



THE OPPENHEIM GROUP REAL ESTATE

8718 ST. IVES DR.



OPEN TUESDAY

\$5,995,000

1853 SUNSET PLAZA DR.



\$7,199,000

1750 VIEWMONT DR.



\$6,249,000

161 ASHDALE PL.



\$7,495,000

2054 COLDWATER CANYON DR.



OPEN TUESDAY

\$3,799,000

7104 MACAPA DR.



OPEN TUESDAY

\$5,495,000 OR
\$23,500/MO.

1542 MARMONT LN.



OPEN TUESDAY

\$4,095,000

1375 MILLER DR.



\$2,099,000

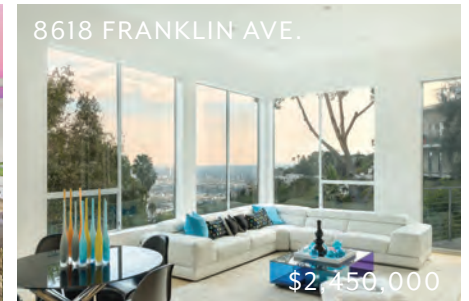
8689 FRANKLIN AVE.



DEV. OPPORTUNITY

\$1,849,000

8618 FRANKLIN AVE.



\$2,450,000

1516 BEVERLY GLEN BLVD.



\$1,995,000

8787 SHOREHAM DR. #707



\$1,099,000

7187 MACAPA DR.



\$1,499,000

2333 VASANTA WAY



\$15,950/MO.

HILTON & HYLAND



1911 WESTRIDGE RD
BRENTWOOD
\$39,950,000
DREW FENTON 310.858.5474
BY APPOINTMENT ONLY



100-120 N SANTA FE AVE
DOWNTOWN LA ARTS DISTRICT
\$15,000,000
BRETT LAWYER, BENJAMIN KRUGER
310.600.4500
BY APPOINTMENT ONLY



10550 DOLCEDO WAY
BEL-AIR
\$16,995,000
DAVID KRAMER 310.691.2400
OPEN TUESDAY 11-2

RENDERING



613 N CANON DR
BEVERLY HILLS
\$39,995,000
JEFF HYLAND 310.278.3311
OPEN TUESDAY 11-2



660 CLUB VIEW DR
HOLMBY HILLS
\$23,900,000
LINDAY MAY 310.492.0735
OPEN TUESDAY 11-2



614 N CAMDEN DR
BEVERLY HILLS
\$14,950,000
BRANDEN WILLIAMS, RAYNI WILLIAMS
JEFF HYLAND 310.691.5935
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Estates, Architecture & Historic Properties



Ted Criley Jr. A.I.A.

BY APPOINTMENT

758 Flintridge Avenue, La Canada Flintridge 91011

\$ 3,228,000

Matthew Berkley, M.A.: 626.665.3699

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ASSOCIATES

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OPEN HOUSE TUESDAY 11am - 2pm

3580 Multiview Drive, Los Angeles 90068

\$ 2,595,000

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EXCLUSIVE AFFILIATE OF



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OPEN HOUSE
TUESDAY 11-2 PM

2545 NORTH VERMONT AVENUE | LOS FELIZ
Offered at \$4,195,000 | 5 BED | 5.5 BATH | 5,959 S.F. | 18,522 LSZ.

Behind palms and lush greenery lies this secluded hideaway in the hills of Los Feliz — a decadent French Moroccan retreat that's been delicately reimagined by style mavens and owners of American Rag Cie and Maison Midi, with a high fashion spirit that embraces the heart and soul of its original 1928 architecture. Enter to find a pristine courtyard romanced with floor-to-ceiling windows, French doors and an upper-level terrace. From the styled foyer replete with handmade tiles, natural light floods the open spaces, peeking through Spanish Mediterranean arches and skylights to bathe generous rooms in light. Flow and stylish features lend themselves to intimate gatherings including a great room with walnut floors, vaulted and coffered ceilings and fireplaces peppered throughout. A resort-style pool terrace, speakeasy-style lounge, putting green and second-story guest cottage transform this property into the ultimate playground.

SEGAL & OJEDA | KATRINA WEBB

310.500.1343 | 323.387.8011



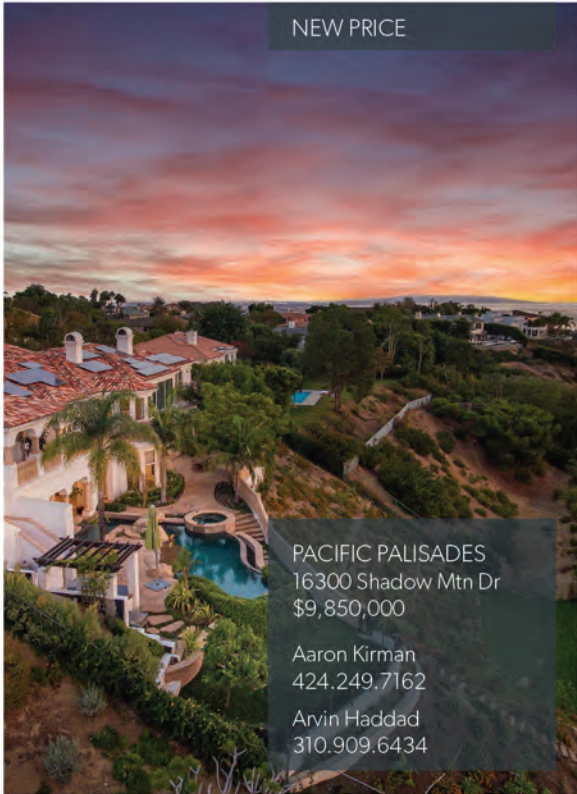
THEPARTNERSTRUST.COM

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EXCLUSIVE AFFILIATE OF

LEVERAGE
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JOHN AAROE GROUP



NEW PRICE

PACIFIC PALISADES
16300 Shadow Mtn Dr
\$9,850,000

Aaron Kirman
424.249.7162

Arvin Haddad
310.909.6434



NEW LISTING

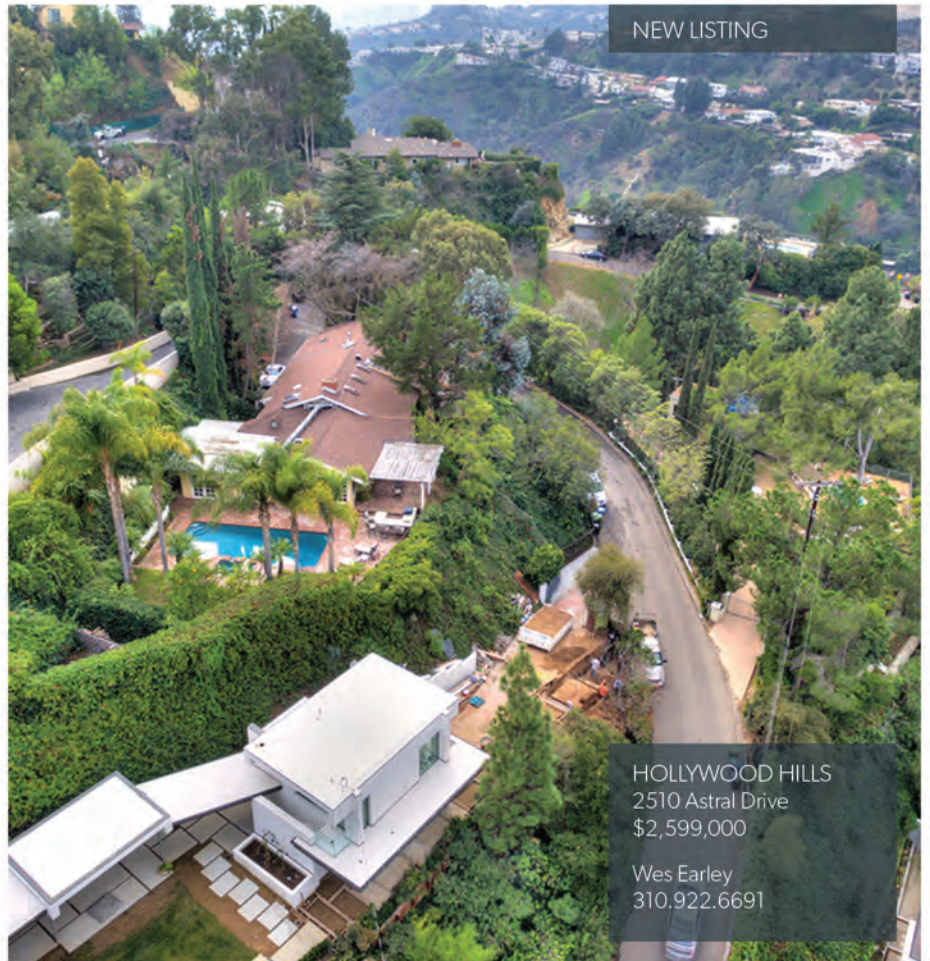
TOLUCA LAKE
4402 Ledge Avenue
\$3,499,000

Craig Strong
310.439.3225



HAWAII
12176 Kipuka Street
\$1,149,000

Alicia Drake
510.393.4268



NEW LISTING

HOLLYWOOD HILLS
2510 Astral Drive
\$2,599,000

Wes Earley
310.922.6691

aarooe.com

BEVERLY HILLS
BRENTWOOD
SUNSET STRIP
BALDWIN HILLS
SHERMAN OAKS

TOLUCA LAKE
PASADENA
DOWNTOWN LA
STUDIO CITY

MADISON LENDING GROUP | madisonlendinggroup.com



NEW LISTING

WEST HOLLYWOOD
1732 Nichols Canyon Rd
\$2,399,9990
Jay Martinez
323.377.8332
Gilbert Dirige
310.801.0317



NEW LISTING

BEVERLY HILLS
211 Spalding Drive #S109
\$1,595,000
Brian Mazurkiewicz
310.386.9086



NEW LISTING

DOWNEY
9600 Garnish Drive
\$1,048,800
Juan Peña
323.632.9904
Anthony Estevez
310.465.3566



NEW LISTING

SHERMAN OAKS
4728 Cedros Avenue
\$1,450,000
Darren Winston
310.709.8980



NEW LISTING

HOLMBY HILLS
355 S. Mapleton Drive
\$22,850,000
Sally Forster Jones
310.691.7888



1368 DOHENY PLACE, LOS ANGELES
LISTED AT \$3,795,000

OPEN TUESDAY 11-2PM

Contemporary Mediterranean 3 Bed, 3.5 Bath, 4,315sf, nestled on a quiet street off Doheny in the highly desirable Bird Streets. An exceptional home for entertaining with soaring ceilings, ample walls for artwork and large rooms surrounded by floor to ceiling windows overlooking a completely private and beautiful outdoor space with sparkling pool and spa surrounded by trees and greenery with a city view as the backdrop.

DAVID BAILEY
KELLY SELCER
davidbailey@kw.com

213.804.6566
310.850.2107
kellesearcer@kw.com



5682 HOLLY OAK DRIVE, LOS ANGELES
NEWLY PRICED AT \$2,450,000

BY APPOINTMENT

Wow Almost Quarter Million Price Reduction! 3 Bedroom+2 den, 4 bath, 3388sf Former celebrity owned Contemporary Mediterranean located on a tranquil hillside in the prestigious "Oaks" of Los Feliz. Laze in the cathedral ceiling two-story living room with exposed wood-beams, spacious work loft, or outdoor patio overlooking the serene canyon. Custom gourmet kitchen with professional range. Come home to a serene and elegantly walled enclave.

BRYAN MIYAMOTO
www.BRYANMIYAMOTO.com

323.300.1188
Miyamoto@kw.com

3755 SHANNON ROAD, LOS FELIZ
LISTED AT \$1,775,000

BY APPOINTMENT

Stunning views can be found in almost every room of this beautiful 4+3.5 Spanish home. Gracious LR with a fireplace. Huge patio that surrounds you in canyon views and city lights of Glendale too. Cozy den offers an abundance of light with its floor to ceiling windows. Spacious and open fully equipped kitchen. Formal DR. Master suite and bath each with breathtaking views. Fabulous garden to grow your veggies and fruit trees. Apprx 3010 sq ft and the lot is 7882.

GEORGE & EILEEN MORENO
www.GEORGEANDEILEEN.com

323.668.7600
moreno@georgeandeileen.com



1946 N. OXFORD AVENUE, LOS ANGELES
LISTED AT \$3,095,000

BY APPOINTMENT

Set above the street, this gated RARE Mediterranean has been beautifully restored. Grand foyer with original details, pocket doors, wood moldings, hardwood floors, tall ceilings, and a spacious living room with fireplace, den, chef's kitchen, breakfast area and formal dining room. Upstairs 3 bedrooms with en-suite bathrooms and walk-in closets. Master suite with his & her sinks, soaking tub and walk-in shower. Step into the lush, private backyard featuring mature trees, grassy area, pool and detached 2-car garage.

