


TUESDAY


**01 Beverly Hills** Single Family

<b>511 DOHENY RD</b>	Open	11-2	592F6	<b>NEW</b>
<b>\$12,900,000</b>	7+9	MEDITERRANEAN		
<b>THE ULTIMATE STATEMENT OF PRIVACY &amp; PRESTIGE</b>				
<p>The ultimate statement of privacy &amp; prestige, this Mediterranean Villa rests on a star-studded street lined with iconic Beverly Hills palms. The estate presents 6 guest bedroom suites, 5 fireplaces, underground garage, screening room, private staff quarters &amp; separate guest house. The main residence is artfully designed for contemporary lifestyles, yet celebrates European elegance with exquisite custom detailing throughout. A true masterpiece located on one of Beverly Hills' most famous streets.</p>				
				
MLS#13-718155 Joyce Rey (310) 285-7529 COLDWELL BANKER-BH S		Elvtr		

<b>1154 SUMMIT DR</b>	Open	11-2	592D6	<b>NEW</b>
<b>\$11,495,000</b>	7+9	VILLA		
<b>BEAUTIFUL TUSCAN VILLA</b>				
<p>Exceptional Tuscan Villa with over 8,000 sq.ft. of living space sited on just under a half acre. Gated &amp; private. Tremendous attention to detail &amp; finest craftsmanship. Incredible scale with high ceilings &amp; generous public rooms. Grand 2-story foyer, formal living rm, FDR, library, spacious gourmet with breakfast area, family rm, &amp; large den or media rm. Downstairs gym, 2 guests, &amp; maid's. Upstairs 3 family bdrm suites &amp; master suite. Serene backyard with patios, fireplace, lawn, pool &amp; spa.</p>				
				
Jade Mills 310-285-7508 COLDWELL BANKER-BH S		Gated, Refrigerator, Range/Oven, Bar		

<b>1600 LOMA VISTA DR</b>	Open	11-2	<b>NEW</b>
<b>\$8,399,000</b>	4+5.5	MID-CENTURY	
<b>TROUSDALE VIEW ESTATE</b>			
<p>Behind a stainless steel gate and a motor court has a 3 car garage, a courtyard entry leads to this stunning architectural Mid-Century home. Fully renovated and re-interpreted by a published designer. There are 4 bd &amp; 5.5 baths including an incredible master suite with his and hers baths and a gigantic closet. The house surrounds a salt water pool &amp; spa. The mechanics of this home can be controlled remotely using a brand new Crestron system. This is an incredible and rare offering.</p>			
			
Scott Segall 310.480.4823 JOHN AAROE GROUP			

<b>713 N BEVERLY DR</b>	Open	11-2	592E7	<b>NEW</b>
<b>\$7,100,000</b>	5+5	2sty-SPANISH		
<b>OPPORTUNITY IN PRIME BEVERLY HILLS FLATS!</b>				
<p>Rarely available large lot of approx. 24,000+ sq foot (per assessor). Build new or remodel on one of the most desirable streets close to city center, restaurants, Rodeo Drive Shops and the New "Wallis" Annenberg Center for the Performing Arts! Lot is over 260 feet deep and located in the center of the Block. Current house is a Two Story Spanish with 5 bedrooms, family room, expansive backyard with pool and guest house.</p>				
				
Jane Siegal/JamesHancock 310-777-6371 COLDWELL BANKER-BH N		Bring or Send Clients!		


<b>301 S CLARK DR</b>	Open	11:30-1:30	632H3	<b>NEW</b>
<b>\$2,599,000</b>	4+4	SPANISH		
<b>IMMACULATE MODERN SPANISH</b>				
<p>Immaculate 4BR/3.5BA Modern Spanish home in Beverly Hills is a dream! Enter through a charm filled walled garden w/rose bushes &amp; fruit trees. LR w/exposed beams, formal DR, office &amp; lg Fam Rm opens to gourmet Kit w/ eat-in nook &amp; pro Thermadore appliances. Master Ste w/ sitting area, walk-in closet &amp; spa-like BA. 3 add'l large BRs up. Remodeled in '08 w/ new Plumbing, Elec. &amp; HVAC. Fr.doors lead to privet yard w/ BBQ island, patio &amp; grassy yd making this an elegant home for entertaining &amp; play.</p>				
				
MLS#14-731213 Rona Kaufman 310.962.8797 TELES PROPERTIES, IN		BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other		

<b>345 S SWALL DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	4+3	1sty-SPANISH	
<b>1920'S BEVERLY HILLS SPANISH</b>			
<p>Sensational vintage 20's Spanish, retaining much of the original character, yet beautifully redone for today's lifestyle. Features include gracious barrel vaulted living room, large dining room, updated kit w/ breakfast room, slab counters, stainless steel appliances and great storage. The loft-like, nearly new, permitted guest house offers soaring ceilings, w/ an open plan, full top-of-the-line kitchen, full bath and Mr. Steam Shower, tons of light and extensive use of wood, stone and glass.</p>			
			
P. Maurice T. Rustad 310-623-8819 RODEO REALTY - BH		345Swall.com	

<b>217 N DOHENY DR</b>	Open	11-2	632-H2	<b>NEW</b>
<b>\$1,599,000</b>	3+3	1sty-TRADITIONAL		
<b>GREAT VALUE IN N. BEVERLY HILLS</b>				
<p>Spacious Traditional home loved by one family for years. 3 bedrooms 3 baths plus a library/den. Generous sized rooms. Private gated Courtyard in front and rear yard with fruit trees. Central location just south of the Four Seasons Hotel and east of the heart of Beverly Hills. Needs some TLC, and your personal touch. Beverly Hills Schools. Lowest priced home in north Beverly Hills.</p>				
				
Susan Roth 310.422.6232 TELES PROPERTIES		Dshwr,Dryr,Frzr,Grbg Dspsl, Rng Ovn		


<b>506 N REXFORD DR</b>	Open	11-2	632G1	<b>red</b>
<b>\$5,995,000</b>	6+7.5	2sty-TRADITIONAL		
<b>ELEGANCE</b>				
<p>Elegant home in prestigious Beverly Hills "Flats". 6 bed/7.5 bath. Almost 7,000sqft w/attached garage. Backyard w/ enormous patio, bbq, grassy yard, pool/spa &amp; bath. Formal family, dining &amp; living rooms. Master suite w/French doors out to yard. Mstr bath w/marble flrng, dual lavs, spa tub &amp; 2 huge wardrobes. Kitchen w/3 separate sinks, dual washers, subzero fridge/freezer &amp; endless storage space. Kitchen opens to breakfast room adjacent to backyard patio. Upstairs are 4 Suites &amp; den/study area.</p>				
				
Lee Ziff 310-991-3977 KELLER WILLIAMS BH		BBQ,Blt-Ins,Cent Vac,Dshwshr,Hood Fan		

<b>825 N ROXBURY DR</b>	Open	11-2	632E1	<b>rev</b>
<b>\$9,850,000</b>	7+6	CONTEMPORARY		
<b>NEWLY TRANSFORMED CONTEMPORARY BEVERLY HILLS OASIS</b>				
<p>Newly transformed contemporary Beverly Hills oasis in the prized flats of Beverly Hills. The formal entry leads to a stately office, open living room with a marble fireplace and large windows offering views of the manicured landscape, as well as the family room with entertaining wet bar. Laundry room, 2 maid's quarters on main level. Take the winding staircase or elevator to find the Master suite with stone fireplace, seating area, dressing room, striking master bath, and expansive veranda.</p>				
				
Joyce Rey (310) 285-7529 COLDWELL BANKER-BH S		BBQ,Cing Fan,Dshwshr,Dryer,Elvtr,Other		

<b>729 N CAMDEN DR</b>	Open	12-2	632E1	<b>rev</b>
<b>\$8,750,000</b>	4+4	SPANISH		
<b>729 N CAMDEN DR</b>				
<p>Remodel, or build, with a spectacular 116 foot frontage on the coveted 700 block of Camden Drive, one of the most desirable streets in the Beverly Hills flats. The lot is west facing, and is within walking distance to the shops and restaurants of Rodeo drive and Beverly drive, with the least traffic. This is a rare opportunity to build a new house with a wide frontage, with all rooms opening to a sunny, 206' deep back yard.</p>				
				
Valerie Fitzgerald 310-285-7515 COLDWELL BANKER-BH N		Dshwshr,Grbg Disp,Micro,Rng/Ovn		

TUESDAY

<b>1133 TOWER RD</b>	Open	11-2	592D6	<b>rev</b>
<b>\$7,995,000</b>	4+7	CONTEMP MED		




**EXQUISITE MEDITERRANEAN UPDATED W/ CONTEMPORARY STYLE!**

Extraordinary 4 bdrm home, updated w/contemp. style & amenities. The newly configured flr plan incl. a formal living rm, family rm, new gourmet kitchen & formal dining rm. Living spaces are flooded w/ light, exposed beamed ceilings, wrought iron detailing & doors to courtyards, outdoor areas & pool. 4 en suite bdrms & 2nd family rm. The sumptuous master suite boasts covered ceilings, fireplace, walk-in closet & luxurious bath. Screening rm, security/ smart home system, elevator, add. parking.

MLS#14-728545  
Sally FJ/ Shauna Walters 310-281-3999  
COLDWELL BANKER-BH S

[www.1133tower.com](http://www.1133tower.com)

<b>952 ALPINE DR</b>	Refresh.	11-2	592E6	<b>rev</b>
<b>\$52,000</b>	7+11	COUNTRY FRENCH		




An exceptionally elegant 11,000 square foot French Country Estate discretely set in a prime Beverly Hills location. This beautifully landscaped property, designed with old world craftsmanship includes a hand crafted wood paneled library, parquet floors, screening room, game room, exercise room, wine cellar with wine tasting room, formal gardens, fountains, cabana, and pool. An ideal estate whether the residents prefer privacy and security, or to entertain on the grandest scale.

MLS#13-715301  
Lindsay Rae Galbraith  
SOTHEBY'S INTERNATIO

**BBQ,Blf-Ins,Dshwshr,Grbg Disp,Hood Fan**

**01 Beverly Hills** Condo / Co-op

<b>235 S REEVES DR #301</b>	Open	11-2	632G2	<b>NEW</b>
<b>\$1,249,900</b>	2+3	1sty-CONTEMPORARY		



**PRIME BEVERLY HILLS LOCATION WITH UNOBSTUCTED DOWNTOWN VIEW**

PRIME BEVERLY HILLS LOCATION WITH AMAZING VIEWS. KITCHEN WITH STAINLESS APPLIANCES, DOUBLE OVENS. AMAZING DOWNTOWN VIEWS, LARGE MASTER BATH. LARGE LIVING ROOM WITH FIREPLACE, TERRACE, DRY BAR AND DOWNTOWN VIEWS. EAT IN KITCHEN. OFFICE AREA, DINING AREA WITH VIEWS. 2 EN SUITE BEDROOMS AND POWDER ROOM. LAUNDRY ROOM IN CONDO. 2 SIDE BY SIDE UNDERGROUND PARKING SPACES WITH AMPLE BUILT INS FOR STORAGE. BLDG. HAS ADDITIONAL GUEST PARKING, CONTROLLED ACCESS, INDOOR LAP POOL, INDOOR SPA AND DRY SAUNA.

MLS#13-722677  
Guy Fedele 310-770-4444  
GOLD STAR REALTY

**Dshwshr,Washer Dryer,Frzr,Grbg Disp,Refr**

**02 Beverly Hills Post Office** Single Family

<b>9909 BEVERLY GROVE DR</b>	Open	11-2	592D5	<b>NEW</b>
<b>\$13,490,000</b>	4+6	ARCHITECTURAL		



**THE SEXIEST HOUSE IN BH PERIOD!**

This 7500 sq ft, 4 BDS 6 BA modern stainless steel & concrete masterpiece features amazing walls of glass & illumined waterways. This estate boasts one of the city's best rooftop pools w/ fiber optic lighting & 360 degrees views of LA all the way to the ocean. An incredible staircase leads you to the chef's gourmet top-of-the-line kitchen. A 40ft interior atrium waterfall, soaring 14ft mahogany detailed ceilings & outdoor water ponds surround the property.

MLS#14-730095  
Josh & Matt Altman 323-791-9398  
HILTON & HYLAND

**BBQ,Blf-Ins,Cbl,Cent Vac,Dshwshr,Other**

<b>439 N DOHENY DR #205</b>	Open	11-2	592H7	<b>NEW</b>
<b>\$750,000</b>	1+2	CONTEMPORARY		




**STUNNING LUXURY DESIGNER FULLY FURNISHED CONDO IN BH!**

Gourmet eat-in Kitchen with custom cabinetry, caesarstone counter tops, wine cooler, Bosch appliances and many more amazing details. Large open living and dining room with Walnut wood floors and Fireplace. Beautiful Large Master bedroom suite with custom closets, newly remodeled master bath with frameless glass shower. Two parking spaces, Earthquake insurance and low homeowners dues. Close to world class shopping and trendy restaurants. Exceptional Value!

MLS#14-731545  
Marcus Kassin 310-281-3968  
COLDWELL BANKER-BH S

**Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg**

<b>9480 READCREST DR</b>	Open	11-2	592F5	<b>NEW</b>
<b>\$9,995,000</b>	6+8	CONTEMP MED		



**IMPRESSIVE CONTEMPORARY SPANISH**

This contemporary Spanish will impress the most discriminating buyer. A grand, two story entry with sculptural w/ free floating, staircase. Expansive, open floor plan with outstanding volume. An interior courtyard fountain creates a tranquil and serene ambiance. Private back yard with a salt water pool and spa. Beautiful master suite with stunning bath. 4 additional, en-suite guest rooms. Large, gated motor court with garaged parking for 3 cars. Elevator. Maids quarters.

MLS#14-730719  
Vanessa Sandin 310-824-3705  
HILTON & HYLAND

**Blf-Ins,Dshwshr,Dryr,Elvtr,Hood Fan,Othr**

<b>419 N OAKHURST DR, UNIT 102</b>	Open	11-2		<b>NEW</b>
<b>\$699,000</b>	2+1.5	1sty-CONTEMP MED		

SEE FULL PAGE AD!! Prime BH, move-in ready condo on 1st floor in small 12 unit bldg. Amazing storage space, travertine flrs, updated kitchen & baths. Low HOD, pool, close to Beverly/Robertson shops.

[www.401northoakhurst102.com](http://www.401northoakhurst102.com)

Michelle Ficarra 310-281-4598 COLDWELL BANKER

<b>9653 OAK PASS RD</b>	Open	11-2	592C2	<b>NEW</b>
<b>\$5,250,000</b>	5+5.5	CONTEMPORARY		



**HIGHLY SOUGHT AFTER LOCATION**

No detail overlooked or expense spared in the renovation of this sleek 2-sty 5+5.5 Contemporary in the gated branch of Oak Pass Rd. Glass & steel entry, dark pine flrs, 32' ceils, billiard rm w/4 wine fridges/dishwasher/bar & screening rm. Mstr suite w/French drs that open to a stone patio/deck. Kit, DR & FR is one lrg space & opens to the pool/spa & outside entertaining area. Boffi kit w/custom range hood, & Caesarstone counters. Backyard w/mature trees, landscaping & hardscaping w/min upkeep.

MLS#14-731097  
David Kramer 310-691-2400  
HILTON & HYLAND

**9653OAKPASSROAD.COM**

**01 Beverly Hills** Lease

<b>447 N DOHENY DR #403</b>	Open	11-2	592H7	<b>NEW</b>
<b>\$7,500</b>	1+2	CONTEMPORARY		



**A LEASE FOR THOSE WHO DESIRE ONLY THE BEST!**

Exceptional FULLY FURNISHED Beverly Hills contemporary high-end lease awaits you at La Terrasse. This extraordinary "no expense spared" designer upgraded large 1 bed, 1.5 bath condo offers the best in lifestyle & luxury. Amenities include concierge, elegant reception lobby, stadium-seating media room w/ catering kitchen, state-of-the-art fitness center w/ large club terrace, & 4th floor sun terrace complete this luxurious lifestyle. In unit washer/dryer & comes with 2 side x side parking space

MLS#14-730801  
ST. JAMES + CANTER 310.704.4248  
BERKSHIRE HATHAWAY

[www.447NorthDoheny.com](http://www.447NorthDoheny.com)

<b>2654 EDEN PL</b>	Refresh.	11-2	592F2	<b>NEW</b>
<b>\$4,349,000</b>	4+7	CONTEMPORARY		



**CONTEMPORARY ENTERTAINER'S HOME**


Private, gated and up a long driveway, designed by Waldo Fernandez and decorator Thierry Marchand. This 4 bedroom 4.5 bath home offers an open floor plan. The spacious living room with F/p and dining area surrounded by pocket doors that open to the spectacular pool w/ canyon views. There is a Balthaup kitchen complete w/ center island and built in banquet. The den/media room has a projection screen with theater quality sound. Outdoor living w/BBQ, spa an

MLS#14-729985  
Myra Nourmand 310.888.3333  
NOURMAND&ASSOCIATES

**BBQ,Blf-Ins,Dshwshr,Dryer,Grbg Disp,Othr**

TUESDAY

<b>1178 EVENTIDE PL</b>	Open	11-2	592C6	<b>NEW</b>
<b>\$3,200,000</b>	4+3	CONTEMP MED		




**BEAUTIFUL ARCHITECTURAL IN PRIME BHPO**

Off Billionaires Row In Prime B.H.P.O. Sits This Beautiful Architectural European Designed Family Home On A Large Corner Lot With 4 Bedrooms And 3 Baths. Huge Living And Family Room With Fireplace Great For Entertaining, Gourmet Open Kitchen With Breakfast Area, Formal Dining Room , Beautiful Large Pool And Spa, Huge Deck, 2 Car Garage, Security System, Central Heating & Air Conditioning, Exotic Landscape Grounds. Very Private!

