

01 Beverly Hills

Single Family

818 N ROXBURY DR

Open 11-2

NEW

\$12,500,000

4+5.5

2sty-MODERN



S Frankel, C Shapiro

310-281-3981

COLDWELL BANKER-BH N

www.stevefrankel.com

SEDUCTIVE CALIFORNIA MODERN IN PRIME BEVERLY HILLS

Magnificent Modern Estate designed by noted architect Leonardo Umansky. Located on famed Roxbury Drive in the heart of Beverly Hills. Cutting-edge design featuring retractable walls and glass doors that create the quintessential indoor-outdoor California lifestyle. Inspired by Japanese and Mid-Century architecture, the home incorporates bold natural materials of redwood, limestone, oak and Bouquet Canyon stone. Chic and sophisticated living in coveted Beverly Hills.

9541 SUNSET BLV


Open 11-2 592F6

NEW

\$8,495,000

6+7.5

MEDITERRANEAN



Jade Mills

310-285-7508

COLDWELL BANKER-BH S

Elevator, Built-Ins, Refrigerator

EXQUISITE MEDITERRANEAN VILLA

Gated, up long driveway & set back from the street, this Exceptional Mediterranean Villa is sited on over half an acre of beautiful park-like grounds. Incredible scale & luxurious details. 2-story Grand Salon with elegant double "flying" staircase, living room, family room, FDR, large gourmet kitchen, breakfast room, library, powder room, laundry, maids, & guest suite. Upstairs 3 bdrm suites including private master suite. Dazzling grounds with patios, lawns, lush landscaping, & reflection pool.

1021 N BEVERLY DR

Open 11-2 592E6

NEW

\$6,150,000

7+4.5

TRADITIONAL



MLS#13-647483

Sally FJones/ Dan Weiser

310-281-3999

COLDWELL BANKER-BH S

www.1021northbeverly.com

THE BEST OF BEVERLY HILLS! EXQUISITE HOME IN A+ LOCATION!

Pristine & lovingly maintained home in the best N. of Sunset location on a lot of over 33,000 sqft you will find this gracious ivy covered Traditional home w/approx. 5,000 sqft incl 7BD in a sensible floor plan. Many original details intact. Sweeping frontage & a generous circular drive lead to formal & casual entertaining areas that flow to the outdoors. Sun filled garden room w/fireplace. Spectacular rear yard w/cabana area, pool, brick patio, & grassy area surrounded by lush greenery.

400 WALKER DR

Open 11-2 592H3

NEW

\$4,500,000

4+4

MID-CENTURY



MLS#12-640991

Jeff Hyland

310.278.3311

HILTON & HYLAND

Dshwshr,Grbg Disp

HIGHEST HOUSE IN TROUSDALE

Highest house in Trousdale and therefore the city of Beverly Hills. Sensational views from Century City to the ocean to the Santa Monica mountains. Remodel or build on this rare site. First time on the market in 50 years.

710 N LINDEN DR

Open 11-2 632E1

rev

\$5,298,000

4+4.5

SPANISH



MLS#13-643423

Joy Denton

SOTHEBY'S INT'L RLTY

Blt-Ins,Cbl,Dshwshr,Frzr,Grbg Disp,Other

SPANISH VILLA IN PRIME LOCATION

lovingly cared for family home on the market for the first time in over 40 years. two story foyer with original tiled staircase, living room with exposed beams, cozy den/office, FDR center island kitchen, breakfast room, and family room. Three bedrooms upstairs including master suite with walk-in closets and 2 baths, plus 2 additional bedrooms and bath. Large bedroom and steam bath on the main level. Hardwood floors and French doors, two double garages Very private grassy yd

462 S LA PEER DR

Refresh. 11-2 632H3

bom

\$1,175,000

3+2

1sty-TRADITIONAL



MLS#12-619173

LIBOW / KAS

310-285-7509

COLDWELL BANKER-BH S

Blt-Ins

BACK ON THE MARKET WITH AN APPROVED SHORT SALE!

APPROVED SHORT SALE! WELCOME TO THE DEAL OF THE YEAR FOR THIS TOTALLY CHARMING AND EXTENSIVELY REMODELED 1STY TRADITIONAL ON A PRIME ROAD PROXIMATE TO FINE AMENITIES. SUNLIT RMS W/WD FLRS AND NEWER KITCHEN & BATHS. LARGE OPEN LIVING/ DINING/KITCHEN AREA. GREAT CLOSET SPACE. ONE BEDROOM HAS A UNIQUE LOFT-STYLE OFFICE AREA. LOVELY POOL/SPA IN REAR YARD. OUTDOOR BONUS/REC RM BEHIND THE POOL. CONTACT LISTING AGENT 1 FOR ALL APPOINTMENTS.

01 Beverly Hills

Condo / Co-op

200 N SWALL DR #305


Open 11-2 632H2

NEW

\$945,000

2+2

CONTEMPORARY



MLS#13-647449

Fox / Greensweig

310-308-1757

TELES PROPERTIES

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

RARE LARGE PATIO UNIT IN THE SOMERSET FOR SALE OR LEASE!

Chic, streamlined 2 Br 2 Ba in the prestigious full service Somerset. Sensational, spacious terrace, perfect for dining & entertaining. Great floor plan divides the bedroom suites with living room, dining area & eat in kitchen, affording privacy to each of them. 24 hr concierge & valet, pool, spa, gym & community room. New wood flooring, fresh paint, laundry room and lots of closets. Sophisticated condo is set in a tree-lined neighborhood, close to Robertson/3rd St shops and restaurants.

248 S DOHENY DR, UNIT 4

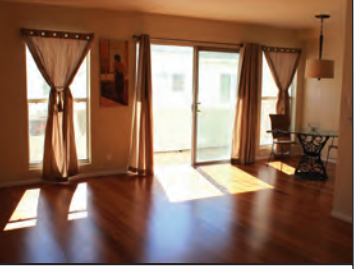
Refresh. 11-2 632

NEW

\$449,000

1+1

1sty-CONTEMPORARY



Ingrid Kern

3102544551

NOURMAND & ASSOC.

fridge, stove, micro, garb.dispos., w/d

EXQUISITE 1BR/1BA IN THE HEART OF BH

Upgraded to perfection this lovely condo is ready to move in. Enter into the light and bright LR with hardwood floors, where a balcony spans across the room. In the kitchen stainless steel appliances, rare marble counter tops with washer/dryer in place. The dining area faces the kitchen & the living room. The BA has a bathtub and a separate shower, the floor is tiled. The area, which leads to the BR shows an additional linen closet. In the spacious bedroom are two nice sized walk-in closets.

447 N DOHENY DR #303

Open 11-2 592H7

rev

\$1,100,000

1+1.5

CONTEMPORARY

ONLY 5 REMAIN! MAJOR REDUCTION!! La Terrasse new 20 unit bldg in BH starting @ \$995K. The bar has been raised w every finish& lifestyle amenity. Concierge, media rm, sun terrace, gym & so much more!

MLS#12-613911

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

Sevak Kachadurian

3107132867

WEA

01 Beverly Hills

Income

253 S DOHENY DR

Open 11-2 632H2

NEW

\$2,300,000

2sty-OTHER



MLS#12-636927

Diane Sharp

310 740-0414

KELLER WILLIAMS BEVE

Amazing property in BH proper

INVEST IN THE BEST TRI-PLEX THAT BEVERLY HILLS HAS TO OFFER!

Built in 1989 this is a unique Beverly Hills property. All three townhomes are spacious and like homes. All two large bedrooms and two baths upstairs, downstairs is living room,dining area, eat in kitchen, and powder room. Each with two car parking in garage plus off street parking. At one time, Beverly Hills approved for condos. One unit vacant asking price is \$3900 for lease.

01 Beverly Hills

Lease

253 DOHENY DR #3

Open 11-2 632H2

NEW

\$3,900

2+2.5

2sty-TRADITIONAL

Light & bright tnhm 2 masters upstairs w/ 2 baths, grt closets, & laundry. Dnstairs living room w/fpl, dining area, kitchen w/ eat in area & pwdr rm 2 car parking + tri-plex for sale \$2,300,000

MLS#13-643451

A must see!

Diane Sharp

310 740-0414

KELLER WILLIAMS BEVE



<b>630 MOUNTAIN DR</b>	Open	11-2	592F6
<b>\$38,000</b>	4+8	TRADITIONAL	



**PRIVATE ESTATE IN BEVERLY HILLS**

Private furnished estate in prime Beverly Hills location. Sitting on over an acre of resort like grounds this estate is gated with circular driveway. Idealistic for entertaining this home has a commanding entry with grand staircase, light and airy living and dining rooms with floor to ceiling glass windows, overlooking the pool and manicured grounds. 4 bedrooms and 8 baths, including an enormous master suite with his and her baths, walk-in closets, and gym. In the heart of Beverly Hills.

**MLS#12-635415**  
Cory Weiss 310-500-3939  
PARTNERS TRUST BH

**Dshwshr,Dryer,Micro,Rng/Ovn,Fridge,Other**

<b>300 N SWALL DR #307</b>	Open	11-2	632H1
<b>\$6,800</b>	2+3	TRADITIONAL	



**FABULOUS LEASE OPPORTUNITIES!!**


Exceptionally light and bright spacious 2 BR 2.5 BA plus den in the elegant IV Seasons. Beautiful mountain views, fresh paint, carpet, new recessed kitchen lighting. Great flow through the large living room, den w/wet bar & custom shelving, formal dining room and eat in kitchen. Laundry room, lots of closets and storage. Full service building with 24 hr concierge & valet, pool spa & gym. Set in a tree lined neighborhood close to Robertson/3rd St shops and restaurants. Prefer no smoking.

**MLS#13-645897**  
Fox / Greensweig 310-308-1757  
TELES PROPERTIES

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

## 02 Beverly Hills Post Office Single Family

<b>9311 CHEROKEE LN</b>	Refresh.	11-2	592G3
<b>\$8,000,000</b>	6+9	3sty-CONTEMP MED	



**GRAND-SCALE TUSCAN VILLA**

COME BY FOR GOURMET COFFEE BAR BY LONGSHOT ~ Newer gated and grand-scale Tuscan-style residence features six bedrooms/nine baths, beautiful stone tile, dark hardwood floors, high vaulted ceilings, and wrought-iron fixtures. The top floor boasts a spacious master suite and four guest bedrooms, while the entertainment areas reside on the first floor and generous basement level. The home also offers a movie theater, billiards room, wine cellar, as well as a yard with a pool, spa, and waterfall.

**MLS#13-647411**  
David Kramer 310-691-2400  
HILTON & HYLAND

**gatedbeverlyhillstuscanestate.com**

<b>10048 CIELO DR</b>	Refresh.	11-2	
<b>\$6,500,000</b>	5+6	VILLA	




**SEE FULL PAGE AD!! REFRESHMENTS SERVED!!**

This majestic Mediterranean Villa not visible from the street is just moments from BH Hotel. Rare, gated 300' driveway. Extremely private resort living at its finest. Perfect for the discriminating buyer looking for the ultimate in privacy w/ city & canyon views. This gorgeous home has never before been offered for sale. Designed by famed architect Gus Duffy and completed in 2003. One-of-a-kind sculptured rock retaining wall, large motor court perched on over an acre of picturesque grounds.

**J. Babajian/S. Bijan 310-623-8800**  
RODEO REATLY

**www.cielodriveestate.com**

<b>1100 MAYBROOK DRIVE</b>	Open	11-2	592C6
<b>\$3,750,000</b>	5+5	2sty-TRADITIONAL	




**\*BEVERLY HILLS SCHOOLS\* GLEAMING & ELEGANT 5+5 HOME W/ POOL**

\*Beverly Hills Schools\* RICH TEXTURES AND ELEGANCE DEFINE THIS BEAUTIFUL HOME WITH A PICTURESQUE GARDEN AND SPARKLING POOL! FABULOUS LOCATION OFF LOWER BENEDICT CYN. GOURMET KITCHEN WITH CUSTOM CABINETS AND DESIGNER BUILT INS. 4BD+3BTH UP, 1BD+ 1.5 BTH DOWN. TWO STORY ENTRY, FRML DINING, SUNROOM OPENS TO YARD, POOL WITH RETRACTABLE COVER AND AN OUTDOOR COOKS DREAM; BUILT IN BBQ, COOKTOP, FRIDGE AND BAR. MASTER SUITE WITH WALK IN CLOSET, DRESSING AREA, STEAM SHOWER AND SPA TUB. 4125 SQ FT.

**MLS#13-646437**  
Cheryl Gussman Kaupp 635146  
NELSON SHELTON

**BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other**

<b>2100 BENEDICT CANYON DRIVE</b>	Lunch	11-2	
<b>\$2,895,000</b>	6+8	MEDITERRANEAN	



**BEST PRICE PER/SQFT! NEEDS TLC**

Majestic Estate 7,245 SF 3 suites, 3 full baths, 4 fireplaces, gourmet kitchen, grand living room, huge dining area with 14 feet ceilings on the main floor, Pool & Sauna. The 2 story guest house has 2 bedrooms & balconies, 2.5 baths, kitchen & laundry.

**MLS#SR13008219CN**  
Essi Shilati 818-540-4000  
COLDWELL BANKER

**Dishwasher, Freezer, Grbg Disp, Fridge**

<b>1351 TOWER GROVE DR</b>	Open	11-2	592D5
<b>\$2,695,000</b>	5+5.5	FRENCH	



**ONE OF THE BEST DEALS IN TOWN!**

Newly remodeled interiors. Spacious master with large bathroom and sauna alone on the top floor. Large chefs kitchen with big double door fridge/freezer, 6 burner stove, double ovens and wine fridge. Incredible views from many rooms and patios. Downstairs are 3 bedrooms plus small maids and huge bonus room (create a theater/art studio etc.). Lushly landscaped pool and spa with rock waterfall. This is a great bargain. Do not miss!

**MLS#13-646179**  
Max Shapiro 310-422-5628  
WEA

**Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp**

<b>9637 HIGHRIDGE DR</b>	Refresh.	11-2	592D2
<b>\$1,399,000</b>	3+2.5	ARCHITECTURAL	




**VIEWS, VIEWS VIEWS! STUNNING ARCHITECTURAL HOME!**

This beautiful 3BD+2.5BA architectural home adjacent to Beverly Park has soaring ceilings, panoramic views, & an enormous amount of light. Surround yourself in a private, quiet neighborhood in a stunning home that is move-in ready w/views from every room! Private grassy enclosed front yard w/patio, spacious living room, formal dining, gourmet kitchen, master suite w/loft & walk in closet, 2 fireplaces, sauna & more. Walls of windows & doors opening to a spacious outdoor balcony.

