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BROKER CARAVAN™

TUESDAY, JANUARY 9, 2018

THE ONLY REALTOR®-OWNED ONLINE & PRINT OPEN HOUSE GUIDE



— AARON KIRMAN & NEYSHIA GO PRESENT —

40 BEVERLY PARK

\$45,000,000

**PACIFIC
UNION**
INTERNATIONAL



PACIFICUNIONLA.COM

51 offices and 1,700 real estate professionals serving California

HILTON & HYLAND



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BEVERLY HILLS
\$85,000,000
DREW FENTON 310.858.5474
BY APPOINTMENT ONLY



617 GEORGINA AVE
SANTA MONICA
\$12,495,000
BJORN FARRUGIA, DAVID KRAMER
310.998.7175
BY APPOINTMENT ONLY



475 HALVERN DR
BRENTWOOD
\$9,995,000
STEVE LEVINE, JENNIFER LEVINE
310.200.5366
OPEN TUESDAY 11-2



9550 HEATHER RD
BEVELRY HILLS
\$45,000,000

JONATHAN NASH, STEPHEN RESNICK
424.230.6088

BY APPOINTMENT ONLY



1894 N STANLEY AVE
SUNSET STRIP
\$38,000,000

BRANDEN WILLIAMS, RAYNI WILLIAMS
310.691.5935

BY APPOINTMENT ONLY



130 S MAPLETON DR
HOLMBY HILLS
\$25,000,000

JEFF HYLAND, RICK HILTON 310.278.3311

OPEN TUESDAY 11-2



HILTONHYLAND.COM



PRIME RIVIERA | OPEN TUES 11-2
1172 NAPOLI DRIVE | 7 BEDS | 9 BATHS
OFFERED AT \$20,500,000

BERKSHIRE HATHAWAY | California Properties
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BEVERLY HILLS | BRENTWOOD | CALABASAS | ENCINO | LOS FELIZ | LOS OLIVOS | MONTECITO | PACIFIC

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GARY GLASS | 310.820.9343 | GaryGlassEstates.com | bhscalifornia.com

PALISADES | PASADENA | SANTA BARBARA | SANTA MONICA | SHERMAN OAKS | STUDIO CITY | VENTURA
conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Buyer is advised to independently verify the accuracy of that information. CalBRE 00933169



BY APPOINTMENT

MALIBU
28711 PCH Unit 7
\$699,000

Lisa Kirshner
310 500 1360



BY APPOINTMENT

HOLLYWOOD HILLS
8536 Franklin Avenue
\$2,280,000

Alex Quaid
310 717 1054



BY APPOINTMENT

WESTWOOD HILLS
201 Denslow Avenue
\$4,395,000

Teresa Petersen Blotky
310 500 1329

Hugh Evans III
310 500 1331

PACIFIC UNION INTERNATIONAL

51 offices | 1700+ real estate professionals | \$14 billion annual sales | Ranked 7th in the nation



BY APPOINTMENT

PACIFIC PALISADES
561 Paseo Miramar
\$4,300,000

Hugh Evans III
310 500 1331



BY APPOINTMENT

LITTLE HOLMBY
10401 Wyton Drive
\$5,495,000

Richard Stearns
310 850 9284

Lisa Gild
310 497 9223



BY APPOINTMENT

WEST HOLLYWOOD
1033 N. La Jolla Avenue
\$2,600,000

Melanie Sommers
310 418 0343



NEW LISTING

PACIFIC PALISADES
 14923 Sunset Blvd
 \$2,190,000

Tony Wang
 626 590 7534



OPEN TUE 11-2

SUNSET STRIP
 1440 N. Kings Rd
 \$3,989,000

Aaron Montelongo
 310 600 0288



OPEN TUE 11-2

BEL-AIR
 10647 Somma Way
 \$3,888,000

Sally Forster Jones
 310 691 7888

Debra Smalley
 310 930 4838



BY APPOINTMENT

WEST HOLLYWOOD
 735 N. Stanley Ave
 \$2,740,000

Jay Martinez
 Gilbert Dirige
 323 377 8332



BY APPOINTMENT

STUDIO CITY
 3728 Berry Dr
 \$1,748,800

Emilia Arau
 310 963 0683



BY APPOINTMENT

HOLLYWOOD HILLS
 2458 Zorada Dr
 \$1,395,000

Mimi Starrett
 310 467 4395

PACIFIC UNION INTERNATIONAL

51 offices | 1700+ real estate professionals | \$14 billion annual sales | Ranked 7th in the nation