KENNON EARL / TOM DAVILA 310.432.6492
www.RAREOutpostEstatesHome.com showings@rarepropertiesinc.com



812 N. CROFT AVE #102, WEST HOLLYWOOD
LISTED AT \$1,799,000

OPEN FRIDAY 5-8PM / SATURDAY & SUNDAY 1-4PM /
TUESDAY 11-2PM

Private. Modern. Chic. 3 Bedroom 3.5 Bathroom Townhouse in the heart of West Hollywood. Desirable tree-lined street close to hot restaurants. Exquisite 2,200 square foot living area plus 800 square foot outdoor patio. New building. Contemporary Style. Beautiful unit.

ANDREA LAMBERGER 310.351.9922
<https://my.matterport.com/show/?m=LRJ3mogi5cl&mls=1>
andrea.lamberger@kwcommercial.com

2046 HOBART BOULEVARD, LOS FELIZ
LISTED AT \$1,499,000

BY APPOINTMENT

Set behind the gates with great curb appeal special 3+2.5 Traditional home with Old Hollywood glamour. Elegant foyer, generous interior space & outdoor space is perfect for entertaining. LR & DR lead to the patios & pool. 3rd bedrm now used as a den. Luxurious master suite & bath. 2nd bdrm with en-suite bath. Appx. 2400 sq ft. Lot is 9612. Large laundry room & pantry. New roof & HVAC. Just steps from Griffith Park, Hollywood & more. A very special property.

GEORGE & EILEEN MORENO 323.668.7600
www.GEORGEANDEILEEN.com moreno@georgeandeileen.com



Sotheby's

INTERNATIONAL REALTY



MALIBU | SERRA RETREAT | 4 Bedrooms/5BA | \$13,000,000 | web: 0344062

Welcome to one of Malibu's most prestigious neighborhoods, the famed Serra Retreat, a comfortably guard-gated community located near the nostalgic surf capital of the world, Surf Rider Beach, with many posh boutiques and restaurants, Malibu Pier and even horse riding trails nearby. An amazing "unvarnished" modern home, designed by Scott Gillen on one of the most magical lots Serra Retreat has to offer: a 53,270 square foot (approx) property with soaring sycamore, eucalyptus, fig, plum and citrus trees, outdoor infinity pool, fire-pit, built-in barbecue, dining area, and all of this in a quiet country setting alongside Malibu Creek.

ROBERT RADCLIFFE

Robert.Radcliffe@sothebyshomes.com | 310.255.5454

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MALIBU | 30333 MORNING VIEW DRIVE

8BD/8.5BA | \$14,995,000 | web: 0308744
Anthony Paradise 310.279.8303



SANTA MONICA | CANYON RIM

4BD/4.5BA | \$11,000,000 | web: 0355807
Sanda Alcalay 310.200.6472



MALIBU | COASTAL FARMHOUSE

5BD/4.5BA | \$4,890,000 | web: 1290429
Mary Ellen Sherry 310.383.6683



OPEN TUESDAY 11 - 2

LOS FELIZ | 5516 GREEN OAK DRIVE

4BD/4.5BA | \$3,389,000 | web: 0286853
Joe Reichling 323.395.9084, Boni Bryant 323.854.1780



BRENTWOOD | CALIFORNIA CONTEMPORARY

3BD/2.5BA | \$2,700,000 | web: 0027621
Catherine Marcus 424.285.0721



HOLLYWOOD HILLS | 1925 CURSON PLACE

3BD/4BA | \$2,195,000 | web: 0308778
Cindy Hartoonian 818.522.5118

GREATER LOS ANGELES BROKERAGES

Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip

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Chelsea Montgomery-Duban
310.443.8009
chelsea.montgomery-duban@evusa.com
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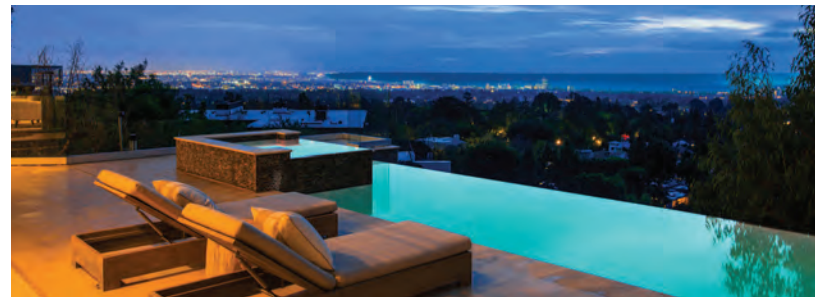
Please RSVP to chelsea.montgomery-duban@evusa.com



Dominic Wächter
424.521.0402
dominic.waechter@evusa.com
Cal BRE# 02006729



1106 N Hillcrest Rd · Beverly Hills **\$7,995,000**
 Y Charlie | K Sanchez | E Peskowitz | F Bernstein - WEA 323.547.8900
 4 bed · 4 bath · 4,009 sf · 28,544 sf lot



1624 San Onofre Dr · Pacific Palisades **\$6,300,000**
 Stefanie Bluestone 310.339.7018
 5 bed · 5.5 bath



2438 5th St · Santa Monica · Triplex **\$3,490,000**
 Julie Kirschbaum 310.308.8686
 7 bed · 6 bath · 6,032 sf lot



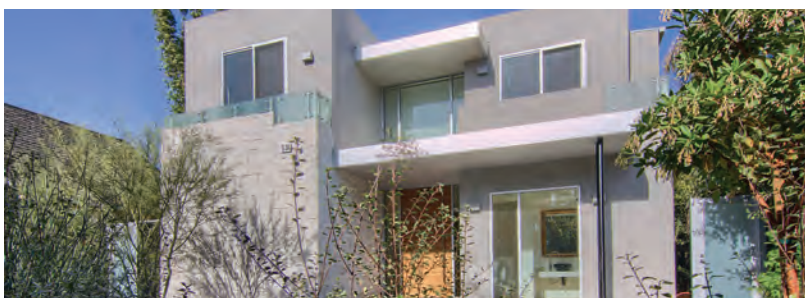
1919 4th St #C · Santa Monica **\$2,100,000**
 Sandra Miller 310.616.6213
 3 bed · 2.5 bath



858 12th St #1 · Santa Monica **\$1,435,000**
 Eve Jacobsen 310.736.5969
 2 bed · 2 bath · 1,486 sf



915 12th St #5 · Santa Monica **\$1,399,000**
 Sandra Miller 310.616.6213
 2 bed · 2.5 bath



531 11th St · Santa Monica **\$29,995/mo**
 Guy Reid | Raphael Barragán 310.699.2601
 6 bed · 8 bath · 6,394 sf · 7,509 sf lot



1320 2nd St #401 · Santa Monica **\$12,000/mo**
 Yawar Charlie | Karen Sanchez 323.547.8900
 2 bed · 2 bath



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 The buyer is advised to independently verify the accuracy of that information. CalBRE# 01906886 | 01948399 | 01911544



BROOKFIELD FARMS

Offered at \$20,000,000 • www.BrookfieldFarmsEstate.com

There's a comforting feeling about **Brookfield Farms**. You'll first sense it when you pass through the privacy gates and breathe in the clean gentle breezes filled with birdsong. You'll feel it as you travel down the gracious driveway, past shady groves and a tranquil lake ringed by scores of century-old oak trees and bordered by acres of meticulously manicured lawns. And you'll know it when you experience the property's charming American Farmhouse architecture reminiscent of a much simpler place and time. It's that all-too-rare feeling that tells you to "relax... you're finally home." Welcome to Brookfield Farms.

FEATURES & AMENITIES:

- 60 Private Acres
- Main House
- 4 Guest Houses
- 5-Car Garage
- Ranch Shop
- 4-Stall Horse Stables with Tack Room
- Workshop & Barn
- 2 Storage Facilities
- Riding Ring
- 2 Pastures
- Swimming Pool
- Lake with Fish House
- Organic Orchards: Apples, Oranges, Pears, Grapefruits, Peaches, Apricots, Plums, Japanese Pears, Pomegranates, Raspberries, Blackberries, Strawberries
- Organic Vegetable Gardens: Tomatoes, Corn, Greens, Japanese Eggplant, Garlic, Onions



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 Cell: 310.579.5887
www.chriscortazzo.com
 CalBRE Lic. #01190363

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Coldwell Banker
Previews International

Nicki LaPorta & Karen Crystal are Realtor Associates, CalBRE#s 01233940 & 01346860. Buyers advised to verify accuracy of all information through independent inspection by professionals. If your home is currently listed for sale this is not meant as a solicitation. Each office is independently owned and operated.



OPEN
TUESDAY
11-2PM

HIGHLY COVETED BIRD STREETS 1368 DOHENY PLACE, LOS ANGELES

Contemporary Mediterranean nestled on a quiet street off Doheny, in the highly desirable Bird Streets. An exceptional home for entertaining with soaring ceilings, ample walls for artwork and large rooms surrounded by floor to ceiling windows. Large spacious living room that graciously flows into the dining room. All overlooking a completely private and beautiful outdoor space with sparkling pool and spa surrounded by trees and greenery with a city view as the backdrop. Included on the main floor is a gourmet kitchen with breakfast area and an en suite bedroom with its own private entrance and balcony. Upstairs a fabulous expansive master suite with sitting area, fireplace and luxurious bath with his and her areas. The secondary master, also located on the second floor, includes a fireplace, private bath and ample closets.

3 BD / 3.5 BA / 4,315 SF / POOL / VIEWS

DAVID BAILEY 213.804.6566 / KELLY SELCER 310.850.2107
davidbailey@kw.com kelleselcer@kw.com



OFFERED AT \$3,795,000

 **BAILEY GROUP**
KELLER WILLIAMS BEVERLY HILLS

Nest Seekers

FEATURED

INTERNATIONAL



7614 WILLOUGHBY AVE, WEST HOLLYWOOD, CA 90046 | \$1,299,000

WELCOME TO YOUR STYLISH AND PRIVATE TWO STORY 3 BED/2 BATH SPANISH RETREAT IN PRIME WEST HOLLYWOOD! This low maintenance, gated hideaway is fitted with plush finishes throughout including an entire second level master suite. Enter into the master through a private reading room, perfect for your morning coffee and daily reading. The master suite is finished with a yoga studio, expansive custom walk in closet, thoughtfully designed master bathroom with dual sinks, soaking tub, and a separate shower. On the main level, the living room opens up to the perfect dining area and chef's kitchen, including stainless steel appliances, designer cabinets, custom tile and granite island. This hideaway is topped off with a completely sequestered outdoor patio and garden that allows for California indoor/outdoor living we all desire. Perfectly located only moments away from some of the most critically acclaimed restaurants and designer boutiques Los Angeles has to offer including The Grove, Fairfax, Melrose District and West 3rd street. This is a must see! WebID 677183

SEBASTIAN WOLSKI 818.554.2199 sebastianw@nestseekers.com | NICHOLAS MORTLAND 412.535.3828 NicholasM@NestSeekers.com

the SerhantTeam
LOS ANGELES

BEVERLY HILLS EAST SIDE MIDTOWN WEST SIDE GREENWICH VILLAGE SOHO WILLIAMSBURG LONG ISLAND CITY NEW JERSEY

All material presented herein is intended for informational purposes only and has been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal without notice.