**MLS#13-647371**  
Sally/Meredith Schlosser 310-281-3999  
COLDWELL BANKER-BH S

**www.9637highridge.com**

<b>2074 BENEDICT CANYON DR</b>	Open	11-2	592B3
<b>\$1,280,000</b>	3+3	FRENCH	



**SHORT SALE!!! WILL NOT LAST!**

Short Sale! Light Fixer. A great opportunity to own this contemporary French Country home just a few minutes from the heart of Beverly Hills. It features 3 bedrooms 3baths, huge master suite on separate wing with it's own sitting area and deck, skylights throughout, French doors, plenty of storage, big backyard with pool, huge 6 car garage, plenty of parking. Will not last.

**MLS#13-643159**  
Jurgita Dargyte 3109226999  
WEA

## 03 Sunset Strip - Hollywood Hills West Single Family

<b>9116 ST IVES DR</b>	Open	11-2	592H5
<b>\$5,950,000</b>	3+3.5	2sty-ARCHITECTURAL	



**LOWER DOHENY RECONSTRUCTED ARCHITECTURAL VIEW HOME**

Meticulously & comprehensively rebuilt from the studs w/unparalleled quality, style & design. All new systems. No expense spared. Rift cut oak flrs,Vitrocsa windows, city-ocean vus. Gourmet kit w/Miele, Wolf, Dornbracht, marble, ctr isle. Master w/FP, switchlite windows, Rodin tub, steam, walk-in. Floating stairs w/guillotine window lead to media rm w/Creston, Samsung, surround sound, bar, & opens to new spa & pool w/Laminar jet fountains, fire feature, BBQ kitch. Wine cellar. One of a kind.

**MLS#13-646997**  
DarrellWallace/DonEllis 310-435-3690  
JOHN AAROE GROUP

**BBQ,Custom Blt-Ins,More**




1874 SUNSET PLAZA DR

Open 11-2 592J4

\$2,695,000

3+2.5 CONTEMPORARY

NEW



**HOLLYWOOD HILLS VIEW CONTEMPORARY**

Hollywood Hills Contemporary with spectacular panoramic city & ocean views. Price includes adjacent lot for a combined apx. total of 13,890 sq.ft. Living rm with glass doors to patio overlooking shimmering vistas, dining rm, powder rm, & large kitchen with prof. appliances, center island with breakfast bar, & spacious breakfast area. Upstairs offers 3 bdrms including 2 guest suites with lovely shared bath, & private master suite with walk-in closet, glass doors to large patio, & luxurious bath.

Jade Mills 310-285-7508  
COLDWELL BANKER-BH S

Dishwasher, Range/Oven, Refrigerator

2431 APOLLO DR

Refresh. 11-2 583-B2

\$2,295,000

5+5 2sty-ARCHITECTURAL

NEW



**SLEEK 4700SF ARCHITECTURAL! \$10K BONUS TO SELLING AGENT!!**

Shows beautifully. Great for cool indoor/outdoor entertaining with its open kitchen/living room/dining room floorplan and welcoming indoor/outdoor space. You must see this 5 bedroom 5 bath en suite natural stucco beauty. Easy lock and leave maintenance. Hardwood floors, verdant hillside views, Huge Master with green views and fabulous double shower bath. Done to the 9s and less than \$500SF!

Kaminoff | 2137187718  
KW BEVERLY HILLS

www.2431apollo.com

1930 N SYCAMORE AVE.

Open 11-2 593D4

\$1,989,000

4+4.5 TRADITIONAL

NEW



**REMODELED, RESTORED & EXPANDED FABULOUS STREET TO STREET LOT**

Fabulous street to street park like grounds w/ East facing city views. Approx. (13,866 sq ft lot) w/ mature landscaping. Lawn for entertaining, paths & pond. One house w/ 2 addresses 1933 N. Orchid & 1930 N. Sycamore Ave. (As New) rebuilt turn of cent. Trad. w/ state of the art craftsmanship & permits. Designer Thermador kitch, hdwd flrs. 4+4.5 + huge office w/ sep. entrance above the 3 car garage. Steps from the heart of Hollywood. Approx. 3,457 with 592sq.ft. office/guest unit. Done!

MLS#13-647493  
Ron Holliman 310-777-6216  
COLDWELL BANKER-BH N

N. Sycamore North of Franklin Avenue


7270 MULHOLLAND DR

Open 12-3 593C1

\$1,850,000

4+4.5 CONTEMPORARY

NEW



**UNIQUE CONTEMPORARY HOME WITH CITY VIEWS!**

loft like entry overlooks a cascading waterfall and open hallways to the kitchen/ dining areas.W/ a main strcse & a spiral strcse to the mezzanine level w/ living area, gst bath & guest bedroom suite plus private master suite;media rm +lovely garden/yard. A truly exciting & warm Contemporary. Do Not Miss!

MLS#13-647191  
A Comora/P Lester 424-230-3746  
THE AGENCY

Blt-Ins,Other

6924 TREASURE TRL

Open 11-2 593D1

\$895,000

1+1.5 ARCHITECTURAL

NEW



**MAJESTIC OAKS GRACE THIS MOUNTAIN RETREAT.**

Spectacular city and Canyon views. Superior finishes throughout including "Four Seasons" style bath with European fixtures, rain forest marble, steam shower and Japanese soaking tub. Huge eat-in Kitchen designed for entertaining opens to an expansive deck with authentic redwood hot tub. Hand distressed hardwood floors, clerestory windows, superior custom lighting throughout. Detached garage plus off-street parking for 3 cars. 6 parcels included with sale encompassing over 17,000 SF of land.

MLS#13-647173  
J Essex Harvey/P Kellogg 310-777-6307  
COLDWELL BANKER-BH N

www.6924TreasureTrl.com

8027 BRIAR SUMMIT DR

Refresh. 11-2:30 593A1

\$2,595,000

4+4.5 1sty-ARCHITECTURAL

red



**HUGE ONE STORY, SOARING CEILINGS, GREAT OUTDOOR ENTERTAINING**

Celebrity Compound on Quiet Cul-De-Sac in Absolute Move in Condition with Guest house, Saltwater Pool and Outdoor Kitchen. Gated Entry to Patio Courtyard and Zen Modern Home with Very High Ceilings and Warm Feeling full of Light and Air. Living Room with Vaulted Ceilings and Huge Sleek Walls overlooks Sparkling Pool and Cabana. Open Dining Room and Kitchen for lavish entertaining. Separate Den/Screening Room. Huge Master Suite with Fireplace, Entertainment Center and Massive Walk-In Closets

MLS#12-628417  
Richard Klug 310.991.1333  
SOTHEBY'S INT'L RLTY

Huge Master Suite, Fountains, New Roof

2143 SUNSET PLAZA DR

Open 11-2 592H4

\$3,495,000

3+4 3sty-ARCHITECTURAL

rev



**BRAND NEW ARCHITECTURAL WITH CITY TO OCEAN VIEWS!**

Brand new construction built by Dean Larkin AIA. Spectacular city to ocean views. Meticulous finishes and quality, 3 bedrooms and 4.5 baths, 3 car garage, infinity edge pool and spa, wine cellar and more. Perfect for entertaining! This is the ultimate view home in the Hollywood Hills. Tuesday Open House 11am-2pm and 5:30pm-7:30pm

MLS#12-637127  
B.Williams & R.Romito 310-691-5935  
HILTON & HYLAND

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

3581 MULTIVIEW DR

Open 11-2 563B7

\$2,998,888

6+6.5 CONTEMPORARY

rev



**STUNNING NEW MODERN REMODEL WITH CITY & MOUNTAIN VIEWS!**

Gated and private with fantastic curb appeal. 25 foot ceilings and wide open floorplan with large rooms and loads of light throughout. Fantastic large master suite with views and extra large closet space and separate massage room off master. 2nd great master suite, open chef's kitchen, separate gym, home theater, large office and large guest apartment with separate entrance and decks surrounding the property front and back to enjoy the spectacular views. Pool, spa and extreme quality.

MLS#12-639695  
Ginger Glass 310-927-9307  
COLDWELL BANKER-BH N

www.3581multiviewdrive.com

9312 NIGHTINGALE DR

Open 11-2 592H4

\$13,750,000

4+7 2sty-ARCHITECTURAL

bom

Newly constructed 2010 "Bird Streets" home. 4-car garage & gated entryway. Rift oak floors and stacking Fleetwood doors throughout. Home Theater, Wine Cellar, Yard, Pool, & amazing views of the city.

MLS#13-644661 BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other  
Mauricio Umansky 424-230-3701 THE AGENCY

03 Sunset Strip - Hollywood Hills West

Condo / Co-op


9255 DOHENY RD, UNIT 2001

Open 11-2 592 G6

\$3,750,000

1+2 CONTEMPORARY

NEW



**SIERRA TOWERS - 9255 DOHENY RD. # 2001**

Turnkey unit in acclaimed Sierra Towers. Originally 3-bedrooms, this 2,100 sq.ft. unit has been dramatically reconfigured into a stunning and luxurious 1-bedroom plus den/office. Completely updated with great Northwest view from a high floor. This is a rare and very special unit.

Jonah Wilson/Josh Greer 310-858-5465  
HILTON & HYLAND

Why Advertise?

High Traffic Distribution Locations.

Throughout the Los Angeles Metropolitan Area! Find us in Coffee Houses, Supermarkets, Restaurants, Hospitals, Hotels, Retail Shops, Farmers' Markets, and More...



<b>7135 HOLLYWOOD BLV, UNIT 1108</b> Refresh. 11-2 593/D4 <b>\$549,000</b> 2+2 MODERN	<b>NEW</b>
<b>BREATHTAKING MILLION DOLLAR VIEWS IN LUXURY HI-RISE!</b> Luxury High-Rise with breathtaking million dollar views of Hollywood, Downtown, and Mountains will have you feeling like Hollywood's finest! Designer 11th floor Unit with modern kitchen, stainless appls, and large master with spacious balcony. 24 hour security, doorman, guest valet, pool, gym, rec room with pool table and ping pong. Pet friendly. Walk to Runyon Canyon, Hollywood and Highland, and to Hollywood's hottest restaurants, shops, nightlife, and luxury hotels.	
Justin Jacobson HORIZON REALTY	310 892-2673 built-ins,dishwash,range/oven,refrig

<b>7270 HILLSIDE AVE, UNIT 102</b> Refresh. 11-2 <b>\$299,000</b> 1+1 CONTEMPORARY	<b>NEW</b>
<b>RENOVATED HOLLYWOOD HILLS 1+1 FOR \$299K! POOL/EQ INSURANCE!</b> PRISTINE DELUXE 1 BEDROOM AT THE HIGHLY DESIRABLE KEY LARGO. IMMACULATE UNIT FEATURES HARDWOOD FLOORS, SMOOTH CEILINGS, GRANITE KITCHEN, UPDATED BATH, FRENCH DOORS, EXCELLENT CLOSE SPACE, CENTRAL A/C, & FLOOR TO CEILING WINDOWS. WELL MAINTAINED BUILDING HAS POOL, SPA, EQ INSURANCE, COVERED PARKING, COPPER PLUMBING, & IS PET FRIENDLY.	
Martinez & Seeram RODEO & PT BH	323-377-0548 www.HousesinLA.com

### 03 Sunset Strip - Hollywood Hills West Lease

<b>1438 N DOHENY DR</b> Open 12-2 592H5 <b>\$13,000</b> 4+6 3sty-CONTEMPORARY	<b>NEW</b>
<b>SENSATIONAL LEASE: JUST BRING YOUR TOOTHBRUSH!</b> Remodeled w/ 4 BR+ maid's, 6 BA & over 4,000 sq.ft.. 2-story entry w/ open flow, hw floors & custom details throughout. Gourmet eat in kitchen w/center island & top appl. Formal dining rm w/ French doors that open to lush grounds, pool, spa & patio. Lite & brite formal living rm w/ hi ceilings & FP. Master suite w/ hi ceilings, lrg walk in closet, lovely bathroom w/ tub, dual sinks & steam shower. Downstairs entertainment rm w/ wet bar & French doors that open to patio & fountain.	
Judy Ross-Bunnage COLDWELL BANKER-BH S	310-285-7504 BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

### 04 Bel Air - Holmby Hills Single Family

<b>347 ST CLOUD RD</b> Refresh. 11-2 592B7 <b>\$9,900,000</b> 5+4 FRENCH	<b>NEW</b>
<b>PRIME LOWER BEL AIR!! REFRESHMENTS SERVED!!</b> Located in prime Lower Bel Air through the prestigious East gate on arguably one of the best streets. Surrounded by multi-million dollar estates. Gated and sited on approx. 3/4 acres of mostly flat, expansive park like grounds with mature landscaping and pool. Remodel the existing one story French Regency style estate or build new. Excellent potential and opportunity.	
J. Babajian/J. Flagg RODEO REALTY	310-623-8800 www.347stcloud.com

<b>15105 MULHOLLAND DR</b> Open 11-2 <b>\$6,750,000</b> 5+8	<b>NEW</b>
<b>ONE-OF-A-KIND MASTERPIECE</b> Private and gated, this entertainers estate is a one-of-a-kind masterpiece that boasts two stories of walls-of-glass that capture an explosive 300 degrees of unobstructed city lights and mountain views. Along with over 2,500 square feet of outdoor entertainment space with a swimmer's pool and two spas this 11,000 square feet home, including 5 beds and 8 baths, can easily be a live/work environment and is simply amazing!	
Josh & Matt Altman HILTON & HYLAND	323-791-9398

<b>920 MORAGA DR</b> Open 11-2 591H7 <b>\$2,250,000</b> 4+3.75 1sty-TRADITIONAL	<b>NEW</b>
<b>STORYBOOK TRADITIONAL IN LOWER BEL AIR. GREAT VALUE!</b> Classic 30's 1 sty Traditional perched on a knoll on beautiful tree-lined Moraga Dr in lwr Bel Air. Grt st presence, lg lot w/ broad frontage (28,984 SF/ass), ideal flr plan & wful Trad detailing thruout. lg LR w/ bar, FDR & sunny kitch/fam rm all open to patios, grassy yard, lg swimmer's pl & beau setting w/ mature trees. 4 BR (or 3+office), 3.75 BA, incl sun-filled master w/ grt closets & lg bath. Warm, inviting home filled with charm. 1st offering in over 40 yrs!	
David Offer PRUDENTIAL CA REALTY	310-820-9341 www.920moraga.com

<b>1743 ROSCOMARE RD</b> Open 11-2 591H4 <b>\$1,900,000</b> 4+4 1sty-CONTEMPORARY	<b>NEW</b>
<b>CHARMING BEL AIR CONTEMPORARY WITH POOL</b> Beautiful one of a kind contemporary in prestigious Bel Air with expansive step down living room w/ contemporary fireplace, dining/lounge area, open chef's kitchen with stainless steel appliances. Stunning master suite with very generous closets, spa-style bath with dual sinks, overlooking the sparkling pool surrounded by lush greenery and flagstone. This home is truly a charmer.	
Michael Mandekic PRUDENTIAL CA - BEVE	213.703.7300 Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hd Fan.

