet Craftsman inspired Traditional w/a timeless east coast flare. Beautiful hardwood floors, 4bd 3.5ba+office, ideal for anyone in search of an abundance of space. The property boasts an oversized gourmet chef's kitchen w/eat-in island which opens up to a gracious family rm, separate formal living rm, formal dining rm, downstairs bdrm & 3bds up including a large master suite w/ample closet space & spa worthy bath. Over 3,300sf of living space & a backyard large enough for a pool.

MLS#15-964659
Tamra (Tami) Pardee 310.907.6517
PARDEE PROPERTIES, I

Bll-Ins,Dshwshr,Frzr,Rng/Ovn,Fridg

740 N KINGS RD #320	Open	11-2	NEW
\$440,000	1+1	1sty-CONTEMPORARY	




ARCHITECT DESIGNED MOVE IN READY TOP FLOOR IN PRIME WEHO

One of the lowest PPSQ in WeHo! Architect designed, completely renovated top floor unit. Custom kitchen with concrete counter-tops and SS appliances. Hwd floors throughout, crown moldings, gas fp, custom lighting w/ dimmers, central heat & air, wired for cable and fiber optics. Large bedroom with huge walk-in closet. Pvt balcony w/ access to living room and bedroom. Updated bath, 1 pkg space, (8 guest spots), gym, 2 spas, laundry on each floor, rooftop sun-deck w/ BBQ and sweeping views of LA.

MLS#16-973957
Jefferson Hendrick 323-251-7883
LUCID WEST REALTY

Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg

706 4TH AVE	Refresh.	11-2	red
\$2,145,000	2+50000	3+2 1sty-CALIFORNIA BUNGALOW	



RARE OPPORTUNITY TO BUY & DEVELOP ON HUGE LOT!

The old Venice; This original Venice bungalow sits on large lot in the most perfect location in Venice. Walk-able to Rose, Abbot Kinney, Google, Golds gym, Main St, Venice Beach and more! One of the few 5,672 Sq Ft lots (just 4 blocks from the beach), with plans and permits for a 5500 SqFt development- which are hard to obtain these days. Existing structure is move in ready, can be lived in/rented out for up to \$8000/month.

MLS#15-961113
Suzanne Frank 310-314-8300
RE/MAX ESTATE PROPER

BBQ,Cing Fan,Dryer,Grbg Disp,Rng/Ovn

1414 N FAIRFAX AVE #109	Open	11-2	NEW
\$420,000	1+1	CONTEMPORARY	



SERENE AND MODERN CONDO WITH PRIVATE PATIO

Enter this modern unit through a lush tropical courtyard and enjoy the quiet tropical oasis on your large private patio. It features hardwood floors, brand new stainless steel kitchen appliances, brand new airconditioning unit and more. An oversized closet, shutter windows and wood panel ceiling make the bedroom spectacular. Conveniently located near all the best restaurants and nightlife in West Hollywood. Includes rare 2 tandem parking spaces as well as spacious storage unit. Ultra low HOA fees.

MLS#15-954425
Jay Martinez 310-801-0317
JOHN AAROE GROUP

www.1414fairfaxavenue109.com




**Do RIGHT by Your Sellers
Put their Property in the MLS**

Listings in the MLS Get More Exposure
More Offers & More Money

TUESDAY

11 Venice Condo / Co-op

47 BROOKS AVE	Open	11-2	NEW
\$2,300,000	2+2.5	3sty-ARCHITECTURAL	




EXCEPTIONAL VENICE ARCHITECTURAL

Whitley & Nation
TELES PROPERTIES (310) 420-7605

47brooksave.com

11 Venice Lease

924 VENEZIA AVE	Refresh.	11-2	NEW
\$4,995	3+1.5	MID-CENTURY	




CUTE VENICE BUNGALOW W/SEPARATE STUDIO SPACE

This sweet 2 BR single-family Venice bungalow comes with a detached 550 sq. ft studio/rec room. Main house is light & bright w/ a formal dining rm, 2 comfy BR & hardwood floors. Opposite the house is the studio/office w/its own separate entrance & parking area - ideal for a large office suite/creative space. Nice backyard w/fruit trees & plenty of space for entertaining. The yard's good sun exposure is perfect for your organic vegetable garden. Moments from Abbot Kinney! AVAILABLE IMMEDIATELY.

MLS#15-965723
Jerry Jaffe 310-403-4925
TELES PROPERTIES

Studio/Office in separate structure

601 VERNON AVE #3	Lunch	11-2	671-H5	NEW
\$1,595,000	3+3	MODERN		



MODERN LIVING AT IT'S BEST!

This sunny corner unit offers countless amenities for its 3 beds and 2.5 baths. Ceiling speakers immerse the kitchen and living room in amusement, while Viking appliances and a walk-in pantry make the kitchen ripe for gathering. A bonus room offers extra storage and a special wine fridge. Recessed lighting throughout leaves the overall design visually open. There is roof access for a future deck, and room for 6 cars between the garage and driveway. .

MLS#15-951871
Tamra (Tami) Pardee 310-907-6517
PARDEE PROPERTIES

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

12 Marina Del Rey Condo / Co-op

25 NORTHSTAR ST #2	Open	12-2	701J1	rev
\$1,299,900	3+3	CONTEMPORARY		



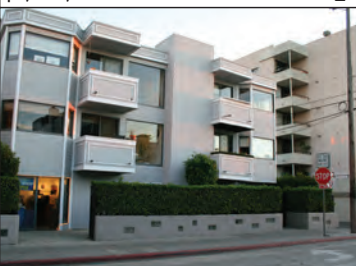
SPACIOUS MARINA CONDO

Large 3bd/3ba condo in the heart of Marina del Rey. Living room, dining room and kitchen merge transparently to create a large open space, perfect for entertaining. Newer granite counters, Viking stove and Electrolux fridge. Large bedrooms. 2 balconies. Gas fireplace. The building also has been renovated which includes lush landscaping with communal deck. Close to bike path, waves, restaurants and farmer's market.

MLS#15-952785
Abe Sassoon 310-795-4367
BULLDOG REALTORS, IN

Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn

18 N VENICE #C	Refresh.	11-2	rev
\$1,899,000	2+2		



RARE OCEAN VIEW OPPORTUNITY

Just Listed. Spectacular OCEAN VIEW. 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 with 96 sf storage room down the hall. Two car garage. The unit comes with sole access to a 2400 sf roof top deck with amazing ocean and mountain views, with plans for a green roof.

MLS#16-971697
Ruth Seroussi 310.663.2510
THE NEWHOUSE GROUP I

Blf-Ins,Dshwshr,Dryer,Grbg Disp,Phn Syst

4346 REDWOOD AVE #A306	Open	11-2	672C6	rev
\$1,175,000	2+2	CAPE COD		



MODERN MARINA PENTHOUSE

Stunning Modern Marina Penthouse Condo.. - Completely Remodeled - Ultra Modern Pad, Guard Gated Community, Brand New Modern Kitchen w/ marble & quartz counters, Soaring ceilings, Just Turn the Key, Very Large unit approx. 2250 sq ft. - 2 bdrms, 2 bths, Balcony + Loft & patio off of Loft - Lrge Liv Rm w/ Marble fireplace,.. Dining Rm. Wood Firs. Huge master Suite w/Marble fireplace, over sized Brand New Modern Master Bthrm w/ spa Tub, Glass shower, etc. To many things to mention, Lrge balcony

MLS#16-969679
Richard M Chernock 310-3014520
KELLER WILLIAMS RLTY

Blf-Ins,Dshwshr,Elvtr,Grbg Disp,Hood Fan

1046 PRINCETON DR #205	Open	11-2	672A6	rev
\$1,895,000	0+1	ARCHITECTURAL		



SELLER FINANCING AVAILABLE WORK/LIVE LOFT


1 Loft left,BANK or SELLER FINANCING Available with as little as 10% down payment,Why rent when you can own? Loan Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice near shopping and entertainment. Work/Live spaces, SS Appliances,Italian Cabinets,Marble Counter Tops,9'-20' Bow Truss Ceilings,Large Windows & Doors,Skylights,Steel Beams,Large Balcony. Final CofO issued 2010,rentable sf includes the int & ext space. Pictures are of Model units, Marina Del Rey post office

MLS#16-968229
Lee Johnson 310-892-2244
SOTHEY'S INTERNATIO

Blf-Ins,Cbl,Dshwshr,Grbg Disp,Micro,Oth

13 Palms - Mar Vista Single Family

3642 INGLEWOOD	Open	11-2	NEW
\$1,200,000	2+2	OTHER	



DELUXE COTTAGE LIVING

You've never seen a home like this w/such fine attention to the details. The professionally designed water-wise landscape sets the stage upon arrival. A vaulted ceiling w/ skylight creates a voluminous LR & fireplace. The den could also be a great playroom/office. The DR has a built-in custom cabinet & seating. The kitchen quality for a home of this size is all high end. The master has vaulted ceilings & lovely views of the garden. The spiral staircase leads to a rooftop deck w/ city & west views.