PROPERTIES

Nest Seekers INTERNATIONAL



11815 LAURELWOOD DR #2 STUDIO CITY, CA 91604 | \$810,000

2BED / 3BATH CONTEMPORARY TOWNHOME IN THE HEART OF STUDIO CITY! Welcome to THE BEST Townhouse in the most desired area of Studio City. Located South of Ventura Blvd moments away from the city's best shopping + dining experiences. This Contemporary style townhome features 2 Bed/3 Bath with almost 1,700 sq ft of living space w/ beautifully upgraded features including hardwood floors on the main level, a gourmet kitchen w/double oven, breakfast bar, gas fireplace, upgraded custom shutters, custom built out closets, NEST thermostat, a loft yoga/office, master suite with soaring ceilings and in unit washer/dryer. Outdoor space includes a private patio and a rooftop deck with panoramic views. Private storage in a secured parking area with 2 tandem spots and a large on-site gym. This townhome has it all and best of all it's located one block away from the prestigious Carpenter Community Charter School. WebID 675391

SEBASTIAN WOLSKI 818.554.2199 sebastianw@nestseekers.com

**the SerhantTeam
LOS ANGELES**



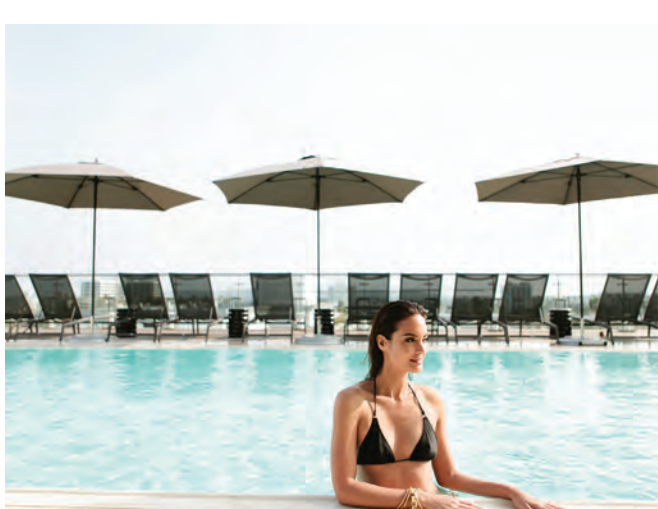
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FEATURES

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WESTSIDE ESTATE AGENCY



ONE-OF-A-KIND BEACH COMPOUND, NEVER BEFORE ON MARKET MALIBU | \$60,000,000

Never before on the market. Very private beach-side estate on a park-like setting of 3 natural manicured acres with mature trees, panoramic ocean views, tennis court, pool, newly renovated 2-story home with panoramic views, & path to beach. Co-listed. weahomes.com/listing/33218-pacific-coast-hwy

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



REMARKABLE ARCHITECTURAL BEVERLY HILLS | \$35,000,000

This home has it all including large pool & spa, tennis court, guest house with huge gym, theater, master with his & hers all facing view. Privacy, 7 total bedrooms, extraordinary in all detail. The home is most dramatic with interiors by Kelly Wearstler. Huge outdoor living room with fireplace. Exterior kitchen and more. Co-listed. vimeo.com/187210423

Stephen Shapiro (310) 860-8888 | CalBRE# 01257836



ONE OF MALIBU'S FINEST ESTATES MALIBU | \$32,995,000

On a pvt 4.8 acre knoll top w/unobstructed ocean view of Catalina. The finest architecture, construction & amenities, reminiscent of one of the great villas on the Amalfi Coast. Rolling lawns, infinity pool, sports court, basketball court, patios, & terraces. windingwayestate.com

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061
Mark S. Gruskin (310) 924-5769 | CalBRE# 01324387



ARCHITECTURAL CONNOISSEUR'S DREAM DESIGNED BY FRANK GEHRY MALIBU | \$29,995,000

Court ordered partition sale subject to overbid. World-class trophy property on multiple parcels with 160 ft of beachfront in the most prime section of Broad Beach. 11,000+ sf with sunlit courtyard entry, soaring ceilings, great walls for art, old walls of glass, garden, tennis court, lap pool & deep sandy beach. broadbeachcoastfront.com

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



SPECTACULAR NORTH BEVERLY PARK ESTATE BEVERLY HILLS | \$29,950,000

Completely private & secluded from the street, set behind iron gates. Over 20,000 sf of living space on almost 4 acres. Mediterranean villa with a grand 2-story entry, large living room, formal dining room, conservatory, grmt kitchen/family room, theater, wine cellar, incredible entertainment facilities, & more. weahomes.com/listing/beverly-park-circle

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



THE ULTIMATE ESTATE COMPOUND BEVERLY HILLS | \$28,450,000

With over a thousand feet of prime frontage on one of the finest streets in the City of Beverly Hills, behind iron gates is a completely remodeled "Old Hollywood" traditional estate with state of the art amenities. weahomes.com/listing/1140-tower-rd

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061

WEAHOMES.COM

WESTSIDE ESTATE AGENCY



BEVERLY HILLS | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770
MALIBU | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171
MIAMI | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471

OPEN TUESDAY 11-2 | JOIN US FOR LUNCH!



3289 Mandeville Canyon Road, Brentwood

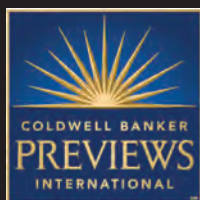
Re-imagined Showplace Canyon Ranch epitomizes privacy, elegance, and warmth within flat ±17k verdant setting. Designer's ideal floor plan includes: Grand double-height entry; gracious living room; formal dining; gourmet kitchen, breakfast area, center island, stainless appliances; family room; office/maids; powder room; utility room; 3-car garage. Upstairs: master suite, three more bedrooms, two baths, library, large multi-purpose room. Perfectly adapted to Southern California indoor-outdoor lifestyle complete with pool, spa, and scenic gardens. Impeccable quality and remarkable value.

Offered at \$3,225,000 | 3289Mandeville.com

Joan Caplis | Susan Stark

310.748.2208 310.345.7450

joancaplis.com susanstark.com



Gibson International & Coldwell Banker do not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property the buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. CalBRE 01061339/00629011.



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14D: 3 bed. 3.5 bath. Interior 2,612 SF + Terrace 544 SF. 3 parking spaces. \$2,900,000.
Privacy. Security. Hassle-free full-service lifestyle. LA's incomparable rooftop pool deck.

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michelle@abovethepenthouses.com
BRE 01731312
www.whollywoodresidence.com/penthouse14D



HOLLYWOOD
THE PENTHOUSES

An HEI/GC Hollywood and Vine, LLC project. The Residences at W Hollywood are not owned, developed or sold by Starwood Hotels & Resorts Worldwide, Inc. or its affiliates. HEI/GC Hollywood and Vine, LLC, a joint venture between Gatehouse Capital Corporation and HEI Hotels and Resorts, LLC, uses the W® trademark and trade names under a license from Starwood Hotels and Resorts Worldwide, Inc. This is not an offer to sell or solicitation of offers to buy, nor is any offer or solicitation made where prohibited by law. The statements set forth herein are summary in nature and should not be relied upon. A prospective purchaser should refer to the entire set of documents provided by HEI/GC Hollywood and Vine, LLC project and should seek competent legal advice in connection therewith. No view is guaranteed and views may be altered by subsequent development, construction and landscaping growth. Pricing is subject to change at the sole discretion of the seller without further notice. Equal housing opportunity. Exclusively listed by PowerPlay Destination Properties, California, Inc. DRE #01905447.

16 Park Avenue, Venice, CA 90291

Open House Tuesday, January 31st | 11AM - 2PM | Catered Lunch | Free Valet

BED 4 | BATH 3 | \$2,985,000 | LIVING AREA ± 2,825 SQ. FT. | LOT SIZE ± 4,809 SQ. FT.

Classic CRAFTSMAN MEETS MODERN LIVING



haltonpardee.com | penny@haltonpardee.com | 310.907.6517



OPEN HOUSE TUESDAY 11-2

2311 N Catalina St. Los Feliz

Mid-Century Modern stunner North of Los Feliz Blvd. Single level home with large, flat useable lot, pool, and views. Previously renovated by Architect Richard Orlander.

Offered at \$2,249,000

3 Bedrooms with Den + 3.5 Bathrooms

2,690 sf Residence

www.2311Catalina.com

Boni Bryant & Joe Reichling

Sotheby's International Realty | Los Feliz Brokerage

323-395-9084

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ONCE IN A GENERATION OPPORTUNITY TO PURCHASE
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APPROXIMATELY ONE FLAT ACRE



120 N GLENROY, BEL AIR
~0.5 ACRES LOT
\$3,995,000

128 N GLENROY, BEL AIR
~3,099 SQ FT HOME
~0.47 ACRES LOT
\$3,995,000

CO-LISTED WITH LARRY YOUNG *Berkshire Hathaway*



BROKER OPEN: TUESDAY, JANUARY 31ST 11AM - 2PM

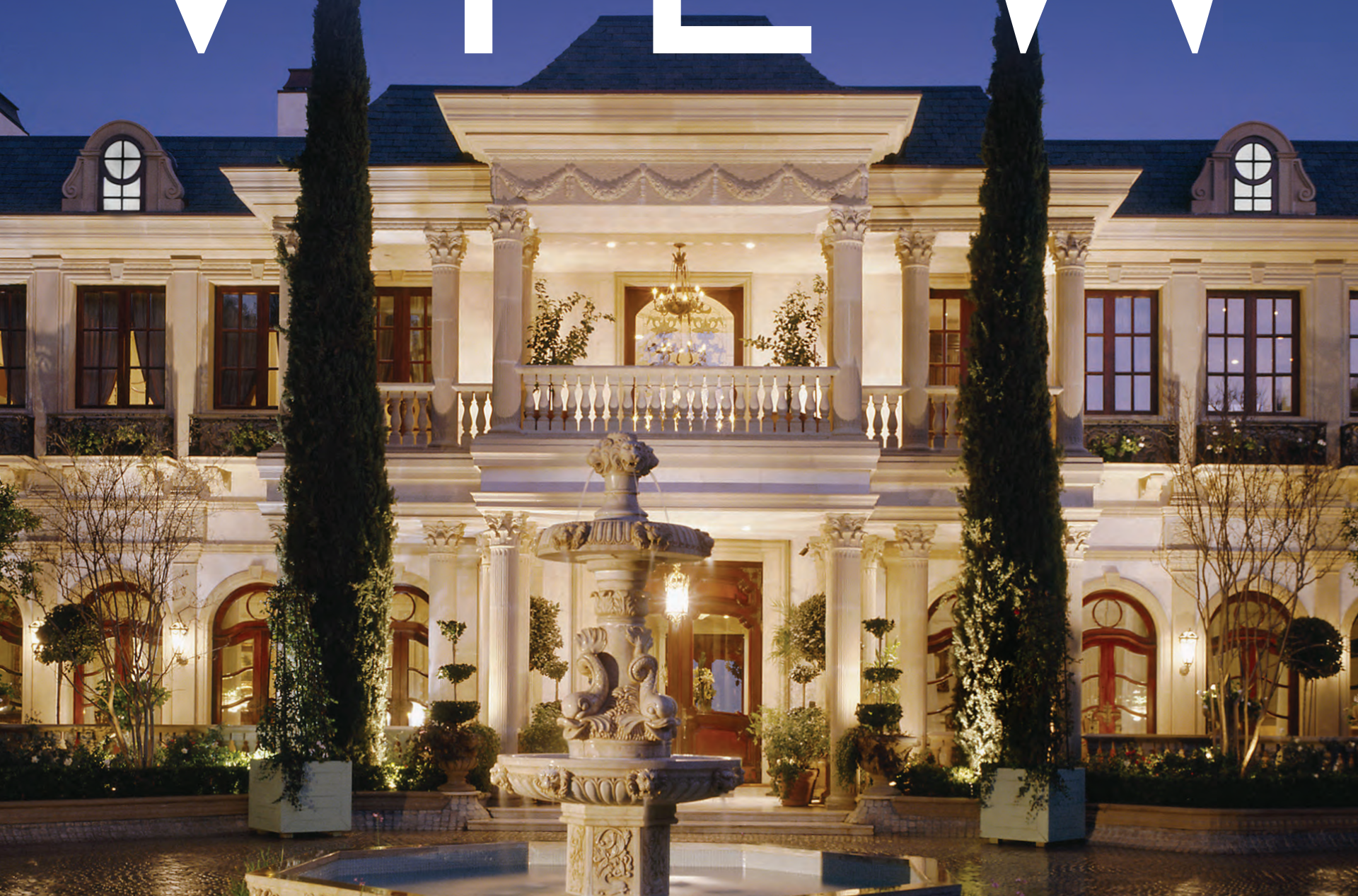
ARAM AFSHAR QUINTESSENTIALLY ESTATES LOS ANGELES

ARAM@QUINTESSENTIALLYESTATES.COM | (310) 702-0583 | CALBRE# 01484569 | WWW.QUINTESSENTIALLYESTATESLA.COM

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VIEW



FEATURED *Properties*

BEL AIR | \$85,000,000
Represented by JOYCE REY (310) 285-7529

COLDWELL BANKER RESIDENTIAL BROKERAGE

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Browse all digital editions at cbview.com*





ARCADIA | \$3,458,000

Prestigious, one of a kind! Luxury w/ utmost privacy 24 hr guard gated Whispering Pines.

IMY DULAKE (626) 664-1280



BEVERLY HILLS | \$12,995,000

1575 Carla Ridge. Gated 2-sty estate in Trousdale Estates w/beautiful cnyn & ocean views.

VALERIE FITZGERALD (310) 285-7515



CULVER CITY | \$1,349,000

4041 Midway Ave | Spacious 3BR/2.5BA 2-story home on cul-de-sac in Studio Estates area.

BRUCE FORMAN (310) 586-0377



ENCINO | \$2,149,000

New Listing. Fabulous traditional 6 bed & office, 7 baths. Resort grounds w/pool.

MARJORIE MARKUS (818) 995-2424



GLENDALE | \$1,399,000

1635 Cleveland Rd | Lovely 2 story home w/ pool | Over 3300 sq ft 4 bed + 4 bath & a den.

SHOGHIK SCHIFBERG (818) 788-5400



HANCOCK PARK | \$2,650,000

Exciting New Listing Brookside! Completely remodeled, light-filled, large corner lot.

SANDY BOECK (323) 860-4240



HANCOCK PARK | \$1,285,000

Windsor Square adjacent 2 story Mediterranean. 4+3+gsthse. Located in Wilshire Park HPOZ.