BY APPOINTMENT

BEVERLY HILLS
 40 Beverly Park
 \$45,000,000

Aaron Kirman
 424 249 7162

Neyshia Go
 310 882 8357



BY APPOINTMENT

SUNSET STRIP
 1563 Sunset Plaza Dr
 \$7,995,000

Sally Forster Jones
 310.691.7888

Kirby Gillon
 310 729 9977

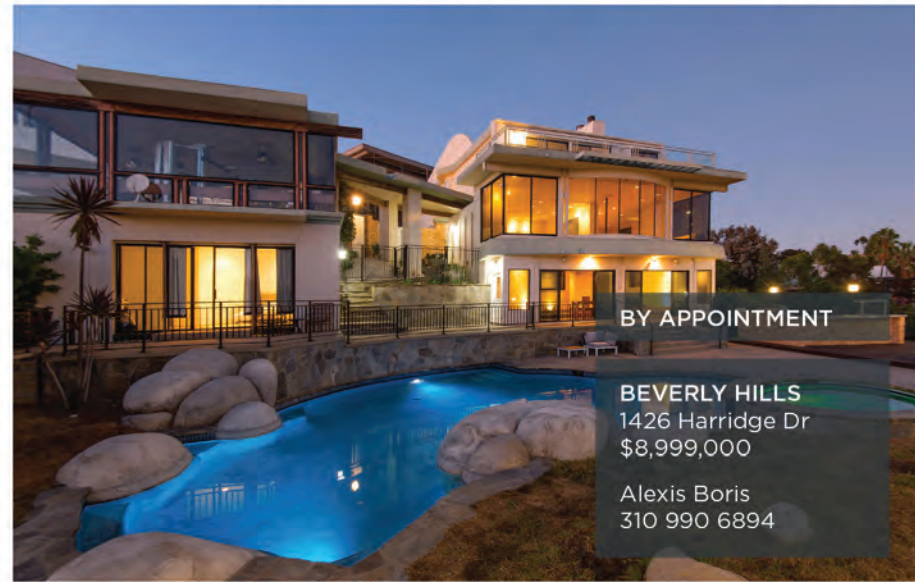
Bryce Lowe
 310 597 1691



NEW | OPEN TUE 11-2

TOLUCA LAKE
 4432 Forman Ave
 \$2,185,000

Craig Strong
 310 439 3225



BY APPOINTMENT

BEVERLY HILLS
 1426 Harridge Dr
 \$8,999,000

Alexis Boris
 310 990 6894



BY APPOINTMENT

HOLLYWOOD HILLS
 7038 Los Tilos Rd
 \$4,725,000

Kristin Neithercut
 323 397 0800



BY APPOINTMENT

BEVERLY HILLS
 1293 Monte Cielo Dr
 \$7,290,000

Adam Saget
 310 710 1874

304 S. GRETNA GREEN WAY
BRENTWOOD

LISTED AT \$7,298,800

OPEN TUESDAY 11-2PM

7 BEDROOM | 7 BATH | WOW!

OMEGA GROUP-TODD MICHAUD

310.429.8191

www.304GRETNAGREEN.com

ToddMichaud.LA@gmail.com



2495 GLENDOWER AVENUE
LOS FELIZ

LISTED AT \$4,195,000

BY APPOINTMENT

5 BEDROOM | 6 BATH

ELISA TOSTI 424.238.8177

www.ELISATOSTI.com

Elisa@ElisaTosti.com

2110 ALCYONA DRIVE
HOLLYWOOD HILLS

LISTED AT \$2,490,000

BY APPOINTMENT

5 BEDROOM / 4 BATH

CHRIS LAIB 323.854.1820

BRYCE HAYES 323.797.1173

www.2110ALCYONA.com

chris@chrislaib.com



1129 BENEDICT CANYON DRIVE
BEVERLY HILLS

LISTED AT \$3,995,000

BY APPOINTMENT

4 BEDROOM | 6 BATH | PRIVATE

MICHAEL EISENBERG 310.748.5410

www.1129BENEDICTCANYON.com
MikeEisenberg@sbcglobal.net



2004 WATTLES DRIVE
HOLLYWOOD HILLS WEST
LISTED AT \$2,795,000

BY APPOINTMENT

5 BEDROOM | 4.5 BATH

BRYCE HAYES 323.797.1173
CHRIS LAIB 323.854.1820

www.2004WATTLESDR.com
brycehayes@kw.com

5881 LOCKSLEY PLACE
LOS FELIZ

LISTED AT \$1,695,000

BY APPOINTMENT

4 BEDROOMS | 4 BATHS | SPANISH

THE SUNSET TEAM
ALEX LOMBARDO 310.274.3900

www.881LOCKSLEY.com
info@TheSunsetTeam.com



kw
KELLERWILLIAMS.

los feliz 323.300.1000

larchmont 323.762.2600

santa monica 310.482.2200

THE ART OF LIVING

SOTHEBYSHOMES.COM



BIRD STREETS | 9248 SWALLOW DRIVE | 6BD/4.5BA | \$9,450,000 | web: 1290585

Private and gated estate designed by Xorin Balbes on coveted Bird Street cul-de-sac. Floor to ceiling windows flood the open living and dining area with natural light. Fireplaces throughout the home complement the luxurious design plan and extraordinary master suite. Outdoor grounds include pool and terrace overlooking breathtaking city views. Fully automated Lutron system operates the Fiber Optic and LED accent lighting, motorized shades and speakers. Other features include Terrazzo floors, Douglas Fir wood ceilings, Quartzite stone, Hansgrohe fixtures and Italian tiled bath, pool and spa.