MLS#16-973319
Sherri Noel 310-994-8721
KELLER WILLIAMS-SM


Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other



The Source Of Real Time Real Estate™


TUESDAY

11825 ROWLES CT	Open 11-2	rev
\$1,600,000	4+3 MEDITERRANEAN	
	BEST BUY IN MAR VISTA! REDUCED \$118,000	
Modern Mediterranean, situated in a gated community on a cul-de-sac. SPACIOUS, light & airy home fea. SUPER high-ceiling, gourmet kitchen with granite counters, stainless steel appliances, & wine cooler. Kitchen with Island opens to a bright breakfast room & family room with French doors overlooking the lush garden & patio, bar & decking for entertaining! Upstairs is the large master suite, & luxurious master ba, separate tub & shower! 4 bed 2.5 ba+family rm! 3,170 sq.ft. BEST PRICE PER SQ.FT.		
MLS#15-941343	Blf-Ins, Dshwshr, Hood Fan, Fridg	
Bobbie Carrasco 310-396-7829	RON MICHAEL PROPRTI	

816 SAN VICENTE BLV	Open 11-2	NEW
\$3,395,000	4+3 2sty-SPANISH	
	ROMANTIC 1920'S SPANISH RADIATING CHARM FROM A BYGONE ERA	
Arched doorways, vaulted ceilings, hand-hewn beams, masonry fireplaces & spacious entertaining rooms lined with hardwood & Saltillo tile floors. Spacious master suite. Gourmet kitchen, equipped w/ Viking range, Sub Zero refrigerator & granite countertops opens to dining room that overlooks a salt-water pool, spa and koi pond. Outside is a lush yet drought tolerant garden, built in barbecue and cozy patio that is a perfect place to unwind after a long day. This is a true Spanish gem.		
Matthew O'Keefe 310.429.4552	www.816SanVicente.com	
GIBSON INTERNATIONAL		

13 Palms - Mar Vista Lease

10753 QUEENSLAND ST	Open 11-2	NEW
\$6,200	3+2 TRADITIONAL	
	LOVELY TRADITIONAL ON A BEAUTIFUL STREET WITH LARGE YARD	
Beautiful home on a tree lined street in Westside Village. Available first week of January. Gourmet eat-in kitchen with high end appliances, remodeled bathrooms and master suite that leads to a spectacular yard and I do mean spectacular!! Master bath has his her sinks with free standing tub as well as shower. Master opens to deck for eating or barbecuing with a terrace for your own garden and another level of grass for children or animals to play and relax in the sun. Clover School		
MLS#15-964421	Hood Fan	
Jane Schore 562-335-8548	COLDWELL BANKER RESI	

236 23RD ST	Open 11-2	NEW
\$3,300,000	4+4	
	NORTH OF MONTANA	
3,216 sqft. Beautiful barrel ceiling in living room. Large family room. Master suite with twin walk-ins. many original features. Franklin School district.		
Kate Bransfield (310)899-3575	COLDWELL BANKER	

14 Santa Monica Single Family

537 ALTA AVE	Open 11-2	NEW
\$9,995,000	6+7 SPANISH	
	SANTA MONICA OASIS ON THE BEST STREET	
Situated behind a walled and gated entrance on one of the best streets in Santa Monica, this magnificent Spanish home features exquisite detailing with all the modern amenities of today. The main house is completed by the master bedroom suite plus four additional en-suite bedrooms, formal living and dining rooms, gourmet kitchen with Viking appliances, family room and office.		
MLS#16-972983	BBQ, Blf-Ins, Dshwshr, Dryer, Frzr, Other	
H. Blair Chang 310-560-7320	THE AGENCY	

2211 DEWEY ST	Lunch 11-2	NEW
\$3,150,000	5+5	
	INCREDIBLE NEW ARCHITECTURAL HOME	
Incredible new architectural home offering a flair of Venice style in desirable Sunset Park. 1 of the largest lots in the area w/close to 10,000sf of land & 4,500sf of living space. 5bd+5ba, lined w/gorgeous finishes. Gracious open floorplan combines formal living & dining w/ a massive family rm & gourmet kitch w/Thermador appliances, Quartz countertops, matte glass backsplash & walk in pantry. Sleek Western pocket doors bring the outdoors in. Gorgeous swimming pool w/hot tub & infinity feature		
Justin Alexander 310.907.6517	PARDEE PROPERTIES	

733 SAN LORENZO ST	Open 11-2	NEW
\$4,195,000	4+5 ARCHITECTURAL	
	SPECTACULAR OPEN ARCHITECTURAL	
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. 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. www.733sanlorenzo.com		
MLS#16-967947	www.733SanLorenzo.com	
Leiauna Anderson 424-278-6988	COLDWELL BANKER BHN	

2404 HILL ST	Open 11-2	NEW
\$2,995,000	4+5 2sty-CAPE COD	
	NEW HAMPTON CAPE COD IN SUNSET PARK!	
This home features high ceil, recessed lighting, White Oak plank flrs thruout. Lots of natural light. Chef's kitchen w/ granite countertops, stainless steel Thermador appliances, butler's pantry w/wine fridge. Kitchen opens to family rm w/frplce & bar alcove. Amazing flr plan w/3bd+3ba up, 1bd+1.5ba down. Luxurious master suite w/covered ceil, sitting area/ office, large balcony. Master bath w/dble sinks, brushed nickel fixtures, separate spa tub & shower. Beaut front & back landscaping.		
MLS#15-953145	Built-ins	
Jeff Nowinski 310-458-4024	PARTNERS TRUST SM	

2422 32ND ST	Open 11-2	NEW
\$2,995,000	4+4.5	
	STUNNING CONTEMPORARY - NEW CONSTRUCTION!	
High end new construction in coveted Sunset Park! Don't miss this tranquil 4BR/4.5BA contemporary home. Features: True gourmet kitchen/great room ideal for entertaining complete w/large center island and high end stainless appliances. Beautiful living/dining open area w/wide French oak floors and fireplace. Bright MSTR suite w/ balcony overlooking the back-yard. Elegant MSTR bath w/stand-alone soak tub, large shower & dual vanities. Massive sundeck, full laundry room&lovely landscaped yard.		
nikki hochstein 310.968.1116	Refrigerator, Washer, Dryer, Stove	
RODEO REALTY		

OPEN HOUSE STATUS LEGEND

NEW - new (Automatic Status) **rev** - review (Automatic Status)

NEW* - new not yet listed **bom** - back on market

red - reduced

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

TUESDAY

X 2215 DEWEY ST, UNIT A		Lunch	11-2	NEW
\$2,995,000	5+5	ARCHITECTURAL		



STUNNING NEW ARCHITECTURAL HOME

Stunning new architectural home offering a flair of Venice style in desirable Sunset Park. One of the largest lots in the area w/close to 10,000sf of land & 4,500sqft of living space. 5bd+5ba, lined w/gorgeous finishes. Gracious open floorplan combines formal living & dining w/ a massive family rm & gourmet kitch w/Thermador appliances, Quartz countertops, matte glass backsplash & walk in pantry. Sleek Western pocket doors bring the outdoors in. 1 block from Venice, moments to the sand.

Tamra (Tami) Pardee 310.907.6517
PARDEE PROPERTIES

507 W RUSTIC RD		Open	11-2	NEW
\$2,495,000	3+3	2sty-TRADITIONAL		




CHARMING TRADITIONAL IN SANTA MONICA CANYON

Charming, 3bd, 2.5ba, Traditional is a perfect blend of classic appeal & whimsical allure. Bright living room, dining room & kitchen w/ breakfast area & doors to the patio. 3 bdrms upstairs off the voluminous open-air landing. The master suite features a cozy fireplace, sitting area, loft, & large balcony. You will feel transported to a tranquil retreat on the private patio, surrounded by greenery. Located in Santa Monica Canyon on a quiet street close to beaches, restaurants, shopping & more!