MLS#14-727883  
Wayne Pridden 310-301-6523  
HILTON & HYLAND

**Blf-Ins,Dshwshr,GrbgDsp,HoodFn,Micro,Otr**

<b>1625 SUMMITRIDGE DR</b>	Open	12-2	592D4	<b>rev</b>
<b>\$6,950,000</b>	4+4.5	ARCHITECTURAL		



**1625 SUMMITRIDGE DR**

Perched on its own promontory in the hills of Beverly Hills with head on views from Downtown to the Pacific Ocean is this newly remodeled celebrity contemporary estate. Gated and private with open rooms to the views. Living room fireplace is two sided with a floor to ceiling white rock wall, the cooks kitchen is open to a generous seating area for intimate dining and opens to the outdoor built in barbecue and cabana area next to the lighted tennis court.

MLS#13-716673  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER-BH N

**BBQ,Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn**

<b>3087 DEEP CANYON DR</b>	Open	11-2		<b>NEW</b>
<b>\$2,749,000</b>	7+6.5	TRADITIONAL		




**EXPERIENCE THIS WARM & IMPRESSIVE HOME!**

Large gated lot w/ beautiful curb appeal in Warner Elem. Fall in love w/ this inviting 7 bdrm home w/a sensible floor plan. The 2 story foyer opens to the formal dining rm & living rm. Spacious family rm w/fireplace, wet bar, & doors to the yrd. Updated kitchen boasts breakfast area, center island, & walk-in pantry. 6 large bdrms upstairs. Generous master suite w/large windows, cozy fireplace, & dual baths w/ walk-in closets. Pvt yard w/ pool, brick patio, & grassy area, surrounded by greenery!

Sally Forster Jones 310-281-3999  
COLDWELL BANKER BHS

[www.3087deepcanyon.com](http://www.3087deepcanyon.com)

<b>1335 CARLA LN</b>	Open	11-2	592G5	<b>rev</b>
<b>\$5,495,000</b>	3+4	CONTEMPORARY		




**EXCEPTIONAL VIEW PROPERTY IN THE COVETED TROUSDALE ESTATES.**

Exceptional view property on one of the best streets in the coveted Trousdale Estates.

MLS#13-723019  
Aaron Kirman Paul Stukin 424-249-7162  
JOHN AAROE GROUP

**Blf-Ins,Dshwshr,Grbg Disp,Micro,Rng/Ovn**

<b>9501 GLOAMING DR</b>	Open	11-2	592F2	<b>red</b>
<b>\$29,500,000</b>	7+7	MONTEREY COLONIAL		




**THE STEEL COMPOUND, 1939. 10+ ACRES IN BEVERLY HILLS**

Situated up a long and gated private drive lies one the most coveted 10+ acre compounds in Beverly Hills with exceptional views of the city below. Features include gourmet top-of-the-line chef's kitchen, spacious beamed living room with fireplace, and wood-paneled dining room designed by acclaimed designer Michael Smith. With acreage, meticulously landscaped grounds and exceptional views, this is an opportunity to own one of the most significant compounds in the United States.

MLS#13-707749  
Aaron Kirman 424-249-7162  
JOHN AAROE GROUP

**Blf-Ins,Cbl,Dshwshr,Dryer,Frzr,Other**

<b>9544 OAK PASS RD</b>	Open	11:30-1:30	592D2	<b>rev</b>
<b>\$3,295,000</b>	3+3	ARCHITECTURAL		



**UNIQUE ARCHITECTURAL IN PRIME BHPO**

Great example of Mid-Century Frank Lloyd Wright-style architecture. State-of-the-art renovations completed recently. 3BR/3BA + living, dining, library & music rooms. Every room opens to the outdoors. Outdoor areas include spa, terraced yard & patios, fountains & outdoor shower. Very private, gated property set among expensive estates on desired gated street. This home is offered fully furnished, including original pieces, light fixtures & accessories. Warner Ave Elem. Also Available for Lease.

MLS#13-715513  
Jackie Feldmar-Cohenca 310.433.1961  
TELES PROPERTIES

**Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn**

<b>12055 SUMMIT CIR</b>	Lunch	11-2	592G1	<b>rev</b>
<b>\$11,880,000</b>	7+7.5	CONTEMP MED		



**NEWLY COMPLETED GATED ESTATE WITH VIEWS**

Unparalleled opulence and elegantly designed, fully furnished 7BD + 7.5BA estate located in the exclusive guard-gated community, The Summit. This newly reconstructed Contemporary Mediterranean home has been customized and expanded with exquisite attention to detail and quality. An impressive, grand two-story entrance features a sweeping staircase and chandelier. Approximately 10,000 sq ft with jetliner city views, Private resort-like backyard, patios, pool.

MLS#13-698643  
E. Nelson & D. Cilentio 310-345-9306  
NELSON SHELTON

**OPEN 11-2 LUNCH SERVED**

<b>2133 EL ROBLE LN</b>	Open	11-2	592F3	<b>rev</b>
<b>\$1,649,000</b>	3+3	Isty-CONTEMPORARY		



**STYLISH BEVERLY HILLS CONTEMPORARY WITH POOL ON CUL-DE-SAC!**

REDUCED \$150,000! Great opportunity to own in the P.O. Built in 1955, this cul-de-sac home sports some of the era's Hollywood Regency touches. Living and dining are combined and share views of the home's shimmering pool and marble fireplace. The living room's built-in book cases were featured in an "Architectural Digest" photo spread. The residence's kitchen sits right off the dining room and has room for "eating-in." A sunny pool is the focal point of the residence's outdoor area. Privacy, too!

MLS#13-701559  
Jeff Yarbrough 310.734.2100  
L.A. LUXE GROUP / KW

[www.2133ElRoble.com](http://www.2133ElRoble.com) [www.LALuxeGroup.com](http://www.LALuxeGroup.com)

**03 Sunset Strip - Hollywood Hills West** Single Family

<b>9152 JANICE PL</b>	Open	11-2	592G3	<b>rev</b>
<b>\$8,395,000</b>	7+9	CONTEMPORARY		



**STATUESQUE CONTEMPORARY ESTATE**

Newly remodeled contemporary situated on one of the finest promontories. Gated & secluded with over 8,500 sqft of living space, 7 bd, 9 bth, and top-of-the-line finishes. Open floor plan is an entertainer's dream w/ voluminous 35-foot tongue & groove wood ceilings & a tiered home theater for private screenings. Large chef's kitchen w/ dual islands, espresso cabinets, granite counter-tops & stainless steel appliances. The pool & spa overlook a lush, grassy yard & terrace w/ city & canyon views.

MLS#13-719789  
V.Fitzgerald/J.Babajian 310-623-8800  
C. BANKER/R. REALTY

<http://www.janiceplaceestate.com/>

<b>1634 BLUE JAY WAY</b>	Open	11-2	592H4	<b>NEW</b>
<b>\$10,495,000</b>	3+3	TRADITIONAL		



**ULTIMATE BIRD STREET DEVELOPMENT OPPORTUNITY**


Behind a private and gated drive lies the ultimate trophy property on coveted Blue Jay Way featuring the most explosive views of the city.

MLS#13-723781  
Aaron Kirman, Kelly Tong 424-249-7162  
JOHN AAROE GROUP

[www.1634BlueJayWay.com](http://www.1634BlueJayWay.com)

TUESDAY


<b>1229 N WETHERLY DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,195,000</b>	5+4	TRADITIONAL	
	<b>GATED TRADITIONAL IN THE COVETED LOWER DOHENY DRIVE AREA</b>		
Gated Hip Traditional located in the highly coveted lower Doheny Dr area. 4,200 sqft open floor plan boasts 5bds/4baths. Kitchen, dining rm, living rm, & family rm along w/2 guest bdrms complete the lower level. Fabulous master suite w/high ceilings, sitting area, fireplace, dual closets, & luxurious bath, plus, 2 addtl bdrms complete the upstairs. Extremely secluded, quiet backyard w/pool & spa features an outdoor fireplace & peaceful viewing deck w/city views perfect for casual entertaining all year long.			
MARY SWANSON/JON BRONSON WEA	dishwasher, washer, dryer, fridge, stove, fan		


<b>8165 MANNIX DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,800,000</b>	3+3.5	3sty-MID-CENTURY	
	<b>RESTORED HOME WITH KILLER VIEWS</b>		
This beautifully detailed modern restoration is a perfect luxury view home. Featuring custom glass railings. Turkish Silver River marble countertops. New master bath with basalt stone shower tile, custom vanity with marble countertop. Remodeled bathrooms including new tub, tile, fixtures, custom floating vanities, marble & quartz countertops. This will be one to remember.			
Paul Wylie LAMERICA REAL ESTATE	310-929-5439 Thermador Range, Sub-Zero Refrigerator		

<b>2004 LA BREA TER</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,899,000</b>	3+3.5	2sty-TRADITIONAL	
	<b>RARE OFFERING IN GATED ENCLAVE - TRADITIONAL ON 1/2 FLAT ACRE</b>		
Elegant 3 Bedroom 3 1/2 bath on one of Hollywood's most coveted roads. Home was originally built in 1902 and has been lovingly updated over the years, with many period details intact. LR boasts two sitting areas and fireplace. Magnificent gourmet kitchen with huge center island, sitting and dining area and french doors to massive yard with room for pool. Master suite has sitting room, walk in closet and en suite bathroom. A very special home. Must see. Truly a once in a lifetime opportunity.			
Tori Horowitz DEASY/PENNER & PART.	323-646-0334		

<b>9021 BURROUGHS RD</b>	Open	11-2	<b>NEW</b>
<b>\$1,499,000</b>	3+2	1sty-MID-CENTURY	
	<b>CLASSIC MID-CENTURY MODERN FIXER</b>		
First time on the market in more than 40 years. Classic Mid-Century in original condition. Gated with pool and privacy. Three bedrooms, two baths bring your buyers.			
Marc Silver SOTHEBYS INT. REALTY	310.809.4656 Pool, Gated, Vus		


<b>8004 WOODROW WILSON DR</b>	Open	11-2	593A1	<b>NEW</b>
<b>\$2,195,000</b>	3+2	2sty-ARCHITECTURAL		
	<b>1964 LOFT-LIKE MODERN</b>			
Stunning 1964 Modern on prime stretch of Woodrow Wilson Drive. Loft-like space w/ soaring ceilings in the main rooms & wall of retracting glass that opens to expansive outdoor entertaining area. Dark hardwood floors contrasted with tall white walls, ideal for large scale art. Flooded with natural light. Gourmet custom Kitchen. Spacious master w/ walk-in closet & beautiful new bath. Total of 3 bed, 2 new baths. Direct access garage. True Private turn-key property just moments from Sunset Strip				
John Galich / Dan Schott RODEO REALTY	310-461-0468 www.8004WoodrowWilson.com			

<b>7463 FRANKLIN AVE</b>	Open	10-2	593/C4	<b>NEW</b>
<b>\$1,495,000</b>	3+3.5	1sty-TRADITIONAL		
	<b>RENOVATED TRADITIONAL NEAR RUNYON CANYON</b>			
This is the chic home you've been waiting for! Gorgeous 3 bd/3.5 bath Traditional perched on a knoll above the street. Sun-drenched LV with wood burning fireplace opens to spacious dining room. Open-spaced cook's kitchen and family room with fireplace leads out to romantic brick patio and grassy yard perfect for entertaining. Master suite with romantic bath featuring separate shower and soaking tub. 2 additional bedroom suites. Powder room. Elegantly casual California living at it's best!				
Leah Lail Steve Frankel COLDWELL BANKER-BHN	310-849-9596 refrigerator, stove, central ac/heat,			

<b>9378 FLICKER WAY</b>	Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	3+3.5	CONTEMPORARY	
	<b>BIRD STREETS CONTEMPORARY</b>		
Poised in the coveted Bird Streets, w/ expansive views of the West Side and Ocean, this 3 bed 3.5 bath Contemporary home provides a private, hip turn-key pied-a-terre. Enter through a private walled patio into the glass lined open-floor concept living area, w/ sleek kitchen, private deck & patios, great for entertaining. Blonde hardwoods in public spaces & stairs, two private master suites, w/ excellent closet space, stunning views, & their own private patios / decks leading to the spa and gym.			
P. Maurice T. Rustad RODEO REALTY - BH	310.623.8819 9378Flicker.com		


<b>2630 ZORADA DR</b>	Open	11-2	593-B2	<b>NEW</b>
<b>\$1,199,000</b>	3+3	2sty-CAPE COD		
	<b>FABULOUS OPPORTUNITY</b>			
Spacious 2-story Cape Cod in Nichols Canyon, priced for immediate sale. Features step-down living room with wood-burning Stone Fireplace, formal dining area with wet bar and remodeled kitchen with custom wood cabinetry, granite counters and stainless steel appliances. Large Master bedroom with deck and Master bath with spa tub and separate shower. Intimate backyard patio perfect for Al Fresco dining. 1st showings at brokers open.				
Terry Canfield Schmidt BHHS CA PROP - BH	323-854-4607 Dshwsh, Grb Dsp, Hd Fan, Rng/Ov			

<b>8020 FLORAL AVE</b>	Open	11-2	593B4	<b>NEW</b>
<b>\$1,995,000</b>	3+3	ARCHITECTURAL		
	<b>BEAUTIFUL VIEWS HOLLYWOOD HILLS</b>			
Amazing opportunity to make this into your dream estate. Beautiful views of the city and beyond. This home sits on a very private piece of property on top a dead end street with ample parking on a long driveway and the car port. Don't miss this chance to live the California dream above the twinkling lights in the Hollywood Hills.				
MLS#14-731815 Matthew Yim COLDWELL BANKER-BH N	323-251-1481 Dshwshr, Micro, Rng/Ovn, Fridg			

<b>8990 CRESCENT DR</b>	Open	11-2	592-H3	<b>NEW</b>
<b>\$1,049,000</b>	3+2	3sty-FRENCH NORMANDY		
	<b>FRENCH NORMANDY FIXER WITH VIEWS IN WONDERLAND SCHOOLS</b>			
French Normandy fixer on one of the largest view lots in the area. Dramatic city & canyon views from every room. Storybook style house with HUGE vaulted ceilings in living room, incredible terrace spaces & french doors leading to spacious terraced yard. Wonderland School! Welcome Home!				
Grant Linscott KELLER WILLIAMS RLTY	323-300-1174 w/d hookups, dishwasher			

TUESDAY

<b>2214 STANLEY HILLS DR</b>	Refresh.	11-2	592J3	<b>NEW</b>
<b>\$829,000</b>	2+2	CONTEMP MED		



**CHARMING LAUREL CANYON RETREAT- 2BD/2BA+DEN**

Gorgeous, updated, Laurel Canyon home- 2bd/2ba+den. Upon entering into the lush courtyard you feel a sense of calm come over you. Living room features fireplace & soaring beamed ceilings. Chef's kitchen w/ gas for cooking. Dining area flows seamlessly w/ the living room allowing the perfect environment for those who love to entertain. Living room opens to a patio surrounded by lush vegetation, creating a Zen atmosphere. Steps lead up to a large deck & outdoor covered spa. Spacious master suite.

MLS#14-731251  
C. Wade / M. Berger 310-433-0633  
JOHN AAROE GROUP

[www.2214StanleyHills.com](http://www.2214StanleyHills.com)

<b>2671 ASTRAL DR</b>	Open	11-2	593B2	<b>rev</b>
<b>\$2,725,000</b>	4+5	2sty-CONTEMP MED		




**SALE/ LEASE! NEWLY STAGED! ALMOST 1 ACRE IN CELEB AREA IN HH**

WHEN COUNTRY MEETS CITY! THE ONLY DEVELOPED LOT (38,524 SQ.FT.) AND LARGEST VIEW HM. (4422 SQ.FT.) NOW AVAIL. IN GATED ASTRAL ESTATES ON CUL-DE-SAC; INFINITY POOL/SPA; WINE CELLAR FIT FOR ROYAL TASTING!! 2400 SQ.FT. OF DECKS W/STAIRS/PATHS LDG. TO TERRACED HILLSIDE W/LANDSCAPED AREAS; RM.4 TENNIS CT; VUS FROM ALMOST EVERY RM. GRT. ENTERTAINMENT. FLOW; CHEF'S KITCHEN; GRT. MASTER! BONUS RM. THAT COULD BE PRIVATE THEATRE, ETC. [www.2671Astraldrive.com](http://www.2671Astraldrive.com) EASY TO SHOW!