MARC NOAH

Marc@marcnoah.com | 310.968.9212

AMBER KOEPF

Amber.Koepf@sothebyshomes.com | 310.779.3007



MALIBU | 3410SERRARD.COM
6BD/4.5BA | \$12,980,000 | web: 1300344
Cormac & Wailani O'Herlihy 310.980.1195



MALIBU | 23111MARIPOSA.COM
5BD/6BA | \$9,250,000 | web: 1300122
Cormac & Wailani O'Herlihy 310.980.1195



MALIBU | 29133GRAYFOX.COM
4BD/4BA | \$6,500,000 | web: 1300295
Cormac & Wailani O'Herlihy 310.980.1195



MALIBU | 20630 PCHwy.COM
3BD/2.5BA | \$6,495,000 | web: 1300346
Cormac & Wailani O'Herlihy 310.980.1195



PASADENA | 3801MICHILLINDA.COM
4BD/4BA | \$2,345,000 | web: 0309179
Tracey D. Clarke 310.888.3828



BEL-AIR | 16625 MARQUEZ TERRACE
3BD/3BA | \$12,600 per month | web: 0356018
Michael Hiatt 310.613.4455

GREATER LOS ANGELES BROKERAGES
Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip

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INTERNATIONAL REALTY

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THREE ADJACENT PROPERTIES IN GOLDEN BAY



70 Lookout Road · Takaka · New Zealand

4 bed · 2 bath · Swimming Pool · Oceanfront

This is a truly magical property on approximately 2 acres of beautiful oceanfront land.



74 Lookout Road · Takaka · New Zealand

3 bed · 2 bath · 2.7 acres lot

Steps to the beach.



82 Lookout Road · Takaka · New Zealand

Oceanfront 4.57 acres lot with Million Dollar Views

Build your dream home.

Available individually or can be sold together for \$3,250,000 (New Zealand dollars).

Chelsea Montgomery-Duban

310.433.8009

Chelsea.Montgomery-Duban@EVUSA.com

DRE 02006729

Dominic Wächter

424.521.0402

Dominic.Waechter@EVUSA.com

DRE 01988957

ENGEL & VÖLKERS
MDW ESTATES GROUP

We are where our clients are. In the best locations.



120 Outrigger Mall · Marina del Rey **\$3,950,000**
 5 bed · 5.5 bath · 5,034 sf
 C. Montgomery-Duban | D. Wächter · 310.433.8009



4103 Roma Ct · Marina del Rey **\$3,595,000**
 3 bed · 3.5 bath · 4,023 sf · 4,476 sf lot
 Sandra Miller · 310.616.6213



4727 Balboa Ave · Encino **\$3,200,000**
 6 bed · 6.5 bath · 4,977 sf · 21,194 sf lot
 R.Barragan | R.Cassese · 310.663.3676



1790 Viewmont Dr · Sunset Strip **\$2,900,000**
 3 bed · 2.5 bath · 2,850 sf · 12,000 sf lot
 J. Yarfitz | J. Steiner · 213.610.4448



340 N Orange Grove Ave · Beverly Grove **\$2,398,000**
 4-Units, 2 BR Each Investment Property
 C. Mehle | R. Barragan · 323.899.1066



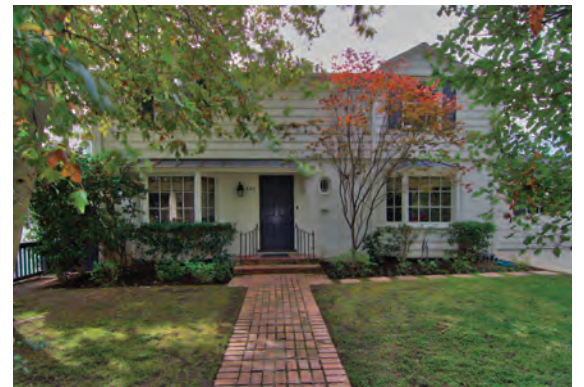
8590 Wonderland Ave · Laurel Canyon **\$1,098,000**
 2 bed · 2 bath · 1,269 sf · 4,549 sf lot
 Marsha Schoen · 323.823.9186



408 17th St · Santa Monica **\$35,000/mo**
 6 bed · 5.5 bath · 3,522 sf · 7,519 sf lot
 Staci Siegel · 310.592.6500



407 N 11th St · Santa Monica **\$15,000/mo**
 4 bed · 3 bath · 2,824 sf · 7,525 sf lot
 Staci Siegel · 310.592.6500



206 24th St · Santa Monica **\$13,500/mo**
 5 bed · 4 bath · 2,992 sf · 8,717 sf lot
 S. Siegel | T. Shawaf · 310.592.6500

SANTA MONICA
 SantaMonica.EVUSA.com
 310.460.2525

BEVERLY HILLS
 BeverlyHills.EVUSA.com
 310.777.7510

LOS ANGELES
 LosAngeles.EVUSA.com
 323.937.5101

WEST HOLLYWOOD
 WestHollywood.EVUSA.com
 323.848.4948





* This is the new Hollywood.