JENNY CHOW (323) 460-7624



LA CAÑADA FLINTRIDGE | \$2,995,000

www.4355Oakwood.com | 5BD/7BA Single story Spanish hacienda w/ guest house & pool house.

JANICE T. MCGLASHAN & LISA M. ZASTROW (818) 949-5230



LOS ANGELES | \$4,995,000

OPEN SUN. 8827 Evanview Dr 2-5pm Lower Sunset Plaza 6+5. City view! P/S+rooftop deck, 3car

DILLON & RUFF (805) 495-1048



LOS FELIZ | \$1,595,000

4BD/3BA Reduced \$100K! Beautifully maintained split level designed house w/ great views!

CLAUDIA HIPOLITO (323) 906-2425



MALIBU | \$10,995,000

Newly remodeled 2-level beach house.

CHRISTOPHER CORTAZZO (310) 589-2472



MALIBU | \$4,495,000

Open Sun 1-4 | 21110 PCH. Ocean bluff modern beach house w/views of your own private cove.

BILL MOSS (310) 293-5503



RESIDENTIAL BROKERAGE

Arcadia (626) 445-5500
Beverly Hills North (310) 777-6200
Beverly Hills South (310) 273-3113
Brentwood (310) 820-6651

Calabasas (818) 222-0023
Glendale (818) 240-1111
Hancock Park North (323) 464-9272
Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334
Los Feliz (323) 665-5841
Malibu Colony (310) 456-3638
Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700
Marina del Rey (310) 301-3500
Montecito (805) 969-4755
COLDWELLBANKERHOMES.COM



MALIBU | \$1,128,000
 NEW PRICE! Corner top row 3bd 2.5ba Twnhm w/ an open floor plan & new appliances.
JESSICA CARDONA (424) 245-5157



MANDALAY SHORES | \$3,575,000
 Beachfront DesignARC, AIA award-winning modern home. 4,000+ SF with spectacular views.
ARIEL & KAREN (805) 746-2070



MANHATTAN BEACH | \$3,649,000
 3BD/3BA | Situated at a Premier Location | Spectacular Ocean View | 1/2 Block to the Beach
JOHN CORRALES (310) 346-3332



MAR VISTA | \$789,000
 Bright, corner, tri-level architectural 2 BR, 2.5 BA + loft townhome w/ soaring ceilings.
RHONDA HALFON (310) 500-0887



PACIFIC PALISADES | \$3,395,000
 Gorgeous 5+5 home boasting 5,593 sq ft, pool/spa
www.16830ViaLaCosta.com
LAUREN POLAN (310) 573-7776



PASADENA | \$1,350,000
 633 S Lake Ave #4 | Luxurious, 4-story Chateau style townhouse, 2 master BD suite | 2.5 BA
SCOTT JAMES & CHRIS STILLMARK (626) 319-6927



PLAYA DEL REY | \$409,000
 Fantastic opportunity! Pristine 1 bd, 1 ba condo w/ fireplace, MBR suite & deck
BOB WALDRON (310) 780-0864



SAN MARINO | \$7,980,000
 Gated, estate 6+7.5, 7,439 SF of living space on a corner lot w/rose garden, pool & spa!
KELLIE MILES (818) 268-6302



SANTA BARBARA | \$9,850,000
 HopeRanchElegance.com A fine example of old world charm w/ modern day amenities near beach
LORENZEN PARTNERS (805) 886-1842



SANTA MONICA | \$6,375,000
 835 San Vicente | Bankruptcy subj. to court confirmation & overbid. Over 20k sq. ft. lot.
MICHAEL SAHAKIAN (310) 285-7524



SANTA MONICA | \$1,399,000
 2646 31st St | Spacious 3BR/2BA home on ~6,019 sqft. lot with patio & yard in Sunset Park.
GARY LIMJAP (310) 458-0091



SOUTH PASADENA | \$1,750,000
 Coming 2/5! Picture perfect 4 bed/2 bath Craftsman.
www.1633Bushnell.com
CAROL MAJORS (626) 399-9665

Pacific Palisades (310) 454-1111
 Palos Verdes (310) 378-5201
 Pasadena (626) 584-0050
 Playa Vista (310) 862-5777

San Marino (626) 449-5222
 Santa Barbara (805) 682-2477
 Santa Monica Montana (310) 458-0091
 Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424
 Studio City (818) 788-5400
 Sunset Strip (310) 278-9470
 Venice (424) 280-7400

Ventura (805) 648-5051
 Westchester (424) 702-3000
 Westlake Village (805) 495-1048
COLDWELLBANKERHOMES.COM



THE HIGH & LOW TIDES OF COASTAL CONSTRUCTION

by Bret Parsons

The California coastline is dazzling—a mesmerizing panorama at each and every turn. However, it’s an entirely different view when building on privileged parcels as a distinct set of challenges are presented. For a proper perspective, Shane Mahan, regional executive of Kitchell Custom Homes, sums up the salient points to guide you through the process. First, everything begins with a solid foundation. Your team (architect, engineer, and builder) must assess the soil and topography to determine the appropriate foundation to resist Mother Nature. Foundations can be designed to allow the ocean to “pass right through” while traditional foundations often breakaway in a storm. Second, invest in quality! The coast delivers extreme elements you’ll want to keep at bay. Quality materials maintain their integrity which reduces maintenance costs. Pay careful attention to the roof, windows and doors, paints and stains, exposed metals, decks, and exposed wood. No pun intended, but don’t cut corners! Third, select a builder who has actually built oceanfront homes as construction methodologies and materials are different from inland locations. Fourth, patience is a virtue. Building on the Pacific will require a Coastal Development Permit (CDP) from the California Coastal Commission or a local authority. Their jurisdiction can range inland up to five miles in some areas. However, your wait will be stunningly worth it!

www.KitchellCustomHomes.com



Villa Della Costa, Gaviota, CA

Builder: Kitchell Custom Homes | Architect: Jock Sewall | Interior Designer: Mark Weaver | Photography: Matt Walla & Rich Wysocky

ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: GREENE & GREENE



PASADENA | \$6,850,000

The Cordelia Culbertson House was the last major project jointly undertaken by Charles & Henry Greene.

Catherine “Tink” Cheney (626) 233-2938

ARCHITECT: GUS DUFFY, AIA



BRENTWOOD | \$6,995,000

120 N Layton Drive. Exquisite storybook home in guard-gated Brentwood Circle. 4bd+5ba.

Aram Afshar (310) 702-0583

ARCHITECT: DOUG BURDGE



MALIBU | \$19,950,000

The Serra Lake House, newly built in Serra Retreat, 72’ pool. www.DazzanEstates.com

Irene Dazzan-Palmer & Sandro Dazzan (310) 317-9354

TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME, CONTACT BRET@BRETPARSONS.COM OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.

BRET PARSONS
DIRECTOR, ARCHITECTURAL DIVISION



Incredible Townhouse in The Wilshire
10580 Wilshire Blvd TH3, Wilshire Corridor
www.TheWilshireTownhouse.com
\$4,395,000
Open Tuesday 11-2
MUST RSVP FOR ADMITTANCE



Jade Mills

(310) 285.7508 | Homes@JadeMills.com
www.JadeMills.com | CalBRE #00526877



FLAWLESS BRENTWOOD PARK MEDITERRANEAN

COMPLETELY REMODELED WITH EVERY AMENITY IMAGINABLE





12855 PARKYNS STREET | \$22,495,000

OPEN TUESDAY 11 - 2

JOYCE REY

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Joyce@JoyceRey.com

JoyceRey.com

STEPHEN APELIAN

(323) 804-3400

Stephen@StephenApelian.com

StephenApelian.com



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RESIDENTIAL BROKERAGE

VILLA DELLA COSTA

OVERLOOKING SANTA BARBARA'S GAVIOTA COAST





GAVIOTA COAST | \$35,000,000

JOYCE REY

(310) 285-7529

Joyce@JoyceRey.com

JoyceRey.com

RANDY SOLAKIAN

(805) 565-2208

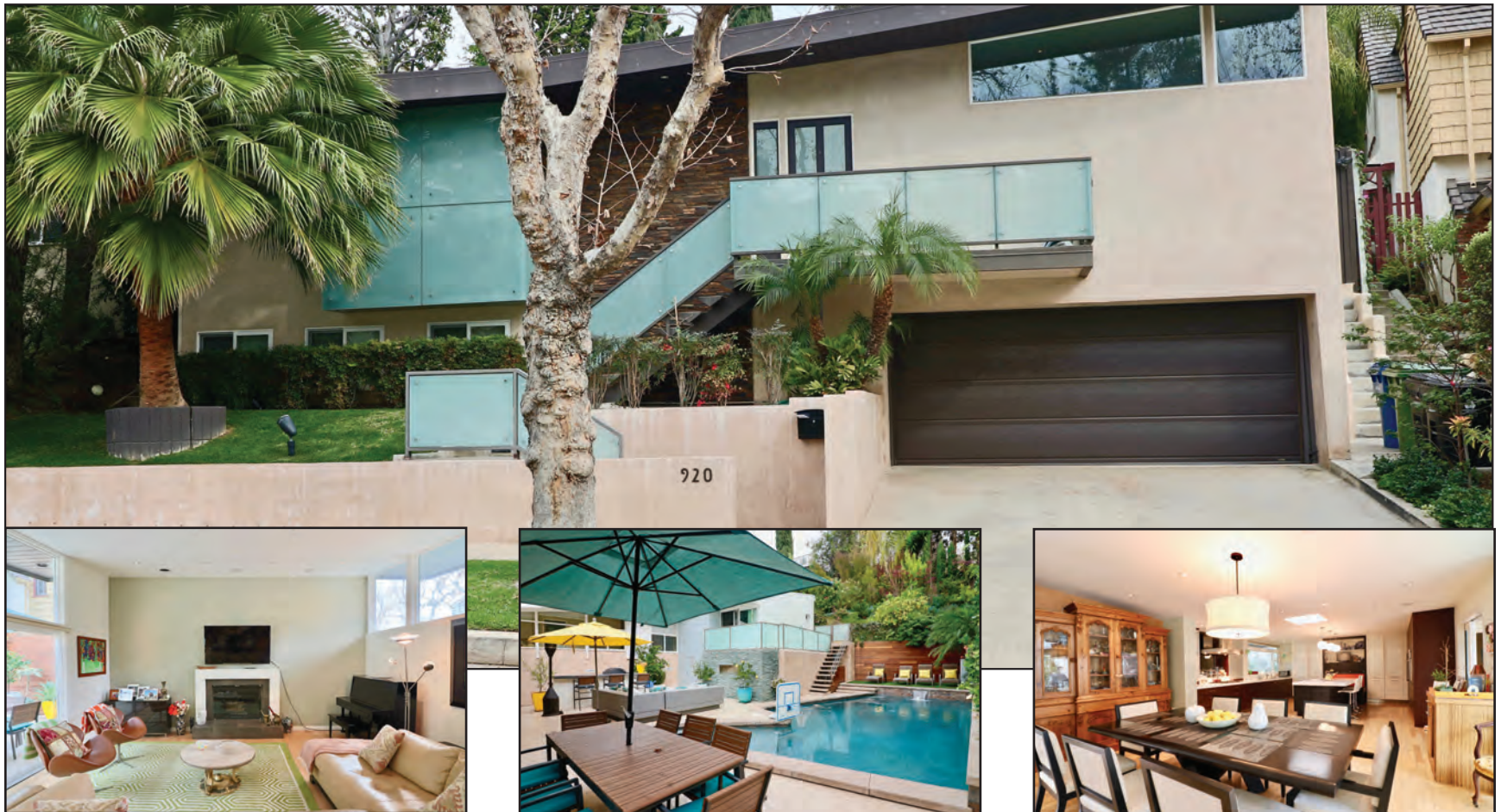
Randy@MontecitoEstates.com

MontecitoEstates.com

920 Westholme Avenue | Little Holmby

OPEN TUESDAY JANUARY 31ST, 2017

FROM 11:00AM-2:00 PM



Offered at \$3,150,000

Beautiful Mid-Century modern home in much sought after little Holmby. Enter to a great room with living room, dining area and eat in kitchen all with maple hardwood floors. Living and dining area open to amazing back yard with built in barbeque and seating area with fireplace and sun drenched private pool. Upper level of house consists of master suite w/bath and terrace plus two additional bedrooms with a bath. Unique powder with exit to the side yard. The lower level has an additional two bedrooms and bath plus laundry room. Direct access garage currently used as a gym. A rare find with a very comfortable floor plan. Warner school district.

Michael Sahakian
Coldwell Banker
310.285.7524
Cal BRE # 00876770
www.michaelsahakian.com



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THE OPPENHEIM GROUP
REAL ESTATE

A PRIVATE ESTATE WITH PANORAMIC CITY VIEWS

Boasting views from the Hollywood sign to the Ocean, this perfectly crafted contemporary oasis offers the pinnacle of aesthetic refinement. The five bedroom estate has every accoutrement with a luxurious master suite that tames even the most discerning buyer, a tremendous private deck, indoor/outdoor bathroom, bountiful closet space, and a push-button fireplace exude style and sophistication.