Sally Forster Jones 310-691-7888
JOHN AAROE GROUP

www.507rustic.com

X 1115 MAPLE ST		Lunch	11-2	NEW
\$1,950,000	4+3	1sty-TRADITIONAL		



2 HOMES ON 1 PROPERTY!

This open and bright home with guest home are located on the highly desired peaceful street of Maple in prime Sunset. The property features hardwood floors, fireplace, dining room, and family room. The guest home (permitted!) features 1 bedroom, office/utility room, living room, dining room, and full kitchen.

Kim Lefebvre 925.822.5590
RODEO REALTY BRNTWD

Built Ins, Dishwasher, Range/Over

792 SAN LORENZO ST		Open	11-2	631C6	rev
\$14,500,000	6+7	VILLA			



FORE! STUNNING, REDONE, CONTEMPORARY VILLA!

View to Riviera's 6th hole! And on other side the beautifully re-designed home looks out to a lovely private yard w/pool. Set on approx 30,000 sqft, this stunning entertainment, family home has a chic modern chef's kitchen, 5 bedrooms w/en suite baths all having been brought up to today's expectations this past year. Master with vaulted ceiling, fireplace, balcony opening to golf course view and exquisite marble bath. Family room w/large stone fireplace&bar. Gym, wine cellar,shared tennis court.

Deedee Howard 310-780-7676
THE AGENCY

Blf-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

556 DRYAD RD		Open	11-2	rev
\$5,650,000	4+5	ARCHITECTURAL		




TREE TOP RESIDENCE :: BREIDENBACH-CUEN ARCHITECTS, 1987

The living room is the axis of the structure creating breathtaking volume w/its two story open ceilings, floor to ceiling windows.The living room grants access into the dining,cooks kitchen & separate family room as well as a prvt office. A catwalk looking down from the second floor leads to 3 bdrms.The luxurious master suite is directed to the ocean view.The roof top deck offers a fireplace & marble seating. On the ground level the house includes a guest suite & gym.

Frank Langen 3109633891
DEASY PENNER & PARTN

Rng/Ovn,Fridg

14 Santa Monica		Condo / Co-op		
2311 4TH ST #215		Open	11-2	NEW
\$634,995	1+1	CONTEMP MED		



HIGHLY DESIRED LOCATION.

Charming one bedroom condo located in a well maintained, secure building with high HOA reserves and low monthly dues. 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. 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. Close to Main Street and the beach.

MLS#16-973865
Lynn R. Lescher 310-430-2396
GIBSON INTERNATIONAL

Clng Fan,Dshwshr,Dryer,Rng/Ovn,Other

1457 CENTINELA AVE, UNIT 7		Open	11-2	NEW
\$599,000	2+2.5	2sty-CONTEMPORARY		



EXCEPTIONAL TOWNHOUSE WITH 600 SQ FT PRIVATE PATIO. WOW!

This charming front-facing contemporary style 2 bedroom + 2 1/2 bath townhome is in a wonderfully convenient Santa Monica neighborhood. Celebrate under the stars on your own approximately 600 square foot private patio. Updated kitchen. Powder room. Slate tile floors and a cozy fireplace. Two upstairs bedroom suites, each with their own bath. Bright, open and inviting. Well maintained 7-unit complex. 2 car side-by-side parking and EQ insurance. A rare Santa Monica gem not to be missed!

Mimi and Jon Torp 310-622-7496
GIBSON INTERNATIONAL

1457Centinela.com

15 Pacific Palisades		Single Family		
1722 SAN REMO DR		Open	11-2	NEW
\$26,950,000	7+11	2sty-OTHER		



ARCHITECTURAL MASTERPIECE

In highly coveted Palisades Riviera w/ breathtaking views of the city, ocean & mountains. 7 bedroom, 11 bathroom private transitional estate on nearly 37,000 sq ft w/ expansive lawn areas, swimmer's pool & spa, & spectacular outdoor entertaining area w/ kitchen & bar. Boffi kitchen & top of the line appliances, large breakfast area & two family rooms, 6 impeccable family suites, upstairs family room, a breathtaking den-library & a magnificent master suite w/ large sitting room & jetliner views.

MLS#16-971035
Gary Glass 310.820.9343
BERKSHIRE HATHAWAY

BBQ,Blf-Ins,Dshwshr,Dryer,Frzr,Other

269 BELLINO DR		Open	11-2	NEW
\$8,695,000	6+6	2sty-CONTEMPORARY		



PRISTINE NEW CONSTRUCTION IN THE PALISADES

This transitional Contemporary boasts incredible ocean views, a bright and open floor plan with expansive scale, 6 bedrooms, 5.5 baths, a bonus room, and two laundry rooms. The main level includes a great room, custom kitchen, sumptuous master suite, and two secondary bedrooms. The lower level has a great entertainment space, open bar, wine room, bonus room, and three additional bedrooms. The private backyard offers multiple seating areas, a pool, spa, and fire pit.

MLS#16-973375
Tracy Tutor Mallas 310.595.3885
DOUGLAS ELLIMAN

www.269bellino.com

OPEN HOUSE STATUS LEGEND

NEW - new (Automatic Status)
NEW* - new not yet listed
red - reduced

rev - review (Automatic Status)
bom - back on market

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

TUESDAY


501 TOYOPA DR	Open 11-2	NEW
\$7,495,000	5+6 2sty-TRADITIONAL	
	CUSTOM HOME IN DESIRABLE HUNTINGTON PALISADES	
Lovely Traditional style home ideally located on a beautifully landscaped corner lot. Sophisticated and elegant, with graciously proportioned rooms, and numerous custom features throughout. Mahogany doors, walnut floors, detailed ceilings and extensive woodworking. Serene master with sitting room and gym, beautifully appointed chef's kitchen, 1000 bottle refrigerated wine cellar and more. Secluded back yard with lots of grass, pool and spa.		
MLS#16-974259	Blf-Ins,Rng/Ovn,Fridg	
Hugh Evans 310.500.1331	PARTNERS TRUST BW	

1344 BIENVENEDA AVE	Lunch 11-2 630	NEW
\$2,699,000	3+2.75 1sty-HACIENDA	
	SINGLE LEVEL HACIENDA WITH OCEAN VIEWS	
Gated and private Hacienda with great floor plan for entertaining; 2 great rooms with beams and stone fireplaces; Dining room and updated kitchen with SubZero and Viking appliances have ocean view; Master suite with walk-in closet and designer bath opens to charming patio and yard; Large yard has expansive ocean view and includes 3 separate patio areas, fountain and fire pit, with room for a pool;		
Sue Kohl 310-230-3722	Range, ref, freezer, Microwave,Bar-B-Q	
BERKSHIRE HATHAWAY		

755 ALMA REAL DR	Open 11-2 631B6	NEW
\$3,995,000	5+4 2sty-TRADITIONAL	
	NEW LISTING IN THE HUNTINGTON !	
Traditional w a contemporary twist built just a few years ago in a fabulous location - 5 BD 4 BA w flexible open floor plan - hardwood floors, an abundance of natural light w all the windows - cooks kitchen w barstools and stainless appliances - dining and family room w pocket sliding doors that open up to the sparkling pool and spa - smaller turf area w trampoline - grassy front yard - unbelievable location next to the park - close to schools and the always popular village - bring your buyer.		
Mark Douglas 310.230.2499	COLDWELL BANKER-PAC.	


16719 BOLLINGER DR	Open 11-2	NEW
\$2,295,000	3+3 CONTEMPORARY	
	CONTEMPORARY IN MARQUEZ KNOLLS!	
Exceptional tri-level contemporary home in Marquez Knolls with ocean breezes. Lg living room w/ FP, spacious dining room. Family room leads to large indoor/outdoor entertaining patio. Lg master suite		
John Portman 818-645-3681	A/C, Central Vac, Range/Oven, Fridge	
PALISADES REALTY		

16814 CALLE BELLEVISTA	Open 11-2 630G1	NEW
\$3,050,000	5+4.5 2sty-CONTEMP MED	
	OCEAN VIEW CONTEMPORARY MEDITERRANEAN	
Ocean view contemporary Mediterranean estate on prestigious cul-de-sac in guard-gated Enclave boasts five bedrms plus office, four full & one half bathrms, large yard with room for pool and 3-car garage. Rare opportunity to own pristine and comfortable family home with top-of-the-line finishes. Home features elegant living rm with vaulted ceiling plus family rm adjacent to gourmet kitchen. Four bedrooms upstairs include master with his and hers closets and balcony with ocean and mountain views.		
MLS#16-973527	Blf-Ins,Cbl,Cing Fan,Cent Vac,Dshwshr	
Jonathan Cates 310.570.9444	COLDWELL BANKER-PAC.	