NEW CONSTRUCTION. FULL-SERVICE BUILDING. TOP FLOOR.

THE BOWER.

\$8,750,000 including furnishings curated by SFA design

3 bed, 4 bath / 4526 SF living

828 SF terrace / 4 parking spaces

3% TO BUYER'S AGENT



BEN BACAL
Rodeo Realty
310.717.5522
benbacal@gmail.com
BRE #0143782

MICHELLE MONTANY
Vine Street Realty
323.476.1826
michelle@abovethepenthouses.com
BRE #01731312



ABOVE THE PENTHOUSES
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CATERED LUNCH

1263 DELRESTO DRIVE

Open Tuesday 11-2 · \$5,995,000

5 Bed · 6 Bath · www.DelrestoEstate.com

MYRA NOURMAND
Office: 310.274.4000
Direct: 310.888.3333

bre#:00983509
mynourmand@nourmand.com
www.myranourmand.com

JILL EPSTEIN
Office: 310.888.3355
Direct: 310.779.9513

bre#:00472171
jill@jillepsteinre.com
jillepsteinrealestate.com



WESTSIDE ESTATE AGENCY



33603 PACIFIC COAST HIGHWAY MALIBU | \$55,000,000

Malibu's World Class State-Of-The-Art 25-acre equestrian ranch compound across from the beach. New 9 stall barn with ocean views for each horse, special computerized turf. Existing 2-story house with detached 3 Bed gst house, pool, tennis crt, fruit orchards, or great for developing 3, 5 acre parcels. Also for lease @ \$150K/mo. weahomes.com/listing/33603-pch
Wendy Carroll (310) 990-2285 | CalBRE# 01188306



ONE-OF-A-KIND BEACH COMPOUND, NEVER BEFORE ON MARKET MALIBU | \$50,000,000

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



EXTRAORDINARY CONTEMPORARY MEDITERRANEAN ESTATE BEL AIR | \$35,000,000

Just completed & built with the highest level of quality & taste. All rooms directly overlooking rolling green lawns of the BACC. Step-down living room, spectacular media room, paneled library, over-sized formal dining room, & grmt eat-in kitchen. Luxe master + 4 add'l bdrm suites, swimmers pool, spa, gym, staff room & more. weahomes.com/listing/121-udine-way
Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



THE RUTHERFORD HOUSE, AN ART DECO MASTERPIECE BEVERLY HILLS | \$35,000,000

Meticulously renovated & adorned with lavish finishes. Boasts an impressive collection of 1920 & 1930's fixtures from notable European/Parisian artists, decorative laylights, and exceptional details. Picturesque backyard features pool & pool house with bar, gym and spa, reminiscent of Hollywood Regency glamour. Co-listed. weahomes.com/listing/rutherford-house
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 | \$29,985,000

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

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

8233 ROXBURY ROAD | SUNSET STRIP



\$3,950,000 | OPEN TUESDAY 11-2

Perched above the Sunset Strip near the Chateau Marmont Hotel, this gated and private 4/5bdrm, 5 bath classed Mediterranean Villa with sweeping views of the LA Basin to Downtown is perfect for family or Entertainer. Gourmet kitchen with endless counter area and top-of-the-line appliances including Bosch, Viking and Sub-Zero compliment the chef. Large entertaining areas include expansive Living Room, long Dining Room, Rear Guest wing and Large family room leading out through double doors to a fabulous pool, spa and exotic waterfall in perfect position to the city view. This cozy residence also boasts four large magnificent large fireplaces both indoor and outdoor. Tucked away within the property is a two story exterior European-style patio with outdoor fireplace. Don't miss out on this amazing opportunity to have it all!



GLOBAL
LUXURY.

CRAIG SHAPIRO 310.739.4887

COLDWELL BANKER RESIDENTIAL BROKERAGE - BEVERLY HILLS NORTH CaIRE #01904168



OPEN TUE 11-2PM + SUN 1-4PM

2515 GLENDOWER AVENUE | LOS FELIZ

\$5,049,000 | 5 BED 6 BATH

MERCER  VINE

MERCERVINE.COM

calbre# 01978797

Justin Mandile 323.446.3224

calbre# 01507705



1118 TOWER ROAD | BEVERLY HILLS

\$9,495,000 | 5 BED 6 BATH

Adam Rosenfeld 310.595.5915, Coley Laffoon 323.702.5551
Kyle Giese 310.975.5838



1060 PALMS BOULEVARD | VENICE

\$3,999,900 | 4 BED 5 BATH

Justin Naoe 310.920.4445, Gilad Schiowitz 917.748.3795



2362 APOLLO DRIVE | MOUNT OLYMPUS

\$2,795,000 | 4 BED 4 BATH

Adam Rosenfeld 310.595.5915, Kyle Giese 310.975.5838
Christina Collins 310.343.3456