HOLLYWOOD HILLS

7104 MACAPA DR.

\$5,495,000 OR \$23,500/MO.

5 BED 6 BTH | 4,109 SQ. FT.

OPEN TUESDAY 11-2PM

MACAPAVIEWHOME.COM

JASON OPPENHEIM, ESQ.

BROKER/PRESIDENT

jason@ogroup.com | 310.990.6656

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069



THE OPPENHEIM GROUP
REAL ESTATE

A MID-CENTURY COMPOUND BEHIND THE CHATEAU MARMONT

A one-of-a-kind offering of two mid-century properties, forming a private compound, nestled just above the renowned Chateau Marmont. This serene sanctuary, remodeled by famed designer Billy Lehman, consists of a 3 bedroom upper house - located at 8312 Hollywood Blvd - and a 2 bedroom lower house - located at 1542 Marmont Ave. Square footage includes both structures.



SUNSET STRIP

1542 MARMONT LN.

\$4,095,000 | 5 BED 7^{BTH} 3,799 SQ. FT.

OPEN TUESDAY 11-2PM

1542MARMONT.COM

JASON OPPENHEIM, ESQ.
BROKER/PRESIDENT

jason@ogroup.com | 310.990.6656

GRAHAM STEPHAN
REALTOR ASSOCIATE

graham@ogroup.com | 310.343.0087

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069



THE OPPENHEIM GROUP
REAL ESTATE

A REFINED CONTEMPORARY WITH PANORAMIC VIEWS

This stylish contemporary home offers an exquisitely designed open floor plan with superb craftsmanship and panoramic views of the city. Sliding walls of glass open to numerous decks and a substantial terrace, creating a seamless indoor/outdoor experience. Located just above the Sunset Strip in the lower Bird Streets area, just steps away from the best restaurants and shopping Sunset Plaza has to offer.



HOLLYWOOD HILLS

8718 ST. IVES DR.

\$5,995,000 | 4 BED 5 BTH 4,445 SQ. FT.

OPEN TUESDAY 11-2PM

8718STIVES.COM

JASON OPPENHEIM, ESQ.
BROKER/PRESIDENT

jason@ogroup.com | 310.990.6656

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069

585 S. Burlingame Avenue



Brentwood

\$8,950,000 | OPEN TUESDAY 11-2
SIX BEDROOMS | NINE BATHS | ±10,000 SQ FT

Frieda Hassid | 310.600.0145



1000 Stone Canyon Road

Bel Air

Open House

Tuesday, January 31

11–2 pm

Lunch Served



More information available at
1000StoneCanyon.com



Vintage 1937 Traditional | 3 Bedrooms | 3.5 Bathrooms
3,301Sq. Ft. Living Area | 18,296 Sq. Ft. Lot Size
Ripe & ready for your sensitive revival. Classic floorplan.
Generous & open rooms. Formal Living & Dining Rooms.
Family Room. Master Suite. Wonderfully Wooded Lot.
Plenty of room to expand & reinterpret.

\$3,895,000

property
Information



Larry Young

Luxury Properties Director

(310) 777-2879

larry@larryyoungwestside.com

larryyoungwestside.com



BERKSHIRE HATHAWAY
HomeServices
California Properties

QUALITYAGENTS



\$108,000,000 | 10045 Calle Real, Gaviota | 1800± acs (assr)
Kerry Mormann | 805.689.3242



\$21,995,000 | 24220 Long Valley Road, Hidden Hills | 9BD/11BA
Marc & Rory Shevin | 818.251.2456/818.251.2476



\$3,900,000 | 70300 San Lorenzo Rd, Palm Desert | 9BD/13BA
St. James + Canter (Co-listed) | 310.704.4248



\$3,495,000 | 3167 Stone Oak Dr, Brentwood | 6BD/7BA
Francine Chalme Meyberg (Co-listed) | 818.987.7653



OPEN TUES 11-2
 \$2,595,000 | 17067 Countess Pl, Encino | 5BD/4BA
Michael Tunick | 323.646.3893



\$2,725,000 | 4208 Matilija Avenue, Sherman Oaks | 5BD/5½BA
F. Chavez/H. Zuckerman | 818.517.1411/310.710.8415



OPEN TUES 11-2
 \$1,430,000 | 11995 McDonald St, Culver City | 2BD/3BA
Ian L Brooks | 310.428.6569

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 Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura

EXTRAORDINARY RESULTS



\$6,495,000 | 780 Latimer Rd, Santa Monica Canyon | 5BD/4BA
Elisabeth Halsted | 310.820.9340



\$8,500,000 | 33 Via Della Petraia, Tuscany | 9BD/10BA
Fine/Closson | 310.230.3770/310.230.3704



\$1,999,000 | 23100 Erwin St, Woodland Hills | 6BD/6BA
M. Shevin /J. Moffet | 818.251.2456/818.605.2656



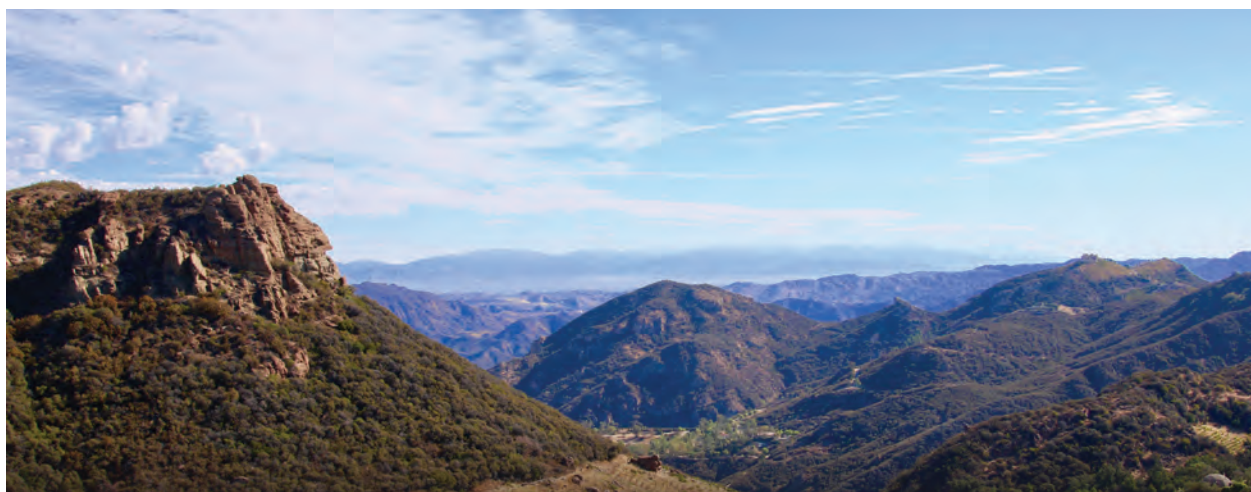
\$1,699,999 | 8050 Jovenita Canyon Dr, Sunset Strip | 4BD/2BA
Clay Hinrichs | 818.314.1855



\$1,695,000 | 1011 Euclid St #C, Santa Monica | 3BD/3½BA
Emily Bregman | 310.699.7038



\$795,000 | 1129 Larrabee St #11, West Hollywood | 2BD/2BA
Miriam Williams | 323.646.3971



\$1,075,000 | 1 Mulholland Highway, Malibu | Land
Dustin Hall | 310.230.3744

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331

10828

VIA VERONA

BEL AIR | \$3,095,000

OPEN TUES JAN 31ST 11-2

 **ROCHELLE MAIZE**
LUXURY ESTATES

Rochelle Atlas Maize

rochelle@rochellemaize.com

310.968.8828

BRE#: 01365331



BEN BACAL

Ben Bacal

benbacal@gmail.com

310.717.5522

BRE#: 01437782



"Architecture is inhabited sculpture" -Constantin Brancusi

11995 MCDONALD ST. DEL REY, CA ICONIC NEW CONSTRUCTION - APEX-5

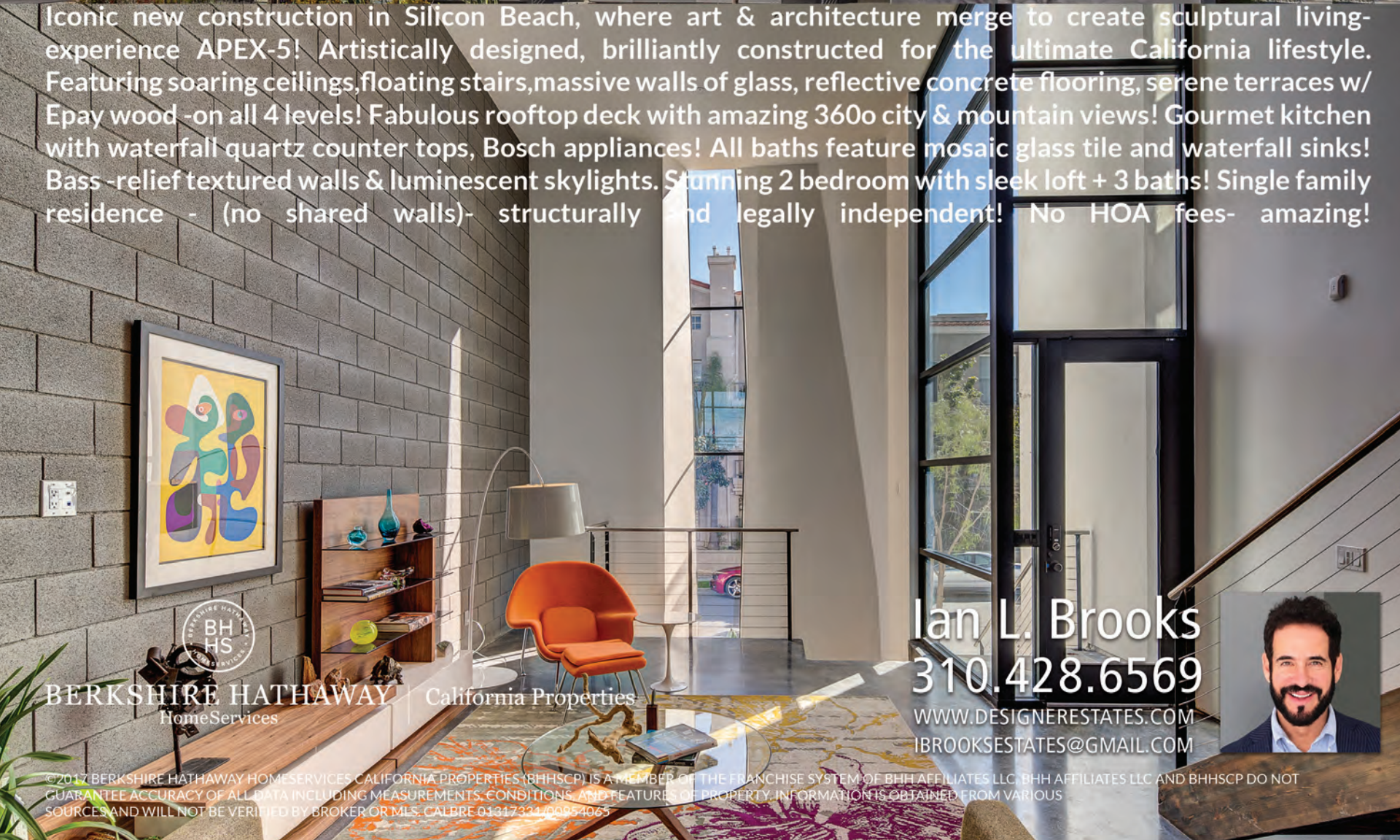
2 BEDS + LOFT + 3 BATHS

\$1,430,000

SUSHI LUNCH
TUES 11-2



Iconic new construction in Silicon Beach, where art & architecture merge to create sculptural living-experience APEX-5! Artistically designed, brilliantly constructed for the ultimate California lifestyle. Featuring soaring ceilings, floating stairs, massive walls of glass, reflective concrete flooring, serene terraces w/ Epay wood -on all 4 levels! Fabulous rooftop deck with amazing 360o city & mountain views! Gourmet kitchen with waterfall quartz counter tops, Bosch appliances! All baths feature mosaic glass tile and waterfall sinks! Bass-relief textured walls & luminescent skylights. Stunning 2 bedroom with sleek loft + 3 baths! Single family residence - (no shared walls)- structurally and legally independent! No HOA fees- amazing!



BERKSHIRE HATHAWAY HomeServices California Properties

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310.428.6569

WWW.DESIGNERESTATES.COM
IBROOKSESTATES@GMAIL.COM



624 COLE PLACE

BEVERLY HILLS



FURNISHED TROUSDALE LEASE WITH 180 DEGREE VIEWS

Tucked away at the end of a cul-de-sac and hidden behind a long and private driveway lies this Architectural masterpiece designed by Harry Gesner. Situated on a prime promontory in Trousdale estates, this five-bedroom, 5,000 SF trophy property is surrounded by city and canyon views. Highlights include master suite, two en-suite guest rooms, kitchen, family, and office up; media room and two guest rooms down. Infinity pool and 180-degree view.