<b>979 BEL AIR RD</b> Refresh. 11-2 592B6 <b>\$16,700,000</b> 5+9 2sty-MEDITERRANEAN	<b>rev</b>
<b>TROPHY BEL-AIR PROPERTY JUST UNDER ONE ACRE.</b> Situated in prestigious Bel Air, is a magnificent Italian Villa. Gated motor court entry, nestled on just under a flat acre of park-like grounds are Italian gardens,fountains,koi pond,pool,& spa. Over 10,000 sq ft w/ 5br & 9ba. Resort style master wing with sumptuous his&hers bathroom, walk-in closets,gym & private loggia with fire place.Public rooms large in scale includes a formal dining room, library,office, gourmet kitchen, family room,screening room,fire-pit,& separate guest house.	
Jill Epstein/Rochelle M. NOURMAND&ASSOCIATES	310-888-3355 BBQ,Blt-Ins,Cbl,Clng Fan,Cent Vac,Other

<b>10930 CHALON RD</b> Open 11-2 591J7 <b>\$7,995,000</b> 3+4.5 RANCH	<b>rev</b>
<b>COMPELLING VALUE ON BEL AIR COUNTRY CLUB GOLF COURSE</b> Opportunity to develop a view property on ¾ acre promontory overlooking a beautiful stream, trees & white sand traps of the greens & fairways on the Bel-Air Country Club Golf Course, distant city views. Elevated & flanked by 2 estates under construction. "Trendy" neighborhood has 4 recent unreported sales of \$20+M, plus sales of \$25M, \$35M, & 5 site sales of \$6-\$7M. Charming apx 2,800 sq ft 3 bed + 4 bath ranch home - pool & guest cottage. Property sold "as-is" as a development opportunity.	
Drew Mandile SOTHEY'S INT'L RLTY	310.786.1803 First Open House - Lot Size 33,800 Sq Ft

### 05 Westwood - Century City Single Family

<b>10573 LE CONTE AVE</b> Refresh. 11-2 632C2 <b>\$3,599,000</b> 6+5 MEDITERRANEAN	<b>NEW</b>
<b>OPEN TUESDAY 11-2PM!</b> Magnificent 6 bedroom 5 bath 2 story remodeled Little Holmby home w/ over 6400 sq ft. Elegant living room & a great room leading to a large patio surrounded w/ lush foliage ideal for entertaining. The spacious kitchen w/ granite island & counters boasts a breakfast room w/ French doors to yard & pool. The 3 upstairs bedrooms include a master w/ a large walk-in closet & spa tub & shower. The lower level consists of a home office suite with 2 offices, 2 baths and a large conf. room w/ fireplace.	
M. Cockinos/F. Fouladi COLDWELL BANKER - BW	310-612-5606



<b>808 GLENMONT AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,995,000</b>	4+5	2sty-SPANISH	




**LITTLE HOLMBY CHARACTER SPANISH**

This warm and evocative, 4 bedroom 4.5 bath Little Holmby Spanish is uncommonly light and bright with all its unspoiled original 1928 period details intact & gleaming. The floor plan includes a stunning living room, cozy den, gourmet cook's kitchen, formal dining & breakfast rooms, a large master suite and a full guest house offering multiple uses such as a family room, home office, screening room or writer/art studio.

James Bremner 310-622-7445  
GIBSON INTERNATIONAL

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

<b>10445 WILSHIRE #1702</b>	Open	11-2	632C2	<b>NEW</b>
<b>\$979,000</b>	2+2	CONTEMPORARY		



**GEORGEOUS, 17TH FLOOR, GREAT VIEWS!**

This is high rise living at its best. Located on the 17th floor of The Grand, vus of dwntwn, The Getty & mtn vistas encompass the unit. Largest flr plan in bldg, rm sizes are generous w/ BR's nicely separated by main living area. Balcanies off liv rm & master suite. Features include a gourmet kitchen w/ granite counters, SS appl & many upgraded systems. Master suite has his & her walk-in closets plus addl' wall closets & lux bath. Liv rm features a bar & FP. Fantastic bldg services. Pristine.

MLS#13-646637  
Wolf/Young 310-255-3416  
PRUDENTIAL- SM

Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other

<b>1825 MIDVALE AVE #203</b>	Refresh.	11-2	632B4	<b>NEW</b>
<b>\$735,000</b>	2+2.5			



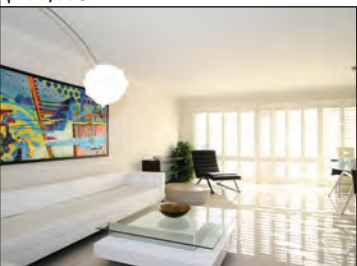
**SPACIOUS ENTERTAINER'S DREAM CONDO**

IF YOU ARE LOOKING FOR AN INCREDIBLY SPACIOUS 2 BEDROOM PLUS DEN 2.5 BATH CONDO GREAT STREET IN PRIME WESTWOOD NEIGHBORHOOD. THIS IS IT! AN ENTERTAINERS DREAM SUNNY AND LIGHT. LARGE KITCHEN WITH STAINLESS APPLIANCES AND BREAKFAST AREA. FORMAL DINING AREA.ENJOY RELAXING BY THE RETRO GAS FIREPLACE. TILE & PERGO FLOORS THROUGHOUT. CLOSETS GALORE. MASTER BA HAS LARGE TUB/SEP.SHOWER 2 PRIVATE BALCONIES-ONE OFF MASTER BEDROOM. COMMON COURTYARD FILLED WITH PLANTS & WATERFALL.

MLS#13-647005  
Karen Numme 323-804-2008  
KW LARCHMONT

Dshwshr,Dryer,Rng/Ovn,Fridg,Trsh Cmpctr,

<b>10701 WILSHIRE #1205</b>	Open	11-2	632C3	<b>NEW</b>
<b>\$499,993</b>	1+1.5	CONTEMPORARY		



**CROWN TOWERS -AFFORDABLE ON THE WILSHIRE CORRIDOR**

Fabulous Bright West facing larger 1 bedroom with 1.5 bath at the Crown Towers. Enjoy the high rise living with 24 hour valet, 24 hour switchboard, security, pool, gym, rec room and more. Great balcony that runs the length of the unit. Plantation shutters throughout, tile flooring, great closets, upgraded kitchen and baths. Unit is also on the market for Lease. Seller will consider option. Available ready for move-in.

MLS#13-645425  
Randi Pollock 310-699-1050  
COLDWELL BANKER -SM

Fridge, avail part furn

<b>2320 S BENTLEY AVE #207</b>	Lunch	11-2	632C6	<b>NEW</b>
<b>\$499,000</b>	2+2	TRADITIONAL		




**GREAT VALUE! COME FOR LUNCH!**

Top Floor Rear Penthouse unit in great Westwood location! Quiet, Views to mountains and Century City lights. Fabulous floor plan with large rooms. Updated kitchen. Master suite has TWO large walk-in closets!! Immaculately maintained building with pride of ownership evident. Beautiful pool, recreation room, bike area, Extra locking storage. Close to restaurants, UCLA, Movie Theaters, everything fun!

MLS#13-647355  
Randy Freeman 310 420-9242  
PRUDENTIAL CA REALTY

randyfreeman4realestate.com

<b>10501 WILSHIRE #2209</b>	Open	11-2	632C2	<b>NEW</b>
<b>\$485,000</b>	1+2	CONTEMPORARY		



**FAB CITY VUS FROM RENOVATED 22ND FLR CONDO ON THE CORRIDOR**

Beautifully remodeled 1 bedroom+den/2 bath condo on ultra high floor with exceptional city views. Amazing contemporary condo with concrete floors, gorgeously remodeled kitchen, baths, and new double paned windows throughout. Full service building with 24 hour security guard, valet parking, pool, gym, sun deck, banquet facilities, conference room and more.

MLS#13-645417  
M. Michele Martin 310-508-8448  
KELLER WILLIAMS BH

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

<b>10501 WILSHIRE BLVD #1007</b>	Open	11-2	632C2	<b>NEW</b>
<b>\$475,000</b>	1+2	CONTEMPORARY		



**BRIGHT & OPEN CORRIDOR CONDO W/ CENTURY CITY VIEWS**

Totally and beautifully remodeled 1 BEDROOM + DEN w/ 2 BATHS and gorgeous unobstructed views of Century City from every room.Unit has a very large, open kitchen with top of the line appliances and beautiful granite counter tops. Ultra high ceilings and great closet and storage space top off the list of beautiful features. Master has walk-in closet. Terrific full service bldg with 24 hour sec, valet parking, gym, pool, spa, banquet facilities, guest rooms, conference rm and more!

MLS#12-624671  
M. Michele Martin 310-508-8448  
KELLER WILLIAMS BH

Blt-Ins,Dshwshr,Frzr,Grbg Disp,Micro

<b>1632 CAMDEN AVE #305</b>	Refresh.	11-2	632B4	<b>NEW</b>
<b>\$449,000</b>	2+2	CONTEMPORARY		



**BRIGHT TOP FLOOR WESTWOOD WINNER!**

Location Location Location. Bright & sunny top floor 2+2 N of SM Blvd & just E of Sepulveda on very nice street! Generous room sizes, excellent closet space in both br's. Large master features walk in closet, extra closet, ceiling fan and no common wall to 2nd br. Lots of windows, wood burning fireplace, updated kitchen w/ breakfast bar + dining area, gated entrance & 2 car parking w/ extra storage. Reasonable \$335 dues include EQ insurance as well. Priced right on the money!

MLS#13-647405  
Damon Kronsberg 310.633.4900  
COLDWELL BANKER-BW

Cbl,Cing Fan,Dshwshr,Grbg Disp

<b>10660 WILSHIRE #1203</b>	Open	11-2	632C3	<b>rev</b>
<b>\$1,025,000</b>	3+2.5	CONTEMPORARY		



**BEST VALUE ON THE CORRIDOR**

Check the comps, At \$421/sf this move-in, 3BR/2.5BA 2433sf condo is the best deal on the corridor. This exceptional corner unit features an open living space, high ceilings, and gorgeous, unobstructed mountain and ocean views. Kitchen is beautifully finished with granite counters, limestone floors, glazed custom cabinets and breakfast bar. Master offers a marble bath and walk-in closet. There is a separate laundry room with built-ins and lots of additional storage throughout. Full service.

MLS#12-627319  
Jane Gavens 310-497-5166  
COLDWELL BANKER-BH S

Blt-Ins,Cbl

## 05 Westwood - Century City Lease

<b>810 HOLMBY AVE</b>	Open	11-2	632C2	<b>NEW</b>
<b>\$10,000</b>	4+3.5	VILLA		



**OPEN TUESDAY 11 - 2**


For SHOWINGS and questions SEE PRIVATE REMARKS. The essence of "PRIVATE Property" in the literal meaning of the phrase. Authentic REGENCY VILLA. Walled, gated, and hedged imparting the feeling of a small estate. A "Garden Sanctuary" in the midst of the city. Ambiance of the Bel-Air Hotel. Ballroom size living room with French doors opens to large south facing brick terraces and lushly landscaped gardens and lawn. Ideal for receptions and entertaining.


MLS#13-645953  
J. Tucker Elm 310.980.7723  
SOTHEBY'S INT'L RLTY

Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other



1551 MANNING AVE #203		Open	11-2	632C3	NEW
\$4,500	2+2.5	CONTEMPORARY			
Stunning single level lease. Over 2,000 sf. Front unit. Light, brt. Quality finishes. Lrg liv room w/ bamboo flrs & fp. Flex flr plan w/ huge den or sep din rm. Gourmet eat-in kitchen. w/d in unit.					
MLS#13-644863		Blt-Ins,Refr,iCbl,Dshwshr,Dryer,Grbg Dis			
Linda Stagen		310-472-5139		LRS PROPERTIES	

8552 WEST KNOLL DR		Open	11-2	592J6	NEW
\$4,500	2+2	MEDITERRANEAN			
		<b>GATED AND PRIVATE MEDITERRANEAN!</b>			
		Gated and private mediterranean in prime west hollywood with rare gated parking for 6 cars. Beautiful floorplan with master facing back of home with great closet space and large deck and stairs to spacious backyard perfect for entertaining. Serene landscaping with patios, fountain and pond in wonderful setting.			
MLS#13-647077					
Ginger Glass	310-927-9307				
COLDWELL BANKER-BH N		Cbl,Dshwshr,Dryer,Hood Fan,Rng/Ovn,Other			

10701 WILSHIRE #1205		Open	11-2	632C3	NEW
\$2,800	1+1.5	CONTEMPORARY			
		<b>CROWN TOWERS-AFFORDABLE ON THE WILSHIRE CORRIDOR</b>			
		Fabulous Bright West facing larger 1 bedroom with 1.5 bath at the Crown Towers. Enjoy the high rise living with 24 hour valet, beautiful lobby, pool, gym, rec room and more. Great balcony that runs the length of the unit. Plantation shutters throughout, tile flooring, great closets, upgraded kitchen and baths. Unit is also on the market for sale. Seller will consider option. Available ready for move-in.			
		MLS#13-645403			
		Randi Pollock	310 699-1050		
		COLDWELL BANKER -SM			
		Fridge, avail part furn			

## 06 Brentwood Single Family


1778 OLD RANCH RD		Open	11-2	631D2	NEW
\$3,750,000		3+3.5	1sty-CALIFORNIA BUNGALOW		
		WELCOME TO MONTECITO IN SULLIVAN CANYON			
		A long & gated driveway opens up to a uniquely private oasis nestled into the hills of Sullivan Canyon. Pristine in its finish, akin to a Four Seasons Bungalow offering 3 bedroom suites, den and equally elegant Guest House Casita. French doors throughout allow for an open, indoor, outdoor flow to manicured grounds and hot and cold plunge spas. Water features and fountains at strategic points, accent this most tranquil setting on this 1.54 acre property.			
		MLS#12-632221			
		Nick Segal & Rick Ojeda		310.500.1343	
		PARTNERS TRUST BH			
		Blt-Ins, Micro, Fridg, Trsh Cmpctr			

3426 MERRIMAC RD		Open	11-2	591	NEW
\$1,649,000		3+2.5	1sty-TRADITIONAL		
					
<b>REMODELED TRAD.-QUIET CUL-DE-SAC-MANDEVILLE CYN-BRENTWOOD</b>					
<p>This completely remodeled traditional is perfectly located; just off of Mandeville Canyon Road on a quiet cul-de-sac. Features include: 2,560 sqft. of int. space and a huge 23,164 sqft. lot, 3 bd, 2.5 bth, open and bright floor plan, high vaulted ceilings, top of the line finishes (Kitchen: honed black granite counter-tops, Sub-Zero refrigerator, Viking stove, Viking stainless steel hood, Carrera marble back splash, Miele dishwasher), hwd. floors throughout, plantation shutters AND MUCH MORE!!</p>					
Scott Wynne		818-294-4545			
CB-STUDIO CITY					