2185 LINDA FLORA DRIVE | BEL-AIR

\$2,795,000 | 5 BED 5 BATH

Adam Rosenfeld 310.595.5915



1465 BENEDICT CANYON | BEVERLY HILLS P.O.

\$4,190,000 | 4 BED 4 BATH

Adam Rosenfeld 310.595.5915
co-listed with Evan D. Harney 310.739.0194



2717 S BEVERLY DRIVE | BEVERLYWOOD

\$3,249,000 | 5 BED + OFFICE 7 BATH | **OPEN SUN 1-4PM**

Coley Laffoon 323.072.5551, Justin Mandile 323.446.3224



3940 PACHECO DRIVE | SHERMAN OAKS

\$1,485,000 | 4 BED 4 BATH | **OPEN SUN 1-4PM**

Maxwell Hutchison 323.614.9376



1390 MORNINGSIDE WAY | VENICE

\$2,850,000 | 4 BED 4.5 BATH | **OPEN SUN 1-4PM**

Gilad Schiowitz 917.748.3795, Justin Naoe 310.920.4445

MERCERVINE.COM

8124 W. 3rd Street, Suite 200, Los Angeles, CA 90048

calbre# 01978797

WESTWOOD 1301 CLUB VIEW DR



ROCHELLE ATLAS MAIZE
Direct Number: 310.968.8828
Office Number: 310.274.4000

license #01365331
rochelle@rochellemaize.com
www.rochellemaize.com

Open Tuesday 11-2
Catered Lunch

4 Bed / 4 Bath
\$2,895,000



OPEN TUESDAY, 1/9 11-2PM & FRIDAY, 1/12 11-2PM



4121 Woodcliff Road, Sherman Oaks, 91403

\$949,000

Perched atop a gentle knoll sits this charming traditional south of The Boulevard. Brick walkways and a handsome red door give way to a grand scale living room with coffered ceilings and a brick fireplace. Step down into a fully enclosed sunroom -- the perfect backdrop for morning coffee or at-home work. A wainscoted dining room flows through French doors to a bougainvillea-framed backyard and patio, while the kitchen boasts granite countertops, a farmhouse sink, stainless appliances, a sunny breakfast nook, and a separate laundry room. Flanking an updated full bathroom featuring a separate shower and tub find two spacious bedrooms with built-ins; one with a bay window showcasing tree-top views, the other with Dutch door access to the rear yard. Beyond the secluded patio and up the hill lie endless possibilities for your green thumb in the terraced backyard beneath the shade of a majestic olive tree. Hardwood floors throughout. Double-paned windows and Elfa closet systems. Ample storage in the garage, which has built-ins and full attic. Central HVAC and security system. Walking distance to Whole Foods.

4121woodcliff.com



GEOFF BORYS REALTOR®

(310) 490-3563 geoff@geoffborys.com CalRE #01928098

COLDWELL BANKER RESIDENTIAL BROKERAGE-BEVERLY HILLS



RESIDENTIAL BROKERAGE

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VIEW

FEATURED *Properties*

MALIBU | \$85,000,000
Represented by SANDRO DAZZAN 310.317.9348

COLDWELL BANKER RESIDENTIAL BROKERAGE

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**COLDWELL
BANKER** 

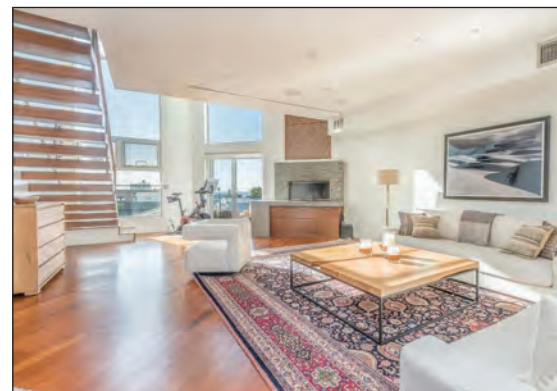


GLOBAL
LUXURYSM

WHERE EXCELLENCE LIVES



EQUESTRIAN PROPERTY APPROX .93 ACRE LAND.
LA CAÑADA FLINTRIDGE | \$5,500,000
Represented by: Scott James
626.327.1836 | scott.james@coldwellbanker.com
CalRE#01911554



ARCH. 3BD + 2BTH PENTHOUSE WITH VIEWS.
VENICE | \$2,295,000
Represented by: Mary Beth Woods
310.571.1358 | mwoods@marybethwoods.com
CalRE#00470539



REMODELED CONTEMPORARY IN KENTER CYN.
BRENTWOOD | \$2,249,000
Represented by: Amy Hollingsworth & Jamie Leff
310.230.2483 | amyjamiehomes@gmail.com
CalRE#01084312, CalRE#01400794



MODERN LINES & CONTEMPORARY HOME.
MALIBU | \$3,200,000
Represented by: Aly Dunne
310.321.2571 | Alydunne@gmail.com
CalRE#01970392



WWW.5195PARKWAYCALABASAS.COM
CALABASAS | \$5,189,000
Represented by: Erica Fields & Tiffany Cohen
818.822.8835 | Erica@EricaAndTiffany.com
CalRE#01333446