MLS#13-695109  
Margery Chirchick 310-927-1049  
RODEO REALTY - BH

BBQ,Blf-Ins,Cbl,Cing Fan,Dshwshr,Other

<b>1232 SUNSET PLAZA DR</b>	Open	11-2	592J5	<b>rev</b>
<b>\$28,800,000</b>	8+9	MODERN		




**HAGY BELZBERG-DESIGNED COMPOUND ESTATE**

Only on a rare occasion do we find a drive-on estate in the Sunset Strip of this scale & capacity, located just seconds from the famed boulevard's array of world-class restaurants, shopping & nightlife. To journey beyond the grand gates & soaring pepper tree hedge of this Hagy Belzberg-designed compound estate is to enter a secluded, resort-like sanctuary where a Main Residence, Wellness Center & Guest House summon you forward, beckoning you to journey through their space.

MLS#13-690983  
Drew Fenton 310-858-5474  
HILTON & HYLAND

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

<b>1601 N KINGS RD</b>	Open	11-2	592J4	<b>rev</b>
<b>\$1,975,000</b>	4+3	SPANISH		



**STYLISH SPANISH VILLA**

Nestled behind gates on prestigious Kings Road, this 1925 Spanish Revival has been stylishly updated for the most discerning of buyers. The home features 4 bedrooms and 3 newly redone bathrooms, as well as a formal dining room, and 2 story gallery. The gourmet kitchen has Carrera marble counters, top of the line appliances, and wine storage. The house has a sleek, open floor plan with high ceilings, Andalusian iron, over-sized windows and French doors, beautiful archways.

MLS#13-719859  
Jana Jones & Fred Holley 310-285-7535  
COLDWELL BANKER-BH S

Dshwshr,Grbg Disp,Rng/Ovn,Fridge

<b>1810 RISING GLEN RD</b>	Open	11-2	592H4	<b>rev</b>
<b>\$8,495,000</b>	5+5	ARCHITECTURAL		



**ARCHITECTURAL COMPOUND**

Perched high above a long gated driveway. The main residence was designed by Hal Levitt. This extremely pvt residence has 5 BRs / 5 BAs, walls of glass, TERRAZZO floors, & exquisite surfaces / fixtures thru-out. There are also 2 separate glass structures. All are surrounded by lush verdant period landscaping. Meandering paths take you to an organic veggie garden, greenhouse, large flat grassy yard & kids play area. The ultimate retreat in one of the city's most coveted areas.

MLS#14-728803  
Richard Ehrlich 310-860-8885  
WEA

Blf-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

<b>1264 N CLARK ST</b>	Open	11-2	592H5	<b>rev</b>
<b>\$1,895,000</b>	3+3.5	MODERN		



**NEW YORK LOFT-LIKE HOME**

Just steps from Sunset Boulevard! This bright and airy retreat has over 2,700 square feet including a large great room that includes a living room, formal dining room, and family room/den in an expansive open space. There are 3 bedrooms and 3.5 bathrooms including the fabulous Master Suite with gorgeous bath and walk-in closet. French doors lead to a wonderful patio and garden, perfect for indoor/outdoor living and entertaining.

MLS#13-714541  
Jana Jones & Fred Holley 310-285-7535  
COLDWELL BANKER-BH S

BBQ,Cbl,Dshwshr,Dryer,Rng/Ovn,Other

**03 Sunset Strip - Hollywood Hills West** Condo / Co-op

<b>7080 MULHOLLAND DRIVE</b>	Refresh.	11-2	<b>rev</b>
<b>\$7,825,000</b>	3+4	CONTEMPORARY	




**CONTEMPORARY NEW CONSTRUCTION**

Please come and view this stunning new Jay Vanos Architectural home. Enjoy the stunning views of this Brand New Construction Estate. Sleek, hip and one-of-a-kind define this masterpiece of modernism, with it's panoramic city views. The design is truly indoor-outdoor and is a home you must see in person to completely take in how magnificent it is.

MLS#SR13228054CN  
Jennifer Winchell 818-371-5535  
RODEO REALTY

[www.7080mulholland.com](http://www.7080mulholland.com)

<b>1129 LARRABEE ST #2</b>	Refresh.	11-2	592H6	<b>NEW</b>
<b>\$869,000</b>	2+2.5	CONTEMPORARY		



**REMODELED 2 LEVEL CONDO IN HEART OF WEHO!**

Beautiful, remodeled 2 bedroom, 2 1/2 bath condo in highly desirable area north of Sunset in West Hollywood! A quiet, secluded sanctuary in the heart of the city, offering serenity and security while just a stone's throw from world famous Sunset Plaza, high end shops, restaurants and entertainment venues.

MLS#14-731643  
Michael Wattenbarger 323-574-9245  
KELLER WILLIAMS HOLL

Blf-Ins,Dshwshr,Dryer,Frzr

<b>7534 MULHOLLAND DR</b>	Refresh.	11-2	593B1	<b>rev</b>
<b>\$2,850,000</b>	3+4	MODERN		



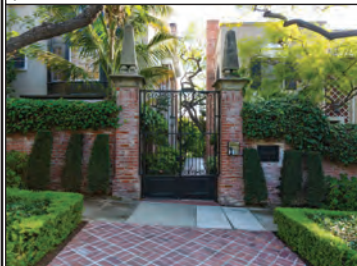
**VIEWS TO CATALINA!**

Remodeled w/ the finest finishes, bleached oak floors & mahogany wood balconies, the house is bathed in natural light & features high ceilings,spacious open floor plan & deck access from every room.The chef's kitchen features caesar stone counters & center island,stainless steel appliances, Viking range & butler's pantry.The master suite includes sitting & dressing areas, large walk-in closet & the spa-like bathroom features luxurious tub &steam shower that looks out into the garden.3885 sq ft.

MLS#14-729629  
Kevin Jobe 310-888-3758  
SOTHEBY'S REALTY

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

<b>8730 SHOREHAM DR #A</b>	Open	11-2	592J5	<b>rev</b>
<b>\$1,395,000</b>	3+2	TRADITIONAL		



**GLAMOROUS HOLLYWOOD REGENCY TOWNHOUSE**

Glamorous Hollywood Regency Townhouse steps from Sunset Plaza. Built in 1937, The Shoreham is a highly-regarded enclave replete w/ Hollywood history. This 3 BD 2 BA showplace, one of the largest in the building, offers rich dark wood floors, high ceilings & extensive original period details. The marble counter-topped kitchen features Viking Range & Sub-Zero refrigerator & is adjacent to a gracious formal dining room. The secondary upstairs BD has been converted to a walk in closet/dressing room.

MLS#13-718555  
Michael Fenton 310-858-5474  
HILTON & HYLAND

Blf-Ins,Cbl,Dshwshr,GrbgDisp,Rng/Ovn,Othr

TUESDAY

**04 Bel Air - Holmby Hills** Single Family

<b>10446 HEBRON LN</b>	Refresh.	11-2	592	<b>NEW</b>
<b>\$1,375,000</b>	4+3.5	3sty-ARCHITECTURAL		




**STRIKINGLY ECLECTIC**

As published in the Los Angeles Times, this eclectic architectural home boasts 4 bedrooms and 3 1/2 bathrooms spread over 2,603 square feet. Set in a cozy canyon pocket, the Property is quietly perched on a coveted "Lane" street off of Beverly Glen Boulevard. Ample living room, separate dining room, eat-in kitchen, solid hardwood floors and a 2 car garage are just some of the amenities featured in this truly one-of-a-kind, custom family home. 90077 Zip Code and Warner Elementary School.

Steven Foonberg	310-474-1013	www.StevenFoonberg.com
BEVERLY GLEN REALTY		

<b>10667 WILKINS AVE, UNIT 2</b>	Open	11-2	632/C3	<b>NEW</b>
<b>\$447,595</b>	2+2	TRADITIONAL		




**PRIME WESTWOOD LOCATION**

Prime Location on lovely tree-lined street in small quite building, like a little home in the heart of the city. Large private patio from living room w/fireplace. Dining area opens to kitchen and living room with views of patio. Master bedroom with bath & separated 2nd bed room. Great wood like floors throughout. There's a security system & stacked washer/dryer in unit. Charming building in wonderful location close to Westwood Village & UCLA. Move in condition, low HOA & priced to sale. Hurry!

Roseann Williams	310.367.7217	Applncs, W/D, SS, Refrig, Cent A/C Heat
JOHN AAROE GROUP		

**05 Westwood - Century City** Single Family

<b>10586 OHIO AVE</b>	Open	11-2		<b>NEW</b>
<b>\$2,049,000</b>	4+3	SPANISH		



**ELEGANTLY REMODELED 4BR, 3BA SPANISH**

Home boasts beautiful Spanish details throughout, hardwood flrs, fireplace in living rm w/ French doors leading out to the yard, large dining room, gourmet kit w/ SS appliances, Wolf range, Carrara counters, breakfast bar, plus 4th bedroom & bath off the kit. Upstairs master suite with cast iron Claw foot tub, large closets & terrace, plus 2 other bdrms & hall bath. Large lush yard w/ romantic outdoor dining, citrus trees! 2 car detached garage. Short distance to Westwood village.

E. Bregman / S. Kastner	310-699-7038	
BERKSHIRE HATHAWAY		

**05 Westwood - Century City** Condo / Co-op

<b>10375 WILSHIRE #14F</b>	Refresh.	11-2	632C2	<b>NEW</b>
<b>\$999,000</b>	1+2	ARCHITECTURAL		



**DESIGNER PERFECT AT THE WILSHIRE TERRACE**

This beautifully designed unit in the much sought after Wilshire Terrace, boasts a large living rm with stunning frpic, lovely views, and an great terrace for dining el fresco or enjoying spectacular sun sets. The living rm, dining rm and Master open to the terrace. The large granite kitchen has a bright, cheery breakfast area. the master suite has a beautiful bath, an abundance of closet space and dressing area. All this and just minutes form BH, Century City, and the 405 frwy.

MLS#14-730705	Harold Burns	310.722.2855	Bif-Ins,Cbl,Dshwshr,Dryer,Grbg Disp
JOHN AAROE GROUP			

<b>10590 WILSHIRE #808</b>	Open	11-2	632C3	<b>NEW</b>
<b>\$999,000</b>	3+3	ARCHITECTURAL		

Fab.3bd.2.5ba.plus den.2story TH w/ jetliner vus from every rm.Wrap around balcony.Open fl.plan in LR, DR & den. Mstr.has walkin closet Redone mstr. ba & kit. w/ granite,cherrywood cab.SS appliances

MLS#14-731221	Bif-Ins,Cbl,Dshwshr,Dryer,Grbg Disp	
Roni Heller		COLDWELL BANKER-BH S

<b>1520 CAMDEN AVE #202</b>	Lunch	11-2	632B4	<b>NEW</b>
<b>\$749,000</b>	2+3	CONTEMPORARY		



**BRIGHT WESTWOOD CONDO WITH UPDATED FEATURES!**

"Great room" with intense natural light through large westward facing patio windows. An updated kitchen offers plenty of counter space and cabinets with new granite counter-tops, stainless steel appliances, sink and faucets. 2 roomy bedrooms are situated on opposite sides of the unit with en suite bathrooms and spacious closets. Located within a mile of UCLA, Fairburn Elementary and two blocks to Westwood Park.

MLS#14-731689	Adam Rosal	310-880-4523	Dshwshr,Grbg Disp,Rng/Ovn
GIBSON INTERNATIONAL			

**06 Brentwood** Single Family

<b>136 S WESTGATE AVE</b>	Open	11-2		<b>NEW</b>
<b>\$6,890,000</b>	5+5.5	2sty-TRADITIONAL		



**NEW CONSTRUCTION: TIMELESS TRADITIONAL HOME**

This 5bed/5.5bath home features a stately wood paneled library w/coffered ceiling, formal living & dining rms, a wine cellar & natural wide plank French Oak floors. An incredibly spacious & well equipped backyard offers: BBQ center, lounge & dining areas, pool w/spa & generous grassy yard. 2nd floor offers: 4 beds including the master retreat w/ fireplace, steam shower, double vanity & soaking tub. A Balcony off the master provides greenbelt views. Wired for the latest in technology.

F. Ron Smith	310-500-1373	Wine Cellar,Range, Frzr,Grbg Disp
PARTNERS TRUST		

<b>568 N TIGERTAIL RD</b>	Open	11-2		<b>NEW</b>
<b>\$4,395,000</b>	4+3	1sty-MID-CENTURY		



**"TREMENDOUS BRENTWOOD OPPORTUNITY"**

Mid-Century with endless possibilities. Up a long private drive on approximately 27,000 sq. ft. lot surrounded by lush grounds. Possible spectacular city to ocean views!

Jonas Heller	310 562-0202	
INDUSTRY PARTNERS		

<b>933 BLUEGRASS LN</b>	Open	11-2		<b>NEW</b>
<b>\$3,599,000</b>	4+4.5	2sty-CONTEMPORARY		



**STUNNING CONTEMPORARY IN PRESTIGIOUS CRESTWOOD HILLS**

Recently built 4bd, 4K sq ft contemporary in Crestwood Hills. Open & light-filled spaces w/soaring ceilings. Spacious master w/en-suite bath & massive walk-in closet. Prvt deck w/breathtaking view of tree tops & ocean. Room for pool on this 10K sq ft lot.

B. Rose/T. Maltas	424.230.3700	Bif-Ins,Freezer,Hood Fan,Range/Oven
THE AGENCY		

<b>1018 N TIGERTAIL RD</b>	Refresh.	11-2	631F1	<b>NEW</b>
<b>\$2,699,000</b>	4+3	CONTEMPORARY		

Remodeled 2 Story.new hardwood floors. New kitchen w/ stainless steel viking appliances, new custom cabinetry w gorgeous granite countertops, amazing view, new bathrooms. Green turf great for kids

MLS#14-730193	Bif-Ins,Dshwshr,Grbg Disp,Hood Fan,Rng/O	
Bita Goodman	310-721-4071	KELLER WILLIAMS RLTY

**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

<b>2170 RIDGE DR</b>	Open 11-2 591F3	<b>NEW</b>
<b>\$2,400,000</b>	3+4 2sty-CONTEMPORARY	
	<b>A WORK OF ART IN THE RIDGE AT MOUNTAINGATE</b>	
No expense spared with this luxurious, unique pied-a-terre. Security in this 24hour guard gated community. This home has been totally customized with an enlarged floor plan and elegant guest apartment. Entry opens to large living room with vaulted ceilings, and movie theatre. Gorgeous kitchen with walk-in pantry, dining room with fireplace. Upstairs are 2 bedrooms and 2 baths - Master bdrm has 2 walk-in closets and a master bath with spa tub and steam shower. This home is a true work of art.		
MLS#14-728217	Taylor/Edwards 310-777-6219	BBQ,Blf-Ins,Cbl,Dshwshr,Dryer,Other
COLDWELL BANKER-BH N		

<b>12720 MONTANA AVE</b>	Open 11-2 631F5	<b>NEW</b>
<b>\$2,100,000</b>	3+3 RANCH	
	<b>GREAT OPPORTUNITY IN BRENTWOOD</b>	
Cozy Ranch style home across from Golf Course with three bedrooms, two baths in the main house. One bedroom with powder room on top of the garage with separate entrance and view of the golf course. Live in the charm of the house and relax in tranquility of the back yard with swimming pool and spa. A great opportunity to build your dream home on a 9000 sq. ft. lot. Tenant occupied .Please contact agent for 24 hour advance notice to show."		
MLS#14-730837	Shifra Sarraf 310-713-5866	www.westsideluxuryhomefinder.com
KELLER WILLIAMS RLTY		

**06 Brentwood** Condo / Co-op

<b>11687 BELLAGIO RD #5</b>	Lunch 11-2 631H1	<b>NEW</b>
<b>\$875,000</b>	2+3 CONTEMPORARY	
	<b>SPACIOUS, ONE LEVEL CONDO. GREAT GRNDS, TENNIS COURT, PLOOL</b>	
"Bel Air Courtside" Street Construction seems to be winding down. Single level, ground floor condo. This spacious unit is nestled in the lush gardens of the common grounds. Perfect for outdoor dining. Second large garden patio opens to both bedrooms,photos 19-24. Breakfast area and large dining area. Washer and dryer located off breakfast area. Plenty of closets & storage cage on lower level. Side by side parking across from elevator. Secluded pool & and very private rooftop tennis court.		
MLS#14-728413	Reagan & Don Hecker 310-472-0055	Blf-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Refr
HECKER PROPERTIES		

<b>12011 GOSHEN AVE #104</b>	Open 11-2 631H5	<b>NEW</b>
<b>\$749,000</b>	2+3 CONTEMP MED	
Dramatic designer unit, remodeled, spacious and open floor plan, separate den, hardwood floors, granite counter tops, formal marble entry, master bedrooms with 2 walk-in closets, A/C, washer/dryer.		
MLS#14-731321	Blf-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other	
Faye Sarafian	NELSON SHELTON & ASS	

<b>11820 MAYFIELD AVE, UNIT 211</b>	Open 11-2	<b>NEW</b>
<b>\$649,000</b>	2+2	
	<b>BEAUTIFULLY REMODELED 2 BEDROOM 2 BATHROOM END UNIT CONDO</b>	
Beautiful 2 bed 2 bath end unit condo conveniently located in the heart of Brentwood. This condo was completely renovated in the last two years. Gorgeous floors, all new kitchen with quartz countertops and glass tile back splash. Stainless steel appliances and vent less LG washer/dryer. Light and bright open concept floor plan with and balcony with city lights view. 2 parking spaces with storage The building features a wonderful pool and back patio. EXTREMELY low HOA at \$264.		
Julie Wallace 714-397-0557	KELLER WILLIAMS	