16782 CALLE DE CATALINA	Lunch 11-2	NEW
\$1,995,000	4+3.5 MEDITERRANEAN	
	BEAUTIFULLY UPDATED GEM BEHIND GATES	
Nestled on a private gated street at the prestigious Summit with all the perks of the Summit Club's membership. Just remodeled perfect for entertaining. Formal LR and DR adjacent to new contemporary kitchen with Viking appliances. Great Room which leads to serene outdoors with amazing views. Private master suite, spa themed master bath with breathtaking views. New landscaping plumbing and electrical. Best schools. Safe secure with only minutes from shopping and schools.		
Adam "Aumi" Katz 310.625.3443		
COLDWELL BANKER-PAC.		

410 VANCE ST	Open 11-2	NEW
\$2,998,000	3+3 1sty-TRADITIONAL	
	UPDATED, SINGLE-LEVEL CHARMER IN PALISADES - MOVE-IN READY!	
Situated at the base of Huntington Palisades on a private street, this pristine gated Traditional home is one not to be missed. Hardwood floors & ample natural light create a warm & inviting space. Gourmet open kitchen has Caesarstone counter tops, custom cabinetry & walk-in pantry. Master bedroom has vaulted ceilings w/French doors leading to outdoor sitting area. Tranquil patio w/Pergola, built-in BBQ & park-like yard, surrounded by tall hedges for privacy. Located just ¼ mile to the beach.		
Clifford Rowe 424-203-1890	BBQ,Blf-Ins,Dshwshr,Wshr,Dryr,Rfrg	
TELES PROPERTIES		

1372 GOUCHER ST	Lunch 11-2 631 B4	NEW
\$1,795,000	3+3 2sty-TRADITIONAL	
	OCEAN VIEWS!	
Set above the Alphabet Streets in Pacific Palisades, this 2 story traditional home with a contemporary flair offers privacy, security and spectacular ocean views. Spacious living room with fireplace. Formal dining room. Cozy lanai/library that is a perfect place to read and watch the magnificent sunsets. 2 large secondary bedrooms and 2 bathrooms downstairs with the master suite upstairs. Master has a private balcony with ocean views.		
Geoffrey Lands 310-339-5757	Range, Dishwasher, Disposal	
BHHS BEVERLY HILLS		

1352 GOUCHER ST	Lunch 11-2	NEW
\$2,850,000	5+3.5 CONTEMPORARY	
	A STEP ABOVE...	
Tastefully updated ocean view Contemporary on a quiet street overlooking the Palisades Village. 5bd/3.5ba in appr 3,500 sq/ft of living area. Bamboo floors, high ceilings, & floor to ceiling windows enhance the open floor plan. Gourmet cooks kit w/ large center island. Inviting ocean view living room. Amazing master suite enjoys sweeping ocn & mtn views. 2nd upstairs bedroom has ensuite bath. 3 bedrooms down or 2 bedrooms plus office. Private back patio & huge elevated view deck. 3 car garage.		
Dan Urbach 310.230.3757	www.1352Goucher.com	
BERKSHIRE HATHAWAY		


17667 CAMINO DE YATASTO	Open 11-2	rev
\$7,995,000	6+7 2sty-TRADITIONAL	
	EXCLUSIVE - PALISADES COUNTRY ESTATES	
24 hr guard-gated.Ultimate 2-story Trad estate, apx 0.93 acre, pool & lrg grassy yard w/ Mountain & Canyon Vistas. Grand foyer w/sweeping staircase. Hdwd flrs & custom built-ins throughout. Dining rm w/700 +/- bottle wine closet. Living rm w/grand fp & French drs. Family rm w/fp, bi-fold French drs to outside patio, kitchen w/2 dishwashers & butler's pantry. Master ste w/lavish bath,huge walk-in closets,fp,balcony,study/sitting rm & mtn vus. Backyard w/ blk-bottom infinity pool w/spa & cyn vus.		
MLS#15-954193	BBQ,Blf-Ins,Dshwshr,Frzr,Grbg Disp,Other	
James Respondek 310-255-5411	SOTHEBY'S INTERNATIO	

TUESDAY


601 TOYOPA DR	Open 11-2	rev
\$5,995,000	6+4.5 TRADITIONAL	
	REMODELED TRADITIONAL IN HUNTINGTON PALISADES	
Amazing opportunity to live in the heart of the Huntington Palisades. This tastefully remodeled 6 bedroom, 4.5 bath, 5,085 sqft traditional home features an ideal center-hall floorplan. Beautifully redone kitchen with top of the line appliances and adjacent breakfast room opens to large family room and dining room. Spacious master suite has vaulted ceilings & sitting room. 4 additional bedrooms upstairs. Backyard features pool/spa and built in BBQ.		
MLS#15-938519		
Hollingsworth/Leff 310.230.2483		www.601Toyopa.com
COLDWELL BANKER-PAC.		


755 RADCLIFFE AVE	Open 11-2	rev
\$1,499,000	2+2 TRADITIONAL	
	CHARMING COTTAGE NEAR TO VILLIAGE	
Located on one of the best streets just steps from the Palisades Village, 755 Radcliffe is nestled among mountains and lush landscape creating an inviting setting. With close to 7,000 square feet of land and peek-a-boo ocean views, the opportunities here are endless. Build your dream house or remodel this charming 1,279 square foot 2 bedroom, 2 bathroom home. Walking distance to hiking, schools, restaurants, shops, and the upcoming Caruso project.		
MLS#16-968579		
Anthony Marguleas 310-663-4606		Blf-Ins
AMALFI ESTATES		

15 Pacific Palisades Condo / Co-op

16123 W SUNSET #6	Open 11-2	NEW
\$899,000	2+3 MEDITERRANEAN	
	NEWEST BUILDING ON SUNSET/CLOSE TO VILLAGE. Exquisite designer décor. Thoughtful attention to style/comfort+quality w/tastefully appointed finishes: unique+beautiful stone floors/granite/warm woods. Entertain effortlessly/relax fully: Open flow FDR, LR w/fp+gourmet kit. Mstr w/fp, balc/lrg walk-in/spa-styl bth. En-ste 2nd+Pwdr+Indry. Unit feels brand new+like a single family home. Bldg amenities: best landscaped crtyrd outside of Italy/gym/lounge/rec rm. Temescal trails/Village/SundayMarket.	
MLS#16-974181		
Bethy-Jo Tilley 310-230-3767		Blf-Ins,Dshwshr,Grbg Disp,Hood Fn,Intrcm
BERKSHIRE HATHAWAY H		

17350 W SUNSET BLVD #304	Open 11-2	NEW
\$529,000	1+1 1sty-CONTEMPORARY	
	UPDATED CONDO WITH VIEWS	
Beautiful one bedroom, one bath condo with canyon views in gated and exclusive Edgewater Towers. Across the street from the beach, and surfing, with two salt water pools, tennis court, 9 acres of gorgeous landscaped grounds with trails, gym, and outdoor entertaining area with gazebo and BBQs. 24 hour guard-gated security. HOA dues include utilities. Close to schools, hiking, beach, and shops. A must see.		
MLS#16-973391		
Lexie Brew 310.804.9081		Cbl,Cng Fan,Dshwshr,Elvtr,Frzr
COLDWELL BANKER-PAC.		