## 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!

839 WELLESLEY AVE		Open	11-2	631G5	NEW
\$1,100,000		2+1	TRADITIONAL		
		<b>GREAT OPPORTUNITY ON THE CREEKSIDE IN BRENTWOOD!</b>  Great opportunity on the Creekside! Remodel or Build New. Property is in a highly desirable neighborhood near the Brentwood Country Club. Featuring 2 bd + 1 ba, with apppx. 1066 sq ft on a 6486 sq ft lot. Step down living room w/ FP and sliding glass door leading to patio. Spacious detached family room with FP. Garage was converted to an office, storage & laundry room. Property needs TLC. PROBATE SALE AND DOES REQUIRE COURT CONFIRMATION AND OVERBID. SOLD AS-IS . See attachment for instructions.			
MLS#13-647031					
Elyse Arbour		310-873-4188		Dshwshr,Frzr,Rng/Ovn,Fridg	
RODEO REALTY- BRENTW					

540 TUALLITAN RD		Open	11-2	631F2	rev
\$1,950,000		4+3	MID-CENTURY		
		OPEN TUESDAY 11-2PM!			
		1 owner – custom hm. IMMACULATE!!!! Quiet, cul-de-sac- close to Kenter Sch & Crestwood Prk. Oak hrdwd flrs throughout, lg entertaining kit, spac. eating area, top-of-the-line appls, Birch cabinets w/xlnt storage, FP, blt-in closets, lg laundry rm, W/D. Attached garage w/grt storage. Most rms open to lg. pvt patio, covered gazebo. Home has been continuously upgraded: copper piping, electrical, dbl-paned windows and boasts "pride of ownership", one of the most well-built homes on the Westside!			
		MLS#13-643023			
		Sue-Ellen Douglas 310-979-3967			
		COLDWELL BANKER - BW			

## 06 Brentwood Condo / Co-op

453 S BARRINGTON AVE #202		Open	11-2	631H3	red
\$799,000	829000	2+3	2sty-CONTEMP MED		
		<b>EXCLUSIVE BRENTWOOD CONDOMINIUM</b>			
Exceptional single level condominium home in an exclusive newer Brentwood building. Discover this tastefully done abode on a quiet cul-de-sac, not seen from and set back from Barrington Ave. Nicely decorated with gorgeous hardwood floors and high quality design elements and finishes. Well-proportioned rooms & nicely laid-out floor plan for gracious living. Laundry room inside unit, two car separate parking spaces, fireplace, central AC and other requisites for contemporary lifestyles.					
MLS#12-637941					
Simon Salloom		3107498686			
PRUDENTIAL CA - MONT					

## 06 Brentwood Lease

601 N BONHILL RD		Open	11-1	631F2	NEW
\$5,495	3+2	CONTEMPORARY			
		<b>TRANQUIL NORTH OF SUNSET BERENTWOOD HOUSE FOR LEASE</b>			
		Beautiful views from every room of this pristine Contemporary. 3 bedroom, 2 bath home in upper Brentwood with sweeping frontage, large 2 car garage with extra storage, multiple year lease preferred, hardwood floors, beautiful cabinetry, refrigerator, freezer, A/C, D/W, W/D and stove. Parking for 2 cars in garage and 4 cars in front of over sized garage. Pets negotiable. Recessed lighting for art. Both front and back grassy yards. Separated bedrooms.			
		MLS#12-598785			
		Robin Greenberg	310 968 0605		
		PRUDENTIAL CA - BREN			
		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn			

## 07 West L.A. Single Family

1622 WELLESLEY AVE		Open	11-2	631H6	NEW
\$1,089,500		3+2	2sty-CONTEMPORARY		
		3+2 HOME WITH PERMITTED STUDIO & BATH			
		Lovely two story 3 bedroom/2 bath home with magical backyard with custom brick work and 400+ sq. ft. permitted detached studio with bath. A private oasis on the Westside and centrally located to new the Expo Light Rail Line. Custom features include coved and barreled ceilings, recessed lighting, built-in shelves, 3 fireplaces, camera security system, HVAC. Wonderful oversized master bathroom with double sinks and private porch. Beautiful granite counter tops in Master and Kitchen.			
		MLS#13-647181			
		Lisa Pound		310-710-6149	
		GIBSON INTERNATIONAL			
		www.1622Wellesley.com			



<b>2728 BURKSHIRE AVE</b>	Open	11-2	672B1	<b>NEW</b>
<b>\$799,000</b>	3+2	1sty-TRADITIONAL		



**WELCOMING 3BED/2BATH+DEN EVOKES WARM VENICE VIBE**

Nestled behind a picket fence, this gem beckons you to enjoy the comfortable California lifestyle. Warm welcoming living rm w/ fireplc & hrdwd flrs. Formal dining room. Relax in cozy den retreat w/ 2nd fireplc & exposed beam ceilings. Bathrooms updated nicely. Central heat, copper plumbing, recessed lighting, newer roof & finished garage. Even a basement/wine cellar! Orchard of fruit trees plus herb & vegetable gardens. Located in terrific neighborhood, this is the perfect place to call home!

MLS#13-647511  
Pete Castro (310) 482-2100  
KELLER WILLIAMS

[www.2728burkshire.com](http://www.2728burkshire.com)

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

<b>1931 BARRY AVE #1</b>	Open	11-2	632A6	<b>NEW</b>
<b>\$1,199,990</b>	4+3.5	2sty-CONTEMP MED		




This is a front unit!!!! Gorgeous luxury 2 story townhouse with 4 Bedroom / 3.5 bath, beautiful hardwood floors, crown molding, arched doorways, stone bathrooms, recessed lighting and lot of built ins. The kitchen features a granite counter tops, back splash, stainless steel Viking appliances and spacious separate pantry. This masterpiece includes a private garage with direct access into your home. A definitive Must See!!!!

MLS#13-646681  
Camila Healy (310) 801-2543  
RE/MAX ESTATE PROPER

Blt-Ins

<b>11578 IOWA AVE #101</b>	Open	11-2	632A5	<b>NEW</b>
<b>\$849,000</b>	3+3.5	CONTEMPORARY		



**ELEGANT FULL FLOOR 3 BEDROOM, 3.5 BATH + DEN**

Stunning full floor unit w/private entrance, no common walls & wrap around patio area. Largest floor plan in building. 3 bed, 3.5 ba + den. Hdwd flrs, recessed lighting & high ceilings w/ beautiful crown moldings. LR w/gas FP & wet bar. Gourmet kitchen boasts a granite inlay tile floor, granite counters & SS appl. Spacious master suite w/ large walk in closet, luxurious bath w/spa tub, vanity w/granite counter & double sinks. Inside laundry, 2 parking spaces + storage rm. Feels like a private home.

MLS#13-646973  
Susan Williams (310) 990 5686  
GIBSON INTERNATIONAL

Dshwshr, Dryer, Elvtr, Grbg Disp, Washer

**08 Cheviot Hills - Rancho Park** Single Family

<b>3143 CAVENDISH DR</b>	Open	11-2		<b>NEW</b>
<b>\$1,643,000</b>	4+3.5	2sty-TRADITIONAL		




**FABULOUS 2-STORY TRADITIONAL!**

Spacious living room flooded w/ natural light from the beautiful leaded & beveled glass windows, gleaming hardwood floors, decorative moldings & large traditional fireplace. Elegant formal dining room, gourmet kitchen w/ granite counters & breakfast area. Cozy wood paneled den w/ fireplace & wet bar. Master suite & two family bedrooms upstairs. Guest bedroom w/ own bath downstairs. Lushly landscaped tropical rear yard features a private lagoon style pool.

Rory Posin/Kristian Bonk (310) 839-8500  
RE/MAX BEVERLY HILLS

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

<b>10310 NORTHVALE RD</b>	Open	11-2	632E7	<b>NEW</b>
<b>\$899,000</b>	3+2.5	TRADITIONAL		



**CHEVIOT HILLS TRADITIONAL**

First time on market in almost 60 years. Remodel, expand or rebuild this Cheviot Hills traditional home on an approximately 6,300 s.f. lot. The main level of this original condition home features: 2 bedrooms + convertible den, 1.5 bathrooms, large living room with fireplace, formal dining room, kitchen and breakfast room. The lower garden level includes a guest bedroom + bathroom, with separate access. Large deck and secluded grassy backyard.

MLS#13-646755  
Peter Maurice (310) 623-8819  
RODEO REALTY

[www.10310Northvale.com](http://www.10310Northvale.com)

<b>2809 PATRICIA AVE</b>	Open	1-2	632E6	<b>rev</b>
<b>\$2,950,000</b>	4+6	ARCHITECTURAL		



**FANTASTIC HOME IN HEART OF CHEVIOT HILLS**

This unparalleled four bedroom architectural home, crafted with a beautiful blend of wood, steel, & glass materials, includes features not typically found in this neighborhood. The spacious loft-like floor plan illuminates the seamless transition between the home's interior & exterior, offering endless possibilities & versatility. four-car garage. Crazy views from house and rooftop deck. Walk to shopping, restaurants, golf course, and Overland Elementary School.

MLS#12-623245  
Paul Fig & Lilly Lenavit (310) 968-4344  
TELES PROPERTIES, IN

Dshwshr, Elvtr, Rng/Ovn, Fridg

**09 Beverlywood Vicinity** Single Family

<b>1230 S BEDFORD DR</b>	Open	11-2	632F4	<b>NEW</b>
<b>\$1,649,000</b>	5+5.5	TUDOR		



**GRAND 3-STORY TUDOR!**

Located in highly desired Beverly Hills/Beverlywood adjacent neighborhood. Large living room with brick fireplace, custom built-ins and plantation shutters. Elegant formal dining room with intricate leaded and beveled glass windows and doors. Gourmet kitchen with center island, hardwood floors & breakfast area. Spacious family room with wet bar leading to open patio.

MLS#13-647189  
Rory Posin/Kristian Bonk (310) 839-8500  
RE/MAX BEVERLY HILLS

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

<b>9023 BEVERLYWOOD ST</b>	Open	11-2	632/H6	<b>NEW</b>
<b>\$749,000</b>	2+1.5	1sty-SPANISH		



**NEW LISTING! CHARMING SPANISH IN BEVERLYWOOD ADJACENT**

Main house has 2 Br + 1 Ba, w/ permitted GH currently converted to professional recording studio. Kitchen with vintage stove, cozy breakfast room. Separate dining room. Master bedroom has vanity area and retrofitted closet. Bath with double sinks & separate tub/shower. Fabulous drought tolerant landscaping. Back deck w/ hot tub, professional landscaping & sophisticated night lighting. Ideal for wonderful outdoor living/entertaining. Garage has been converted to another office w/ French doors.

Melissa Alt (424) 202-3232  
TELES PROPERTIES

Stove, Washer/Dryer, Refrigerator

**10 West Hollywood Vicinity** Single Family

<b>912 N WEST KNOLL DR</b>	Open	11-2	592J6	<b>NEW</b>
<b>\$2,375,000</b>	3+4	2sty-ARCHITECTURAL		



**NEW EXCLUSIVE IN PRIME WEHO LOCATION**

Sleek, sparkling architectural residence offering open entertainment spaces filled with light. Striking 2 story great room w/ fireplace, built-in media area & dramatic floating staircase. Luxury finishes throughout, incl designer kitchen w/ Viking and Sub-zero appliances. Spacious master suite w/ large balcony, FP and oversized bath suite. Kitchen, 1st fl gst ste & dining area overlook the outdoor dining/sitting room, very private yard with pool, spa & separate studio/pool house/office. HURRY!

MLS#13-646985  
K Pfeiffer / S Saul (310) 503 1934  
CB - MALIBU COLONY

Blt-Ins, Dshwshr, Rng/Ovn

<b>8935 RANGELY AVE</b>	Open	11-2	592H7	<b>NEW</b>
<b>\$1,749,000</b>	4+3.5	SPANISH		



**BEAUTIFUL, REMODELED, SPANISH WITH GUEST APARTMENT**

Beautifully redone 1920's Spanish with fantastic attention to detail. Great street in best West Hollywood Neighborhood. Entertainers floor plan with french doors to private patios and exceptional landscaping. Main house with 3 bedrooms plus office. Gracious Master suite. Guest Apartment with separate address. 2 car garage.