<b>2226 THE TERRACE</b>	Open 11-2 591E4	<b>bom</b>
<b>\$1,595,000</b>	2+2.5 CONTEMPORARY	
	<b>FABULOUS MOUNTAINGATE TOWNHOME</b>	
Immaculate Contemporary townhome situated at the end of a cul-de-sac in the prestigious "The Terrace" private gated community of Brentwood's exclusive area of Mountaingate. This desirable end unit townhome is much like a single family residence as it shares just one wall with a neighboring unit & is North-facing with lush cyn, mtn, & golf course views. Large living room, dining area, & spacious kitchen w/breakfast area. Loft family room. Tranquil backyard w/patios, lovely landscaping & views.		
MLS#13-704589	Jade Mills 310-285-7508	Blf-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan
COLDWELL BANKER-BH S		

**06 Brentwood** Lease

<b>1480 ALLENFORD AVE</b>	Open 11-2 631E4	<b>NEW</b>
<b>\$4,700</b>	2+2 1sty-RANCH	
	<b>CHARMING 2 + 2 PLUS DEN W/POOL FOR LEASE IN OLD POLO FIELDS</b>	
Charming 2 bdrm + 2 ba plus den & pool fully furnished lease in the Old Polo Fields! House comes w/housewares, maid service, gardener & pool service. Open LR & DR w/wood beamed ceilings & fireplace. Wood paneled den w/mounted flat screen TV & frplc. Hrdwd floors in foyer, LR, DR & den. Vintage kit. w/brkfst nook, Wedgewood gas stove w/dual ovens, microwave & D/W. Laundry rm w/SxS W/D. Spacious Master Suite w/French doors. Enchanting yard w/Pool & patio feels like you are on vacation!		
MLS#14-730071	Mark Handler 310-922-0817	Blf-Ins,Cbl,Dshwshr,W/D,Fridge,Microwave
RODEO REALTY- BW		

**07 West L.A.** Single Family

<b>12340 EVENSONG DR</b>	Open 11-2 672A1	<b>NEW</b>
<b>\$1,250,000</b>	3+2.5 2sty-MEDITERRANEAN	
	<b>AT HOME ON THE WESTSIDE</b>	
Wonderful & spacious 3 bedroom 2.5 bathroom home on a quiet cul-de-sac at the border of Santa Monica & West Los Angeles. Huge remodeled kitchen that opens to dining & living area. Lot is over 7000 sqft & has a grassy, landscaped backyard. Master suite has walk-in closet w/built-ins. Family room downstairs opens to yard and can be used as an office, media room, gym or simply a great place for the family to relax. 2 car garage has direct access. This neighborhood is an undiscovered treasure.		
MLS#14-731743	Lee Ziff 310-991-3977	Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn
KELLER WILLIAMS BH		

**07 West L.A.** Condo / Co-op


<b>1734 GRANVILLE AVE, UNIT 6</b>	Open 11-2 631/J6	<b>NEW</b>
<b>\$759,000</b>	4+3.5 3sty-CONTEMP MED	
	<b>IMPRESSIVE TRI-LEVEL TOWNHOUSE IN WEST LA!</b>	
Spacious townhome. Built in 1998 w/apx 1635sf. Good open floor plan w/large office/den area. Granite fireplace in living rm. One bedroom combined w/master bedroom to create one large master suite. Direct access to a 2 car private garage. Private rooftop sundeck w/mountai/city views. Central heat & A/C .Spacious kitchen w/granite counters & eat in breakfast area. Vaulted ceilings in master suite. Ample closets & storage space.Low homeowners dues. Close to park, tennis courts, play area & pool.		
Gary Limjap 310.586.0339	www.1734Granville.com	
COLDWELL BANKER - SM		

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!!!

<b>11612 IDAHO AVE #301</b>	Open	11-2	632A5	<b>NEW</b>
<b>\$699,500</b>	2+3	CONTEMP MED		



**GORGEOUS CONTEMPORARY FRONT CORNER UNIT**

Dramatic entry leads to sun filled liv rm w/crown moldings, fireplace & city and treetop view. All new interior doors, high end speakers in the liv rm and din rm, built-in master closet system, recessed lighting & 3 flat screen tvs. Kitchen, w/granite counters & stainless steel appliances, opens to liv rm & formal din rm, creating a great flow for entertaining. Master w/french doors to balcony. Second larger balcony off din. rm. Truly stunning!

MLS#14-730425  
Carla Winnie 310-622-7418  
GIBSON INTERNATIONAL

Dshwshr,Dryer,Elvtr,Grbg Disp,Intrcm

<b>1616 GRANVILLE AVE, UNIT 303</b>	Lunch	11-2	631J6	<b>NEW</b>
<b>\$568,500</b>	2+2			




**JOIN US FOR LUNCH- GREAT WEST L.A. PENTHOUSE WITH VIEWS!**

Spacious 2 BD / 2 BA top floor corner unit measuring 1,201sqft. Open floor plan, remodeled kitchen, spacious master suite w/ walk-in-closet & en-suite bathroom. Condo has Large Balcony & Side-by-Side Parking Spaces! Both Bedrooms offer North Views! Laundry In Unit. This property is located in prime West L.A. location, south of Santa Monica Blvd and west of Barrington. Central location close to parks & the westside.

Joel & Dorit Cooper 310-968-2401  
BERKSHIRE HATHAWAY

**09 Beverlywood Vicinity** Single Family

<b>2216 DUXBURY CIRCLE</b>	Open	11-2	632G5	<b>NEW</b>
<b>\$2,395,000</b>	4+4	1sty-TRADITIONAL		



**TREMENDOUS OPPORTUNITY ON SOUGHT AFTER DUXBURY CIRCLE!**

Located on one of the most sought after streets in BVWD, this 1-story 4BR Traditional on sizable lot is a great opportunity to update or build new. Exceptionally spacious w/fabulous flr plan, huge LR w/wp & bar looking onto sparkling pool & patio areas. Features formal DR, kitchen w/granite counters, lrg breakfast area, adj laundry & maid's quarters w/full bath. All BRs are generous w/ample closet space & add'tl bonus/sunroom off LR. Near Pico/Beverly shops, Beverly Hills & Century City.

MLS#14-730953  
Jeremy Ives 310-858-1902  
TELES PROPERTIES

[www.2216DuxburyCircle.com](http://www.2216DuxburyCircle.com)

<b>9720 BEVERLYWOOD ST</b>	Open	11-2	632/G6	<b>NEW</b>
<b>\$1,099,000</b>	3+2	TRADITIONAL		



**WARM, COMFORTABLE & VERY LIVEABLE BEVERLYWOOD HOME**

3BD/2BA home. Newly remodeled kitchen w/ ss appliances & granite counters. HW floors. French doors. Rustic inspired yard w/ privacy hedges, fruit trees, lawn, enormous deck & pergola. Italian Travertine fp. Bright master BD w/ 2 big closets & sliding doors to yard. Brand new BA w/ fir ceiling & Travertine tile flrs. Add'tl features: a new roof, new windows, A/C, spacious separate laundry area. Conveniently located near neighborhood park & Castle Heights Elementary.

Ben Lee 3108585489  
COLDWELL BANKER-BH N

Washer/Dryer, Hood/Range, Refrigerator

<b>2207 HILLSBORO AVE</b>	Open	11-2		<b>NEW</b>
<b>\$1,095,000</b>	3+2	1sty-TRADITIONAL		



**CHARMING TRADITIONAL FAMILY HOME IN THE BEVERLYWOOD HOA**

Charming Traditional Family Home in the Beverlywood Homeowners Association. Home features 3 bedrooms + 2 baths with an amazing floor plan with plenty of light throughout. Inviting living room has a wood burning fireplace and large bay window. Spacious open gourmet kitchen has been remodeled and features granite counter tops, top of the line appliances and a breakfast area. 3 generous size family bedrooms have lots of closet space. The private landscaped backyard is perfect for family living.

Ben Bellet 310-367-2288  
KELLER WILLIAMS BH

<b>09 Beverlywood Vicinity</b>	Condo / Co-op			
<b>1211 S SHENANDOAH ST #305</b>	Open	12-2	632J4	<b>red</b>
<b>\$719,000</b>	739000	3+3.5	CONTEMPORARY	



**REDUCED! OPEN FROM 12-2PM**

Stylish and pristine 2BR + 3.5BA top floor condo with loft. Tasteful and recent updates throughout. Light & bright open LR & DR area w/wet bar and updated kitchen. 2nd flr loft area can be used as add'l BR or office w/bathroom & closet. Beautiful hrdwd flrs, high ceilings, balcony, fireplace, laundry in unit & ample storage. Well maintained building w/controlled access, elevator & secured community garage with tandem parking. Conveniently close to BH, Century City & Pico/Robertson shops.

MLS#13-696703  
Jeremy Ives 310-858-1902  
TELES PROPERTIES

[www.1211ShenandoahStreet305.com](http://www.1211ShenandoahStreet305.com)

**10 West Hollywood Vicinity** Single Family

<b>621 N LA JOLLA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,995,000</b>	4+5.5	2sty-NEW PROJECT	




**ONE OF A KIND!**

Unique floor plan w/amazing finishes, creates a sophisticated urban feel. Features 4 bedrooms, 5.5 bathrooms, open floor-plan, pool, spa, cabana /bath, large 2 car garage, 12 ft ceilings, & gourmet kitchen. The sliding doors allow for indoor/outdoor living, perfect for entertaining. Over-sized windows & skylights, provide amazing natural lighting throughout. Extremely private, gated & surrounded by mature landscaping. Located just a stroll away from restaurants & high-end boutiques on Melrose.

Alex Lombardo 310.623.1345  
KW HOLLYWOOD HILLS

[www.621LaJolla.com](http://www.621LaJolla.com)

<b>950 N OGDEN DR</b>	Open	11-2	593/B6	<b>NEW</b>
<b>\$1,375,000</b>	4+2.5	2sty-CAPE COD		




**HAMPTONS IN WEST HOLLYWOOD**

Charming Cape Cod home is surrounded by beautifully hedged gardens creating a private oasis in the city. Turned into a duplex - one unit has 3 bedrooms w/1.5 baths. The second unit is a sunny one bed & one bath. This gem can be easily turned back into a single family. AC/Heat. Updated electrical & plumbing & tankless water heater. Hardwood floors. Wood-burning fireplace. 2 car garage. Guesthouse w/private entrance. Updated electrical & plumbing. Rose gardens, citrus trees & outdoor spa.

Marylouise Burrell 323-314-5718  
COLDWELL BANKER HP

Washers/dryers/refrigerators

<b>866 WESTBOURNE DR</b>	Open	11-2	592J6	<b>NEW</b>
<b>\$1,195,000</b>	2+2.5	1sty-SPANISH		



**BEAUTIFUL & UPDATED SPANISH!**

A sun-filled home beautifully landscaped with hedges, mature trees, lush greenery and a gated entrance. Features include: hardwood floors, barrel ceiling, wood burning fireplace and large windows in the Living room overlooking the courtyard. Cook's kitchen with granite countertops & stainless steel appliances. The Masterbath has a steam shower and the second bathroom has a step down tub/shower. Many upgrades since 2009

MLS#14-730065  
David T. Kessler 310-245-6715  
SOTHEBY'S

Directv, AC, Gated Parking, Ipod Docking

**NEW! The MLS Stats**


**Get Statistics for ANY Listing Search.**

Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!



TUESDAY

<b>X 1338 N OGDEN DR</b>	Lunch 11-2	<b>NEW</b>
<b>\$1,050,000</b>	3+2 MODERN	



**CATERED LUNCH IN SPAULDING SQUARE**

Modern 3 bedroom/2 bath stylish home on a tranquil, tree lined street in desirable Spaulding Square. Some of the many amenities include 100 year old refinished oak hardwood floors, Carrara Marble counters and showers in the bathrooms, oak crown and baseboard moldings, mahogany doors throughout. Large glass French doors from the master bedroom lead to lush and very private, manicured backyard. Kitchen includes all new appliances & very private. Too many amenities to list!

Schwartz, Nash & Sklar 310-383-5949  
HILTON & HYLAND

<b>1155 N LA CIENEGA BLV, UNIT 314</b>	Open 11-2	<b>NEW</b>
<b>\$659,000</b>	2+2 MID-CENTURY	



**INCREDIBLE ENTERTAINERS UNIT IN WEHO'S FAVORITE HIGH-RISE!**

Westview Towers, is proudly offering Unit 314, a two bedroom, two bathroom unit cleverly reconfigured as a one bedroom plus den on the quiet side of the building. Unit 314 features a massive living/dining/entertaining space, remodeled master bathroom, stunning bamboo hardwood floors, new electronic window sheers and shades, new kitchen cabinets, new carpet, new paint, floor-to-ceiling mirrors, professionally installed built-in master closets, central air/heat, west-facing balcony, in-unit W/D.

Jarrett Camarda 310-651-1850  
NOURMAND&ASSOCIATES

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

<b>734 N SPAULDING AVE</b>	Open 11-2 593B6	<b>NEW</b>
<b>\$899,000</b>	3+2 TEAR-DOWN	



**BRING YOUR BUILDERS/INVESTORS!**


Excellent ground-up opportunity for Investors/Builders in desirable West Hollywood location. Property to be sold "AS IS." Large flat lot, 6500 S.f. Do not walk property without Listing Agent. Property is fixer/teardown.

MLS#14-731073

Julian Heaney  
JOHN AAROE GROUP

Rng/Ovn

<b>1134 ALTA LOMA RD #211</b>	Open 11-2 592J6	<b>NEW</b>
<b>\$619,000</b>	2+2 CONTEMPORARY	



**REMODELED SUNSET STRIP CONDO**

Remodeled two-bedroom, two bathroom condo, large balcony with tree-top views. Located at the back of the building, this corner unit is upgraded with recessed lighting, bamboo floors, new kitchen with stainless steel appliances, gas fireplace in the living room. Two side-by-side parking space in underground garage. The low HOA dues includes EQ Insurance and Cable TV. The building has a private gym, large pool and a hot tub. Located south of the Sunset Strip.

MLS#14-729257

Jason Woodruff 310.623.1366  
KELLER WILLIAMS HOLL

Cbl,Dshwshr,Grbg Disp,Intrcm,Micro,Other

<b>414 N LA JOLLA AVE</b>	Open 11-2 593A7	<b>rev</b>
<b>\$2,795,000</b>	4+5 SPANISH	



**STUNNING SPANISH HOME WITH EXQUISITE MODERN FINISHES**


Behind gates and set back from the street, this stunning home is a combination of classic Spanish architecture and exquisite modern finishes offering 4 generously sized en suite rooms, 5 bathrooms, 2 car garage and saltwater pool. This stunning Spanish features dramatic foyer leading to wonderfully proportioned rooms with great scale and volume, perfect for entertaining. Large open floor plan with living and dining rooms open to a private beautifully landscaped yard with saltwater pool & spa.

MLS#13-717405

Josh & Matt Altman 323-791-9398  
HILTON & HYLAND

Blf-Ins,CntVac,Dshwshr,Dryr,Grb Dsp,Othr

<b>949 N KINGS RD #308</b>	Open 11-2 593A6	<b>NEW</b>
<b>\$599,000</b>	2+2 TRADITIONAL	



**THE BEST OF WEST HOLLYWOOD**

Fabulous remodeled top floor unit! Beautiful double door entrance, wood floors, stunningly remodeled kitchen and bath, fire place, crown moldings, smooth ceiling. Bedrooms are large, great closets, shutter window treatments and access to the balcony overlooking quiet, tree lined street. Building recently refurbished all common areas: lobby, elevators, corridors, and pool area. Short distance to a park, restaurants and more. Three parking spaces and extra storage. Come see!


MLS#14-730101

Gail Holtzman 310-837-7139  
EXEL PROPERTIES

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

**10 West Hollywood Vicinity** Condo / Co-op

<b>1133 N CLARK ST, UNIT 303</b>	Open 11-2	<b>NEW</b>
<b>\$1,275,000</b>	2+2	



**SPECTACULAR SUNSET STRIP LOFT!**

One of a kind Architectural three level loft with incredible city views from every room. 1,750 square feet, 23 foot ceilings, 2 bedrooms and an office, 2 full bathrooms. Huge master bedroom with extra large walk-in closet! 20x20 private rooftop deck (can accommodate up to 20 people) with 360 degree panoramic views of the city and the Hollywood Hills. Hardwood floors throughout entire space, modern kitchen with top-of-the line appliances.