16 Mid Los Angeles		Single Family
1645 S SIERRA BONITA AVE	Refresh. 11-2	NEW
\$943,900	3+2 TRADITIONAL	
	WELCOME HOME	
NEWLY REINVENTED TRADITIONAL PICFAIR VILLAGE HOME. EXCEPTIONAL USE OF SPACE, RESTORED & MODERNIZED w/ENTERTAINERS' FLR PLAN, & GORGEOUS BLENDING OF DESIGNER MATERIALS, A REAL GEM. THIS 3 BED, 2 BATH HOME HAS NEW HRWD FLRS, LIVING RM FEATURES A FIREPLACE & FLOWS EASILY INTO MODERN OPEN DINING AREA & KITCHEN w/NEW APPLIANCES, FRENCH DRS LEAD TO QUIANT & QUIET PRIVATE BACK PATIO, PERFECT FOR ENTERTAINING & AL FRESCO DINING w/BEAUTIFUL VIEWS & SUNSETS AS YOUR BACKDROP UNDER THE STARS. WELCOME HOME!		
MLS#16-971689		
Laura Anderson 323.646.6569		Dshwshr,Rng/Ovn,Fridg
KELLER WILLIAMS LARC		

17 Mid-Wilshire		Single Family
1279 S WINDSOR BLV	Open 11-2	NEW
\$739,000	2+3 1sty-SPANISH	
	OXFORD SQUARE SPANISH FIXER WWW.1279WINDSORBLVD.COM	
Investors dream, beautiful Spanish FIXER in Oxford square. Huge 10,300 SF lot perfect for adding additional square footage and pool. Good condition original hardwood floors and original Spanish style windows throughout. Much much upside potential! Front main house has 2 bedrooms, 2 full baths, huge dining room, small CA basement. Guest unit-studio attached to garage has full bath, no kitchen. Close to all city services, parks and shops. Ideal for investor or owner user!		
Omega Group-Randy Wright 310.927.6818		
KELLER WILLIAMS		www.OmegaGroup.LA

18 Hancock Park-Wilshire		Single Family
248 S VAN NESS AVE	Lunch 11-2	NEW
\$3,988,000	4+3.5 MEDITERRANEAN	
	NEW LISTING! JOIN US FOR LUNCH!	
Celebrity owned classic Windsor Square Mediterranean on a rare double lot. This elegantly detailed and updated 4 bed 3.5 bath home offers grand scale living & dining rooms; fabulous center island kitchen-great room plus a huge family/media room. Outside offers a resort quality salt water pool & spa surrounded by lush vegetation, outdoor kitchen and a secret sunken garden. Gated; a detached garage with guest apt. completes the property. A stone's throw away from Larchmont Village- Welcome Home!		
Bryant,Reichling,Foreman 323-854-1780		
SOTHEBY'S		www.248VanNess.com

617 S PLYMOUTH BLVD	Open 11-2	NEW
\$2,795,000	3+5 2sty-TRADITIONAL	
	KNOWN BY LOCALS AS THE FORMER CLARK GABLE ESTATE.	
Classic Traditional home on spacious lot. Dramatic 2-story entry. Large step-down living room with fireplace & beautiful hardwood opens through French doors to patios & large grassy yard. Formal dining, separate breakfast room. 3 generous bedrooms up each with en suite bath, master with fireplace. Maid's with bath & powder downstairs. Hardwood floors, balconies, wrought iron details, new roof. HPOZ		
MLS#16-973977		
Lisa Hutchins 323-460-7626		Please call Lisa Hutchins for more info.
COLDWELL BANKER HPN		

REMINDER

The MLS™ reserves the right to refuse and/or edit any ad it deems unsuitable.

No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.



TUESDAY

647 S JUNE ST	Open	11-2	rev
\$4,500,000	5+5	COUNTRY ENGLISH	
	A TRUE MUST SEE PROPERTY		
Impeccable English Manor-Styled Tennis Court Estate on a half-acre lot! Nestled behind noble evergreens and manicured yard, this truly picturesque residence sits with equally stately neighbors on a street that emanates grandeur and refined curb appeal. Featuring a grand foyer with sweeping staircase crowned by arches, 5 fireplaces, grand scale rooms throughout including an inviting family rm with classic wood built-in cabinetry & French doors leading to a lg outdoor patio.			
MLS#16-972333		www.marcihartley.com	
Marcie Hartley 310.691.5950		HILTON & HYLAND	

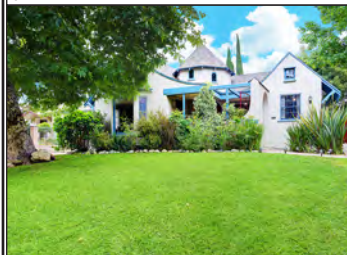
19 Beverly Center-Miracle Mile	Open	11-2	NEW
607 N CURSON AVE	5+5.5	2sty-CONTEMPORARY	
\$3,295,000	SPECTACULAR NEW DESIGN		
WWW.607CURSON.COM			
Spectacular newly built custom home. Walled & gated contemporary architecture at its finest. Soaring ceilings, bright open floor plan, 4 fireplaces, walls of glass, pocketed Fleetwood door systems & all the luxury amenities required by today's sophisticated "lifestyle" buyer. This home features nearly 5500 sq feet of indoor-outdoor living spaces; custom Italian kitchen w/ Miele appliances; designer bath tile & fixtures; state-of-the-art Control 4 home automation system. A must see property!			
Omega Group-Ron Keinan 310.779.5348		www.OmegaGroup.LA	
KELLER WILLIAMS			

637 N LUCERNE BLVD	Open	11-2	rev
\$2,999,999	5+6	ARCHITECTURAL	
	NEW CONSTRUCTION ARCHITECTURAL IN LARCHMONT VILLAGE		
Stunning, newly constructed 5 bedroom, 6 bathroom architectural triumph in prime Larchmont Village. Well appointed with high quality materials throughout, 12 foot ceilings and grand scale, Fleetwood pocket doors, Viking and Miele appliances, Control 4 home system, luxury plumbing and lighting fixtures, and meticulous attention to detail. A true entertainer's house features sunny swimmer's pool and spa, grassy yard, various patios, and roof decks with views.			
MLS#15-960551		Blf-Ins,Frzr,Grbg Disp,Hood Fan,Rng/Ovn	
Neyshia Go 310.882.8357		JOHN AAROE GROUP	

635 N SIERRA BONITA AVE	Open	11-2	593	NEW
\$2,895,000	5+5.5	2sty-CONTEMPORARY		
STUNNING DESIGNER SHOWPLACE				
WWW.635SIERRABONITAAVENUE.COM				
New custom built luxury entertainers home features an amazing open floor-plan with cutting edge designer finishes & exquisite materials throughout. The beautiful private yard features mature trees & hedges, BBQ area, salt water pool & zero edge spa. Three large indoor-outdoor entertaining 2nd story balconies create nearly 4300 sq ft of CA lifestyle living for the most discriminating buyers. No expense spared on this one! This is a must see property.				
Omega Group-Ron Keinan 310.779.5348		www.OmegaGroup.LA		
KELLER WILLIAMS				

18 Hancock Park-Wilshire Condo / Co-op

311 S GRAMERCY PL #404	Open	11-2	rev
\$785,000	3+2	CONTEMPORARY	
	SPACIOUS, LIGHT AND OPEN 3 BEDROOM /2 BATH WITH LOVELY VIEWS		
Beautiful mountain , Hollywood sign and city lights views from this special 4th floor unit in newer (2010) well maintained courtyard building. Open,light and spacious 3 bedroom unit with formal entry,hardwood floors, great kitchen and dining area. Great closet space. Inside laundry with washer/dryer included and balcony. Building offers extra storage,large lobby and gym. Located in a desirable Hancock Park-Mid Wilshire area with close proximity to charming Larchmont Village.			
MLS#16-968819		Dshwshr, stove, refrig, washer,dryer,	
Julie Chandler 310 993-9086		GIBSON INTERNATIONAL	

916 MASSELIN AVE	Open	11-2	NEW
\$1,395,000	3+2.75	1sty-COUNTRY FRENCH	
	CHARMING FRENCH NORMANDY WITH POOL I / BEVERLY HILLS ADJ.		
Charming Country French Normandy home, 3 bedroom / 2.75 bath, grassy yard, gleaming pool, plus an extra bonus room. Hardwood floors throughout, gourmet eat in kitchen, large step down living room with beautiful original crown molding and a decorative Bachelor-like fireplace, formal dining room, spacious bedrooms, extra large den/library with a Baronial fireplace, overlooks an inviting pool. This home is an entertainers delight, and is rich with old world charm, in a prime location!			
Vahe Shaghzo 3107776388		Washer/ Dryer/ Central A/C / Range/Pool	
CBBHN			

18 Hancock Park-Wilshire Lease

449 N HIGHLAND AVE	Open	11-2	NEW
\$8,500	4+3.5	2sty-SPANISH	
	BEAUTIFULLY RENOVATED SPANISH ESTATE FOR LEASE		
It features a step-down LR w/picturesque window & charming decorative fireplace, adjoining family room, sunny formal DR & gourmet kitchen w/custom made Mission style cabinets, granite counters, built-ins & breakfast room. Upstairs offers spacious 3 BR, including master suite w/ walk-in closets & fully upgraded master bath w/Jacuzzi tub & shower skylight. Lovely covered veranda overlooks the back yard w/heated pool. Secluded front courtyard is surrounded w/ lush greenery.			
L.Brenner/N.Hartman 323.860.4245		range/oven, fridge, wshr/dryer, dishwshr	
COLDWELL BANKER HPS			

20 Hollywood Condo / Co-op

1411 N DETROIT ST #105	Open	11-2	NEW
\$719,000	2+3	CONTEMPORARY	
	DESIGNER DONE MODERN CONDO IN LEGENDARY PLACE		
Stunning Modern-style condo in the rarely available Legendary Place. This large 2BD + 2.5BA single-level unit is presented in nearly new condition. Spacious unit offers a cook's kitchen w/SS Viking appliances, Caesar-Stone counters & entertainer's layout. Over-sized Master Suite w/ custom WIC & huge tiled bath w/separate shower & tub. Dark wood floors, smart design & a central location. Rooftop solar panels help keep HOA dues to a minimum. Secure underground parking & in-unit security system.			
MLS#16-973511		Cing Fan,Dshwshr,Dryer,Grbg Disp,Micro	
Grant Linscott 323-300-1174		KELLER WILLIAMS RLTY	




Property Website & Virtual Tour

Available for all your Active, Back-up, and Pending listings.