\$50,000/MO

5 BEDS

5.5 BATHS

5,150 SQ. FT.

0.5+ ACRE

FARRAH ALDJUFRIE

FARRAH@THEAGENCYRE.COM
424.230.3712

SIMONA RUZBASAN

SIMONA@THEAGENCYRE.COM
424.400.5917



An international associate of Savills | THEAGENCYRE.COM





AMAZING NEW PRICE

\$18,850,000

OPEN TUESDAY 11-2 PM

1307 SIERRA ALTA WAY | SUNSET STRIP

5 BEDS | 10 BATHS | 13,820 SQ. FT. | 15,303 SQ. FT. LOT

Meticulously crafted to the highest of standards, this architectural off the Sunset Strip was conceived with an eye toward leisure and modern design. Beyond the home's massive front pivot door and floating staircase is a setting both serene and powerful, where a wealth of glass elements allow the natural surroundings to flow freely and create a dramatic visual experience throughout. Fleetwood pocket doors seamlessly integrate the private, sun-drenched grounds with water features, zero edge pool and luxurious cabana.

MAURICIO UMANSKY

MUMANSKY@THEAGENCYRE.COM
424.230.3701

ROUJA KOLEVA

RKOLEVA@THEAGENCYRE.COM
424.400.5922



An international associate of Savills

THEAGENCYRE.COM



11898 ELLICE STREET

MALIBU



OCEAN VIEW NEWER CONSTRUCTION

Private, contemporary ranch-style Marisol estate with head on Pacific Ocean Views. Four en-suite bedrooms, an opulent master wing, private gym, wine cellar, media room with built-in speakers, and home office that all incorporate elegant modern amenities with a seamless indoor-outdoor living flow. Resort-style grounds and vineyard complete this Malibu dream home.

OPEN THURSDAY 9:30-11:45 AM

NEW LISTING | \$7,999,000

4 BEDS

6 BATHS

6,000 SQ. FT.

43,565 SQ. FT. LOT

SANTIAGO ARANA

SANTIAGO@THEAGENCYRE.COM
310.926.9808

KERI WHITE

KWHITE@THEAGENCYRE.COM
424.400.5927



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14927 ALTATA DRIVE

PACIFIC PALISADES



HUNTINGTON PALISADES SPECIAL

Scenic contemporary traditional in the heart of Pacific Palisades, just a short distance from the beach. Features picturesque French windows, custom molding, beadboard & wainscot paneling, & hardwood floors throughout. This Crestron smart home is nearly 8,000 sqft, including grand foyer, formal living room with coffered ceilings, family room, plush master retreat, guest bedrooms, media room and gym. This marvelous estate is perfect for entertaining with all the best qualities of California living.

SANTIAGO ARANA

SANTIAGO@THEAGENCYRE.COM

310.926.9808

OPEN TUESDAY 11-2PM

NEW LISTING | \$9,250,000

5 BEDS

6 BATHS

7,926 SQ. FT.

13,935 SQ. FT. LOT



An international associate of Savills

THEAGENCYRE.COM



6927 LA PRESA DRIVE

HOLLYWOOD HEIGHTS



TRANQUIL URBAN OASIS

This soulful Spanish retreat in Hollywood Heights is centered around a courtyard with whimsical and lush gardens that boast fabulous specimens of copa de oros, trumpet vines, bamboo, traveler palms and plumeria all of which are sited around a rushing waterfall and pond intalled under the auspices of the venerable feng shui master David Cho. The Frank Israel designed kitchen, living area, den and artists retreat are all one with the courtyard and receive exceptional natural light.

OPEN TUESDAY 11-2PM

NEW LISTING | \$1,395,000

3 BEDS

3 BATHS

2,035 SQ. FT.

7,831 SQ. FT. LOT

MAX NELSON

MNELSON@THEAGENCYRE.COM
424.238.2482

DANIEL STEVENSON

DSTEVENSON@THEAGENCYRE.COM
424.271.3344

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DNELSON@THEAGENCYRE.COM
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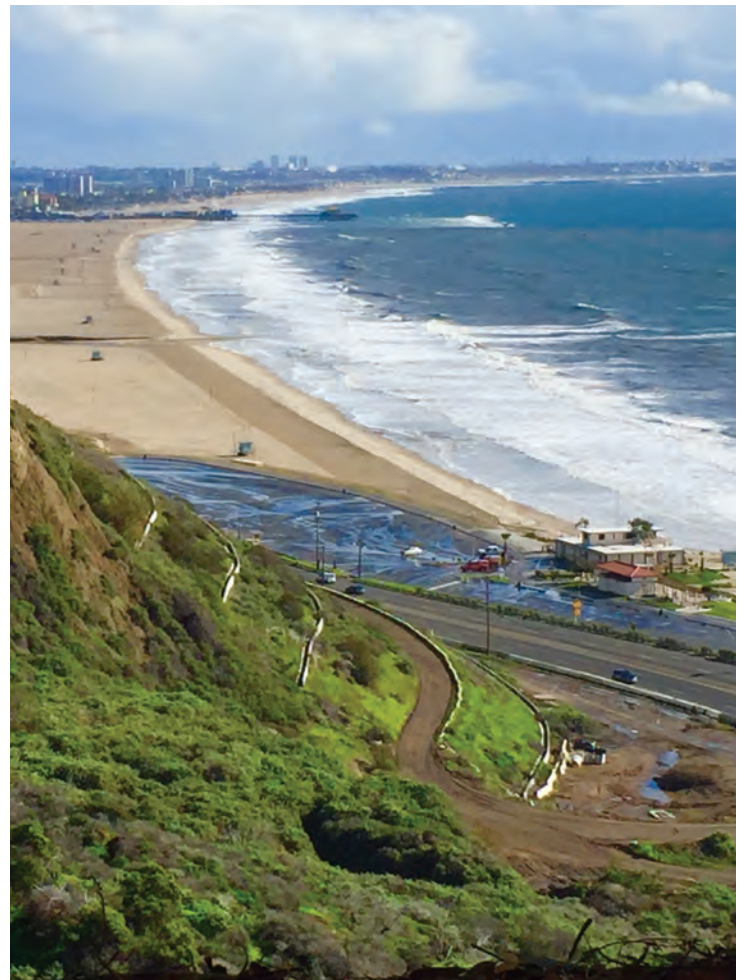
THEAGENCYRE.COM



15413 VIA DE LAS OLAS

PACIFIC PALISADES

\$5,250,000
4 BEDS | 3 BATHS
8,826 SQ. FT. LOT



OPEN TUESDAY 11-2PM



View View View. Located on the coveted street Via De Las Olas in the Pacific Palisades bluffs, this stunning contemporary architectural boasts four bedrooms and three bathrooms. Residents will experience romantic sunsets and relaxing sounds of the surf with easy walkability into the Village. Also included, are a fully-permitted set of plans for a spectacular remodel by Architect Bruce Bolander.

CINDY AMBUEHL

CINDY@THEAGENCYRE.COM

424.321.4947



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1533 MARLAY DRIVE

HOLLYWOOD HILLS



EXCEPTIONAL ARCHITECTURAL VIEW HOME

Presenting some of the most expansive views in the Hills. This home offers walls of glass that open seamlessly to connect the living, dining, and family rooms directly to the stunning outdoor space. The outside is composed of an infinity and zero edge pool and spa, waterfalls and an outdoor kitchen. In the master suite, walls of glass open to the views and three balconies. Design by world renowned architect Irving Philips.

NEW LISTING | \$4,395,000

3 BEDS

4 BATHS

3,366 SQ. FT.

6,467 SQ. FT. LOT

PAUL BLAIR

PBLAIR@THEAGENCYRE.COM

424.239.6480



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THREE RESIDENCES REMAIN

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

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

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

310.698.7889 | Carbon-Beach.com

22065 PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA 90265

SOCAL
HOLDINGS



Open House
Thursday 2/2
4pm-6pm



Exquisite Warm Modern Tucked Behind The Beverly Hills Hotel

917 Hartford Way, Beverly Hills

\$30,000,000

6 Bed | 8 Bath | 12,000 Sf

Ryan B. Davis

davis@compass.com
310.999.1377



Exquisite, On The Rarely-For-Sale 800 Block Of Famous Rodeo Drive

806 N Rodeo Drive, Beverly Hills

\$29,995,000

11 Bed | 12.5 Bath | 14,991 Sf

Paul Margolis

paul.margolis@compass.com
310.413.5955

Open House
Tuesday 1/31
11am-2pm
&
Sunday 2/5
1pm-4pm



Palisades Riviera Estate

1619 San Remo Drive, Pacific Palisades

\$18,250,000

5 Bed | 6 Bath | 6,321 Sf | 1.06 Acre Lot

Jordan Eamer

jordan@mywestsidehome.com
310.774.1347

By Appointment



Sunset Plaza Contemporary Designed Home

1778 Viewmont Drive, Hollywood Hills West

\$7,999,000

5 Bed | 6 Bath | 6,309 Sf

Naomi L. Klein

naomi@compass.com
310.502.5648

Open House
Tuesday 1/31
11am-2pm
&
Sunday 2/5
1pm-4pm



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

1456 Stradella Road, Bel Air

\$7,995,000

7 Bed | 7.5 Bath | 6,907 Sf

Ari Afshar

ari@compass.com
310.780.3180

Joya Ovadya

JoyaOvadya@ca.rr.com
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\$7,295,000

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castyliving.com
310.824.3550

1921 N Hobart

\$3,295,000

4 Bed | 4 Bath

Michael Maguire

310.770.2823

michael.maguire@compass.com

Michael Maloney

323.842.9687

michaelmaloney@kw.com

Open House

Tuesday 1/31
11 am - 2 pm

Lunch Served

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\$30,000,000



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INTERNATIONAL REALTY



FOR SALE | 6 BEDROOMS | 6 BATHS | 6,600± SQ.FT.
Offered at \$17,999,000

Supreme quiet and serenity. Situated on approximately 2.3 acres on a knoll in prime lower Bel-Air with magical unobstructed city and ocean views, this Mediterranean Tennis Court Estate offers the best of Los Angeles.

1136 STRADELLA ROAD
BEL-AIR

OPEN TUESDAY 11-2

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marc@marcnoah.com | marcnoah.com

VICTORIA RISKO | 310.882.0246
victoria.risko@sothebyshomes.com

JAY ROBERTSON | 310.703.7707
jay.robertson@sothebyshomes.com



SALLY FORSTER JONES

310.691.7888
sally@sfjgroup.com

MEREDITH SCHLOSSER

310.923.5811
meredith@sfjgroup.com

SHAUNA WALTERS

310.775.1106
shauna@sfjgroup.com



624 S. RIMPAU BOULEVARD, HANCOCK PARK



A PEACEFUL OASIS IN PRIME HANCOCK PARK

This sophisticated Hancock Park estate has been beautifully updated while maintaining its original charm and appeal. Situated on a huge private lot with lush mature landscaping, a sparkling pool and spa, and a large grassy yard.

OPEN TUESDAY 11-2PM

6 Bedrooms | 7 Bathrooms
624Rimpau.com
Offered at \$4,750,000

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

John Aaroe Group does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of the information. Sally Forster Jones CalBRE# 00558939/ Meredith Schlosser CalBRE# 01910316 / Shauna Walters CalBRE# 01728600



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2789 MCCONNELL DRIVE, CHEVIOT HILLS | 2789McConnell.com | Offered at \$6,499,000



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BEN LEE | 310.858.5489
benleeproperties.com
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OPEN HOUSE TUESDAY JANUARY 31 FROM 11 A.M. TO 2 P.M.