Josh & Matt Altman 323-791-9398  
HILTON & HYLAND

<b>1328 HAVENHURST DR #201</b>	Refresh. 11-2 593A5	<b>NEW</b>
<b>\$565,000</b>	2+2 MID-CENTURY	



**COOL FIFTIES STYLE BUILDING IN THE HEART OF WEHO!**

This wonderful top floor, front unit is nestled in the center of landmark buildings, on tree lined street, near great neighborhood pocket park & overlooks a lushly landscaped pool, & has 2 patios, 2 bedrms, & 2 baths! The unit is light filled, has smooth ceilings, wood flrs, the bathrooms are updated, there is a dining area, the kitchen has vintage charm w/dishwasher, master bedrm has a good size balcony, walk-in-closet, washer & dryer in unit. This condo is near amazing entertaining hot spots

MLS#14-731771

Jennifer Gainey 323-559-6742  
JOHN AAROE GROUP

Dshwshr

<b>855 N CROFT AVE #202</b>	Open 11-2 593A6	<b>NEW</b>
<b>\$869,000</b>	2+2.5 Isty-ARCHITECTURAL	



**GORGEOUS ARCHITECTURAL CONDO**


Built 2010 & designed by Zoltan Pali FAIA. Beautiful Front, North corner unit w/oversized Balcony. Sensational Cook's Kitchen w/stunning Italian Modelo Cucine Cabinetry, Bertazzoni & Bosch appl's, Ceasarstone counters & fabulous storage. Wonderful Master Suite w/a luxurious master bath & enormous walk-in closet plus a 2nd bedroom with private bathroom & walk-in closet. Additionally, a small alcove makes for a nice home office area. Wood floors & recessed lighting as well as a Powder Room!

MLS#14-730947

Nili Hudson (310) 622-7422  
GIBSON INTERNATIONAL

[www.855NCroft.com](http://www.855NCroft.com)

<b>1131 ALTA LOMA RD #409</b>	Open 11-2 592J6	<b>NEW</b>
<b>\$499,000</b>	1+1.5 CONTEMPORARY	



**TOP FLOOR UNIT WITH AMAZING CITY VIEWS!**

This is a very desirable Top Floor unit with amazing city views at the prestigious Park Wellington complex. This beautiful spacious unit features hardwood floors, high ceilings, double door entry, stainless steel appliances, black Caesar stone counters, large private balcony and plantation shutters.The Park Wellington is at full service of 24hr security building. Amenities include 24hr concierge, beautiful heated pool and 2 spas with inviting cabanas, sauna room, tennis court, and gym.

MLS#14-730053

Tori Gable 424-274-2533  
ARIA PROPERTIES - KW

Full Service Building!!

TUESDAY

<b>1250 N KINGS RD #412</b>	Open	11-2	593A5	<b>NEW</b>
\$499,000	2+2	CONTEMPORARY		

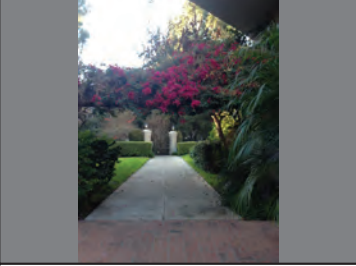


**2BD/TOP-FLOOR, LOW HOA'S, SXS PARKING, SOUTH-FACING, EQ INS!**

Top-floor, south-facing, 2 bedroom, 2 bathroom condo in one of West Hollywood's most sought after locations. This fantastic light-filled unit is located between Santa Monica Blvd and Fountain on one of Kings Rd's best blocks close to shopping, nightlife, and cafes. This well-maintained building features recently upgraded hallways, LOW HOA's, EQ Insurance, sparkling pool, and huge gym with updated equipment. Unit comes with 2 side-by-side parking spots and extra storage in the garage.

MLS#14-731425  
Allie Riley 310-467-4567  
COLDWELL BANKER-BH N  
KingsRoadCondo.com

<b>950 N KINGS RD, UNIT 231</b>	Open	11-2	<b>NEW</b>
\$469,000	2+2	CONTEMPORARY	



**WEST HOLLYWOOD OASIS - COURTYARDS COMPLEX CONDO**

Stylish West Hollywd Courtyards condo offers exceptional value. The serene interiors of 2+1 overlooks a lush landscape. Other features include: lots of closet space, wd lam fir, high ceil, lots of windows, renovated kitch, & gas fireplace. Full service complex includes pool, spa, gym, club house, and onsite mgmt. Cmplx is close to specialty shops, eateries. Come and view this West Hollywood Oasis.

Grace Gaerlan 3232102404  
COLDWELL BANKER - LO  
refrig, stove, ac, storage

<b>8400 DE LONGPRE AVE #102</b>	Open	11-2	593A5	<b>NEW</b>
\$409,000	1+1	MODERN		



**CHIC AND CENTRAL IN WEHO**

Bright, chic condo in WhiteHouse cmplx in the heart of West Hollywood, within easy stroll of Sunset & Santa Monica Blvds. With a private balcony overlooking the pool, the unit features a newly remodeled kitchen, open plan living/dining area and a large bedroom with deep closets and ensuite bath.

MLS#14-731631  
Geoff Clark 323-459-3845  
DEASY/PENNER+PRTNRS  
SEE FULL PAGE AD

<b>818 N DOHENY DR #1102</b>	Refresh.	11-2	592H6	<b>red</b>
\$1,175,000	2+2	CONTEMPORARY		



**LARGE 2+DEN W/SPECTAC CITY VIEWS FROM DWTWN LA TO THE GETTY!**

Rare 2+Den South Facing Unit w/Jetliner LA City Views from from Downtown LA to Santa Monica/Getty from all rooms, in the coveted Doheny Plaza Bld right across the street from Beverly Hill & Walking distance to Soho House/Boa etc! Light & Bright interiors, Stainless appliances, incredible balcony, extraordinary full service building with pool/spa, sun deck, doorman, guest suites/valet, electric & water included in dues STUNNING FURNISHED 2+2 PENTHOUSE LEASE ALSO OPEN 11-2!

MLS#13-721505  
Jeffrey Hobgood 310-305-7653  
SOTHEBY'S INTERNATIO  
Unobstructed LA City Views-2+Den!

**10 West Hollywood Vicinity** Lease

<b>818 N DOHENY DR #1404</b>	Refresh.	11-2	592H6	<b>red</b>
\$7,995	8750	2+0	CONTEMPORARY	




**STUNNING FURNISHED PENTHOUSE W/ DWNTN LA CITY VIEWS TO OCEAN!**

Fully furnished Penthouse lease with jetliner views from downtown to the ocean. Includes all linens, dishes, barware, cable, WiFi, all utilities and monthly housekeeping. Full service building includes valet and 24/7 front desk staff. Floor to ceiling doors open to floating bar overlooking the city. Walk to fine dining, shopping and nightlife in Beverly Hills, West Hollywood. Secure building.

MLS#13-725615  
Jeffrey Hobgood 310-305-7653  
SOTHEBY'S BEV HILLS  
Stainss Appinces, Pool/Spa/Gym

**11 Venice** Single Family

<b>2467 GLYNDON AVE</b>	Lunch	11-2	672A5	<b>NEW</b>
\$1,995,000	3+3	ARCHITECTURAL		



**JOIN US FOR LUNCH!**

Built in 2001, this stunning 3 bedroom Craftsman was created by famous Venice Architect Richard Olander as his personal residence. Enter through the original 1912 doorway into the open living room with wood burning fireplace & built-ins that smack on the early 20's. Enjoy the formal dining room with its original bay windows and built-in mahogany shelving. The woodwork & period details in this home are amazing. Custom chef's kitchen with stainless appliances and center island.

MLS#14-731577  
Tiffany Rochelle 310-210-2213  
PARDEE PROPERTIES, I  
Tiffanyrochelle.com

<b>635 MILWOOD AVE</b>	Refresh.	11-2	671H5	<b>rev</b>
\$4,200,000	4+4	ARCHITECTURAL		



**STUNNING ARCHITECTURAL W/POOL!**

Spectacular sophisticated & architecturally-stunning modern home on best street in Venice! 5400 SF lot, the home features sleek finishes, reclaimed wood siding & open floor plan. Kitchen & living room open to the yard w/ htd pool, hot tub, fire-pit & tranquil water feature. 3car garage with add'l outdoor gated parking, reverse osmosis system w/200 gal tank, fully wired for sound, & home-mgmt/satellite security system. True luxury on the best block in Venice!

MLS#14-726523  
Tamra (Tami) Pardee 310-907-6517  
PARDEE PROPERTIES  
Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

**11 Venice** Income

<b>31 BREEZE AVE</b>	Open	11-2	671G6	<b>NEW</b>
\$2,490,000	Triplex	2sty-CALIFORNIA BUNGALOW		




**RARE, "ONE-OF-A-KIND" VENICE BEACH WALK STREET 1910 TRI-PLEX**

Huge 3550 sq ft 2-story tri-plex on 3100+ sq ft lot just a half block off the sand. Main unit: 3 BR/1.5BA, sunporch, sunroom, fireplace & architectural details/built-ins. 2nd floor front unit: 2BR/1BA w fireplace, tenant-occupied. 2nd floor back unit: 2BR/1BA w large kitchen. 4-car parking w 1 garage space. 2 units delivered vacant. Exceptional opportunity to own, restore or renovate a piece of Venice history.

MLS#14-730311  
Jennifer Hughes 310-383-7299  
BULLDOG REALTORS  
www.31Breeze.com

**12 Marina Del Rey** Condo / Co-op

<b>116 FLEET ST #A</b>	Open	12-2	701J1	<b>NEW</b>
\$1,399,000	3+4	2sty-CONTEMPORARY		



**SPACIOUS, MODERN TOWNHOME 1 BLOCK TO THE BEACH!**

Beautiful 3 bed/3.5 bath townhome. Living room w/soaring 2-story ceiling. Loft perfect for office or sitting area overlooking kitchen & living area. Private front patio with sitting area and fountain. Outdoor shower. Large roof deck with ocean views. Good separation of space for privacy with separate entrances possible. Private 2-car garage. No HOA dues!

MLS#14-730959  
Peter & Ty Bergman 310-821-2900  
BERGMAN/GIBSON INT'L  
Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Other

**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

<b>4338 GLENCOE AVE #5</b>	Open	11-2	672B6	<b>NEW</b>
<b>\$699,000</b>	2+2	ARCHITECTURAL		



**BEAUTIFUL REMODELED TOWNHOUSE- INTERIOR LOCATION**

Lite & brite 2+2 townhouse recently redone, ready to move in. Quiet interior location in gated community. End unit with only 1 shared wall. Walk to restaurants, shopping, movies. Lots of mature trees in the community. Remodeled kitchen with new stainless steel appliances and granite counter top. Living room has rock slab gas fireplace, sky lights and brazilian hardwood in most of the house. Seller financing with 30% down.

MLS#14-730501

Susan Allen 310-704-0815  
KELLER WILLIAMS RLTY

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

<b>4230 REDWOOD AVE</b>	Open	11-2	<b>NEW</b>
<b>\$995,000</b>	3+3	2sty-TRADITIONAL	



**THIS SPACIOUS, MOVE-IN-READY MARINA RETREAT WILL NOT LAST!**

Spacious 2,050SF home located 1 blk from newly renovated Marina shopping center w/trendy restaurants, shops & movie theaters, just a bike ride to the beach. Modern kitchen w/ stainless steel appliances, maple cabinets, granite counters. Hardwood floors throughout. Great room w/granite fireplace & French doors leading to private backyard oasis - flower garden, tangerine trees, gazebo & spa. Large bedrooms w/bonus office/dressing room w/mountain views. This is a must see!

Keller Williams 800-804-9132  
JESSE WEINBERG

www.JesseWeinberg.com

<b>4719 LA VILLA MARINA, UNIT A</b>	Lunch	11-2	672/C7	<b>NEW</b>
<b>\$695,000</b>	2+2	2sty-CONTEMPORARY		



**BEAUTIFUL TOWNHOME NESTLED IN THE MARINA- AMAZING VALUE!**

Location is ideal- near all the new shops, movie theater and restaurants in Marina del Rey! This 2 bed/2 bath town home has ample storage and living space. Sliders off the living room lead to your private patio and infuse the home with light. Cozy fireplace and charming dining area with open, multi-level floor plan are perfect for entertaining. Upstairs are spacious bedrooms with plenty of built in cabinetry. Don't miss this opportunity to be in a great location!

Tami Pardee 310-907-6517  
PARDEE PROPERTIES

Built ins, Dishwasher, Range/Oven, Fridg

<b>12430 SHORT AVE</b>	Open	11-2	672/D6	<b>NEW</b>
<b>\$829,000</b>	4+1.5	1sty-SPANISH		



**WONDERFUL HOME IN POPULAR DEL REY AREA OF MAR VISTA!!!**

Beautiful modern Spanish home in charming Marina Adjacent area. Recently updated 4 bds & 1.5ba. Open floor plan w/large living/dining area, newer kitchen and enclosed yard-ideal for entertaining. Lots of natural day light. Also, recessed lights on dimmers, central heat and A/C, updated bathrooms, doors, windows and copper plumbing. One bedroom could be great home office. Close to beach, schools, Alla Park, Marina shops, restaurants and movies. Easy access to LAX, 405 and Marina Freeways.

Melanie Sommers (310) 418-0343  
PARTNERS TRUST

Washer/Dryer,Refrigerator,Dishwasher

<b>24 WESTWIND ST #E</b>	Open	12-2	701J2	<b>rev</b>
<b>\$849,000</b>	2+2.5	3sty-CONTEMPORARY		



**3-STORY CONDO WITH CANAL VIEWS!**

Beautiful 2 bedroom plus loft with large deck facing North. Living room with wood flooring, 2-story ceilings, tall windows and fireplace. Kitchen with wood cabinetry and tile countertops. Master bedroom with walk-in closet. Covered patio off dining area. Laundry room w/SxS washer/dryer. 2 parking spaces across from each other. HOA dues \$600/month. Steps to the sand! Priced for immediate sale!

MLS#13-716939

Peter & Ty Bergman 310-821-2900  
BERGMAN/GIBSON INT'L

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

<b>3020 KELTON AVE</b>	Open	11-2	632D4	<b>NEW</b>
<b>\$799,000</b>	2+1	TRADITIONAL		



**REDONE ROMANTIC COTTAGE WITH BEAUTIFUL GARDENS**

If you are looking for a private and serene setting, look no further. This 2-bedroom, 1-bath home in prime Westside Village exudes warmth and charm. A newly redone home that features original hardwood floors, updated kitchen and bath and organized closets. Beautifully landscaped front and back gardens with secluded seating areas. The area is convenient to both the 10 and 405 freeways. Trader Joe's is right around the corner and Westside Pavillion is not far away. Don't miss this gem of a home.

MLS#14-730991

Mary Ann Musico 310.786.1822  
SOTHEBYS INT. REALTY

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

<b>3314 PACIFIC AVE</b>	Refresh.	11-2	671H7	<b>rev</b>
<b>\$795,000</b>	2+2.5	CONTEMPORARY		



**A STONE'S THROW TO THE SAND!**

AMAZING VALUE & LOCATION! spacious home nestled on the coveted Marina Peninsula seconds to the sand! Enter your main living space-windows surround and infuse w/ natural light and cozy fireplace to relax with a book. In the best location close & central to everything including, fabulous restaurants, Abbot Kinney, the Farmers Market & the Beach. This is beach living!

MLS#13-720899

Tamra (Tami) Pardee 310-600-7217  
PARDEE PROPERTIES

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

<b>12033 HERBERT ST</b>	Refresh.	11-2	672/D4	<b>NEW</b>
<b>\$779,000</b>	3+2	1sty-COTTAGE		



**STORYBOOK HOME ON A QUIET TREE-LINED STREET!**

This inviting home is located on one of those special streets you never knew existed in this bustling city. A 3bd/2ba house that includes charming finishes throughout, hwd floors, a spacious eat-in kitchen, a large attic space w/drop-down stairs, copper plumbing, and a sunny outdoor patio with garden in the back. Close to the newly revamped "West Washington Blvd. Corridor's" restaurants, shops, and bars. Extra large garage w/loft space provides tons of potential.

Melyssa Peters (310) 428-1178  
TELES PROPERTIES

www.12033HerbertStreet.com

**13 Palms - Mar Vista** Single Family

<b>3464 MEIER ST</b>	Open	11-2	672B3	<b>NEW</b>
<b>\$1,125,000</b>	3+1.75	1sty-RANCH		



**MAR VISTA HILL CHARMER**

Dreaming of the classic Ranch-style home? This is it! It's elevated lot, huge frontage and potential for an ocean view second story make it a 'must see.' Add all that to its 3 bedrooms, 2 baths, and fabulous sunny living room with fireplace The family room opens to a brick patio and very private back yard. Gorgeous oak wood flooring in most rooms and a detached 2 car garage. Put this one on the "A" list.

Tony Yollin 310-213-3948  
YOLLIN PROPERTIES

Large Yard, Potential View

**14 Santa Monica** Single Family

<b>601 17TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$4,600,000</b>	5+6	2sty-MEDITERRANEAN	



**BEAUTIFULLY UPDATED MEDITERRANEAN!**


Ideal floor plan! 4 bd & 4 ba up, 1 bd & 1 ba & 2 powder rooms down. Features high ceil, built-in sound sys. 2-story entry, step-down living rm w/high ceil that opens to front patio & gated yard, FDR w/butler's pantry. Sleek kitchen features a center island, custom cabinetry, & breakfast area. Large family rm w/spacious storage closet. Lovely limestone patio, beaut landscaped & priv backyard, pool & spa. Master ste features a huge walk-in closet, office w/ built-ins & enclosed patio.