COLDWELLBANKERLUXURY.COM

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



5,245 SQ. FT. HILLSIDE RETREAT! 5BD+5.5BA.
 BEVERLY HILLS | \$5,499,000
 Represented by: Christophe Collet
 310.739.2466 | colletchristo@gmail.com
 CalRE#01808398



STUNNING CUSTOM & PRIVATE HOME.
 MALIBU | \$2,795,000
 Represented by: Bill Moss
 310.600.6692 | danielmossmalibu@gmail.com
 CalRE#01929872



6,888SF ON OVER AN ACRE.
 BEVERLY HILLS | \$19,950,000
 Represented by: Bahare Rabadi
 310.922.0046 | rabadi@coldwellbanker.com
 CalRE#01941134

COLDWELL BANKER RESIDENTIAL BROKERAGE

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

A&D

ARCHITECTURE & DESIGN



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
Listing agents: Joyce Rey - CalRE: #00465013 | Randy Solakian - CalRE #622258

ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: KITE AND OVERPECK



MALIBU | \$3,695,000
Ocean View Mid Century Modern.
DazzanEstates.com

Sandro Dazzan & Irene Dazzan-Palmer 310.317.9354
CalRE#01418033, CalRE#00597226

ARCHITECT: BOB RAY OFFENHAUSER



PASADENA | \$4,875,000
Inspired by renowned designer Jim Thompson's home in Bangkok, Thai House is elegant.

Catherine "Tink" Cheney 626.233.2938
CalRE#01173415

ARCHITECT: SHUBIN & DONALDSON



VENICE | \$2,295,000
By Appt. Venice Beach Archit. 3BD + 2BA Turnkey
Penthouse w/ocean + mtn vus & 3 patios.

Mary Beth Woods 310.571.1358
CalRE#00470539

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





THE LORING HOUSE BY RICHARD NEUTRA

Artful Master Suite Addition by Escher GuneWardena | Guest House/Art Studio by Steven Ehrlich, FAIA

2456 ASTRAL DRIVE, HOLLYWOOD HILLS

WITH THE GREATEST SIMPLICITY, THE LORING HOUSE OFFERS THE ULTIMATE 1950'S LA LIFESTYLE. One of Richard Neutra's finest examples of Mid Century boxcar design with oversized retractable glass doors, broad roof overhang and sleek spider leg column façade. Located up a long private gated drive and perched atop knoll overlooking the sylvan canyons of the Hollywood Hills, this home is the epitome of the much sought after indoor/outdoor experience which Neutra helped create. A master suite and bath addition, the Baskerville Addition by Escher GuneWardena artfully occupies the location that Neutra had proposed for a future bedroom in the archival plans of the original home. There are an additional two bedrooms and one and one-half baths. The large bright living room opens onto a private bamboo garden as well as the pool, a grassy yard and views. A bold fireplace with a classic Neutra design outrigger support beam provides a sculptural focal point to the room. Magnificent outdoors with gorgeous pool, grassy yard and professionally landscaped gardens. In addition, the property features a one-bedroom guest house, Kalfus Guest House with a two-story art studio designed by Steven Ehrlich, FAIA. A rare opportunity to own an architectural treasure.