TUESDAY

21 Silver Lake - Echo Park *Single Family*

X 2236 LEMOYNE ST Lunch 11-2 \$895,000 2+2 2sty-SPANISH		NEW BEAUTIFUL SPANISH VILLA W/SWEEPING VIEWS AND ROLLING LAWNS Absolutely charming Spanish villa w/sweeping views of the hills & downtown city views. hardwood floors, original french doors, seamless tilework & romantic vintage lighting. European outdoor dining area w/views, porches and patios, fountains w/rolling grassy lawns front and back. Positioned smartly on a large lot, parking + garage. An oversize Living Room w/views, entry, vintage kitchen and Laundry. Romantic Dining Rm, Office + large lower Bonus Room adjacent the garden. This home is a "10".
		
Konstantine/Rick Yohon 3232529451 SOTHEBY'S LOS FELIZ		built ins,fridge,range/oven,washer/dryer

22 Los Feliz *Single Family*

5604 HOLLY OAK DR Open 11-2 \$3,650,000 4+4 SPANISH		NEW CHARMING SPANISH VILLA Gated & private charming 2 story Spanish Villa located in Los Feliz Oaks. Exquisite details include high ceilings, top of the line stainless steel appliances & hardwood floors. This old California villa is perfect for entertaining. Open floor plan features chef's kitchen, dining rm, & living rm which opens to a stunning terrace. Master suite is spacious & luxurious. There are also 2 bedrooms & guest suite w/ kitchenette & private entry. The bonus room can be used as media room, gym &/or office.
		
J.Babajian/M.Rabbani 310.623.8800 RODEO REALTY - BH		www.5604HollyOakDrive.com

2524 ABERDEEN AVE Open 11-2 \$6,875,000 6+8.5 2sty-CONTEMPORARY		rev BEST HOUSE ON THE BEST STREET Epic Contemporary and newly constructed under the guidance of the highly acclaimed Stewart-Gulrajani Design Team. This amazing iconic home features a media room, wired for smart home workout room, luxurious master suite, an optimized floor plan for luxury living. A large designer kitchen that features high end marble counters, large wine fridge, top of the line Sub-Zero fridge, wine cooler and freezer, Wolf range which opens to a large family entertainment room.
		
Paul Wylie 310-929-5439 LAMERICA REAL ESTATE		MLS#16-969737

27 Topanga *Single Family*

20620 MEDLEY LN Refresh. 11-2 \$1,595,000 4+3 2sty-MODERN		NEW CLASSIC MODERNISM AT ITS BEST! PRIVACY, VIEWS, & FLAT YARD Vitus Matare masterpiece on nearly 1/2 acre w/ a large flat yard, drought-tolerant landscaping, & panoramic views. Clean lines, high ceilings, & the perfect combination of concrete, stone, & wood make an architectural gem. Great for entertaining w/ large public rooms, scenic windows, & 3-sided wood burning fireplace. Open chef's kitchen w/ granite, ample storage, & high-end stainless steel appliances. Spacious master suite w/ stunning views, a luxurious ensuite bath, & expansive walk-in closet.
		
Isbell & Isbell 310.259.7450 GIBSON INTERNATIONAL		www.20620medley.com

28 Culver City *Single Family*

11182 LINDBLADE ST Open 11-2 \$1,399,000 4+3 MID-CENTURY		NEW GORGEOUS MID-CENTURY 4-BEDROOM HOME IN CULVER CITY'S VETERAN Gorgeous Mid-Century 4-Bedroom Home in Culver City's Veteran's Park near Farragut Elementary. Completely Remodeled. New roof, new windows, new central air & heat, updated electrical, copper plumbing and new tankless water heater. Gourmet kitchen with new oak cabinets, quartz counters, S/S appliances, pantry & center island. Great master suite with sitting area or 2nd office that opens to large balcony with tree top views. Beautiful master bathroom with rain shower and his & her sinks.
		
Todd Miller 310-560-2999 KELLER WILLIAMS-SANT		MLS#16-974137 Dshwshr,Rng/Ovn,Fridg

28 Culver City *Condo / Co-op*

4913 MAYTIME LN Open 11-2 \$549,000 3+2 CONTEMPORARY		NEW Private 3 BD townhome in Culver City's popular Lakeside Villas. Secluded location within the complex...feels like a private home. LR has vaulted cathedral ceiling & gas fireplace. Fully remodeled kitchen w/ attached dining area & sliding door to private outdoor patio. Master suite was enlarged & re-configured to include walk in closet & private in-suite retreat which used to be outdoor patio. Laundry conveniently located upstairs. New central air, new flooring throughout, Side by side parking.
		
Martin Feinberg 310-729-6573 KELLER WILLIAMS-SANT		MLS#16-971679 Blt-Ins,Dshwshr,Grbg Disp

30 Hollywood Hills East *Single Family*

6046 RODGERTON DR Open 11-2 \$1,899,000 4+4 4sty-SPANISH		NEW CLASSIC BEACHWOOD SPANISH W/ POOL Rare opportunity: expansive 1934 light-filled California Spanish with swimmer's pool and charming canyon views awaits your vision. 5 bedrooms and 4.5 baths plus large bonus areas, spread out over four floors offer huge potential for all lifestyles and uses. There is a romantic, beamed living room with WBFP, a formal dining room plus an eat-in-kitchen. 3700+ square feet can be ideal for families, live-work, in-law suite, etc. Don't miss this Beachwood classic.
		
James Foreman 323-314-1906 SOTHEBY'S		Pool


X 3463 WONDER VIEW PL Lunch 11-2 \$1,795,000 4+3 TRADITIONAL		NEW NEW LAKE HOLLYWOOD VIEW LISTING IN HOLLYWOOD KNOLLS!! Beautiful View Home in the Lake Hollywood Knolls. Private courtyard with BBQ, large view deck, 4 bedrooms and 3 bathrooms, Amazing views from every room. Remodeled throughout Kitchen with new appliances, beautiful new baths, electrical and yard with large deck and grass. Plus guest unit with bath. Hurry!
		
Tom Otero 323-570-0036 RODEO REALTY		

Questions? Need Assistance?
 Contact our Help Desk Department!

Please call 310.358.1833
 Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm

help!!!