Charles Pence 310-458-4024  
PARTNERS TRUST - SM

Built-ins


TUESDAY

<b>2343 31ST ST</b> Refresh. 11-2 671J1 <b>\$1,995,000</b> 5+3 TRADITIONAL		<b>rev</b>
		
<p style="text-align: center;"><b>WONDERFUL SUNSET PARK CONTEMPORARY</b></p> <p>Exquisitely updated contemporary in Sunset Park. Sunny open plan living w/ gorgeous French Oak floors, quartz f/p, craftsman wainscoting &amp; sophisticated designer detailing throughout. Gourmet kitchen w/ Viking appliances, quartz counter tops &amp; breakfast bar. Seamless indoor-outdoor flow to generous deck overlooking private lush garden &amp; yard. Excellent location close to cafes, shops, Trader Joe's &amp; beloved Bob's Market. A wonderful opportunity to live in refined luxury in Santa Monica.</p>		
MLS#14-728431 Jerry Jaffe 310-403-4925 TELES PROPERTIES		Central Air, Detached 2-car Garage


<b>121 STRAND ST #4</b> Open 12-1:30 671F4 <b>\$667,000</b> 1+1		<b>NEW</b>
		
<p style="text-align: center;"><b>RARE SANTA MONICA BEACH CONDOMINIUM!</b></p> <p>This 1 bedroom, 1 bath two- Level abode is sited steps from Ocean Park beach and a beach side neighborhood of \$4,000,000 + homes. Numerous features include a top level balcony, first floor patio, stainless kitchen, washer/dryer in unit and parking. The complex offers bike and surfboard storage All of this just a stone's throw from the Urth café, fine dining, shopping and yoga on Main Street. A perfect primary residence or pied a' terre with ocean breezes and glorious sunsets.</p>		
MLS#14-731037 Golda Savage 310-770-4490 BULLDOG REALTORS		Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other

**14 Santa Monica** Condo / Co-op


<b>812 17TH ST #4</b> Open 11-2 631E7 <b>\$2,150,000</b> 4+3 ARCHITECTURAL		<b>NEW</b>
		
<p style="text-align: center;"><b>SPACIOUS ARCHITECTURAL TH DESIGNER PERFECT BEST LOCATION</b></p> <p>Strikingly beautiful, contemporary town-home, steps from Montana. 4 bedroom plus an elegant open loft, walls of glass, dramatic master suite with vaulted ceilings, large courtyard, sophistication and designer finishes throughout. 3 side by side parking spaces with direct access. Also available for lease for \$8350 per month.</p>		
MLS#14-731379 Adam Katz 310.625.3443 COLDWELL BANKER-PAC.		Blt-Ins,Cbl,Dshwshr,Dryer,Intrcm,Other

<b>1231 18TH ST, UNIT 2</b> Refresh. 11-2 631F7 <b>\$629,000</b> 2+2 TRADITIONAL		<b>NEW</b>
		
<p style="text-align: center;"><b>GREAT VALUE! GREAT LOCATION!</b></p> <p>Beautiful, remodeled 2 bedroom &amp; 2 baths with hardwood floors,great open floor plan for entertaining, large living &amp; dining areas that open to spacious patio, split bedrooms, great kitchen with marble counters &amp; stainless appliances, central air, good closet space, laundry in the unit &amp; more! Great location-close shops, restaurants, &amp; the beach!</p>		
Linda Semon 310.351.3995 COLDWELL BANKER SM		

<b>938 2ND ST, UNIT 301</b> Open 11-2 <b>\$1,389,000</b> 2+2.5 CONTEMPORARY		<b>NEW</b>
		
<p>On shady tree lined 2nd Street-light-filled and private. Owner/designer upgrades include Chinese Maple hardwood flooring, recent fully redesigned kitchen with appliances and mechanical improvements. Sit peacefully on your balcony in the trees. Dine and entertain by your fireplace in your great room w/ den/office/video space. Master w/ sitting area/library. Two baths are en suite, plus one powder room. Stroll to the beach, promenade and lovely park on the bluffs. Ocean close living-the finest.</p>		
Steven Patrick Kyle 323-963-4732 KELLER WILLIAMS		Refri/Freez,DW,MicroWv,Oven,Washer/Dryer

<b>1337 BERKELEY ST #3</b> Open 11-2 631H6 <b>\$475,000</b> 2+1 CONTEMPORARY		<b>NEW</b>
		
<p style="text-align: center;"><b>FANTASTIC ENTRY LEVEL CONDO IN SANTA MONICA</b></p> <p>This quaint, 7 unit building is in a great location &amp; close proximity to most conveniences. Nicely kept &amp; well maintained kitchen w/ oak cabinets, newer appliances, granite counters w/ spacious cooking surfaces &amp; a sizable eating area. Nice amount of space in both bedrooms &amp; generous size LivRm accompanied by a mood setting fireplace. W/D inside. 1-car parking w/ add'l storage in the carport area. (2) portable AC units included. Easy to show w/ 24 hr notice. Agents, please read private remarks.</p>		
robbie sikora 310.710.5214 GIBSON INTERNATIONAL		<a href="http://www.1337berkeley.com">www.1337berkeley.com</a>

<b>1121 21ST ST, UNIT 4</b> Open 11-2 <b>\$989,000</b> 3+2.5 TRADITIONAL		<b>NEW</b>
		
<p style="text-align: center;"><b>GORGEOUS TRADITIONAL 3 BEDRM TOWNHOME</b></p> <p>Beautifully remodeled twnhome, light, bright &amp; ready to move in. Highly desirable Franklin &amp; Lincoln School District, close to Douglas Park, Whole Foods &amp; restaurants/shops. Kitchen &amp; bathrooms are tastefully updated w/ granite cntrs, Bosch applcs, lighting under cabinets, self closing cabinets. Hrdwd flrs, laundry inside, water filtration sys, plantation shutters, custom built-in entertainment cnter, large MB w/walk-in closet, attached private entry 2-car garage w./extra 3rd pkgng spot, Gem!</p>		
Tanya Memoli 310-903-7525 PARTNERS TRUST		Alarm system, oven/range,dishwasher

<b>344 MESA RD</b> Open 11-2 631B7 <b>\$4,995</b> 2+1.75 CONTEMPORARY		<b>NEW</b>
		
<p style="text-align: center;"><b>GREAT HOME IN A PRIME SANTA MONICA LOCATION!</b></p> <p>Close to the beach, Palisades Park &amp; Rustic Canyon Park. Private and charming home features a spacious master with sundeck overlooking the canyon and partial ocean views. Kitchen has a double oven, dishwasher and refrigerator. Separate desk area off the hallway. Two car detached garage. New floors and paint. Move in condition!</p>		
Steve Sawai 310-899-3584 COLDWELL BANKER-MONT		Blt-Ins,Dshwshr

<b>1435 26TH ST #6</b> Refresh. 11-2 631G7 <b>\$699,000</b> 2+3 CONTEMPORARY		<b>NEW</b>
		
<p style="text-align: center;"><b>SPACIOUS, QUIET TOWNHOME IN PRIME SANTA MONICA</b></p> <p>A spacious, quiet and bright townhome with over 1,500 sq ft., a warm lvng rm w/ fireplace, open kitchen w/high end appliances, two patios and a balcony. Upstairs are huge mstr w/ soaring ceilings and 3 closets, and a bright guest bedroom--both with en suite baths. Bonus room is a perfect office! Features include 2 sxs gated parking w/ direct entry, tons of storage, pwdr room, gated courtyard entry, and a hi-tech NEST thermostat that you can control from your phone. Prime Santa Monica location!</p>		
MLS#14-728811 Lirona H. Kadosh (310) 433-6603 COLDWELL BANKER-BREN		Dshwshr,Frzr,Rng/Ovn,Fridg

<b>2035 4TH ST #305C</b> Open 11-2 671F3 <b>\$3,500</b> 1+1 CONTEMPORARY		<b>NEW</b>
		
<p style="text-align: center;"><b>DESIGNER TURNKEY TOP FLOOR AT PACIFIC BAY</b></p> <p>Close to Main Street and ocean in best part of Ocean Park. Remodeled &amp; fully furnished, this unit has a spacious open living-dining room w/ patio, a chef's s/steel kitchen w/ Viking stove, Sub-zero refrig./freezer, &amp; wine refrig, and a private master ste with custom closets &amp; bath. Unit orients to tree top view of city and Ocean Park within a well-kept security complex. Inviting common pool &amp; patio area. HVAC . 2 car tandem parking within security garage. Common area washer/dryer facilities.</p>		
MLS#14-731651 Joan Caplis 3107482208 COLDWELL BANKER-BREN		<a href="http://www.JoanCaplis.com">www.JoanCaplis.com</a>

TUESDAY

**15 Pacific Palisades** Single Family

<b>400 TOYOPA DR</b>	Open	11-2	631B7	<b>NEW</b>
<b>\$9,850,000</b>	6+8	MID-CENTURY		
<b>MID-CENTURY MASTERPIECE</b>				
Experience a Mid-Century masterpiece by Arthur T. Gilman, AIA on one of the largest lots in the Huntington Palisades. A complete renovation offers the ultimate in glamorous living & provides a backdrop for special family moments. A teak paneled foyer sets the tone & opens to a grand living room w/ walls of glass overlooking the pool, Santa Monica Canyon & the championship N/S tennis court. Additional public rooms include a formal dining room, an intimate library w/ a wood burning fireplace.				
MLS#14-728033				
Drew Fenton 310-858-5474				
HILTON & HYLAND <span style="float: right;">Dshwshr,GrbgDsp,HoodFn,Micro,Phn Sys,Otr</span>				

<b>16286 SHADOW MOUNTAIN DR</b>	Open	11-2	630J3	<b>NEW</b>
<b>\$7,995,000</b>	5+5.5	2sty-MEDITERRANEAN		
<b>RIDGEVIEW COUNTRY ESTATES VIEW PROPERTY ON 1 1/2 ACRES</b>				
Incredible opportunity to live just two miles from the heart of Pacific Palisades in the prestigious 24 hour Guard gated Ridgeview Country Estates. Set on 1 1/2 parcels of land encompassing just over 67,000sq.ft., this ocean view property with its wonderful floor plan is ideal for indoor and outdoor entertaining and is just waiting for you to make this your dream home. Beautiful views, pool, spa and sprawling lawns. A fantastic space for expanding and creating a much larger grand estate.				
MLS#14-730751				
Beverly & Kimberly Gold (310) 779-2777				
GIBSON INTERNATIONAL				

<b>13574 D ESTE DR</b>	Open	11-2	631-D3	<b>NEW</b>
<b>\$5,750,000</b>	5+6	TRADITIONAL		
<b>PRIVATE REMODELED - 5 + 5.5 + MEDIA+2 OFFICES+17,000SF</b>				
Remod by designer Joe Nye, this appx. 6,000sf Five bdrm home w/ elegant contemporary touches has an open floor plan, hi ceils, HW, 4 FP's & Fr. drs. Public rooms incl a true Chef's kit w/ Viking appliances, large island, break bar & adj family area w/ dining & Big Screen sitting area. Light-filled media rm, DR, LR & kit/fam open to gardens, yard, pl & cabana. Private upstairs master provides a refuge w/ dual baths & grand walk-in closet. Fab ent. home. Gated & hedged, 3-car garage.				
MLS#14-730975				
Michele Hall 310-850-1357				
COLDWELL BANKER - BW <span style="float: right;">Blf-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan</span>				

<b>15018 MC KENDREE AVE</b>	Open	11-2	631	<b>NEW</b>
<b>\$4,695,000</b>	6+7	3sty-TRADITIONAL		
<b>OCEAN VIEW NEW CONSTRUCTION TRADITIONAL</b>				
Located above the Palisades Village, this stunning new 3 level home offers ocean views from the main and upper levels. Formal LR w/ FP; FDR w/ custom molding; Chef's kitchen w/ Carrera counters, Viking & Bosch appliances, Butler's pantry; Lrg Fam Rm off the kitchen opens to patio and grassy yard; Spacious Mstr Suite w/ marble bath & views; Lower level w/Wine Cellar, Gym, Media room, Bedroom suite, Laundry & Mudroom;				
MLS#14-730411				
Sue Kohl 310-230-3722				
BERKSHIRE HATHAWAY <span style="float: right;">Viking, Bosch, Wine cellar</span>				

<b>874 TOYOPA DR</b>	Lunch	11-2	631/B5	<b>NEW</b>
<b>\$2,595,000</b>	4+2	1sty-CONTEMPORARY		
<b>PRISTINE LIGHT INFUSED HOME - SPARKING POOL! A MUST SEE!</b>				
Come enjoy this light infused home w/ a sparkling pool in the Huntington Palisades Area. Seconds to the Palisades park & the village, this elegant home is the perfect home for a young family! Situated on an expansive 9,300 sq.ft. lot, this 4 Bdrm/2 Bath home is flooded w/ natural light from the floor-to-ceiling windows that surround & showcase views of the impeccably landscaped yard & the in-ground pool. One of the most sought after neighborhoods of the Pacific Palisades!				
MLS#14-730411				
Tami Pardee 310-907-6517				
PARDEE PROPERTIES <span style="float: right;">Built ins, Dishwasher, Range/Oven, Fridg</span>				

<b>527 MUSKINGUM AVE</b>	Open	11-2	630J5	<b>NEW</b>
<b>\$2,395,000</b>	3+2	1sty-TRADITIONAL		
<b>STUNNING OCEAN VIEW TRADITIONAL</b>				
Extraordinary traditional Palisades home, w/spectacular canyon and ocean views. Three bedrooms, two baths. Living room w/built-ins, crown moulding, and high ceilings, that overlook a lush garden. Wood floors throughout most of main level. Updated eat-in kitchen that features banquette seating and Carrera marble counters. Spacious master with en suite bath. Large family room on lower level w/French doors leading to a landscaped garden and spa				
MLS#14-731305				
Vicki Driscoll 310-500-3091				
PARTNERS TRUST BW <span style="float: right;">washer,dryer,refrigerator,oven,dishwsher</span>				

<b>901 EL MEDIO AVE</b>	Open	11-2	630J5	<b>NEW</b>
<b>\$2,195,000</b>	5+3	MID-CENTURY		
<b>DREAMS ARE MADE OF THIS DREAMY 50'S RANCH. DREAMIER 16K LOT!</b>				
Family home 1st time on market. Designed/built by patriarch/renown contractor John Kuhl, whose construction expertise+keenMid-Century trendsetting contemporary aesthetic resulted in many features of the best architectural design of Era. Open kitchen/great rm, 2-sided fp in dining/ living rms+spectacular A-frame vaulted ceiling/post-and-beam housing are all now iconic of Period. Magnificent huge flat corner lot Muskingum/El Medio (Muskingum entrance) w/sport+shuffleboard courts, patio, huge yard.				
MLS#14-731305				
Betty-Jo Tilley 310-230-3767				
BERKSHIRE HATHAWAY H <span style="float: right;">Dshwshr</span>				

<b>301 BELLINO DR</b>	Open	11-2	630F5	<b>NEW</b>
<b>\$1,995,000</b>	3+2	1sty-CONTEMPORARY		
<b>LIGHT FILLED OCEAN VIEW HOME ON LARGE CORNER LOT</b>				
Opportunity is knocking to purchase this home in tranquil Castellamare Mesa. HARDWOOD FLOORS throughout. Living Rm w/fp opens onto a bonus rm with brkfst bar, newer windows & sliding glass dr. Good size dining rm. Lrg eat-in kit w/newer stove top, ovens & dishwasher. LARGE YARD w/2 grassy areas, 2 patios, bonus/storage rm & ROOM FOR POOL. There is a laundry rm, 2-car garage w/direct access, sec sys, newer int & ext paint. Move in as-is or update. This property is close to beach & hiking trails.				
MLS#14-726375				
Lauren Polan 3105737776				
COLDWELL BANKER - PAC. <span style="float: right;">www.301Bellino.com</span>				

<b>16772 CALLE DE MARISA</b>	Open	11-2	630G1	<b>NEW</b>
<b>\$1,695,000</b>	4+3.5	2sty-MEDITERRANEAN		
<b>GORGEOUS HOME WITH OCEAN &amp; MOUNTAIN VIEWS!</b>				
Beautifully appointed home on a gated, private street w/ ocean and mountain views. Recently remodeled kitchen w/ custom center island, beautiful cabinetry, stainless built-in appliances & Caesar stone countertops. Four large bedrooms, including master suite w/ sitting area, fireplace & balcony overlooking ocean & mountain views. Lushly landscaped yard w/ Spanish pavers, built-in gas fire pit, BBQ & speakers. Custom window treatments, indoor speakers, wood floors, & volume ceilings. Must see!!				
MLS#14-730411				
Kimberly & Beverly Gold 310-920-2187				
GIBSON INTERNATIONAL <span style="float: right;">www.16772calledeamarisa.com</span>				

<b>16757 LIVORNO DR</b>	Lunch	11-2	630-H5	<b>NEW</b>
<b>\$1,595,000</b>	3+2	1sty-TRADITIONAL		
<b>BEAUTIFULLY RESTORED TRADITIONAL WILL STEAL YOUR HEART!</b>				
The LR w/ cathedral ceiling, exposed beams, & fireplace has French door access to a front porch ideal for al fresco dining. Lovely formal DR adjoins the sunroom also w/ French doors opening to patio & landscaped yard. Gourmet kitchen w/ carrera marble counter tops, farmhouse sink & Viking range. 3 beds + 2 updated baths, wonderful details & hardwood floors throughout. The perfect floor plan for CA indoor-outdoor living. Marquez school district. A true gem!				
MLS#14-730411				
Loveland Carr Properties 323.460.7606				
COLDWELL BANKER - HP <span style="float: right;">16757Livorno.com</span>				

TUESDAY

<b>1624 SAN ONOFRE DR</b>	Refresh.	11-2	631D3	<b>rev</b>
<b>\$5,525,000</b>	5+5.5	VILLA		



**THE BEST VIEW IN THE UPPER RIVIERA**

Architectural Villa with 180 degree OCEAN AND CITY VIEWS! On an Exclusive street in the Upper Riviera sits this private estate designed to delight all your senses. Breathe in the inspirational views from every room, dive into the infinity pool & relax in the spa. This ENTERTAINER'S paradise includes a new built in BBQ Island, outdoor dining area and lounge. Whether you're entertaining your soul or your friends, this retreat's features tie the best of all worlds into one incredible property.