VALET PARKING ADJACENT TO 2150 CANYON DRIVE, LOS FELIZ | HANDCRAFTED TACOS & CATERED BUFFET



13,290 SQUARE FEET · 1.5 GATED ACRES OF SECLUDED FOREST · AWARD-WINNING RESTORATION · NEW CHEF'S KITCHEN
SWIMMING POOL AND SPA · CARRIAGE HOUSE · ≈ 2,000 SF BALLROOM · ASTONISHING VISTAS · 9 BEDROOMS · 9 BATHROOMS

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AARON | KIRMAN
PARTNERS



\$85,000,000

2727 BENEDICT CANYON DR
BEVERLY HILLS, CA

JOHN AAROE GROUP





\$85,000,000

2727 Benedict Canyon Drive

AARON KIRMAN

PARTNERS



AKP

AARON KIRMAN
PRESIDENT, AAROE ESTATES

424.249.7162 aaronkirman.com

AARON KIRMAN

PARTNERS



\$2,995,000

1505 VIEWSITE TERRACE
HOLLYWOOD HILLS WEST

OPEN TUES 11-2PM | 5-7PM

PAUL STUKIN
DIRECTOR, AAROE ESTATES

310.779.2595 stukin@aaroe.com

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424.249.7162 aaronkirman.com

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PARTNERS



\$33,150,000

2910 SRPING MOUNTAIN ROAD
SAINT HELENA

JOHN AAROE GROUP

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DIRECTOR, AAROE ESTATES

310.882.8357 neyshiago.com

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424.249.7162 aaronkirman.com



OPEN TUES 11-2PM

\$7,900,000

2008 HERCULES DRIVE
MOUNT OLYMPUS

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LUXURY 2+2.5 TOWNHOME WITH PATIO



211 S. Spalding Drive #S109 | Beverly Hills

211SpaldingS109.com

Unparalleled luxury awaits the new resident of this premier Beverly Hills full-service building with a 24-hour doorman and arguably the most extensive array of services offered from the professional staff. This beautifully upgraded, well-appointed & stylish 2 bedroom, 2.5 bath townhome with a private enclosed outdoor patio off the kitchen and living areas features an eat-in kitchen with top-of-the-line SS appliances, spacious living and dining rooms & fireplace with custom mantle. The dramatic entry foyer that leads to a spectacular curved staircase that takes you to an over-sized master with two large walk-in closets, and a luxurious spa-like bath with separate tub and shower. There is a second over-sized guest suite with bath. The upstairs laundry room features new side by side machines and extra storage. The second level is conveniently accessible directly from the hall. Hardwood floors, dual zone heat & air, designer fixtures and finishes, new carpet, updated plumbing and electrical complete this special property. **Offered at \$1,595,000**

Please RSVP for a special preview on Tuesday, January 31st, from 12-2pm.

Easy to show anytime with short notice.

BRIAN MAZURKIEWICZ
Realtor
310.386.9086 direct
brianm@aaroe.com
Westside-Lifestyle.com



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DEVELOPEMENT OPPORTUNITY WITH APPROVED PLANS



OPEN
TUE 11-2



12223 GORHAM AVENUE | \$2,695,000

Approved plans, permits and soil reports. Shovel-ready for two luxury townhomes in Brentwood. Unit 1 would have $\pm 3,638$ sq. ft. of residential living area and roof top deck. Unit 2 plans for $\pm 3,583$ sq. ft. of living area and balcony including subterranean basement area of storage and garage. Close to Farmer's Market, stores and schools.

www.12223gorham.aaroe.site



ADRIAN GRANT
Director, Aaroe Estates

310.962.7142 call or text
adrian@adriangrant.com
adriangrant.com



1223 COLDWATER CANYON BEVERLY HILLS

Incredible single story home sitting on a large flat lot in Beverly Hills. This home has recently remodeled kitchen, bathrooms, and inviting heated swimming pool and spa. Excellent backyard for entertaining with dining area. This home is light and bright with loads of character, beautiful landscaping and circular driveway.

Offered at \$3,595,000

Open Tuesday 11-2

JOSH **FF** FLAGG

310.720.3524 | JOSH@JOSHFLAGG.COM





917 N CRESCENT DR
BEVERLY HILLS
\$29,000,000 | LEASE \$250,000/MO
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2416 OUTPOST DR
HOLLYWOOD HILLS
\$1,465,000
JONAH WILSON 310.858.5465
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HILTON & HYLAND



10204 CENTURY WOOD DR
CENTURY CITY
\$5,350,000

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OPEN TUESDAY 10-2



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SUNSET STRIP
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9500 TULLIS RD
BEVERLY HILLS
\$3,800,000

BRANDEN WILLIAMS, RAYNI WILLIAMS
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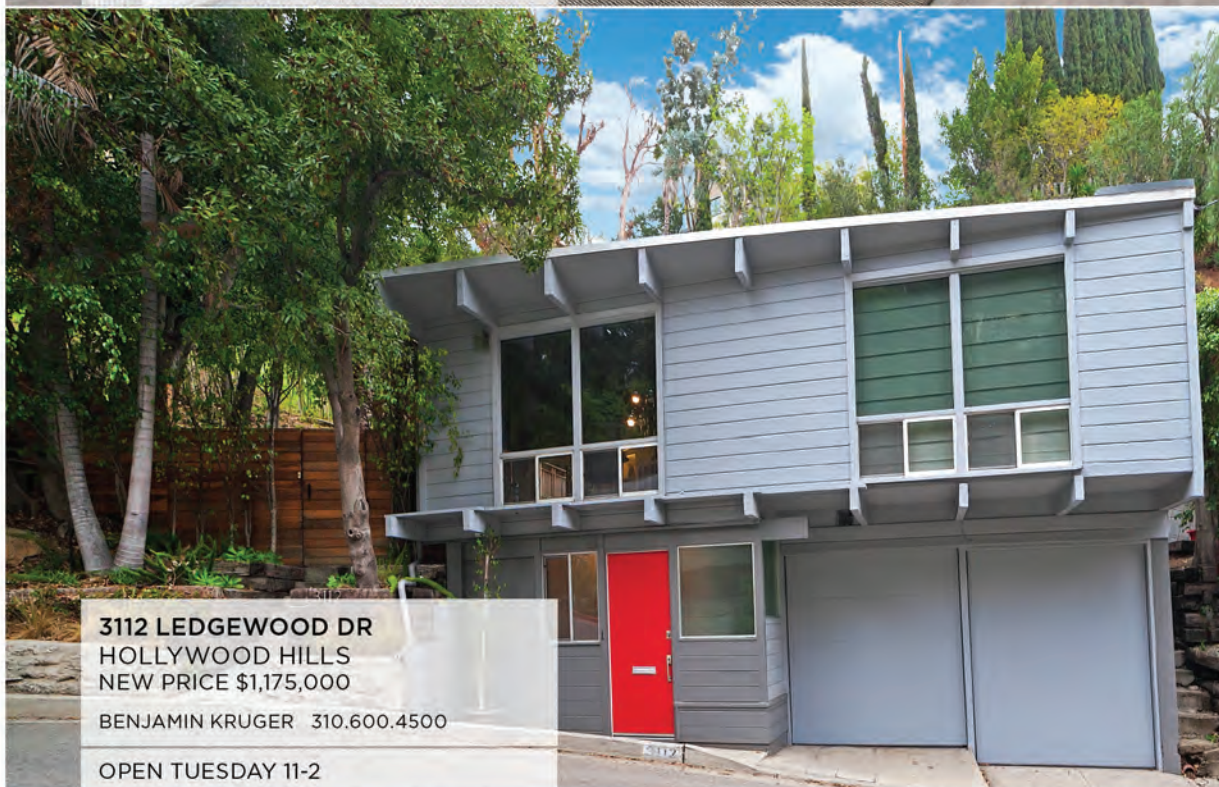
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\$39,995,000





613 NORTH CANON DRIVE
BEVERLY HILLS
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OFFERED AT \$14,950,000



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Turn-key and designer done, this quintessential California Bungalow is nestled in the hills of Outpost canyon. Enjoy an open floor plan with splendid indoor-outdoor flow and fabulous chef's kitchen. 2 bedrooms, 2.5 baths, including a sumptuous oversized master suite with huge walk in closet. A direct entry garage and generous off-street parking complete this very special offering in one of the Hollywood Hills most sought after locations.



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CHRISTIE'S
INTERNATIONAL REAL ESTATE

BY APPOINTMENT ONLY

This quintessential Malibu Colony Cottage is finished to perfection. Beautiful gardens and lush landscaped grounds surround this absolutely charming landside Colony home with 3 bedrooms, 3 baths in the main house plus a separate 1 bedroom, 1 bath guest cottage. Wonderful back yard with outdoor wood-burning fireplace, built-in BBQ, spa, seating and dining areas that are ideal for entertaining. Just steps away from a deeded beach access for across the street.

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OPEN TUESDAY 11-2



660 CLUB VIEW DR, HOLMBY HILLS
\$23,900,000

5 BED | 5.5 BATH | 9,200SF WITH 2 STORY GUEST HOUSE ON 1.2 ACRES

CLUBVIEWESTATE.COM

Situated at the end of Holmby Park behind wrought iron gates on 1.2 acres of lush green gardens, this Caspar Ehmcke designed estate features picturesque views of the Los Angeles Country Club and the Century City skyline.

LINDA MAY
PROPERTIES

LINDA MAY
linda@lindamay.com | lindamay.com
310.492.0735

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brett@brettlawyer.com
CalBRE# 00897489

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310.278.3311



AARON KIRMAN
JOHN AAROE ESTATES
310.994.9512



An aerial photograph of a large, well-manicured estate. In the foreground, a paved patio with three white outdoor chairs is visible. A wide set of stone steps leads down from the patio to a lush green lawn. To the right of the steps is a large, circular garden bed filled with brown mulch. In the background, a swimming pool is nestled among dense trees and shrubs. A portion of a white house with a glass-enclosed porch is visible on the left side of the image.

300
DEL FERN DR

The Edie Goetz Estate
BY APPOINTMENT ONLY
\$79,000,000



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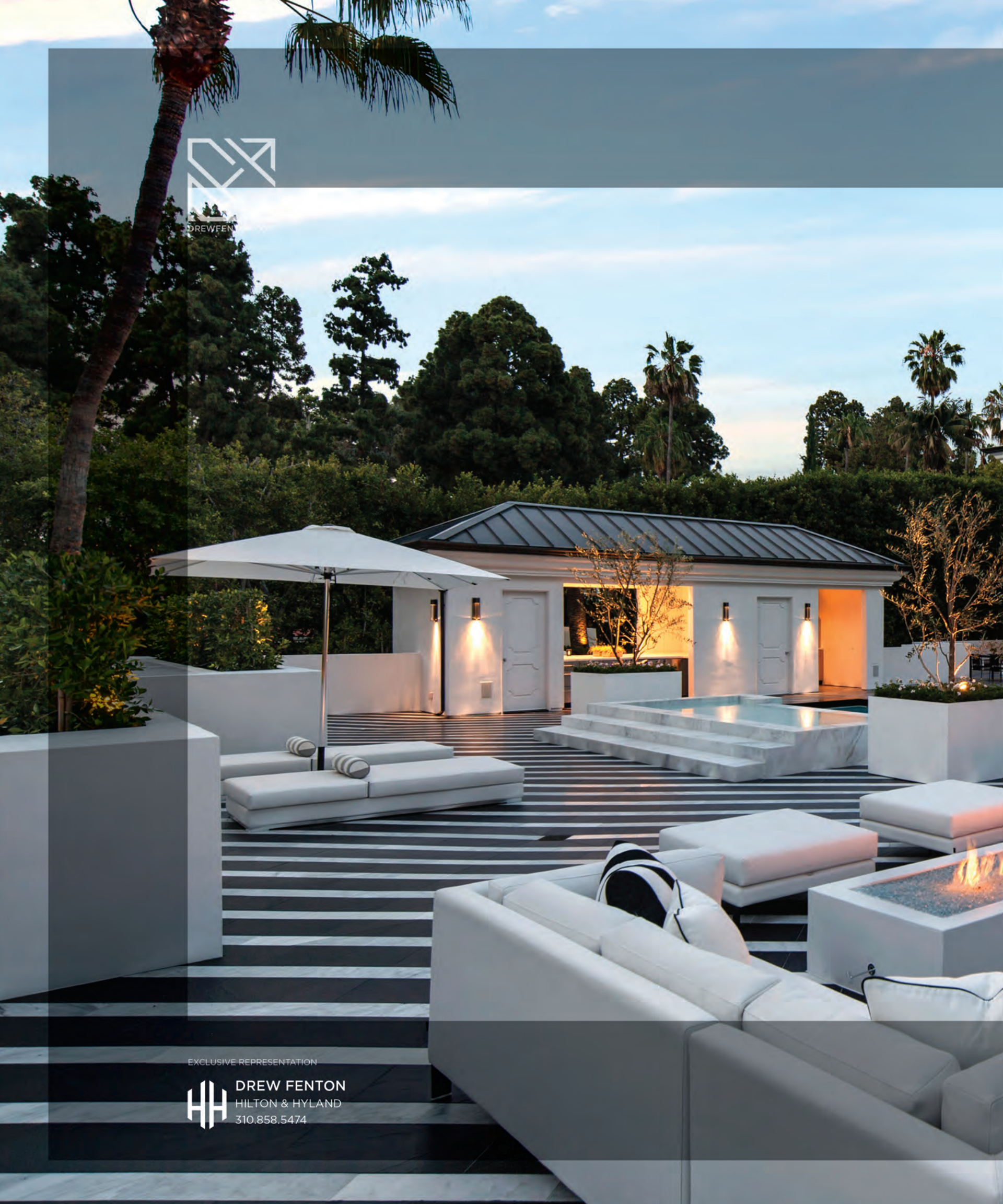
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1231
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\$43,900,000



DREW FENTON



EXCLUSIVE REPRESENTATION



DREW FENTON
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310.858.5474

A large, modern white house with a pool and outdoor seating at dusk. The house features a two-story design with a dark metal roof and large glass windows and doors. The interior lights are on, and the outdoor area is furnished with a large white sofa, a fire pit, and lounge chairs. A large palm tree is in the foreground, and a pool is visible in the background.