TUESDAY

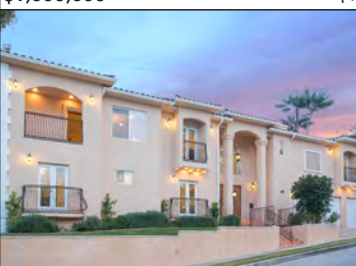
X 2175 VISTA DEL MAR ST		Lunch 11-2	NEW
\$1,399,000	3+2	1sty-COUNTRY ENGLISH	
			
<p>LUNCH! 1929 COUNTRY ENGLISH GEM BY NOTED ARCHITECT FRANK WEBSTER</p> <p>Come for lunch and see this 1929 Country English gem built by noted Hollywood architect Frank Webster (landmark Villa Bonita apartments). Large living room w/high ceilings, fireplace, city light/canyon views. Library with views off living room can be 3rd bedroom. Formal dining room. Oversized top of the line modern kitchen with Viking range, newer stainless steel appliances. Sunroom/den leads to stone patio w/ waterfall + koi pond. Hardwood floors throughout. Wine cellar. Impeccable condition!</p>			
MLS#16-974279		Impeccable Country English!	
Victor Kaminoff/Joe 2137187718 COLDWELL BANKER			

6111 MULHOLLAND HWY		Open 11-2	red
\$1,750,000	3+2	MID-CENTURY	
			
<p>UPPER BEACHWOOD CANYON RETREAT</p> <p>Spacious & Private Mid-Century w/spectacular views. Wrap around deck & concrete patio surround a black-bottom, heated pool w/an enclosed garden below. Open floor plan features living & dining rooms w/wood floors, wood-burning fpl & French doors that open to deck & pool/patio areas. Kitchen has granite counters, breakfast banquette & SS appls. Master suite w/walk-in closet & bath w/spa tub. Central HVAC, security camera system & leased solar system. Beautifully maintained & move-in ready.</p>			
MLS#15-963091		Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn	
Rose Ware 213-369-9171 BHHS-BH			

32 Malibu Beach *Single Family*

20522 PACIFIC COAST HWY		Open 11-2	rev
\$2,500,000	3+3	CONTEMPORARY	
			
<p>MALIBU SPLASH PAD!</p> <p>Malibu the way you always dreamed it to be - living on the ocean - this stunning 3 + 3 beach house has breathtaking views from the Queen's Necklace to Catalina and beyond. The main level features an open, modern kitchen with Viking, Sub Zero and Bosch appliances, large breakfast bar, and a fireplace all opening onto a spacious wrap-around deck. Romantic master with it's own private deck . Out the front door and down the stairs directly to the ocean below. Truly a Malibu Splash Pad!</p>			
MLS#16-967971		Blf-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other	
Richard Weisdorf 310 989-3892 JOHN AAROE GROUP			

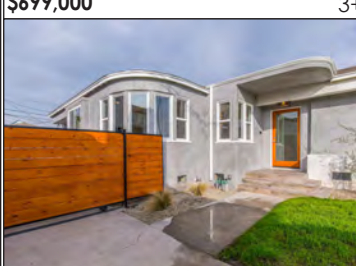
34 Los Angeles Southwest *Single Family*

4626 PRESIDIO DR		Open 11-2	NEW
\$1,350,000	4+6	CONTEMP MED	
			
<p>STUNNING NEWER MEDITERRANEAN HOME 4,000 SQ FT</p> <p>Elegant Mediterranean home w/ contemporary flair. Main floor features a much sought after open floor plan. Gourmet kitchen w/ marble counter tops, island & stainless appliances. Casual dining area & open living room that are perfect for large-scale entertaining & elevator. Sumptuous master suite w/ large walk in closet & stone bath. There are an additional 3 Bds. Wonderful outdoor areas w/ large patio & pergola. Centrally located in the hills above Culver City in LA's trendiest neighborhood.</p>			
Steve Frankel Bryce Lowe 310.597.1691		COLDWELL BANKER BHN	

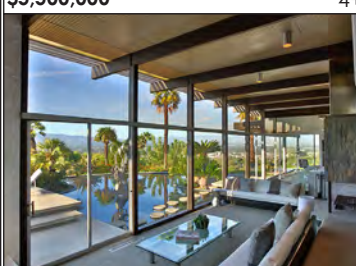
39 Playa Vista *Single Family*

6651 SEABLUFF DR		Open 11-2	NEW
\$1,849,000	3+3	ARCHITECTURAL	
			
<p>LUXURIOUS NEWER CONSTRUCTION FREESTANDING HOME W/ YARD</p> <p>Live the good life in this luxurious newer construction Matisse 3 bedroom, 3 bath free standing home on a cul-de-sac street in the heart of Playa Vista. Great outdoor space with wrap-around patio with built-in barbecue and grassy yard.</p>			
MLS#16-974171		www.JesseWeinberg.com	
Jesse Weinberg 800-804-9132 KELLER WILLIAMS RLTY			

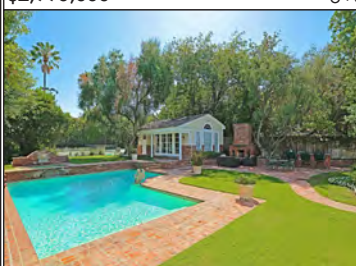
41 Park Hills Heights *Single Family*

3947 WESTSIDE AVE		Open 11-2	NEW
\$699,000	3+2		
			
<p>NEWLY REMODELED MID-CENTURY IN LEIMERT PARK.</p> <p>Newly Remodeled 3B/2B Mid-Century Bungalow in Leimert Park. Curved walls of windows shower the LR & Kit w/ natural light. Formal DR perfect for large gatherings. Enjoy So Cal living w/French door access to backyard from both the Master & 2nd Bedroom. Year-round outdoor entertaining with the finished garage and large rear recreation room that both flow to the private rear yard. Rec room feat. decorative FP, large serving bar & powder room. Close to the Metro Link.</p>			
MLS#16-973649		Dshwshr,Grbg Disp,Hood Fan,Micro	
Morgan Pasco 310.606.3887 MORGAN REAL ESTATE			

60 Tarzana *Single Family*

18918 LA MONTANA PL		Refresh. 11-2	rev
\$5,500,000	4+5	ARCHITECTURAL	
			
<p>Richard and Dion Neutra, 1972: One of the most significant architectural offerings in the U.S. Neutra was a master at integrating architecture within its natural surroundings with the home sitting atop an expansive, nearly 3 acre, promontory with breathtaking 360 degree views. This estate boasts 4 bedrooms, 5 bathrooms, an incredible outdoor space that features a sparkling swimmer's pool, hot tub and unique designer water features flowing seamlessly through the house.</p>			
MLS#15-955229		Dshwshr,Rng/Ovn	
Aaron Kirman 18183710933 JOHN AAROE GROUP			

62 Encino *Single Family*

5226 SHOSHONE AVE		Open 11-2	rev
\$2,995,000	6+8.5	2sty-TRADITIONAL	
			
<p>AMAZING TENNIS COURT ESTATE</p> <p>Wonderful Traditional Tennis Court Estate in fabulous Amestoy set on a quiet cul-de-sac. Gated and set on an over 23,000 grassy lot this beautifully updated home offers a grand living room with vaulted ceilings, formal dining room, eat-in gourmet kitchen, huge family room with fireplace, a game room, and paneled office. Features include high wood beamed ceilings, hardwood floors, walls of French doors, high end finishes throughout and 3-car garage. www.5226shoshone.com</p>			
MLS#15-946429		BBQ,Blf-Ins,Cing Fan,Dshwshr,Dryer,Other	
Jana Jones & Fred Holley 310-612-0831 COLDWELL BANKER BH-S			

Why Advertise? Large Distribution Area

Westside L.A., San Fernando Valley, Greater South Bay, Beach Cities, Palos Verdes, Glendale, Pasadena, Burbank, Most of LA County!



TUESDAY

72 Sherman Oaks Single Family


3954 HOPEVALE DR	Open 11-2	NEW
\$1,495,000	3+3 ARCHITECTURAL	
		
SECLUDED ARCHITECTURAL WITH CITY/ MTN VIEWS SOUTH OF VENTURA		
<p>This architectural retreat is nestled in a secluded canyon with great views of the mountains and city lights below from every room. Open design with vaulted ceilings and massive windows in living area that flows out to a large outdoor terrace. The kitchen boasts granite countertops, stainless steel appliances and a center island. Master suite includes balcony, fireplace, walk-in closet and en-suite bath. Upstairs loft leads out to a terrace. In a cul-de-sac 5 minutes away south of Ventura Blvd.</p>		
<p>MLS#16-972859 Jay Martinez/Gil Dirige 323-377-8332 JOHN AAROE GROUP www.3954HopevaleDrive.com</p>		

13926 OTSEGO ST	Refresh. 11-2	NEW
\$1,299,000	3+3 1sty-CONTEMPORARY	
		
SPACIOUS 1 STORY MODERN TRADITIONAL IN FASHION SQUARE		
<p>Rebuilt in 2007, this emotionally charged 3 BR,3 BA residence has an ideal floor plan designed for today's casual lifestyle. The Great Room encompasses the "heart and soul" of the house with its soaring ceilings, living, kitchen and dining areas. The island kitchen features stainless appliances. The breathtaking master suite with vaulted ceiling opens to a Zen-like Koi pond and cascading waterfall. Beautiful oak wood floors, plantation shutters, built-in speakers and huge closets.</p>		
<p>Brenda Catalano 310-614-6659 COLDWELL BANKER BHN www.13926Otsego.com</p>		