OFFERED AT \$5,625,000

OPEN TUESDAY 11AM-2PM

 **STEVE FRANKEL**
DISTINCTIVE HOMES

310.281.3981
STEVEFRANKEL.COM



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FABULOUS NEW PRICE
SOPHISTICATED
SPANISH REVIVAL MASTERPIECE

OPEN TUESDAY 11-2



JADE MILLS
310.285.7508 | HOMES@JADEMILLS.COM

TIFFANY MILLS
310.849.9592 | TIFFANY@TIFFANYMILLS.COM

1329 SIERRA ALTA WAY
SUNSET STRIP
\$3,799,000

WWW.1329SIERRALTA.COM

COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210

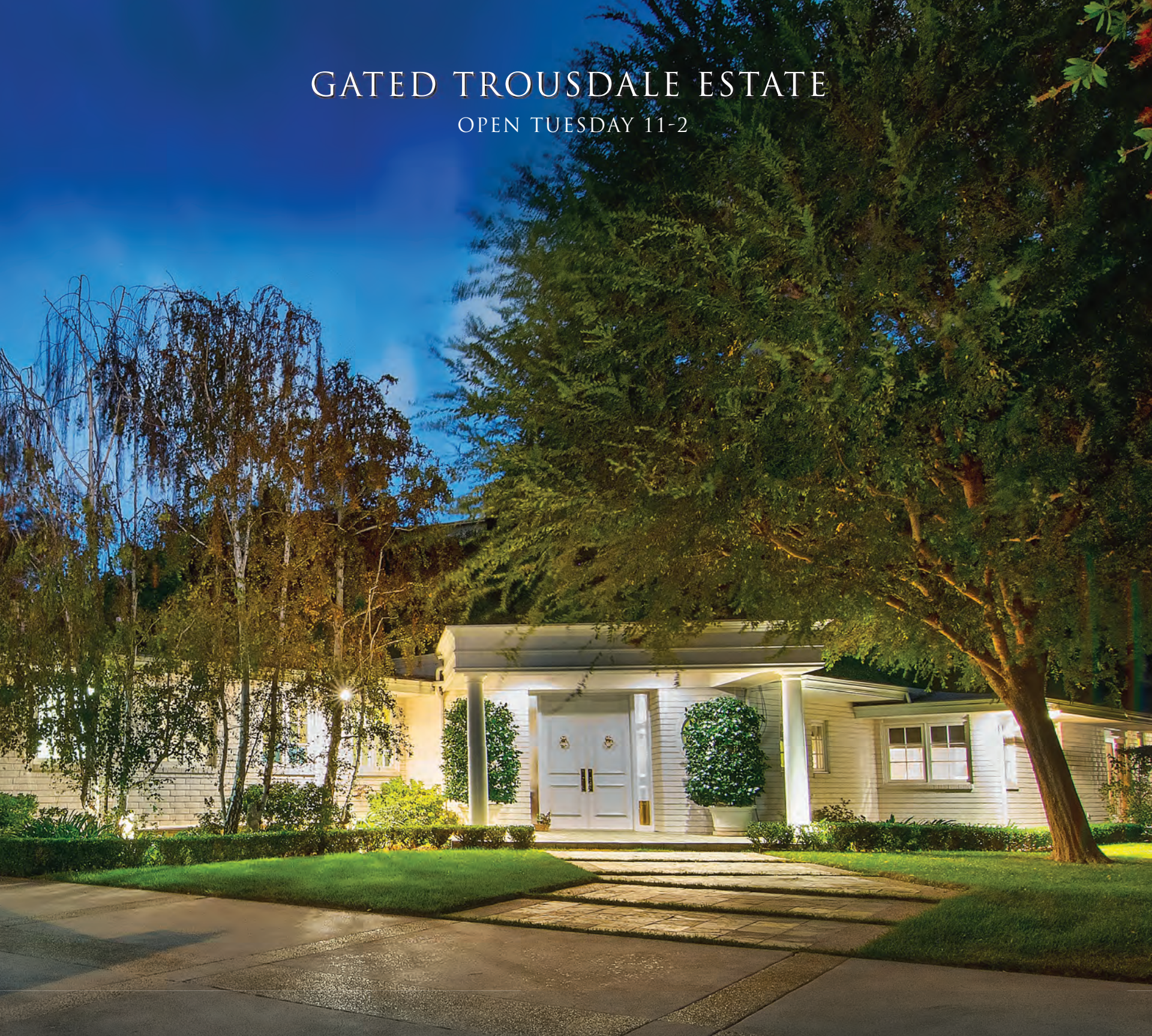


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GATED TROUSDALE ESTATE

OPEN TUESDAY 11-2



JADE MILLS

310.285.7508 | HOMES@JADEMILLS.COM

RON WYNN

310.963.9944 | RON@RONWYNN.COM

1201 LOMA VISTA DRIVE

BEVERLY HILLS

\$6,499,000

COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210



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OPEN TUESDAY 11-2

12080 SUMMIT CIRCLE | BHPO

VIEW PROPERTY IN THE GUARD GATED "THE SUMMIT"

6 BEDS | 8 BATHS | 7,372 SF(APPROX.) | 33,902 SF LOT(APPROX.)

\$9,500,000



Meg Ostrow

310.497.7199 | mmostrow@gmail.com

CalRE: 01495358 BEVERLY HILLS NORTH

**GLOBAL
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Fereshteh Kohanim

310.617.3131 | fcohanim@gmail.com

CalRE: 00744900





901 STONE CANYON
OPEN TUESDAY 11-2

MAJESTIC 1.2 + ACRES IN LOWER BEL AIR
\$9,995,000 | 1.2 ACRES | 901STONECANYON.COM

JOYCE REY | 310.285.7529

TIMOTHY DI PRIZITO | 310.266.2777



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11222 CHALON

OPEN TUESDAY 11-2
NEW PRICE: \$7,995,000



JOYCE REY | 310.285.7529

ARLENE RUTENBERG | 310.281.4365



255 Main Street #305 | Bedrooms 3 | Bathrooms 2 | Venice

Venice Silicon beach architectural penthouse in the famous clown building with ocean + mountain views. Designed by world class Shubin + Donaldson architects with cutting edge modern details with no expense spared. Stunning master loft style bedroom with great views, spa like bathroom, custom closet and private sundeck. Two other bedrooms with remodeled bathroom. Features include: cathedral ceilings, over-sized Fleetwood windows/doors, floating teak staircase, entertainment center, built in humidor, wine refrigerator, 3 patios with additional 260 square feet to enjoy the daily sunset, rare Liston Giordano Burmese teak floors, Ann Sacks tile, imported Italian marble and top of line appliances (Wolf, Sub-Zero, Miele). Two side x side parking spaces and storage unit in the parking area. Building amenities: pool, spa. Park your car and walk to Venice beach, Abbott Kinney, restaurants, yoga and shops on this hip main street beach location.