MLS#13-694215  
Adam & Ally Jaret 310-562-4073  
TELES PROPERTIES

**BBQ,Blt-Ins,Cent Vac,Dshwshr,Dryer,Other**

<b>1322 PAVIA PL</b>	Open	11-2	631D4	<b>rev</b>
<b>\$5,499,000</b>	6+7	2sty-TRADITIONAL		



**PRESTIGIOUS RIVIERA FRENCH COUNTRY ESTATE CSO = 3%**

PRICE REDUCED - Exquisitely remodeled with the finest of quality! This luxurious home has 6 bedrooms and 7 baths. Apx 5,786 sq ft of sun-filled living space on a gorgeous and completely private yard with apx 15,169 sq ft; all of which is maturely landscaped with enchanting outdoor entertaining areas, grassy yard, and romantic outdoor brick mantel wood burning fireplace, beach-entry pool and spa. Incredible indoor-outdoor floor plan perfect for entertaining. Two master suites; 1 up & 1 down.

MLS#13-715013  
Robert Radcliffe 310-255-5454  
SOTHEY'S INT'L RLTY

**Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other**

<b>905 CORSICA DR</b>	Open	11-2	631C5	<b>rev</b>
<b>\$3,998,000</b>	3+3.5	1sty-TRADITIONAL		

Charming 4+ 3.5 home features hardwd floors, crwn moldings, skylight & open floor plan. Cooks kitchen w/eat in area. Master w/sitting area. Large family rm leading out to a patio, pool & grassy yard.

MLS#13-693313  
Clifford Rowe 424-203-1890  
TELES PROPERTIES

**Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan**

<b>307 MOUNT HOLYOKE AVE</b>	Open	11-2	630J6	<b>rev</b>
<b>\$3,882,000</b>	5+4	CONTEMPORARY		



**REMODELED VIA BLUFFS WITH PANORAMIC OCEAN & MOUNTAIN VIEWS**

One of the best locations on the Via bluffs with panoramic ocean & mountain views. Remodeled, 2 story contemporary w/bamboo & stone floors and open kitchen w/cherry cabinets, Caesarstone, Viking oven & walk-in pantry. Master suite overlooks the beach & mountains. Upstairs you'll find 2 additional spacious bedrooms+1 bath. Living room floor-to-ceiling glass sliding doors lead to private backyard w/hot tub, built-in gas BBQ & private outdoor shower. This is California coastal living at its finest.

MLS#14-727903  
Anthony Marguleas 310.293.9280  
AMALFI ESTATES

**BBQ,Blt-Ins,Cing Fan,Dshwshr,Grbg Disp**

**15 Pacific Palisades** Condo / Co-op

<b>17351 W SUNSET BLVD #5F</b>	Open	11-2	630G6	<b>red</b>
<b>\$2,695,000</b>	3+4	2sty-ARCHITECTURAL		



**DO NOT MISS THIS SLEEK, SOPHISTICATED TWO-STORY PENTHOUSE!!!**

Superb attention has been paid to every element from the striking architecture to the chic interiors. An open floor plan w/expansive living & dining rooms, exposed concrete walls, reclaimed white oak flooring, a custom chef's kitchen, custom cabinetry and top of the line appliances. The inviting master bedroom suite features striking ocean views with a private terrace and luxurious en-suite bathroom. Enjoy over 1,340 sqft of outdoor space including a private backyard garden with outdoor shower.

MLS#13-723013  
T. Maltas/D. Bramlette  
THE AGENCY / PT BH

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

**17 Mid-Wilshire** Condo / Co-op

<b>320 S ARDMORE AVE, UNIT 136</b>	Open	10-2	633/J1	<b>NEW</b>
<b>\$235,000</b>	1+1	ARCHITECTURAL		



**SLEEK UPGRADED COURTYARD FACING 1+1**

ECO-FRIENDLY UPGRADED. 1+1 W/ STAINLESS STEEL APPLIANCES & BAMBOO FLOOR IN GREAT BLDG. W/ WHIRLPOOL, SAUNA, FITNESS RM. REC. RM AND LIBRARY. LOW HOAS \$251/MO. 1 CAR PARKING. WALK TO TRANSIT! A GREAT VALUE IN THE HEART OF LA!

Meredith McKenzie 626-344-9755  
PODLEY PROPERTIES

**Also Open Sun. Feb. 2, 2014**

**18 Hancock Park-Wilshire** Single Family

<b>125 FREMONT PL</b>	Open	11-2	633F3	<b>NEW</b>
<b>\$4,490,000</b>	5+5	MEDITERRANEAN		



**MAGNIFICENT 1920'S MEDITERRANEAN**

EXCLUSIVE "FREMONT PLACE" - A PRIVATE GUARD-GATED COMMUNITY. TASTEFULLY APPOINTED HOME W/ GRAND 2-STORY ENTRY. GREAT FLOOR PLAN FOR ENTERTAINING. CAPACIOUS LIVING ROOM OPENS UP TO EXPANSIVE MANICURED YARD W/ FABULOUS POOL. UPDATED GOURMET KITCHEN THAT OPENS UP TO FAMILY ROOM. MASTER SUITE WITH WALK-IN CLOSET AND INVITING BATH. 3 MORE VOLUMINOUS BEDROOMS WITH 2 UPDATED BATHS UP. MAID'S ROOM W/ BATH AND POWDER ROOM DOWN. GUEST QUARTERS OVER GARAGE.

MLS#14-729613  
June Lee 323.860.4262  
COLDWELL BANKER - HP

**James Song 323.860.4255**

<b>300 N LAS PALMAS AVE</b>	Open	11-2		<b>NEW</b>
<b>\$2,399,900</b>	5+5	MEDITERRANEAN		



**HANCOCK PARK MEDITERRANEAN WITH PRIVATE BACKYARD**

Grand Mediterranean estate located in historic Hancock Park. Once inside you will find an impressive foyer with a spiral staircase. To the left is the formal dining room with access to the spacious kitchen with breakfast area, butler's pantry, and maid's room; to the right from the entry and find yourself in the large living room with fireplace. Upstairs are 4 bedrooms and 3 baths. The private back yard boasts a sparkling pool and spa plus copious patio space perfect for entertaining.

Joyce Essex Harvey 310-777-6375  
COLDWELL BANKER-BH N

<b>357 S VAN NESS AVE</b>	Refresh.	11-2	633	<b>NEW</b>
<b>\$1,795,000</b>	4+3	2sty-TRADITIONAL		

Beautiful remodeled Traditional home.Two story entry way large living& dining room.Dark wood fl,detailed crown molding. Family room fireplace.New kitchen new baths Guest unit above two car garage

**New stainless appliances**

Adrian Grant 310962712  
JOHN AAROE GROUP

<b>718 S HIGHLAND AVE</b>	Lunch	11-2	633E3	<b>NEW</b>
<b>\$1,078,000</b>	3+2.5	TUDOR		



**EXQUISITE ENGLISH TUDOR**

MOTIVATED SELLER! MODERN 1920'S ENGLISH TUDOR DESIGNER STYLED RENOVATION BRINGS THE COMBINATION OF OLD WORLD CHARM WITH TODAY'S SPARKING FINISHES. THIS SPACIOUS HOME HAS 3 BEDROOMS, A MASTER SUITE, A POWDER ROOM AND A BONUS ROOM. GORGEOUS HIGH BARREL VAULTED CEILINGS IN LIVING ROOM LEADS TO FORMAL DINING ROOM AND SPARKLING OPEN KITCHEN. THE HOME FLOWS EFFORTLESSLY INTO THE GRASSY TRANQUIL BACK YARD COMPLETE WITH ENTERTAINERS DECK AND BROOKSIDE CABANA. THIS HOME IS AMUST SEE!

MLS#13-718375  
Rosa A. Garcia 877-633-6927  
D1 REAL ESTATE GROUP

**Dshwshr,Hood Fan,Rng/Ovn,HVAC**

**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.)


**Questions? Need Assistance?**  
**Contact our Help Desk Department!**

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

TUESDAY

**18 Hancock Park-Wilshire** Condo / Co-op

<b>5455 CLINTON ST</b>	Lunch	11-2	593/G7	<b>NEW</b>
<b>\$675,000</b>	2+1	1sty-ARCHITECTURAL		



**LARCHMONT - STUNNING OPEN CONCEPT, 2 PATIOS, EURO KITCHEN**

Unique architectural building with only 4 units. Ground floor with 2 beds & 1 bath with two sets of French doors leading out to two outdoor spaces (over 300 square feet). European kitchen with Gaggenau, Sub Zero, Miele appliances. 6" inch plank wood flrs, custom closets, water treatment system, window treatments, central heat/air, inside stacking Kenmore washer/dryer. Flat screen in the Living Room included. One car garage (two small cars could fit tandem) and two guest parking passes.

Carolyn Rae Cole	323-359-7300	Stove/Range/Flat Screen,Dishwasher/WD
------------------	--------------	---------------------------------------

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

<b>648 S RIDGELEY DR, UNIT 203</b>	Open	11-2	633C2	<b>NEW</b>
<b>\$399,000</b>	2+2	1sty-CONTEMPORARY		



**MUSEUM SQUARE TOP FLOOR 2+2 CONDO IN SMALL QUIET BUILDING**

This is the one you have been searching for! Move-in ready 2 bedroom, 2 bath top floor Museum Square condo in the perfect location,very close to shops, cafes, The Grove, museums and transportation. Nice open floor plan and a master suite that features a private bath and lots of closet space. This great unit also features 2 balconies and 2 side by side gated parking spaces. This very well maintained small quiet building is on a lovely tree lined street. Low HOA dues also include guest parking.

Mark Bessey	310.266.7853	Stove, Fridge
-------------	--------------	---------------

**19 Beverly Center-Miracle Mile** Single Family

<b>6340 DREXEL AVE</b>	Refresh.	11-2	633/B2	<b>NEW</b>
<b>\$2,695,000</b>	4+4.5	2sty-ARCHITECTURAL		



**ARCHITECTURAL DREAM! COME & ENJOY THE GOURMET COFFEE CART**

New construction 4 + 4 1/2 w/expansive light filled space featuring wide planked French Oak flrs, Fleetwood drs & windows + floating staircase & 14' ceilings down & 12' ceilings up. The gourmet kitchen includes a Viking cooktop & refrigerator, Thermadore side by side dble oven, Bosch dishwasher+Quartz marble counters & Italian White Lacquer cabinetry. Master w/enormous custom walk-in closet & spa like bath. Entertaining size balcony w/city lights view. Zen like backyard w/sparkling pool&fireplace.

Clifford Rowe	424-203-1890	Dishwsher, CookTop, DBIOven,Refrigerator
---------------	--------------	--

**118 N KINGS RD #402** Open 11-2 633A1 **rev**

<b>\$879,000</b>	3+3	CONTEMPORARY	
------------------	-----	--------------	--




**MODERN LUXURY LIFESTYLE. ONLY 2 LEFT!**

An Exceptional Brand New Construction Building Offering 21 Stunning Units In One Of L.A.'S Most Central & Ideal Neighborhoods. Within A Short Distance Of Your Front Door, There Is Everything Los Angeles Has To Offer Including Dining, Shopping, Entertainment & Nightlife. Our Spacious Meticulously Designed 3 Bedroom & 3 Bathroom Units Deliver A Wide Array Of Features & Amenities Including Grohe Bath Fixtures, Kohler Sinks, Italian Porcelain Tile, Wenge Wood

MLS#13-701893	310-291-1029	www.118kingsroad.com
---------------	--------------	----------------------

**20 Hollywood** Condo / Co-op

<b>6250 HOLLYWOOD BLV, UNIT 6C</b>	Refresh.	11-2	593/F4	<b>NEW</b>
<b>\$789,000</b>	1+2	15sty-ARCHITECTURAL		




**LOWEST-PRICED 1BR/2BA+DEN AT THE W, W/2 VALET PARKING SPOTS!**

Brand new listing! Freshly staged by Bella Casa, shows incredibly well for clients, easy to sell. Den can be used as guest BR, office or theater, 2nd BA is directly off of den. Hollywood Hills & Griffith Observatory views from living room, master bedroom & large entertaining patio. Re-landscaped private rooftop park with lap pool, spa, dog park, firepits, wet bars & grill areas & full gym, with 360 views to downtown, ocean & Hollywood Hills.\*\*\*Tell valet you're going to W Residences for tour.\*\*

Andy Geiger	213-222-6415	HollywoodRedefined6C.com
-------------	--------------	--------------------------

**5801 VENICE BLV** Refresh. 1-2 633B5 **NEW**

<b>\$475,000</b>	2+1	1sty-CONTEMPORARY	
------------------	-----	-------------------	--



**CHIC + SOPHISTICATED PICFAIR VILLAGE HOME**

This remodeled home is the lowest priced home in Picfair Village. With an open floorplan, this home has amazing indoor/outdoor flow. The well-appointed kitchen features new cabinetry, stainless steel appliances and quartz countertops. Upgrades include updated electric, plumbing, roof, double paned windows, central air and heat and wood floors. The beautifully done horizontal fence creates a sense of privacy, and the small yard and patio is a great place to relax or entertain.

The Carrabba Group	(323) 899-2900	Range, AC, Mircrowave
--------------------	----------------	-----------------------

**21 Silver Lake - Echo Park** Single Family

<b>1730 ROTARY DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$859,000</b>	3+2	SPANISH	



**JOIN US FOR LUNCH!**

After a long day at the LA grind --- pull your car into the garage, pour yourself a glass,and watch the sun set over the city from your terrace. Perched in the hills of Silverlake, this 3 bed + 2 bath Spanish is the perfect place to call home. The property retains much of it's original charm and character with hardwood floors, a vintage kitchen, and leaded glass built-ins. While updated bathrooms, central AC/heat, and a separate laundry room are just a few of the modern amenities.

Courtney Smith	323.899.8509	Range, Hood, Dishwasher, Fridge, W/D
----------------	--------------	--------------------------------------

**132 N CRESCENT HEIGHTS BLVD** Open 11-2 633B1 **red**

<b>\$1,275,000</b>	1395000	3+2	SPANISH
--------------------	---------	-----	---------



**REMODELED 2-STORY SPANISH RETREAT WITH POOL!**


Remodeled 2-Story Spanish retreat with pool! Grand living opens out to very private backyard with gorgeous pool and water feature and outdoor dining room with built-in barbecue! Formal dining room, gorgeous upstairs bathroom, rear bedroom has larger deck, an amazing home!