MLS#13-646819  
Vanessa Sandin (818) 231-3509  
COLDWELL BANKER-BH N

Rng/Ovn



<b>9005 ELEVADO ST</b>	Open	11-2	596H6	<b>NEW</b>
<b>\$1,099,000</b>	2+3			
				
<b>DONE 2+2 +OFFICE &amp; REGISTERED GUEST UNIT IN PRIME NORMA TRI</b> Redone two bedroom, two bath Contemporary Traditional with office, vaulted & exposed beam ceilings, skylights, a sunny cook's kitchen with Viking range and stainless steel appliances, a wonderful master with direct access to the rear yard and patio, a beautifully redone bath boasting custom mosaic glass tiles, and a large guest house (perfect for additional income or a work at home office) with it's own patio area. Guest unit is a register rental w West Hollywood.				
Brian Mazurkiewicz JOHN AAROE GROUP		310-386-9086 <b>PRIVATE RENTABLE GUEST UNIT</b>		


## 10 West Hollywood Vicinity Condo / Co-op


<b>8737 ROSEWOOD AVE #101</b>	Open	11-2	592J7	<b>NEW</b>
<b>\$1,199,000</b>	3+2.5		TRADITIONAL	
				
<b>BEAUTIFUL TH IN WEHO WEST...OVER 2,200 SQ FT</b> Beautiful townhome in the best part of West Hollywood West. More like a home than a condo...larger than most homes in the neighborhood. 3 BD/2.5 bath, over 2,200 sq ft w/a private backyard w/patio area. Unit features an enormous living rm w/dark stain wood flrs & frplc, large frml dinning rm & big updated kitchen w/stylish black & white checker board marble flrs. Mstr suite w/walk-in closet & prvt balcony & 2 add'l lrg bedrooms; one w/big blcny w/views of the hills. Great value & size for the area				
MLS#13-647401 Wayne Saks/Chris Cain COLDWELL BANKER-BH N		310.710.7715 <b>Cbl,Dshwshr,Dryer,Grbg Disp,Hood Fan</b>		

<b>850 N CROFT AVE #204</b>	Open	11-2	593A6	<b>NEW</b>
<b>\$849,000</b>	2+2		MEDITERRANEAN	
				
<b>BEAUTIFUL SPACIOUS CONDOMINIUM CENTRALLY LOCATED!</b> This luxurious unit is replete with architectural detail and beauty that stands out above any condo in its category. Its' open floor plan is perfect for entertaining and its truly gourmet kitchen is geared up for just that. All brand new high end appliances fill out this unit which has had every detail meticulously attended to. Beautiful hardwood floors throughout the unit and brand new wall to wall in the two bedrooms which are separated by the large living room and dining area.				
MLS#13-646883 Vahe A Shaghzo KELLER WILLIAMS BEVE		Dshwshr,Dryer,Rng/Ovn,Fridg		

<b>1248 N FLORES ST, UNIT 1</b>	Open	11-2		<b>NEW</b>
<b>\$649,000</b>	2+2		2sty-FRENCH NORMANDY	
				
<b>1930'S CHARACTER AND CONTEMPORARY CHARM ON TREE LINED STREET</b> 1930's charm & recent updates create a light, inviting townhouse on a tree-lined street. Vintage moldings, wood floors, bay window & fireplace. A wet bar invites entertaining. Modern granite/stainless kitchen. Inside laundry room & bath. Upstairs is an updated full bath with separate jetted tub & shower. Spacious master has a turret and windowed closet. A generous second bedroom and large hall storage closet completes the second floor. A bonus loft with truly oversized, walk-in cedar closet.				
D. Robin/L.Stupsker THE AGENCY		424-230-3700 <b>jet tub, w/d, refrig, stove, oven</b>		


<b>1345 N HAYWORTH AVE, UNIT 313</b>	Refresh.	11-2		<b>NEW</b>
<b>\$537,000</b>	2+2		SPANISH	
				
<b>FINALLY! TOP FLOOR 2+2 W/ CENTRAL AC @ THE HAYWORTH GARDENS!</b> Very rare offering at the famed Hayworth Gardens: West Hollywood's Premier Vintage Building circa 1929. Sun-drenched 2 bedroom & 2 bathroom top floor unit with views of the Hills, the lush Courtyard and even Downtown on a good day. Easily one of the best floor plans in the building. Unit features gorgeous hardwood floors, high coved ceilings, French windows, designer light fixtures, central air/heat and loads of incredible character.				
Martinez & Ritt NOURMAND & PT BH		323-377-0548		

<b>11 Venice</b>	<span>Single Family</span>			
<b>2003 ALBERTA AVE</b>	Open	11-2	671H6	<b>NEW</b>
<b>\$2,195,000</b>	5+3.5		ARCHITECTURAL	
				
<b>WWW.2003ALBERTAAVE.COM</b> Stunning, newer, architectural house just a couple blocks from the beach and Abbot Kinney. Designed by Stephen Vitalich, AIA,2006. A really flexible layout features 4 bd + guest suite + large den/media rm + yard. Loft-like spaces frame a huge great rm, gourmet kitchen & large dining rm. Polished concrete, bamboo flooring. Great master suite & bath. Huge rooftop deck w/ city views. Warm and inviting use of materials in this exquisitely designed space. 2-car garage + video intercom.				
Jan Horn COLDWELL BANKER-BHN		310.777.6220 <b>Built-ins, intercom, washer/dryer, other</b>		

<b>402 HOWLAND CANAL</b>	Open	11-2	671H6	<b>rev</b>
<b>\$3,199,000</b>	4+4		3sty-CAPE COD	
				
<b>NEWLY BUILT 3700+/- SQFT, 4 BD'S ON THE VENICE CANALS</b> Highly coveted Venice Canals, just blocks to the beach/ Abbot Kinney, sits this exceptional 3700+/- SqFt 3-level CapeCod light filled beach house built in 2002 & appointed w/ A+ contemporary details. Perfect floor plan w/ 1BD/1BA main level & the master bedroom suite, plus 2 add'l BD's up. 3rd level an enormous FR w/ wet bar, BA & 2 decks—one perfect for outdoor dining & other great for enjoying sun, hot tub & outdoor fireplace w/ canals views. Private corner lot.				
MLS#12-637829 David Kelmenson PARTNERS TRUST BRENT		310-500-1430		

## 12 Marina Del Rey Condo / Co-op

<b>6 FLEET ST #302</b>	Open	12-2	701H1	<b>NEW</b>
<b>\$1,575,000</b>	2+1.75		CONTEMPORARY	
				
<b>DRAMATIC OCEANFRONT PENTHOUSE WITH AMAZING OCEAN VIEWS.</b> Move right in to this dramatic oceanfront penthouse with amazing head-on whitewater views. This 2 bed + 1.75 bath unit was renovated from top to bottom. Kitchen with granite counters, maple cabinets & stainless appliances, hardwood floors & stone thruout, living room with cozy fireplace and large oceanfront balcony, perfect for entertaining. Sexy and very private (because the unit is split-level) oceanfront master bedroom suite with skylight and second oceanfront patio.				
MLS#13-646775 Debbie Sutz LIGHTHOUSE PROP. RE		310-823-1823 <b>Dshwshr,Grbg Disp</b>		

<b>2 KETCH ST #102</b>	Open	11-2	701J1	<b>NEW</b>
<b>\$1,450,000</b>	2+2		CONTEMPORARY	
				
<b>WWW.2KETCH102.COM</b> BEACHFRONT: Sophisticated living can be yours while enjoying a state of the art unit & fully upgraded building right on the sand. Includes open kitchen w/granite, top of the line appliances & tile backsplash; bamboo floors in dining & living spaces; heated tile in master bath; floor to ceiling windows w/remotely controlled blackout shades for spectacular ocean views when desired; and rare direct beach access from a private & secured deck w/built-in BBQ & daybed. See website for details.				
MLS#13-647357 Sherri Noel KELLER WILLIAMS-SM		310.994.8721 <b>Dryer,Elvtr,Wshr,Fzr/Frdg,BBQ,range/ovn</b>		

## 13 Palms - Mar Vista Single Family

<b>3791 WASATCH AVE</b>	Lunch	11-2	672C4	<b>NEW</b>
<b>\$1,349,800</b>	5+4		CONTEMPORARY	
				
<b>SOPHISTICATED ENTERTAINERS DREAM HOME</b> Sophisticated two story/refurbished w/finest of details. As you step into the foyer you immediately see out to the lovely patio area & refreshing pool. The DR w/FP is a step down from a kitchen any cook would love. 3 lovely bedrooms & 2 baths are also on the 1st floor for varied uses of your choice. The second floor boasts the elegant Master Suite w/2 closets (incl. a walk-in), deck which overlooks pool, & his & her sink, separate spa tub & shower in Master Bath. 5th bd w.access to yard.				
MLS#13-646975 Linda Blagman KELLER WILLIAMS RLTY		310-963-4567 <b>Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro</b>		



<b>12110 GREENE AVE</b>	Open	11-2	672D5	<b>NEW</b>
<b>\$569,000</b>	3+1	RANCH		



**RANCH-STYLE MAR VISTA HOME ON A LARGE LOT W/ DETACHED ROOM**

Located next to restaurants (Sakura/Casa Sanchez) & weekly Farmer's Market in a great neighborhood, not far from the Marina's shops & the beach. Ranch-style home has a gated front yard, covered porch, remodeled kitchen, new bathroom, windows, central heat, alarm & hardwood floors. Open patio area for outdoor dining & detached family room/office (3rd Bedroom) with an attached laundry room and storage area. The huge lot offers a large grass yard, garden, mature fruit trees and room to expand.

**MLS#13-646605**  
 Todd Miller 310-923-5353  
 KELLER WILLIAMS-SANT

**Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr**

### 13 Palms - Mar Vista Condo / Co-op

<b>4207 MCLAUGHLIN AVE</b>	Open	11-2	672E4	<b>NEW</b>
<b>\$629,000</b>	3+2.5	CONTEMPORARY		



**COMPLETELY REMODELED FREE-STANDING HOME!!!**

Completely Remodeled 3 bedroom 2.5 bath HOUSE in a small 6 unit Condominium Project. Large setbacks & lush landscaping surround the contemporary buildings. Everything was designed & built with great taste and the use of high quality materials. ALL NEW: Kitchens w stainless steel appliances, granite countertops, bathrooms, redone copper plumbing, windows and doors, roof, hardwood, limestone and cork flooring, high effc HVAC syst, tankless water heaters & so much more! MUST SEE!!!

**MLS#13-643167**  
 Jurgita Dargyte 3109226999  
 WEA

### 14 Santa Monica Single Family

<b>7 VICENTE TER</b>	Refresh.	11-2	671E3	<b>NEW</b>
<b>\$3,995,000</b>	4+5	MODERN		




Custom home designed and built to cater for those who want it all! Designed by Lee-Mundwiler, winner of 2006 AIA National Award. Absolutely stunning! This 4 bedroom 4 bathroom, glass home located in prime Santa Monica, only steps from the sand and ocean. Soaring two-story light-filled entry, gourmet eat-in kitchen with Cesar stone and walnut lacquer. Great entertaining living room with soaring ceilings, walls of sliding glass and a two-way fireplace. 2-car garage. Chic & sophisticated.

**MLS#13-645675**  
 Chontos/ Makhloof 3109271046  
 COLDWELL BANKER-BH S

**Blt-Ins,Dshwshr,Dryer,Frzr,Hood Fan..**

<b>2432 32ND ST</b>	Open	11-2	671J1	<b>NEW</b>
<b>\$1,295,000</b>	3+1.5	CONTEMPORARY		



**GREAT SUNSET PARK HOME**

Great 3 bedroom, 1 1/2 bathroom Sunset Park home on an oversized 9000 SF lot. Features include a large living room, wood beamed ceilings in step-down family room, 2 rock fireplaces, kitchen w/ breakfast area, laundry room, original hardwood floors under carpet. Huge backyard w/ large brick patio, 2-car detached garage.

**MLS#13-647015**  
 Ron Wynn 310-477-9966  
 COLDWELL BANKER-MONT

<b>820 CENTINELA AVE</b>	Open	11-2	631G5	<b>NEW</b>
<b>\$1,295,000</b>	2+2	CALIFORNIA BUNGALOW		



**SANTA MONICA BUNGALOW WITH LARGE LOT**

This Santa Monica retreat is located in Franklin School District. This home is rich in detail, has great natural light, private setting with patio gardens. Wood flooring, updated kitchen, central heat/air and expansive views from the top of the generously sized lot.

**MLS#13-647359**  
 Carolyn Gillespie 310 625-2096  
 PRUDENTIAL CA - PALI

**Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other**

<b>2620 24TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,189,000</b>	3+2	TRADITIONAL	



**EXCELLENT REMODELED HOUSE ON CUL-DE-SAC IN GRANT SCHOOL!**

Excellent house in desirable Sunset Park area of Santa Monica. Classic contemporary California home on a great street. Newly remodeled kitchen, hardwood floors and tile throughout. Spacious master suite, detached garage, and a beautiful large grassy yard, great for entertaining friends and family.

**Simon Sailloom 3107498686**  
 PRUDENTIAL CA - MONT

<b>587 ENTRADA DR</b>	Open	11-2	631C7	<b>rev</b>
<b>\$3,497,900</b>	4+5.5	3sty-VILLA		



**STUNNING MEDITERRANEAN VILLA**  
**WWW.587ENTRADA.COM**

"Chateau Monet", built NEW in 2003 w/gorgeous imported wood and stone finishes, custom cabinetry & endless amenities. This is the one you've been waiting for! You're European lifestyle begins w/ balconies off all of the main rooms...volume ceilings, bright open spaces, huge cook's kitchen, large family & separate formal living room both w/ beautiful fireplace's. Huge LL rec room, screening room, outdoor kitchen. An entertainer's dream!

**MLS#12-640475**  
 Omega Group-Todd Michaud 310.429.8191  
 KELLER WILLIAMS

**www.OmegaGroup.LA**

### 14 Santa Monica Condo / Co-op

<b>515 OCEAN AVE #605S</b>	Open	11-2	671C1	<b>NEW</b>
<b>\$1,495,000</b>	2+2	CONTEMPORARY		




**REMODELED ONE LEVEL CONDO WITH OCEAN VIEW AT PARK PLAZA**

THIS CONDO CAN BE SOLD FULLY FURNISHED OR UNFURNISHED. Bright 1 level remodeled, 2BR/2 full BA at the PARK PLAZA on Ocean Avenue, across from Palisades Park. Floor to ceiling windows allow views of Ocean + Palisades Park. Foyer leads to Living RM + special window seating area, + extra place for dining. Custom open kitchen + Stainless Steel appl + Laundry RM. Master BA + His/Hers Kohler sinks, marble counters. Lrg Balcony has Ocean View, Amenities Pool, Spa. Staffed 24 hours, Valet 12-8PM

**MLS#13-646233**  
 Vera Hofer 310-899-3516  
 CB-MONTANA

**Blt-Ins,Dshwshr,Dryer,Elvtr,Grbg Disp.**

<b>130 MARGUERITA AVE #1</b>	Open	11-2	671C1	<b>NEW</b>
<b>\$1,385,000</b>	2+2.5	2sty-SPANISH		



**SPACIOUS TOWNHOME STEPS FROM OCEAN AVE.**

Fabulous tri-level townhome located just off Ocean Avenue and Palisades Park. The unit has been beautifully updated and maintained, featuring a large remodeled eat-in kitchen with Caesar stone counters and two windows that enable it to be flooded with sunlight. Large formal dining room with built-ins, overlooking dramatic living room with fireplace, high ceilings, recessed lights, wood floors and glass doors opening to a beautifully landscaped patio. Private 2 car garage.

**MLS#13-647139**  
 Vicki Jean Driscoll 3105003091  
 PARTNERS TRUST BRENT

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

<b>832 15TH ST #2</b>	Open	11-2	631E7	<b>NEW</b>
<b>\$880,000</b>	2+2.5	3sty-CONTEMPORARY		



**THE TOWNHOUSE YOU'VE BEEN WAITING FOR!**


Beautifully appointed townhouse in small charming 5 unit bldg. Walk to everything on Montana! This unit has it all, high ceilings, sky lights, hrwd floors, large eat-in kitchen, amazing master suite, 2 fireplaces, pvt gar w/ access and storage rm,built ins galore, laundry rm! Den with built-ins could be converted to 3rd bedroom. Tons of storage throughout. Bring or send your clients, will sell fast!

**MLS#13-647447**  
 Joyce Gottlieb 310-283-8931  
 PRUDENTIAL CA - SANT

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



<b>1827 16TH ST</b>	Refresh.	11-2	671G2	<b>NEW</b>
<b>\$699,000</b>	2+2.5	3sty-ARCHITECTURAL		




**5 NEW CONSTRUCTION TOWNHOMES - COME ENJOY LUNCH!**

Don't miss out on the best price for new construction in Santa Monica! Five new architectural town homes priced between \$699,000- \$749,000 with spacious floor plans ranging from 1,357 sq.ft. - 1,411 sq.ft.! Complete and ready to go each space boasts a secured gated entry, three patios that flood the home with natural light and private underground parking. Nestled in the heart of Santa Monica, seconds to everything- this is it!