72 Sherman Oaks Condo / Co-op

4915 TYRONE AVE, UNIT 218	Open 11-2	NEW
\$399,000	2+2 CONTEMPORARY	
		
DESIRABLE CORNER UNIT IN PRIME SHERMAN OAKS		
<p>With 1,300+ sq ft in highly sought-after complex. Smooth ceilings, crown molding, freshly painted, central air, in-unit washer/dryer, floor-to-ceiling dual pane windows & sliders, balcony overlooking resort-style pool & spa, lrg master w/ w/2 closets +dressing area & BA w/separate tub & shower. Great storage, walk-in pantry in bright-white kitchen. Quiet, well-maintained bldg w/2-car parking in gated underground grg. Across from park, Bloomingdales, Gelson's, Trader Joe's & 10, easy cyn access.</p>		
<p>Stefanie Novik 818-731-6140 NOURMAND&ASSOCIATES www.4915tyrone218.com</p>		

73 Studio City Single Family

3804 RHODES AVE	Lunch 11-2	NEW
\$8,500,000	6+6.5 2sty-CONTEMPORARY	
		
300-DEGREE VIEWS / OVER ONE ACRE		
<p>300-degree Views! Newly-built estate. Private driveway/motor court. 6 bd/6.5 ba architectural on 1.3 acres. Double-story 1st floor w/oversized dining room, spacious family room & separate lounge area. Indoor/Outdoor living. Kitchen opens to family room & boasts Miele® appliances. Breakfast area & temp-controlled wine room & outdoor kitchen. Master Suite has gorgeous views, glamorous bath & expansive walk-in closet. Pool/spa & (2) fire pits, (2) entertainment decks. Lutron® and Nest® systems.</p>		
<p>MLS#16-972621 Roger Perry 310-600-1553 RODEO REALTY - BH www.RogerPerry.com</p>		


74 Toluca Lake Single Family

4415 SANCOLA AVE	Open 11-1:30	NEW
\$1,749,000	4+3 2sty-COUNTRY ENGLISH	
		
COUNTRY ENGLISH WITH MODERN FLARE		
<p>Exuding unique warmth and charm, located on one of prestigious Toluca Lake's most coveted streets, this home will capture you the moment you step through the door. Blending classic traditional design, choice materials and decorative elements, the home has been thoughtfully and lovingly restored while bringing it up to today's standards. MLS#16-972809</p>		
<p>Tina Stern 310.987.0004 WISH SOTHEBYS REALTY www.4415Sancola.com</p>		

81 Glendale Single Family

1742 RIVERSIDE DR	Lunch 11-2	NEW
\$2,395,000	5+4 HACIENDA	
		
RARE HORSE PROPERTY- POOL AND GUEST HOUSE		
<p>Rare opportunity. Tranquility in Los Angeles. Part of the original Bette Davis Ranch Estate in the desirable Rancho Riverside neighborhood. Zoned for horses, four stables. Saltwater spa and pool. Sprawling property. Guest house. Fruit trees. Trails to Griffith Park. Riding/training rings behind property and a gallop to the Burbank Equestrian Center and major studios. 26,000+ sq. ft. lot.</p>		
<p>Alena von Stroheim 805-975-8185 REALTY GROUP - KWBH www.1742Riverside.com</p>		

95 Mount Washington Single Family

417 MOUNT WASHINGTON DR	Open 11-2	595-A5	NEW
\$565,000	2+1 1sty-COTTAGE		
			
DO YOU ROLE UP YOUR SLEEVES AT BOUNDLESS POTENTIAL OR PASS			
<p>it up because you don't like frumpy stucco? Do you relish a fabulous street to street setting graced by a majestic pepper tree or miss it because the kitchen needs a face lift? Yes, there's LOTS to do but the setting, location & rewards are worth what it will take. Consider the fabulous character gems lining this historic street & see yourself restoring this 20's cottage to match that original charm. The Gold Line, trails and cool of Mt Washington are right here to make this your new home.</p>			
<p>Liz Johnson 323-397-6041 TELES - PASADENA imagination, inspiration & sweat equity!</p>			

1333 Ladera Heights Single Family

5927 S ORLANDO AVE	Open 11-2	673A6	NEW
\$649,000	3+2 1sty-TRADITIONAL		
			
FIXER OPPORTUNITY IN LADERA HEIGHTS			
<p>Ladera Heights neighbors Silicon Beach, Culver City and the new LA Rams Stadium. This property is the perfect fixer opportunity and easy to remodel to a buyers tastes. 3 bedroom + bonus/family room all on one of the largest lots in the area at appx. 8800 sf. Great perks allow buyers a cozy winter with either of 2 fireplaces or cool down in summers by jumping in the backyard pool. Take advantage of an opportunity to move into one of the fastest growing family neighborhoods in LA.</p>			
<p>MLS#16-973331 Inne Chung & Matt Manavi 310-456-4517 COLDWELL BANKER-PAC. Cbl,Dshwshr,Grbg Disp,Fridg</p>			




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THURSDAY OPEN HOUSES

95 Mount Washington *Single Family*

417 MOUNT WASHINGTON DR	Open	10-2	595-A5	NEW
\$565,000	2+1	1sty-COTTAGE		



DO YOU ROLE UP YOUR SLEEVES AT BOUNDLESS POTENTIAL OR PASS

it up because you don't like frumpy stucco? Do you relish a fabulous street to street setting graced by a majestic pepper tree or miss it because the kitchen needs a face lift? Yes, there's LOTS to do but the setting, location & rewards are worth what it will take. Consider the fabulous character gems lining this historic street & see yourself restoring this 20's cottage to match that original charm. The Gold Line, trails and cool of Mt Washington are right here to make this your new home.

Liz Johnson 323-397-6041
TELES - PASADENA

imagination, inspiration & sweat equity!

FRIDAY OPEN HOUSES

73 Studio City *Single Family*

3804 RHODES AVE	Open	11-2	NEW
\$8,500,000	6+6.5	2sty-CONTEMPORARY	



300-DEGREE VIEWS - OVER ONE ACRE

Newly-built estate w/private driveway & huge motor court. 6 bd/6.5 ba architectural on 1.3 acres. Double-story main floor w/dining room, family room & separate lounge/bar. Indoor/outdoor living! Kitchen opens to the family room & boasts Miele® appliances. Breakfast area, wine room & full outdoor kitchen. Master Suite has gorgeous views, glamorous bath & walk-in closet. Pool/spa, (2) fire pits, (2) huge entertainment decks. Other features: Lutron®, Nest® and state of the art security system.

MLS#16-972621
Roger Perry 310-600-1553
RODEO REALTY - BH

www.RogerPerry.com

BY APPOINTMENT

14 Santa Monica *Condo / Co-op*

201 OCEAN AVE #910B	NEW
\$1,295,000	

2+2 CONTEMPORARY



MLS#15-966223
Neil Smith 310-990-9641
HERITAGE

Massive City + Mountain Views

Ocean Towers is perhaps the finest, best located luxury building on the West Coast and features 24 hour doorman, valet, state-of-the-art fitness center, pool, spa, and more. Walking distance to world class restaurants, bars, shopping, movie theaters, farmers markets, beaches. This 9th floor unit enjoys massive, panoramic views of the Santa Monica Canyon and mountains all the way to the Getty Center. Very light, bright and airy. Building common areas have been recently redone. Standard sale!

15 Pacific Palisades *Single Family*

728 EL MEDIO AVE	NEW
\$5,895,000	

6+8 NEW PROJECT



MLS#16-973633
Neil Smith 310-990-9641
HERITAGE

Unique, Uncompromising, Unparalleled.

Thoughtfully designed, meticulously hand-crafted, technology driven and Green Point Rated. Brand new, uniquely custom, California Coastal home that was built to exceed all expectations. Six, en-suite bedrooms and eight bathrooms on three levels of approximately 6,643 square feet, the property encourages an indoor-outdoor lifestyle with expansive disappearing doors, dining terraces, a master bedroom cabaña and a sun drenched entertainment level that walks out to the lushly landscaped backyard.

73 Studio City *Single Family*

4343 TEESDALE AVE	NEW
\$1,925,000	

4+4 CAPE COD



MLS#15-964981
Brett Karns 310-903-7949
KELLER WILLIAMS BEVE

Dshwshr,Grbg Disp,Micro

Welcome to WestKoaast Properties latest custom home. 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.



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- 2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.
- 3) No refunds will be given for any ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at TheMLS.com™).



THURSDAY, FRIDAY & BY APPOINTMENT