MLS#13-719959	310-887-0255	www.RandyAndTomHomes.com
---------------	--------------	--------------------------

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

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



<b>X 2527 SCOTT AVE</b>	Lunch 11-2	<b>NEW</b>
\$799,000	3+2 SPANISH	
	<b>UPDATED ECLECTIC SPANISH</b>	
Everything you've been searching for is right here: three bedrooms, two updated baths, spacious living room and dining room, hardwood floors, bonus space in the expanded garage - perfect for office or multi-purpose room, beautifully updated eat-in kitchen with French doors that open onto a large deck and the perfect size, fully fenced yard, central HVAC. The neighborhood is one of the most desirable on the eastside, with restaurants, clubs, and hip retail shops just a few blocks away.		
Joseph Lightfoot SOTHEBY'S LOS FELIZ	Dishwasher, refrigerator, stove	

<b>1926 PRESTON AVE</b>	Refresh. 11-2	<b>NEW</b>
\$699,000	3+2 2sty-CALIFORNIA BUNGALOW	
	<b>1921 CALIFORNIA BUNGALOW IN THE HEART OF ECHO PARK</b>	
Hillside views from this Quintessential California Bungalow. 2 beds and 1 bath upstairs, w/ period details throughout, including formal dining room, built-ins, dark wood moldings, hwd floors, and Fr doors. Main bathroom features claw foot tub, pedestal sink, heated towel bar, and hexagonal-tile floor. Separate bonus space below, ideal for home office, creative space, or add'l living quarters includes add'l kitchen and 1/2 bath. Central heat and air throughout, w/ gated 2 car off-street pkg		
Peter Tomlinson KELLER WILLIAMS RLTY	Range/oven, Fridge, W/D, Dishwasher	


**21 Silver Lake - Echo Park** Income

<b>2265 INDIA ST</b>	Open 11-2 594E4	<b>NEW</b>
\$1,225,000	Duplex 2sty-MID-CENTURY	
	<b>PRIME SILVERLAKE : MID CENTURY MODERN ENDLESS POSSIBILITIES!</b>	
Incredible opportunity to purchase a duplex on a 10,500 plus sq ft lot. Live-in one unit (3-bed 1.5 bath) and collect steady income from legal-2 bedroom 1 bath rental property with current rent @ (\$1425.00) about \$400-\$600 dollars per month below market rents (upside potential in future rental income) "Plus" Additional rent (actual) @ \$700 per month from un-permitted studio. Main house projected at \$2600.00 per month. Endless possibilities, development potential! Close to shopping, restaurants.		
MLS#14-730955 Steven D. Ito COLDWELL BANKER-MONT	Grbg Disp	

**22 Los Feliz** Single Family

<b>3993 CLAYTON AVE</b>	Open 11-2	<b>NEW</b>
\$929,000	4+2 1sty-CONTEMPORARY	
	<b>OPEN TUESDAY 11 AM- 2 PM</b>	
Stunning, renovated 4 br opportunity in Franklin Hills. A remarkable open, remodeled kitchen/dining/living fills the public space of the house, feat a glass-rock fp & hardwood flrs throughout. A dramatic master ba&a private balcony complements the master br. 3 other br are sep. on the south side of the home w/their own full ba. Walls are expansive. Attached garage contains the laundry, while add. storage is in the basement. The quiet location is convenient to Los Feliz best shops&restaurants. Show cold!		
Jill Epstein/Jaret Camarda NOURMAND&ASSOCIATES	310-888-3355 Range/Oven, Dryer, Washer, AC, 2 parking	

**22 Los Feliz** Condo / Co-op

<b>1910 RODNEY DR, UNIT 10</b>	Open 11-2 593A3	<b>NEW</b>
\$519,000	2+3 2sty-CONTEMPORARY	
	<b>LOS FELIZ VILLAGE CONDO OFFERS EXCEPTIONAL VALUE</b>	
Stylish Los Feliz Village condo offers exceptional value. Spacious interiors of 2+2.5 with 1470 SF is complemented with a remarkable huge pvt patio. Other features include: 2 sty flrpln, large bdrms, lots of closet space, wd lam flr, high ceil, lots of windows, renovated kitch, inside washer & dryer, gas fireplace, & new ac. 10 unit cmplx is close to specialty shops, eateries, theatre, & Griff Pk. Recent complex upgrades such as new roof, new plumbing, EQ ins, & new water htrs.		
Grace Gaerlan COLDWELL BANKER - LF	323-210-2404 Stove, refig, washer, dryer, ac	

**22 Los Feliz** Income

<b>4326 AMBROSE AVE</b>	Open 11-2 594B3	<b>bom</b>
\$1,295,000	Duplex 2sty-MEDITERRANEAN	
	<b>BOM! RARE OPPORTUNITY IN THIS MARKET... A "SECOND CHANCE"!!</b>	
Beautiful 1920's 2 story Mediterranean duplex on quiet cul de sac. Explosive view out over the city all the way to Catalina! Spacious character units, w/formal D/Rs, hardwood floors, separate laundry rooms. Good indoor/outdoor flow. Step down living room, beam ceiling & fireplace in lower. Wonderful full size entertainment and view deck for the upper. Separate bonus studio with bath and separate outdoor space at garage. Electric gate at driveway for privacy/security. Rare find in 90027		
MLS#13-670289 Steven Senigram KELLER WILLIAMS RLTY	323-842-1539 electric driveway gate, d/w, g/d	

**28 Culver City** Condo / Co-op

<b>6150 BUCKINGHAM PARKWAY, #203</b>	Open 12-2 672J6	<b>NEW</b>
\$459,000	3+2 1sty-TRADITIONAL	
	<b>SPRAWLING UNIT BY THE PARK, VERY PRIVATE, FEELS LIKE HOME!</b>	
Sprawling, clean, original unit. Great floor plan w/large master bedroom & 3/4 bath en-suite, away from 2 additional Br & Ba, giving the master suite maximum privacy & space. Large living & dining areas open to balcony. Bright, spacious kitchen w/lots of cabinets & counter space adjacent to den/office. Two additional Bedrooms are generous size. Unit has 2 side x side parking spaces. Lots of storage & laundry are in the garage. Good HOA with E/Q Ins., Pool, low HOD. Unit feels like home!		
MLS#14-729319 Dora Rivas GIBSON INTERNATIONAL	310-704-4367 Blt-Ins, Cing Fan, Dshwr, Gbg Disp, Hood Fan	

**5650 CAMBRIDGE WAY #1** NEW

<b>5650 CAMBRIDGE WAY #1</b>	Open 11-2 672J6	<b>NEW</b>
\$345,000	1+1 TRADITIONAL	
	<b>WELCOME HOME TO THIS COZY CORNER UNIT WITH ONE COMMON WALL!</b>	
Welcome home to this cozy corner unit w/ one common wall in small, well maintained complex w/ pool located on quiet tree lined street. Features include: open, bright floor plan, balcony off dining area w/ tree top views, upgraded hardwood flooring & carpets, retreat to spacious master bedroom w/ huge walk-in closet, plus den or office, lots of closets, w/ extra storage space in the garage. Low HOA dues! All this located near 2 nearby shopping malls & Fox Hills Park just 1 block away.		
MLS#14-729233 Laura Anderson KW LARCHMONT	323-646-6569 www.cambridge5650.com	

# MB ESCROW INC

THE INDEPENDENT ESCROW COMPANY WITH THE BEST SERVICE IN TOWN

*We've been in the same Beverly Hills location for 25 years and are looking forward to serving you for the next 25!*


9454 WILSHIRE BOULEVARD SUITE 901 | BEVERLY HILLS | 310.273.7106



TUESDAY

**30 Hollywood Hills East** *Single Family*

<b>6445 DEEP DELL PL</b>	Open	11-2	593F2	<b>NEW</b>
<b>\$1,449,000</b>	4+4	ARCHITECTURAL		



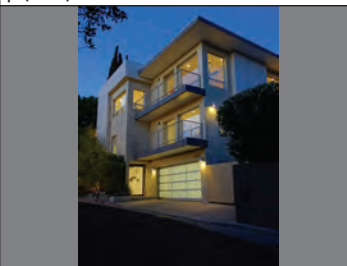
**COOLNESS IN HOLLYWOOD DELL**

Hip and chic home in Hollywood Dell. Interiors by celebrity designer Steven Cordrey. Fantastic natural light, espresso hardwood, wonderful floor plan w/ 3 bedrooms up and 1 bedroom suite downstairs w/ its own private entrance. Sexy living room, warm family room and open spaces create continuity making this a perfect entertaining pad. Huge deck out back with plenty of space to bbq and hang out. Walk to Lake Hollywood and great hiking trails. Also for lease.

MLS#14-731267  
Lorin Ruffenberg 310-500-3905  
PARTNERS TRUST BEVER

Dshwshr,Rng/Ovn,Fridg

<b>2742 CRESTON DR</b>	Refresh.	5-8	593F2	<b>rev</b>
<b>\$2,985,000</b>	3+4	ARCHITECTURAL		



**TWILIGHT ONLY**

Views, Views, Views! This 4 bed/4 bath home atop Beachwood Canyon boasts 'case-study' indoor/outdoor living and inspired views throughout. Light-filled dining/living room areas are separated by a see-through fireplace. The Master with a gorgeous bathroom, multiple closets. The Bulthaup cook's kitchen has a center island and Fleetwood sliding pocket-doors which usher guests outside. There is room for a lap pool. the 3 bedrooms below. Minutes from the Village and trails.

MLS#14-727029  
Kelly Sutherland 310-678-4830  
COLDWELL BANKER-BH S

Dshwshr,Dryer,Hood Fan,Micro,Rng/Ovn

**30 Hollywood Hills East** *Condo / Co-op*


<b>1957 N BRONSON AVE, UNIT 107</b>	Open	11-2	<b>NEW</b>
<b>\$599,000</b>	3+2.5	2sty-CONTEMP MED	

Bronson Cyn 2-Story Townhome in Franklin Village! Spacious 1621 Sq Feet 3 Beds, 2.5 Baths. Hardwood Floors, Living Room w/Gas FP, Chef's Kitchen w/Granite & SS Appliances, Huge 3-Car Garage!

Heidi Davis 213.819.1289 KW LARCHMONT

**34 Los Angeles Southwest** *Single Family*

<b>3861 S BUDLONG AVE</b>	Open	11-2	674-A2	<b>NEW</b>
<b>\$175,000</b>	2+1	CALIFORNIA BUNGALOW		



**ATTENTION FIRST TIME BUYERS!**

This is your opportunity to practice your remodeling skills. The house right next door sold for \$315,000 all redone. If you are an investor this is a quick way to make a nice profit. Property is sold as is. Probate Sale. Court confirmation is needed. Please call for an appointment.

MLS#14-731381  
Bella Kay 323.972.3408  
COLDWELL BANKER - HP

Submit all offers on Wed. Jan 29th at 6P

**41 Park Hills Heights** *Single Family*

<b>4731 BRYNHURST AVE</b>	Open	5-7	673E4	<b>rev</b>
<b>\$1,079,000</b>	3+3	COUNTRY ENGLISH		



**TWILIGHT WITH WINE & CHESSE**

Stunning Home Attention to detail in each room. Beautiful views of down town, the lot is over 9000 square feet. Show and Sell.

MLS#14-728637  
Julie Jordan  
NELSON SHELTON & ASS

Cing Fan,Dshwshr,Dryer,Grbg Disp,Hood

**42 Downtown L.A.** *Condo / Co-op*

<b>267 S SAN PEDRO ST #109</b>	Lunch	11-2	634G4	<b>NEW</b>
<b>\$489,000</b>	2+2	CONTEMPORARY		



**NEW PRICE!  
PLEASE JOIN ME FOR LUNCH!!**

NEW PRICE!! www.Teramachi109.com Teramachi, a senior (55 yrs +) condo complex in historic Little Tokyo. Rare first story, corner unit w/2 bedrooms, incl master suite, 2 full baths, open living rm w/fireplace, balcony & gourmet kitchen w/granite counters, breakfast bar, SS appliances, A/C, W&D, extra storage & 2 parking spaces. Sparkling pool, spa, central courtyard w/gardens & koi pond, fitness center, sauna, 2-story community rm, guest parking & 24 hour front desk/security station.

MLS#13-704263  
Thomas Inatomi 323-671-1249  
BERKSHIRE HATHAWAY

Dshwshr,W&D,Grbg Dsp,Hood Fan,Micro,Othr

<b>108 W 2ND ST #810</b>	Open	11-2	634F4	<b>rev</b>
<b>\$419,000</b>	1+1	ARCHITECTURAL		



**RARE HISTORIC MILLS ACT LOFT**

Stylish Loft on the 8th floor of the historic 104 year old Higgins Building just above The Edison. Fantastic downtown location. Built in 1910, in all it's Art Deco glory, the Higgins is also a Mills Act building so the new owner will benefit from having a much lower tax base! The unit boasts original metal doors, exposed ductwork and a large modern chef's kitchen with bar, custom backsplash tiling, caesar-stone counters, stainless appliances and soft close cabinets.

MLS#14-730251  
Jeffrey White 310-432-6432  
KELLER WILLIAMS BH

Blf-Ins,Dshwshr,Rng/Ovn,Fridg

**61 Lake Balboa** *Single Family*

<b>6611 BLEWETT AVE</b>	Open	11-1:30	531F6	<b>NEW</b>
<b>\$399,000</b>	3+2	TRADITIONAL		



**LAKE BALBOA'S BEST BUY.**

Charming traditional featuring 3 bedrooms, large living room with brick fireplace, large kitchen with breakfast area, separate utility room, cedar closet in master bedroom, loads of closets, hardwood floors throughout, separate office leads to private backyard with 6 fruit trees, covered patio and solar pool which is fenced in. Copper plumbing. Ideal location, on quiet street, close to freeways, restaurants and shopping. Needs TLC.

MLS#14-731377  
Estelle King 818-434-3554  
RODEO REALTY

Micro,Rng/Ovn

**62 Encino** *Single Family*

<b>16500 MOORPARK ST</b>	Open	11-2	561E3	<b>NEW</b>
<b>\$1,299,000</b>	5+6	CONTEMPORARY		



**BRAND NEW! CONTEMPORARY! MUST SEE!**

Contemporary brand new homes showcasing the best of modern architectural design located on a peaceful cul-de-sac in the heart of Encino. 2 Story, 5 bedrooms, 5.5 baths, approx. 3800 sf. Open floor plans, high end finishes, Chef's kitchen, Large en-suite bedrooms. Private master suite. Great multi purpose activity room w/ 10ft ceilings. Space for future installation of elevator. Indoor/outdoor living. Beautiful lush landscaping combines with stunning exterior Brazilian hardwood siding.

MLS#14-730943  
Milstein/Silver/Nicoll 310-927-2038  
KW BEVERLY HILLS

ModernEncinoHomes.com



**THE MLS .COM**  
Most Accurate Real Estate Source

TUESDAY

**71 East Van Nuys** Single Family

<b>13744 BESSEMER ST</b>	Refresh.	11-2	532C7	<b>NEW</b>
<b>\$619,000</b>	3+2	1sty-RANCH		



**DARLING 3BR/2BA RANCH IN VALLEY GLEN!**

Warm and inviting 1950s Ranch home w/ 3BR/2BA, 1600+ sq ft, open floor plan, cozy fireplace, and bonus room that doubles as a family room/rec room. Both bathrooms are fully remodeled and the impressive en suite master bath includes a separate standing shower and soaking tub, Carrara marble and chrome fixtures. The backyard has a lovely sitting area perfect for entertaining. Attached 2 car garage with direct access from the kitchen. Walking distance to Erwin Park and Metro orange line.


**MLS#14-731061**

John D. Kostrey      310-621-4341  
KELLER WILLIAMS RLTY

**Blt-Ins,Dshwshr,Frdg,Range/Oven,Other**

**73 Studio City** Single Family

<b>11175 VALLEY SPRING PLACE PL</b>	Open	11-2	562J5	<b>NEW</b>
<b>\$2,459,000</b>	5+5.5	RANCH		



**REBUILT CONTEMPORARY RANCH**

Spectacular reconstruction in one of Studio City's best pockets. This 5 bed, 5.5 bath house was rebuilt from the ground up with a focused attention to detail. Complete privacy paired with high end luxury all on a spectacular piece of property in one of LAs best neighborhoods.

**MLS#14-731139**

Adam Rosenfeld      310.595.5915  
JOHN AAROE GROUP

**Dshwshr,Frzr,Grbg Disp,Hood Fan,Micro**

**72 Sherman Oaks** Single Family

<b>4850 LONGRIDGE AVE</b>	Open	11-2	562D3	<b>NEW</b>
<b>\$850,000</b>	3+3	1sty-MID-CENTURY		



**NEW LISTING SHERMAN OAKS BEAUTY**

Classic Mellenthin family home minutes from Fashion Square and schools. Large en-suite master, plus two additional bedrooms and bathrooms. Expansive bright den/living & dining rooms with hardwood floors throughout. Vaulted ceilings, 2 fireplaces, lush yard, mature trees, central heat/air, two car garage prime location. Room for a pool. Move in ready.

**MLS#14-731457**

Jeffrey Sachs      310-777-6361  
COLDWELL BANKER-BH N

**www.4850longridge.com**

**1458 Montecito Heights** Single Family

<b>1301 MONTECITO DR</b>	Open	11-2	595-C6	<b>NEW</b>
<b>\$759,000</b>	5+4	2sty-TRADITIONAL		



**AHH...THE LUXURY OF SPACE...**

where the grand piano & the big screen of your dreams fit & still leave rm for those pool table fantasies. Where you'll find a D.R. for 10+ & Where a separate wing w/spacious bedroom, bath, sitting rm & private deck create a perfect guest suite. Where the office converts to the 4th bedroom w/it's own 1/2 bath. And where a 1000 sq ft+ master bedroom on its own for w/bath and acres of closet. If this is the house you've been waiting for, come home to the very top of Montecito Heights.

**MLS#14-731457**

Liz Johnson      323-397-6041  
TELES PROPERTIES

**Family Room! View!**

**72 Sherman Oaks** Condo / Co-op

<b>15039 DICKENS ST #104</b>	Open	11-2	561H4	<b>NEW</b>
<b>\$895,000</b>	3+4	CONTEMPORARY		



**LARGE CONTEMPORARY TRI-LEVEL TOWNHOME, SOUTH OF VENTURA**

Immaculate prestigious highly upgraded Twnhm with custom blt-ins, plantation shutters, high ceilings, generous crn moldings, recessed lighting, hdwd flrs, and much more. Almost 2300 sq.ft. w/quality thru-out. 3 bedrooms, 3.5 baths + Den. Gourmet kitchen W/GE Monogram ss appliances, granite counters ,Center Island w/breakfast bar. Lg. private romantic master suite on entire upper level w/rooftop deck and mountain views. 2 walk-in closets, separate tub/shower. Add'l 2 bdr's w/2 full bths + den

**MLS#14-730517**

Geraldine Spira      310 463-4403  
GERALDINE SPIRA

**Blt-Ins,Cing Fan,Dshwshr,Dryer,Frzr**

## 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.



## The MLS™ App

Updated Every 15 Minutes

Available for iOS & Android.  
Search for Homes in Southern California.  
Now With "Member Only" Features!



## 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, JANUARY 15, 2014  
MOST ACCURATE REAL ESTATE SOURCE