Tami Pardee (310) 907-6517  
PARDEE PROPERTIES

Refrigerator,oven/range,built-ins,other

<b>1624 SAN ONOFRE DR</b>	Open	11-2	631-D3	<b>rev</b>
<b>\$5,795,000</b>	5+5.5	2sty-CONTEMP MED		



**A STYLISH CONTEMPORARY W/ CITY & OCEAN VIEWS!**

FEEL THE SEXY SOPHISTICATION OF THE "HOLLYWOOD HILLS" PERCHED ATOP ONE OF THE MOST EXCLUSIVE STREETS IN THE RIVIERA. A STYLISH CONTEMPORARY THAT HAS BEEN TOTALLY REMODELLED LIKE NEW WITH VIEWS! THIS 5 BEDROOM, 5.5 BATH - 5,505 SQ FT GEM HAS ENDLESS VIEWS OF THE CITY & OCEAN THROUGHOUT, WITH GORGEOUS ENTERTAINER'S DECK & INFINITY POOL TO BASK IN THE VIEWS OF THE BLUE OCEAN & CITY LIGHTS! LANDSCAPED GARDEN AREA TIES THE BEST OF ALL WORLDS INTO ONE INCREDIBLE PROPERTY. PERFECTION!

MLS#12-617005  
Mary Beth Woods 310-571-1358  
COLDWELL BANKER

www.1624SanOnofre.com

## 15 Pacific Palisades

Single Family

<b>231 ALMA REAL DR</b>	Open	11-2	631A7	<b>NEW</b>
<b>\$7,150,000</b>	5+5.5	MEDITERRANEAN		



**OCN VU ESTATE IN HUNTINGTON NOW W/ SLOPE STABILIZED BY CITY!**

Walled & gated Medit Estate w/ w/ breathtaking ocean/cyn vus on one of largest & most pvt lots (almost 1 acre- mostly flat) in the Huntington. Now after many years the slope beneath the property leading into Protrero Cyn has been graded & stabilized by the City of LA w/ oversight by Grover Hollingsworth Geologists. As part of the grading, substantial footage was converted from hillside to horizontal, extending the property's ocean-view flat land. 5BR/5½BA+ fam rm & library. Very special!

MLS#13-647461  
David Offer 310-820-9341  
PRUDENTIAL CA REALTY

www.231almareal.com

## 15 Pacific Palisades

Condo / Co-op

<b>1750 PALISADES DR</b>	Open	11-2	<b>NEW</b>
<b>\$650,000</b>	2+2.5	2sty-CONTEMPORARY	



**BEAUTIFUL END UNIT**

Bright, immaculate and charming corner unit with mountain views. Two bedrooms, 2 baths on lower level. Large, open living/dining, plus updated kitchen with breakfast area and powder room upstairs. Features include some wood floors, high ceilings, plantation shutters and more. Located near the recently renovated pool and clubhouse as well as visitor parking. Direct entrance from 2-car garage to kitchen.

Michael Edlen 310.230.7303  
CB - PAC PAL

Refrigerator, dishwasher, range/oven

<b>1501 UMEO RD</b>	Open	11-2	631D3	<b>rev</b>
<b>\$10,450,000</b>	6+6.5	MEDITERRANEAN		




**Big ocean and mountain view on a 2.2 acre promontory. This private Montecito style home sits behind gates at the end of a cul de sac. The flexible floor plan fits your changing life, blending families, working at home, entertaining. There are 2 separate guest suites. There's something for everyone -- a pool, gym, bocce ball court, billiard rm, game rm, wine rm, dining pavilion, and the new "must have" your own vineyard. Can be sold furnished. Adjacent property available for a larger compound.**

MLS#12-598105  
Fran Flanagan 310 801-9805  
COLDWELL BANKER-PAC.

Blt-Ins,Cbl,Dshwr,Dryer,Grbg Disp,Other

<b>1794 PALISADES DR</b>	Refresh.	11-2	630F1	<b>rev</b>
<b>\$899,000</b>	2+2.5	MEDITERRANEAN		




**LIGHT, BRIGHT, EXQUISITE HIGHLANDS LIVING!**

Reminiscent of a Carmel resort with gorgeous landscaped grounds, pool and tennis court in the highly desired Palisades Tennis Villas is this spacious, remodeled 2 bedroom/2.5 Bath town home. This bright, ultra-tranquil, light-filled End Unit has a graceful entertaining flow throughout. The remodeled granite kitchen opens to a family room with mountain views. Large Master Suite has soaring ceilings, walk-in closet and sumptuous remodeled bathroom. Highland's Living at its Finest!

MLS#12-627921  
The Torps 310-622-7496  
GIBSON INTERNATIONAL

1795PaliDrive.com

<b>439 PASEO MIRAMAR</b>	Open	11-2	630G5	<b>rev</b>
<b>\$9,495,000</b>	6+6.5	MEDITERRANEAN		




**PACIFIC PALISADES CELEBRITY VIEW ESTATE**

Classic gated home restored w/incredible attention to detail. This property offers 6+6.5. Ocean views from almost every rm. Elegant LR w/ f/p, hwdw flrs & French drs. Gourmet kit., spacious DR area seats 20 & Family rm w/f/p. Outdoor f/p, office/maid's & breakfast rm w/banquet.Master suite offers ocean views, & walk in closet. State of the art theater, cigar rm & wine cellar. Guest rm,gym & powder rm. Lush grounds, fire pit, loggia w/dining,BBQ, overlooking pool/spa. 2-car garage & motor ct.

MLS#12-626425  
Myra Nourmand 310-888333  
NOURMAND & ASSOCIATE

BBQ,Blt-Ins,Dshwshr,Dryer

<b>1824 PALISADES DR</b>	Open	11-2	630G1	<b>rev</b>
<b>\$895,000</b>	2+3	MEDITERRANEAN		



**CONTEMPORARY CHIC—SPACIOUS TOWNHOUSE IN THE HIGHLANDS**

Uber-chic, large townhouse offers elite designer finishes, en suite spa baths & an outdoor lounge fit for a resort. Kitchen is designed for the culinary arts w/ Viking appliances & eat-in breakfast area & excellent counter space. Formal dining room overlooks lodge living room/media center. Sip coffee or tea off the master bedroom terrace & hang your designer wardrobe in the massive walk-in closet. Amazing Master Bath! Ultra contemporary perfection in the Highlands—don't miss it!

MLS#12-633639  
E. Carswell & C. Pickett 310.345.7500  
TELES PROPERTIES

## 15 Pacific Palisades

Lease

<b>1666 SAN ONOFRE DR</b>	Open	11-2	631-D3	<b>rev</b>
<b>\$7,790,000</b>	3+3.5	2sty-OTHER		




**SANTA BARBARA MEDITERRANEAN W/ OCEAN AND CITY VIEWS!**

An authentic Santa Barbara Medit on one of the most exclusive streets in the Palisades Riviera. This home is an exceptional work of art that mirrors its European inspiration w/jetliner views from ocean to city! Custom blt w/every attention to detail: Santa Barbara sandstone, dramatic archways, French limestone Fpls, paneled elevator, French & Moroccan tiles, walnut flrs, elegant master ste, chef's kitchen, grand dining rm, swimmer's pool & Crestron smart house system. This jewel is a dream home.

MLS#12-606999  
Woods/Schenardi/Richman 310-571-1358  
COLDWELL BANKER

www.1666SanOnofre.com

<b>1624 SAN ONOFRE DR</b>	Open	11-2	631-D3	<b>rev</b>
<b>\$40,000</b>	5+5.5	2sty-CONTEMP MED		



**A STYLISH CONTEMPORARY W/ CITY AND OCEAN VIEWS!**

FEEL THE SEXY SOPHISTICATION OF THE "HOLLYWOOD HILLS" PERCHED ATOP ONE OF THE MOST EXCLUSIVE STREETS IN THE RIVIERA. A STYLISH CONTEMPORARY THAT HAS BEEN TOTALLY REMODELLED LIKE NEW WITH VIEWS! THIS 5 BEDROOM, 5.5 BATH - 5,505 SQ FT GEM HAS ENDLESS VIEWS OF THE CITY & OCEAN THROUGHOUT, WITH GORGEOUS ENTERTAINER'S DECK & INFINITY POOL TO BASK IN THE VIEWS OF THE BLUE OCEAN & CITY LIGHTS! LANDSCAPED GARDEN AREA TIES THE BEST OF ALL WORLDS INTO ONE INCREDIBLE PROPERTY. PERFECTION!

MLS#12-625197  
Woods/ Schenardi 310-571-1358  
COLDWELL BANKER

www.1624SanOnofre.com



## 16 Mid Los Angeles

Single Family

<b>1823 S BURNSIDE AVE</b>	Refresh.	11-2	633C5	<b>NEW</b>
<b>\$499,000</b>	3+1.5	1sty-TRADITIONAL		



**STYLISH + UPDATED MID CITY TRADITIONAL HOME**

Mid City home dubbed the next Highland Park (target for hipster flavored gentrification) and you can see why. New dark ebony wood floors throughout. An updated kitchen with new white cabinets, quartz countertops, farmhouse sink and stainless steel appliances. A spacious master with 1/2 bath features French doors that open up to a beautiful and private backyard. Other features include: recessed lighting, new interior doors and windows. Relax, party or play under the orange and lemon trees.


Joe & Monique Carrabba 323-899-2900  
KELLER WILLIAMS LF

Range, Dishwasher

## 18 Hancock Park-Wilshire

Single Family

<b>516 S HUDSON AVE</b>	Open	11-2	633E2	<b>NEW</b>
<b>\$4,350,000</b>	6+5.5	2sty-TUDOR		



**STATELY ENGLISH ON PRESTIGIOUS HUDSON**

Architecture and craftsmanship with turn of the century quality & charm. Spectacular entry. Extensive wood detailing. 4br/4ba up. 2 maids & bath plus powder room. Dramatic step-down living room with ornately relieved ceiling. Paneled library with fireplaces. Bistro room with dry bar. Chef's kitchen with adjoining breakfast area. Spacious master with separate sitting room/office. Unfinished guest apt over 3 car garage. Gorgeous grounds.

MLS#13-647017  
K Gless/ R Llanos 323-460-7622  
COLDWELL BANKER HPN

Dshwshr, Dryer, Frzr, Grbg Disp, Hood Fan

<b>455 N JUNE ST</b>	Open	11-2	593E7	<b>NEW</b>
<b>\$3,500,000</b>	6+6.5	2sty-SPANISH		



**PAUL R. WILLIAMS SPANISH-STYLE GEM**

The home was recently remodeled and stands as a testament to a bygone era: hardwood floors, wood paneling on walls, wood coffered ceilings & ceilings w/ stenciled beams, stained glass windows, a fireplace & cascading natural light. Kitchen w/ butler's pantry and breakfast room. The spacious master suite exudes romance. Adjoining the master suite is a formal study w/ beautiful hardwood built-ins. Beyond the main residence, a guesthouse offers full BA & private entrance to the pool.

Brenner/Hartman/Cohen 323-860-4245  
COLDWELL BANKER - HP

<b>560 N BEACHWOOD DR</b>	Open	11-2	593G7	<b>NEW</b>
<b>\$1,495,000</b>	3+2.5	CALIFORNIA BUNGALOW		



**LARCHMONT LIVING AT ITS FINEST.**

Recently expanded & updated property using the finest materials. Large formal living room w/ wood burning fireplace. Sun filled front bedroom. Beyond the living room is the ultimate living space accented with a gorgeous high end kitchen built with bar seating. 10 ft ceilings, exploding sunlight from all the larger picture windows. Private master suite w/ a custom high end bathroom w/ dual sinks & separate bath & shower. Cascading water fall into the swimming pool.

MLS#13-646857  
Benjamin Shapiro 323-860-4277  
COLDWELL BANKER - HP

<b>1262 5TH AVE</b>	Refresh.	11-2	633G4	<b>NEW</b>
<b>\$795,000</b>	4+2	2sty-CRAFTSMAN		



**RESTORED CLASSIC CRAFTSMAN IN COUNTRY CLUB PARK HPOZ**

Grand 1910 Craftsman home in Country Club Park HPOZ. Beautifully restored and renovated with charm and old world character. Living room with pocket doors and a fireplace. The large formal dining room has original built-ins with stained glass. Updated kitchen with a separate breakfast room. Hardwood floors throughout the house. One bedroom and bath on the first floor. Three bedrooms upstairs. Beautiful patio and pergola for outdoor dining. The yard and gardens feature assorted fruit trees.

MLS#13-647265  
Mark Bessey 310.266.7853  
JOHN AAROE GROUP

Blt-Ins

## 18 Hancock Park-Wilshire

Condo / Co-op

<b>585 N ROSSMORE AVE, UNIT 310</b>	Open	11-2	593F7	<b>NEW</b>
<b>\$579,000</b>	2+2	1sty-CONTEMPORARY		



**LUXURY LIVING IN HANCOCK PARK AT "THE ROSSMORE"**

Light, bright and pristine 2 bedroom & 2 bath condominium - completely re-done in 2008. Ideally situated at the rear of the building, this home has granite counters and custom cabinets in kitchen and baths; stainless steel appliances; separate dining area over looks large living room with fireplace and lovely covered balcony - with treetop views. The roof top pool and entertainment area w/barbeque have 360 degree views of the mountains & city! Full gym & 2 covered parking spaces. Welcome home!

J Hutchison/ L Hadley 310-562-5907  
COLDWELL BANKER HPN

Dshws, dryr, frzr, gbdis, hdfn, micw, rng, ref

<b>200 S MANSFIELD AVE</b>	Open	11-2	633D1	<b>rev</b>
<b>\$1,850,000</b>	3+3.5	MEDITERRANEAN		



**SPECTACULAR CONDO IS ENTIRE 2ND FLOOR. 3550 SQ FT. PRIVATE**

A Rare Find and a Rare Opportunity to own the area's most Magnificent Condo. What originally was a beautifully restored & updated 1928 Duplex is now a 2 unit Condo Complex with the larger Upstairs Owner's Unit (Entire 2nd fl - 3550 sq. ft.) now for sale. 3 Bedrooms, 3.5 Baths. Entrance Hall w/stunning staircase, formal Living Room & Dining Room, Gourmet Kitchen w/top appliances, large Family Room w/ built-ins, charming Office. Pool & Spa for the complex. 2 car attached garage. Low HOA Dues.