017
CRESCENT DR

The Essence of Beverly Hills

BY APPOINTMENT ONLY

\$29,000,000



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EXCLUSIVE REPRESENTATION



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1822

MARCHEETA

Brand new Architectural Gem

BY APPOINTMENT ONLY

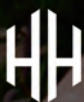
\$23,995,000



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310.777.6233

800
LINDA FLORA DR



Palazzo della Figlia
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605 PALM DR

605

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Casa California - 2016 Construction
BY APPOINTMENT ONLY
\$18,995,000



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THE
Century

1 W Century Drive Penthouse 36A
BY APPOINTMENT ONLY
\$15,995,000



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4033 BEVERLY GLEN, SHERMAN OAKS
3 BD | 2 BA | 1,911 SQFT | \$1,225,000
4033BEVERLYGLENBLVD.COM



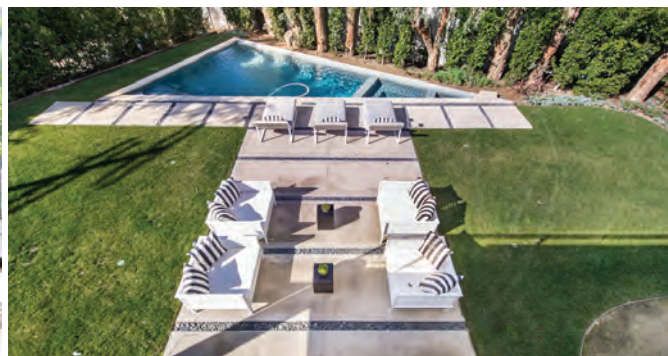
ALPHONSO LASCANO
818.800.8848
ALPHONSOLASCANO@GMAIL.COM
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ALPHONSO
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HH HILTON & HYLAND

2775 Nichols Canyon Rd. \$3,495,000



Situated in prime upper Nichols, this stunning new modern features a massive great room with soaring ceilings and an incredible retracting wall of glass to the flat grounds with lawns, infinity pool, spa and towering old growth trees. This is a property that offers the perfect setting for a large family and/or grand scale entertaining. There are five ensuite bedrooms, office and upper & lower family rooms. The spaces can accommodate a media room, billiard area and much more.....there is so much flexible square footage. Buyers will be blown away by the quality, scale and drama of the home...in and out.

Open 11am - 2pm

www.NicholsCanyonModern.com



JOHN GALICH
Director Estates Division
310.461.0468
John@JohnGalich.com
CalBRE License #01232383

DAN SCHOTT
Realtor®
310.279.2727
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BEVERLY HILLS

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



OPEN TUESDAY 11-2

BEVERLY HILLS

9885 Carmelita Ave | 6 Bedrooms | 6 Baths | \$7,959,000
Josh & Matthew Altman 310.819.3250 | Greg Engel 310.819.4263 | Billie Scelza 310.699.6590



BEVERLY HILLS

200 North Swall Drive PH 58 | 2 Bedrooms + Den | 2.5 Baths | \$2,050,000
Diana Torres 310.909.4509



COSTA MESA

275 Albert Place | 4 Bedrooms | 3 Baths | \$1,339,000
Troy Gregory 323.203.5661



CENTURY CITY

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



HOLLYWOOD HILLS EAST | LEASE

2234 Vista Del Mar Avenue | 3 Bedrooms | 2 Baths | \$5,200 per month
Juliette Hohnen 323.422.7147

150 E. CANINO DRIVE, BEVERLY HILLS, CA 90212, 310.595.3888. © 2017 DORIS AS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL, WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO, SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. EQUAL HOUSING OPPORTUNITY.

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LOZ FELIZ

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



LOZ FELIZ

5121 Franklin Avenue | 4 Bedrooms | 6 Baths | \$4,698,000
 Troy Gregory 323.203.5661



MALIBU

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



SANTA MONICA | LEASE

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



SUNSET STRIP | MAJOR PRICE REDUCTION

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



WEST HOLLYWOOD | NEW LISTING

141 S Clark Dr #529 | 1 Bedroom + Den | 1 Bath | \$610,000
 Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



**VERTICAL
ESTATE LIVING**

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



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THE CHURCHILL #11E

OPEN TUES 11-2pm



10450 Wilshire Blvd #11E, Wilshire Corridor

With an opulent, sprawling floorplan, this 11th floor residence feels like a single family home in The Churchill, with superb traditional style, lifted right out of the BH Flats. Originally 2 units, this property offers a wonderful assemblage of classic, desirable features, envisaged with 3 generous 'wings': (1) public spaces - large center hall foyer, immense open plan living room with large den and kitchen opening to dining room - with city and mountain views, elegantly appointed with top quality millwork, art lighting, marble floors and floor-to-ceiling windows. (2) A sensational approx. 1,200+ sf master suite wing, with large bedroom, plus sitting room/office/work out area, massive walk-in closet, elegant master bathroom and full laundry room. (3) On the opposite side of the public wing, 2 additional bedrooms (including a second master suite), both with great built-ins and adjacent powder room. A total of 3 bedrooms + den, 3.5 bathrooms in approx. 3,200+ sf. 3 parking spaces and a vast amount of closets, providing storage virtually unsurpassed for a condominium at this price. An elegant property suitable for any buyer who understands how rarely a home like this, at this price, comes on the market. The Churchill is a full-service building offering 24-hour front desk/security, valet parking, gym, sauna, extra storage, recreation room and one of the best outdoor pools and decks on the Corridor. HOA dues are \$2,659/month and include utilities, basic cable and building amenities.

Offered at: \$1,450,000 | Churchill11E.com | CondosOnWilshire.com

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310-623-8819

952 N. ALPINE DRIVE
BEVERLY HILLS



Offered at \$18,950,000
Open Tuesday 11-2

11,478 sq ft
33,800 sq ft lot

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WESTSIDE ESTATE AGENCY



1027 SUMMIT DRIVE, BEVERLY HILLS | \$12,750,000

REPRESENTATION BY:

Stephen Shapiro

310-860-8888
ss@weahomes.com
CALBRE# 01257836

Fred J. Bernstein

310-300-0599
fjb@weahomes.com
CALBRE# 01476689

OPEN TUESDAY, JAN. 31ST 11-2PM • CATERING PROVIDED

A special opportunity to own a tennis court estate in Beverly Hills city. A circular drive leads to 2-story Traditional with a 2-story entry and circular staircase. Custom hardwood floors in most rooms, large living room opens to pool, tennis court, formal dining room, and a gorgeous kitchen. Incredible library with wet bar and fireplace. Master bedroom is large with his and her baths and closets. Three additional guest bedrooms plus maids and bath. This will go quickly.

WEAHOMES.COM

WESTSIDE ESTATE AGENCY



BEVERLY HILLS | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770
MALIBU | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171
MIAMI | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471

RICHARD CHASSLER

BIRD STREETS PROPERTIES



**1260
ST IVES
PLACE,
BIRD STREETS**
\$37,500/MO.

8700 sqft situated in Hollywood Hills with breathtaking panoramic views of Los Angeles. 5 BR 8 BA movie theater, elevator, outdoor BBQ and kitchen area, and boasts 18ft ceilings!



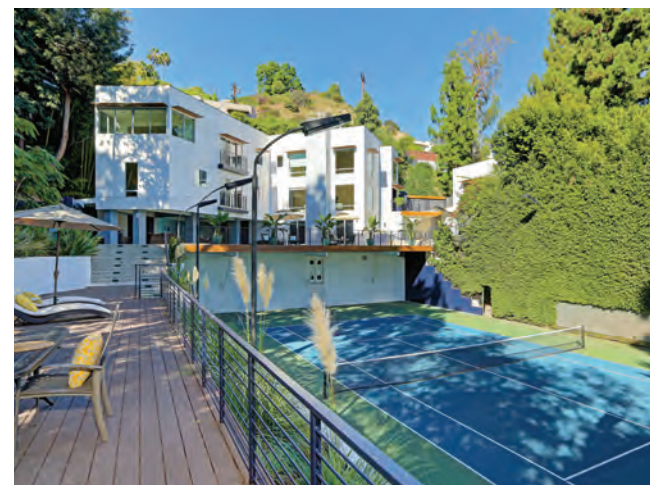
**1830 N.
STANLEY
DRIVE,
HW HILLS**
\$24,000/MO.

modern 5300 sqft home, which sits on a 22,000 sqft lot, is situated on a gorgeous gated estate. 5BR 4BA, high ceilings, recessed lighting, sliding glass walls, wood floors, formal dining room, Chef's Kitchen w/ Viking appliances and marble center island, huge yard!



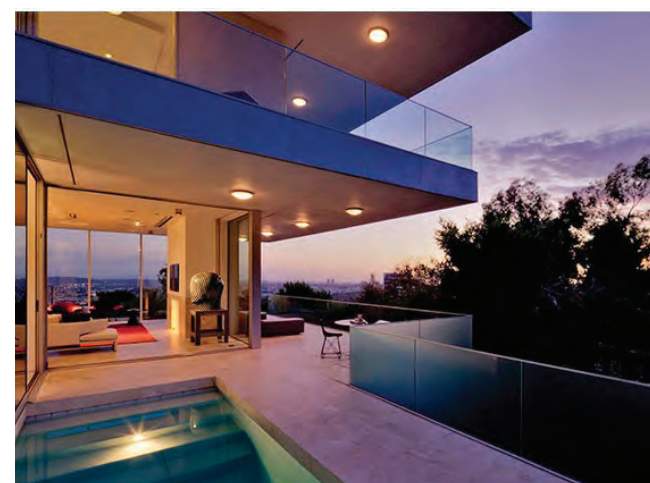
**2231
SUNSET
PLAZA,
BIRD STREETS**
\$21,000/MO.

sweeping panoramic views! 4800 SqFt, this newly remodeled 4 BDs & 5 BAs, lots of light with floor to ceiling windows, white crystal floors, contemporary gourmet kitchen, spacious airy, "under the stars" fire pit and sauna!



**9240
WARBLER,
\$29,500/MO.**

sprawling gated compound with a 6500 SqFt main house and large detached guest house. city and canyon views, gourmet designer kitchen, formal Dining Room, large comfy family room.



**1267
ST IVES PL,
\$23,000/MO.**

Hollywood Hills just above the Sunset Strip, this gorgeous 3850 sqft, 3 BR 3.5 bath, architectural brings elegance and style. sunken living room soaring views, gorgeous vaulted entrance.



**8412
CARLTON,
\$21,000/MO.**

Zen-like property with soothing bamboo, stunning panoramic city views, 20 foot ceilings, hardwood floors, dining room, wine cellar & chef's kitchen. floor to ceiling retractable glass walls open to terraces on all floors w/ stunning city views.



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1037 STRADELLA ROAD

VIEWS OF THE OCEAN, CATALINA, CITY LIGHTS AND CANYON



1037STRADELLA.COM | 0.56 ACRES | JUST REDUCED \$3,685,000

OPEN TUESDAY, JAN 31ST 11 - 2

Incredible value in lower Bel Air. Rare development opportunity for investor or owner/user on prestigious Stradella Road, one of the most coveted and desirable streets in Bel Air. Surrounded by some of the most expensive, multi-million dollar estates in Los Angeles, the 7235 sq. ft. contemporary home will feature 5 bedrooms, 6 baths, an open floor plan, zero-edge Infinity pool, and three levels for seamless indoor/outdoor living and entertainment. Additional features include a 3000 sq. ft. deck, movie theater, elevator, wine cellar, and gym. Ready to build with approved plans and paid permits. Property can be purchased as-is during current construction for \$3,685,000. Completed home delivered in approximately 18 months, price upon request.



ANDREA ALBERTS

BEVERLY HILLS BROKERAGE

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Newly Remodeled Penthouses Available with Incredible Views. Open Floor Plan Lofts. High Ceilings, historic wood windows with wood blinds, all stainless steel appliances, gas range, washer/dryer in unit. Scenic rooftop deck with spa, outdoor lounge with flat screen and bbq, indoor gym.

Starting at \$5,100/month

Available for Immediate Occupancy



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Welcome to Beverly Hills Luxury Living at its best! Newly remodeled 1 + 2 bedroom floor plans that are spacious, open, and bright. Top-of-the-line finishes, hardwood floors, high ceilings and stainless steel appliances. Walking distance to Rodeo Drive shops, restaurants and Beverly Hills schools.

Starting at \$4,375/month

Available for Immediate Occupancy



Nicole Contreras

nicole.contreras777@gmail.com

www.nicolecontreras.com

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REDUCED \$100,000

TACO TUESDAY • OPEN 11-2 • CATERED BY THE TACO GUY



WEST HOLLYWOOD CALIFORNIA CRAFTSMAN

7733 LEXINGTON AVENUE • OFFERED AT \$1,595,000 • 3 BEDROOMS • 3 BATHS • 1,728 SQ FT

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