MLS#12-633891  
Linda Hindley 323-610-6070  
COLDWELL BANKER-BH N

Visit the Website: [www.200mansfield.com](http://www.200mansfield.com)

## 18 Hancock Park-Wilshire

Income

<b>1112 S RIMPAU BLV</b>	Open	11-2	633-E4	<b>NEW</b>
<b>\$865,000</b>	Duplex	2sty-MEDITERRANEAN		



**HUGE TROPHY SPANISH DUPLEX!! LONGWOOD HIGHLANDS GEM!!!**

Rare SIDE-BY-SIDE TOWNHOUSE (upstairs/downstairs) STYLE UNITS!! Over 4000 sq ft. This is a GREAT potential for owner user TROPHY property, or great as a bread and butter CASH FLOW unit!! High character circa 1920's Spanish Duplex in Longwood Highlands neighborhood. Great high, arched ceilings in both units. Both units updated but also have some of the amazing original character such as the original wood casement windows, Beautiful original hardwood floors. GREAT RENTS!! \$2626 + \$3000/month

Jerry & Rachel Hsieh 310-228-8856  
KW HOLLYWOOD HILLS

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

## 19 Beverly Center-Miracle Mile

Single Family

<b>118 N KILKEA DR</b>	Open	11-2	633A1	<b>NEW</b>
<b>\$2,295,000</b>	4+4.5	2sty-SPANISH		



**STUNNING SPANISH BUILT IN 2007! WWW.118KILKEA.COM**

Two story four bedroom Spanish built in 2007 with the utmost taste, charm and style. Wide wood plank floors and gorgeous wood beam ceilings throughout with a detailed rod iron stair case, stunning window treatments and dramatic light fixtures creates a warm sophisticated aesthetic. Gourmet chef's kitchen with Viking appliances, butcher block island & beautiful cabinetry. Open floor plan with a functional, seamless flow which leads to a yard, deck and a pool for entertaining al fresco.

MLS#13-647261  
Daniel Brown 310.901.7405  
PRUDENTIAL CA

Blt-Ins, Dshwshr, Dryer, Frzr, Hood Fan,

<b>1142 S LA JOLLA AVE</b>	Open	11-2	633-A3	<b>NEW</b>
<b>\$1,629,000</b>	4+4.5	SPANISH		



**RESTORED SOUTH CARTHAY SPANISH COLONIAL REVIVAL!**

This 1934 Spanish Colonial located in the heart of Historic South Carthay, has been designer updated and restored from top to bottom. Dramatic living room with high vaulted ceilings and a wood burning fireplace opens to a private outdoor loggia. The main house consists of 3 bedroom 3.5 baths with Ann Sacks tile. Dolby 5.1 surround sound, new plumbing, new wiring, new roof and new HVAC. The gated driveway leads to a 2 car garage and a guest house with 3/4 bath.

Tom Scrocco & Randy Isaacs 310-887-0255  
COLDWELL BANKER - SS

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



<b>X 316 N EDINBURGH AVE</b>		Lunch	1-2	593/B7	<b>NEW</b>
<b>\$1,078,000</b>		3+2	1sty-TRADITIONAL		



**BEAUTIFULLY RENOVATED CHARMING TRADITIONAL**

Beautifully renovated and impeccably maintained charming traditional. A gated & hedge front & back yards create total privacy. Open floor plan, Living Room w/ fireplace, dark wood floors, formal dining room & breakfast nook. Kitchen w/ stainless steel appliances, Kohler sink & shower fixtures in master bath, closets by "California Closets". French doors lead to deck, patios and backyard w/ fountain & outdoor lighting. Newer plumbing & electrical & 3 car garage. Walk to Grove, shops and cafes.

Perry/Helbling 323-397-6948  
PRUDENTIAL CA - BH

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

<b>1185 MASSELIN AVE</b>		Open	11-2	633C4	<b>NEW</b>
<b>\$849,000</b>		4+3	COUNTRY ENGLISH		




**A RARE WILSHIRE VISTA OPPORTUNITY!**

An unusually large home for the neighborhood, this is one you won't outgrow. A charming traditional exterior belies an open floor plan with a loft-like feeling. The living room, dining room and family area flow seamlessly into the kitchen making entertainment a dream. The master bedroom and bath are on the main level. An additional three bedrooms and two baths are upstairs, in addition to large closets and a versatile workspace. New plumbing and electrical systems.

MLS#13-647487  
RED 310-276-6656  
KW LARCHMONT

Blf-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Othr

<b>6258 WARNER DR</b>		Refresh.	12-2	633B2	<b>rev</b>
<b>\$1,149,000</b>		4+3	MEDITERRANEAN		



**CHARMING SPANISH IN HISTORIC CARTHAY CIRCLE ON LARGE LOT**

CLASSIC MEDITERRANEAN TWO STORY FAMILY HOME IN COVETED CARTHAY CIRCLE, HISTORICAL NEIGHBORHOOD HPOZ. STEP-DOWN LIVING ROOM W/ HARDWOOD FLOORS, LARGE FORMAL DINING ROOM, NEWER KITCHEN, SEPARATE LAUNDRY ROOM. THREE BEDROOMS UPSTAIRS, ONE OR MAIDS DOWN. LARGE BACKYARD WITH BARBEQUE AREA & COVERED PATIO. CENTRAL AIR. POSSIBLE TAX SAVINGS MILLS ACT. NEEDS SOME TLC

MLS#12-577793  
David Israeli 310-918-3527  
GILLERAN GRIFFIN COM

Central AC, Copper plumbing

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

<b>8642 GREGORY WAY, UNIT 106</b>		Open	11-2	632	<b>NEW</b>
<b>\$599,000</b>		2+2	TRADITIONAL		




**MUST SEE CORNER UNIT**

Must see move in ready spacious 2 bd 2 ba corner unit. Features wide open floor plan, terrific natural light, hardwood floors throughout, in unit laundry room, sparkling kitchen, wrap around balconies and wet bar.

Danny Emmer 310.422.5633  
PRUDENTIAL CA REALTY

## 19 Beverly Center-Miracle Mile *Income*

<b>104-106 N HARPER AVE</b>		Open	11-2	633A1	<b>NEW</b>
<b>\$1,995,000</b>			TRADITIONAL		



**STATELY DESIGNED DUPLEX, ENTIRE BUILDING DELIVERED VACANT!**


This stately and beautifully designed duplex has a floor plan to amaze, and the owner's unit will be delivered vacant. Each unit is truly a remarkable home consisting of 3 bedrooms, 2 bathrooms, formal living and dining room, large breakfast rooms which would make great dens, central air/heat and updated kitchens. There are significant architectural details throughout. There are 4-car garages with additional off street parking behind gates.

MLS#13-645021  
Tom Scrocco&Randy Isaacs 310-887-0255  
COLDWELL BANKER - SS

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

## 19 Beverly Center-Miracle Mile *Lease*

<b>X 445 N ALFRED ST</b>		Lunch	11-2	592-J7	<b>NEW</b>
<b>\$4,900</b>		2+2	MEDITERRANEAN		



**GREAT LOCATION**

Beautifully remodeled spacious living area and high end appliances. Large rear garden. Close to Beverly Center & Cedars Sinai, Beverly Hills adjacent.

MLS#13-646911  
Shar Penfold 323.860.4258  
COLDWELL BANKER - HP

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

<b>5550 WILSHIRE BLVD #527</b>		Refresh.	11-2	633C2	<b>NEW</b>
<b>\$3,999</b>		2+2	MODERN		



**LUXURY APARTMENT TOWNHOME**

Brand new apartment homes bring the foremost luxury amenities and features to your doorstep. Relax pool-side in a resort-style cabana, get your daily workout in our multi-level fitness facility or warm up on a cool night by our fire pit. 2 and 3 bedroom units available. Price and availability is subject to change.

MLS#13-642497  
Hugo Prera-Barrios 310-882-6252  
COLDWELL BANKER - HP

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

## 20 Hollywood *Condo / Co-op*

<b>1645 VINE ST, UNIT 309</b>		Open	11-2	593/F4	<b>NEW</b>
<b>\$950,000</b>		1+2			



**HISTORIC BROADWAY LOFTS!**


Located in the heart of Hollywood, in one of the most exclusive and historic, full service, Mills Act approved buildings. Corner unit sharing no common walls & has one of the largest floor plans in the building. This stunning loft features state-of-the-art Viking kitchen appliances, hardwood floors, high ceilings, & designer bathrooms. Amenities include a rooftop pool, spa, gym, valet, & 24hour concierge service. Views of the iconic Capitol Records building, Walk of Fame, & the Hollywood Hills

Alejandro Lombardo 310-623-1345  
KW HOLLYWOOD HILLS

[www.1645NorthVine.com](http://www.1645NorthVine.com)

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

<b>3036 ATWATER AVE</b>		Refresh.	11-2	594/F3	<b>NEW</b>
<b>\$548,900</b>		2+1.5	1sty-COUNTRY ENGLISH		



**COUNTRY ENGLISH**

TOTALLY CHARMING REDONE COUNTRY ENGLISH 2 BEDROOM, 1.5 BA HOME WITH HARDWOOD FLRS, FPL, OPEN FLOORPLAN, FRENCH DOORS, HUGE YARD WITH TREES, 4 SPACES FOR GROWING YOUR OWN VEGGIES AND A LARGE DECK. IT HAS AN OVERSIZED 2 CAR GARAGE W/WORKBENCH. \$548,900.

Rosemary Low 323.660.5885  
SOTHEY'S LOS FELIZ

Stve,Micro,Dishwasher

## 2114 ROCKFORD RD *red*

<b>2114 ROCKFORD RD</b>		Open	11-2	594D5	<b>red</b>
<b>\$1,399,000</b>		5+3.5	CONTEMPORARY		



**REDUCED A TOTAL OF \$100K OFF ORG. LP. \$290 PER SF**

REDUCED A TOTAL OF \$100k OFF ORG. LP. One of the best priced homes in the area, at \$290 per sf., directly in front of the lake w/amazing views. The lrg entry,open main liv area, oversized din area,formal & casual liv areas, remodeled chef's ktch..5 lrg BDs, library/study/play space.3.5 BAs. Prof. sound studio.Or home theater/office space/gym/studio. Lrg terraces,back patio space & considerable amount of terraced flat grass.Lrg 3 car garage.Don't miss this amazing opportunity.

MLS#12-598119  
Kennon Earl 310-432-6492  
KELLER WILLIAMS BEVE

[www.2114rockfordrd.com](http://www.2114rockfordrd.com)



<b>3903 FERNWOOD AVE</b>	Refresh.	11-2	594C5	<b>rev</b>
<b>\$679,000</b>	2+1	TRADITIONAL		



**GORGEOUS AND PRIVATE 2 STORY COMPLETELY REMODELED CHARMER**

Gorgeous and private turn key Traditional in Franklin Hills. Completely remodeled with separate bonus space for office, studio, play room etc. Systems upgrade in 2012, this 1200sqft Entertainer's home has excellent curb appeal with an expansive front patio, mature landscaping, redwood fencing, and a backyard oasis with room for spa. Hardwoods, new fixtures, recessed lighting, new central AC/Heat and water heater, and great storage. New roof, and copper lines. Come see this immaculate retreat!

MLS#13-644383  
Justin Jacobson 310-892-2673  
HORIZON REALTY

Blt-Ins,Cbl,Dshwshr,Rng/Ovn

## 22 Los Feliz Single Family

<b>2501 N CATALINA ST</b>	Open	11-2	593J2	<b>NEW</b>
<b>\$2,950,000</b>	4+3.5	2sty-SPANISH		



**SPANISH DECO WITH POOL & VIEWS  
OPEN 11-2PM + SUN 1-4PM**

Spanish Colonial Revival from the 1930's. Beautifully scaled & proportioned, rooms are bright & large, w/superb flow. Oversized beamed living rm opens to terraces, pool & city lights & observatory views. Generous dining rm, updated kitchen w/stone floors & breakfast area w/banquette, & lower maid's rm w/ba. Master bedrm w/own balcony & city views, stylish bathrm & period dressing rm. Two other excellent bedrm suites, one presently used as a media rm, & an adjacent large terrace w/dramatic views.

BARRY SLOANE/MARC SILVER 310.786.1844  
SOTHEBY'S INT'L RLTY

www.2501catalina.com

<b>3722 EFFINGHAM PL</b>	Open	11-2	594C2	<b>NEW</b>
<b>\$2,795,000</b>	5+4	TRADITIONAL		



**1938 EAST COAST TRADITIONAL ESTATE**

Grace and comfort describe this 5 bed / 4 bath, 4186 sq.ft "Smart" home. Large formal living and dining rooms. Den/library is built of African mahogany and flows to the chef's kitchen. Each capture the extraordinary view. Grand master suite includes dual walk in closets, large balcony and picture-perfect master bath with soaking tub. Extra-large family room w/ soaring tongue and groove ceiling, wet bar, home theater, office and wine room all open to the incredible new pool, spa and deck.

MLS#13-646341  
Michael Maguire 310 770 2823  
KELLER WILLIAMS BEVE

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

<b>5017 AMBROSE AVE</b>	Lunch	11-2	593J3	<b>NEW</b>
<b>\$1,699,000</b>	3+4	2sty-SOUTHERN COLONIAL		



**ELEGANT SOUTHERN COLONIAL**

Gorgeous Southern Colonial in one of Los Feliz' most desirable neighborhoods, beautifully upgraded with artful attention to detail. Grand Chefs kitchen. Formal LR with wainscoting, carved wood fireplace. Bright formal DR w/ china cabinets. Lovely full bath. Upstairs, luxurious master suite w/ frpl, Carrera marble bath w/ steam shower, spa tub. Two family bedrooms, plus sunroom, both w/ private bath. Detached studio w/high ceiling, wood floor, Carrera bath, and Fr doors to grassy yard.

MLS#13-646981  
Carol Stewart 323-255-3800  
SOTHEBY'S INT'L RLTY

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

<b>2466 INVERNESS AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,425,000</b>	3+3	2sty-MID-CENTURY	



**STUNNING LOS FELIZ MID-CENTURY**

Stunning Mid-Century set in a private enclave looking over one of Los Feliz's most lush tree lined streets. Walking distance to shops and restaurants on Hillhurst. A light filled space offering 3 beds, 3 baths + office. Built-in book/art cases stay true to the period that the home was built and they perfectly accent the double living room, which also features a marble fireplace and built-in surround sound. Hardwood floors throughout. Bulthaup kitchen w/ built-in stainless steel appliances.

Tori Barnao 323-633-1878  
THE AGENCY

<b>2401 N EDMONT ST</b>	Open	11-2	593J2	<b>NEW</b>
<b>\$1,295,000</b>	4+3.5	TRADITIONAL		




**PRISTINE TRADITIONAL IN PRIME LOS FELIZ LOCATION!**

Located North of Los Feliz Boulevard, this traditional home sits on one of the area's finest streets. Offering 4 bedrooms and 3.5 baths, the residence features an easy floor plan with a spacious eat-in kitchen that leads to an adjacent family room, a large living room with a vaulted ceiling, fireplace and skylights, plus an elegant dining room. French doors open from all of the rear rooms to lovely patios providing an airy indoor/outdoor flow.. Expanded and remodeled in the 1990s.

MLS#13-647271  
Gary Bergevin 323-671-1216  
PRUDENTIAL CA - LF

www.2401Edgemont.com

<b>2228 N COMMONWEALTH AVE</b>	Lunch	11-2	594-B2	<b>NEW</b>
<b>\$1,285,000</b>	3+2.75	1sty-SPANISH		



**BRIGHT - SPACIOUS - BEAUTIFUL & DONE!**

Meticulous attention to detail with this fully renovated Spanish courtyard home. Features include three generous bedrooms; large, bright living room with gleaming hardwood floors and fireplace; spacious formal dining room; sumptuous cook's eat-in kitchen with quartz counter tops and custom cabinetry. Master suite has an exquisite bath with Carrera marble, dual vanity and large walk-in closet. This move-in ready home also includes updated systems, central HVAC and is in the Franklin School Dist.

Brad Lawrence 323-671-2334  
SOTHEBY'S LOS FELIZ

Fully Renovated - Updated Systems

<b>3528 HOLLYDALE DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$549,000</b>	2+1	1sty-SPANISH	



**JOIN US FOR LUNCH!**

Picture-perfect Spanish situated on one of our favorite blocks in the Village. This property has all the charming details you've come to expect with a home of this era: barrel ceilings, step-down living room, dramatic fireplace, wood floors, original tile work. Two spacious bedrooms, one vintage bath and a laundry room. Gracious, enclosed front porch and a private backyard with mature trees. A large detached garage completes the picture. Walk to Proof Bakery, Link N Hops, and Atwater Farm Market.

Courtney Smith 323-899-8509  
NORMAND&ASSOCIATES

## 28 Culver City Single Family

<b>10751 OREGON AVE</b>	Open	11-2	672/F2	<b>NEW</b>
<b>\$699,000</b>	0+0			




**GORGEOUS REMODELED MID-CENTURY HOME IN CULVER CITY**

Gorgeous Mid-Century Home next to Sony Studios & near downtown Culver City. The remodeled home features a Gourmet Kitchen with chef-quality stove, new Caesarstone counters, dining area with new alcove windows and an open living room with hardwood floors & plantation shutters. The large backyard has a wood deck, detached garage that would make a great office, large covered patio and a garden set behind a white picket fence. Located on a great street near Culver City's top rated schools & parks.

Todd Miller 310.923.5353  
KELLER WILLIAMS - SM

## 30 Hollywood Hills East Single Family

<b>3174 DERONDA DR</b>	Open	11-2	593F1	<b>NEW</b>
<b>\$1,700,000</b>	4+4	MID-CENTURY		




**CONTEMPORARY HOLLYWOODLAND RESIDENCE, 1960 - 2012**

Located in Hollywoodland, this recently completed updating and permitted expansion to over 2,800 square feet (per assessor) of a unique mid-century residence with pool and spa is notable for the engineering solutions that went into building on the hillside site. Sited on a street to street 8,000 plus lot, the residence design optimizes canyon views and opens to decks from the main living areas. This re-conceived residence has 4 bedrooms, 2 full baths and 2 half baths. No sign on property.

MLS#13-646837  
Barry Dane 310-309-0025  
CROSBY DOE ASSOCIATE


Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn



<b>X 3163 N BEACHWOOD DR</b>	Lunch 11-2	<b>NEW</b>
<b>\$1,139,000</b>	0+0 MID-CENTURY	
		
<b>SOPHISTICATED 1960'S REMODEL RANCH BY OWNER/ARCHITECT</b> Double door entry leads to the step-down living rm w/ fireplace, custom built-in shelves, extra tall sliders to patio and garden. Frml Dining. Chef's kit features custom cabinetry, marble counters, and stainless steel appliances. Two bdrms share a freshened hall bath. The Master enjoys garden views, a large walk-in closet, and newer luxurious bath w/soaking tub, large shower, water closet, double sink vanity. Updated systems, 2 car gar w/direct entry. Close to hiking trails, village shops and cafe.		
Karen Lower COLDWELL BANKER BH N	323 804 8043	www.3163Beachwood.com

<b>3430 WONDER VIEW DR</b>	Open 11-2 563/D7	<b>rev</b>
<b>\$4,300,000</b>	4+5.5 2sty-ARCHITECTURAL	
		
<b>A SILVER SCREEN STYLE MASH-UP WITH 21ST CENTURY TECHNOLOGY</b> This 1940's 4BR/5.5BA architectural wonder with a glittering Hollywood history has been renovated to combine yesterday's glamour with today's style, sophistication, and technology. City lights views abound--from the 2-story master suite to the expansive outdoor entertaining areas. Restaurant-style kitchen with family room provides no excuse for ever leaving this extraordinary home. Separate "wings." Pool, double-height living room with walls of glass, six fireplaces. Off-street parking for 10.		
MLS#12-608571 Jeff Yarbrough KW / L.A. LUXE GROUP	310.734.2100	WonderViewDrive.com / LALuxeGroup.com

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

<b>2222 N BEACHWOOD DR #209</b>	Open 11-2 593G3	<b>NEW</b>
<b>\$549,000</b>	2+2 CONTEMPORARY	
		
<b>BEACHWOOD CANYON VIEW CONDO</b> Resort style living on Beachwood Canyon in the glamorous Hollywood Hills. Lovely, sunny & spacious condo in Beachwood Canyon Estates. Inviting open floor plan w dining area open to updated kitchen and living room, which features a fireplace and French doors opening to a large city view balcony, perfect for outdoor entertaining. True California living. Master suite w lots of closet space, and second bedroom, both w sunny views to the Hills, & a second hallway bathroom, complete this great condo.		
MLS#13-646647 Jill Jenks Galloway HILTON & HYLAND	323-842-1980	Cbl,Dshwshr,Dryer,Elvtr,Frzr,Other

### 31 Playa Del Rey Single Family

<b>6301 OCEAN FRONT WALK</b>	Refresh. 11-2 702A2	<b>NEW</b>
<b>\$3,839,000</b>	5+5 3sty-SOUTHWESTERN	
		
<b>INCREDIBLE OCEAN-FRONT LIVING!</b> Boldly appointed on the pristine beach-front of Playa Del Rey's coast, this custom estate offers the ultimate in California living. An extraordinary experience with unlimited ocean views. Spacious patios overlooking the sea, and a gracious roof deck. A rare and flexible opportunity: a two-story residence (3 beds) with a separate but attached income apartment (2 bed) ~ or the potential to collaborate both spaces into a three-story dream home. Poised on a sought-after corner lot blocks from town.		
MLS#13-645085 Robin Walpert SOTHEBY'S INT'L RLTY	310-480-4980	Come see my fresh look!

### 34 Los Angeles Southwest Condo / Co-op

<b>3751 LOCKLAND DR #B</b>	Open 12-3 673E3	<b>NEW</b>
<b>\$130,000</b>	2+2 1sty-MODERN	
		
<b>BEST PRICE IN TOWN!</b> This spacious, bright lower level unit has two bedrooms, two bathrooms, wood floors, entry area, living room w/ patio, and dining area. Plenty of closet space, master bedroom w/ bath. Kitchen w/ built-in double oven and stove top. Show and sell! H O A dues include; property taxes, insurance, water, gas and more. Short sale.		
MLS#13-646685 Katherine Henderson KELLER WILLIAMS RLTY	323-997.0072	Blt-Ins,Cbl,Grbg Disp,Hood Fan,Intrcm

### 39 Playa Vista Single Family

<b>13068 KIYOT WAY</b>	Open 11-2 702D1	<b>NEW</b>
<b>\$1,595,000</b>	3+4 3sty-MEDITERRANEAN	
		
<b>STUNNING &amp; SOPHISTICATED ICON HOME</b> This impressive 3-story John Laing, Mediterranean, south-facing home is situated in a lovely courtyard setting & offers sweeping views. Gorgeous contemporary design w/ open floorplan featuring 10ft ceilings & beautiful distressed hardwood flooring. Gourmet kitchen w/center island, SS appliances, large butlers pantry. 3bed/4ba include 2 master suites. Private patio on 1st level, large south-facing 2nd floor patio w/fireplace. 3 car garage.		
Peter & Ty Bergman COLDWELL BANKER-MARI	310-821-2900	bergmanbeachproperties.com

### 51 West Hills Single Family

<b>22116 BRYANT ST</b>	Open 11-2 529 J1	<b>NEW</b>
<b>\$579,000</b>	3+2.5 1sty-TRADITIONAL	
		
<b>BEAUTIFULLY REMODELED WEST HILLS TRADITIONAL HOME</b> 3 bedrooms / 2.5 baths, Light & bright open floor plan, approx 2,150 sq. ft. home on an 11,147 sq. ft. lot. Gourmet kitchen with huge center island, stainless steel appliances, custom cabinets, granite counter tops and breakfast area. Family. rm with fireplace. Dining area, Lg. living room with skylight, Huge master bathroom, Walk in closet, Powder room, Laundry room., Espresso stained hardwood floors, Lg private grass backyard with great views, Patio deck, Two car garage w/ direct entry.		
Steve Mirman MIRMAN & COMPANY	310-479-7373	

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62 Encino Single Family

15928 SKYTOP RD  
\$1,899,000

Open 11-2  
4+3.5 1sty-MID-CENTURY

NEW



**ROYAL OAKS MID-CENTURY WITH POOL ON PRIME SECLUDED PARCEL**

This untouched mid-century sits alone on a secluded cul-de-sac in prime Royal Oaks. The home is set up off the street behind a large motor-court and the front door is reached by crossing over koi ponds within a gated courtyard. Once inside, the entry hall reveals walls of floor to ceiling glass in every direction and an interior courtyard with views of the pool and oak dotted hillsides beyond. There are wonderful period details everywhere that are sure to excite the architecture lovers!

J. Ledford & J. Galich  
RODEO REALTY - BH/SS

213.392.1979

www.RoyalOaksModern.com

15749 GREENLEAF ST  
\$1,399,000

Open 11-2 561G4  
5+4.5 1sty-MID-CENTURY

rev

1 stry family home, family room,S of the Blvd.quiet cul-de-sac,large living rm w/2 fps, wet bar, rcsd light& glass doors opening to the huge back yard w/pool, ,A/c,copper plumbing,new roof,very bight.

MLS#12-605425

Blt-Ins,Cent Vac,Dshwshr

Faye Sarafian 310-386-2497 NELSON SHELTON

72 Sherman Oaks Single Family

14339 VALLEY VISTA BLVD  
\$2,049,000

Open 11-2 562A5  
5+4.5 CONTEMP MED

red



**FANTASTIC REDUCTION! PRIVATE & GATED, BEAUTIFUL TUSCAN HOME!**

Reduced to sell! This Private 4BD+3BA Tuscan home offers intricate details & iron work. 10' tall double doors into grand foyer. 2 Master suites w/balcony & spa tubs. Large kitchen w/granite counter tops, SS Viking appliances, walk-in pantry & gourmet island. Gorgeous travertine & hwdwd flrs. 2nd flr media/game/family room. Oversized halls & stairway. Entertaining backyard w/private pool & spa. Gorgeous lanai w/bar & ceiling fans for outdoor living. 4 car garage. TV Surveillance & Crestron System.

MLS#12-614439

Lisa Sockolov/ SFJ  
COLDWELL BANKER-BH S

310-281-3999

14339valleyvista.com

73 Studio City Single Family

3931 OESTE AVE  
\$4,995,000

Open 11-2 562E7  
5395000 7+10 CRAFTSMAN

red



**STUNNING GATED COMPOUND. ARCHITECTURE AT IT'S FINEST!**

New Construction, Greene & Greene inspired California Craftsman. A collaboration between noted architect, Ray Keller, and acclaimed designer, Dixon Chang. Appreciate this unique "Design & Character" 7 bedroom / 9 full baths & 2 powder rooms gated craftsman compound. Built for the buyer who appreciates historic California architecture, but loves modern amenities. Features include a gated 2 structure compound with approximately 9 car motor court, 4 garage spaces, a water fall & walking bridge.

MLS#12-615599

Rick Beck  
KELLER WILLIAMS BEVE

310-432-6450

BBQ,Blt-Ins,Clng Fan,Dshwshr,Dryer,Other

94 Glassell Park Single Family

2152 CAMORILLA DRIVE  
\$547,999

Open 11-2 594H3  
3+2 CONTEMPORARY

NEW



**ONE BED & BATH DOWN, GREAT FLOOR PLAN - GLASSSELL PARK**

Beautifully kept 3 bedroom 2 bath home. Large bedrooms, two with attached bathrooms. New air and heat. Newer roof. Breakfast area and counter. Large dining area. Newer cabinets. Nice location up hill.

MLS#SR13005383CN

Pia Soper  
REALTY EXECUTIVES

661-645-5556

Dishwasher, Microwave

95 Mount Washington Single Family

3772 SAN RAFAEL AVE  
\$899,000

Refresh. 11-2 594/J4  
4+2 MID-CENTURY

NEW



**INVITING 4-BEDROOM/2-BATH MID-CENTURY .**

4bd/2ba Mid-Century approx 2400sf on park-like grounds w/ great Cyn & Mtn Views. Large 1/3 acre lot on tree-lined street has mature landscaping, trees, & veg garden. Notables: hwdws, newer windows, redone decks, lrg bktyrd, 2 FPs, eco-weatherized, hot-tub, & 2-car garage w/ ample street parking. Many parks & top-rated Mt.Wash Elem in close proximity. Lower level w/ guest suite, common room, office, bonus & storage! Open Kitchen, SS appliances, breakfast nook. Flexible floorplan for any lifestyle!

MLS#13-647351

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SOTHEBY'S INT'L RLTY

310-770-2418

www.3772SanRafael.com

4105 SHELburn CT  
\$399,000

Refresh. 11-2 595A5  
2+1 1sty-CRAFTSMAN

NEW



**STUNNING REMODEL OF A CALIFORNIA BUNGALOW, PICTURE PERFECT!**

Exquisite blend of Craftsman style detail and warmth with a modern approach to openness & volume. Ebonized wood floors, raised ceilings w/ wood beam, custom kitchen cabinets, farmhouse sink, recessed halogens mixed w/ period Arts & Crafts fixtures. Hand glazed tiles, vintage stained & cut glass accent windows. Master opens to beautifully landscaped yard, with private deck & pathway to separate office. Just blocks from the Museum Square Metro station. At this price...? Wow! This is a "must see"!

MLS#13-647441

Steven Senigram  
KELLER WILLIAMS RLTY

323-842-1539

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

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