Offered at: \$2,295,000



Mary Beth Woods

Global Luxury Estates Director
 310.571.1358 direct
 310.463.1599 cell
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 CalBRE# 00470539



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EXQUISITE ITALIAN ESTATE

710 N. REXFORD DR. | BEVERLY HILLS 90210
\$12,500,000



GRAND OPENING
TUESDAY, JAN. 9TH
11-2PM & 5-7PM

RARE 19,280 SQFT LOT | APPX. 8700SF WITH 5 BEDROOMS, 6.50 BATHS
RESORT-LIKE EXPANSIVE BACKYARD WITH HUGE PLAY AREAS & SWIMMERS POOL
INCREDIBLE MASTER RETREAT WITH 2 BATHS, SITTING ROOM, OFFICE & GYM
PROFESSIONAL CHEF'S KITCHEN
PRISTINE, REMODELED & READY TO MOVE-IN

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**OPEN TUESDAY
FROM 11 - 2 PM**



2393 CASTILIAN DRIVE OUTPOST ESTATES

REMARKABLE OFFERING. Distinctive and Striking remodeled View Mediterranean with a true Hollywood History. This private and noteworthy home is reminiscent of the Grand vibrant Hillside homes of the ritzy resort towns of the Italian Coast. Refined and tastefully redone character features from a bygone era are found throughout; including, hardwood and saltillo tile floors, old-world reclaimed wood pocket doors, arched doorways, wood plank ceilings, brick fireplaces, and picturesque windows. Beautifully positioned above the canyon, this desirable residence has serene canyon views from every room and terrace. The Living room and Dining room both open to the same large terrace which is perfect for entertaining. Brand new European style Kitchen. The romantic Master en-suite is very sizable and has a timeless fireplace, spa tub bathroom, and two dressing rooms. In addition, there is a substantial Office on a separate floor. The secluded sparkling pool and spa area is elegantly framed by colorful potted flowers and fruit trees.



\$3,249,000

**Paul Czako
310.995.1963**



4411 ROMA COURT MARINA DEL REY

SPECTACULAR SILVER STRAND SHOWPLACE. Impeccable and Dramatic Architectural Waterfront home. A True Entertainers Showplace- completely rebuilt from the ground up with the finest Craftsmanship and Imported, Materials thru-out. Soaring ceilings and walls of glass afford an abundance of natural light with sunny Balconies and Terraces found on every level. Grand Step-down Living room with polished concrete floors, fireplace, and canal views. Elevated dining room with fireplace. Chefs Kitchen features: Bulthaup cabinetry, new appliances and 24 foot island with seating, food prep station and cook top. Master suite boasts Oak floors, fireplace, custom wood ceiling and private terrace overlooking the waterfront. Elegant Master Bath with his and hers vanities, separate make-up area, double steam shower, soaking tub and large walk-in closet. Two additional en-suite Bedrooms. Fabulous roof top view deck with fire pit and complete kitchen. An intricate Control 4 System operates all of this Smart homes components with ease. A Must See for the Most Discerning Buyer.

\$4,495,000



**310.600.0608
310.995.1963**

presented by
DANIEL BANCHIK & AMY DANTZLER



OPEN TUESDAY

This beautifully renovated modern home in Nichols Canyon provides a peaceful & private retreat with expansive views from every room. Walls of glass open to large wrap-around decks integrating indoor & outdoor spaces. The 2260+/- SF home includes 3 en suite bedrooms, an open floor plan & a remodeled kitchen with custom cabinetry, quartz counter tops & stainless steel appliances. The generous master suite has a custom walk in closet & a spa-like bathroom. This special house is within easy access to Runyon Canyon yet just minutes to Hollywood Blvd.

2425 Solar Drive | Nichols Canyon

Offered at \$2,499,000



Daniel Banchik

310.777.2866

d.banchik@bhhsca.com

www.banchik-dantzler.com

Amy Dantzler

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200 North Swall Drive, PH 53 Beverly Hills

Open House
Tuesday, January 9
11-2 pm
Bristol Farms Lunch

2 Bedrooms | 2 Bathrooms | 1,683 SF Living Area

Lux Penthouse Condo at The Somerset. Recent elegant renovations. Former celebrity-owned unit. Deck. Full service complex. Amenities include 24/7 doorman, valet parking, pool/spa, gym facilities, additional storage space & guest parking.

\$1,295,000

200NSwallDrPH53.com



Larry Young

Nicole Fruin



Realtor®
Luxury Properties Director

(310) 777-2879
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3900 Rock Hampton Drive | Tarzana

SILVERHAWK RIDGE ESTATES



BROKERS OPEN HOUSE

Tuesday & Friday
January 9th & 12th
11am - 2pm



Offered at \$1,799,000

- Premiere gated community, Silverhawk Ridge Estates offers the ultimate private setting
- Expansive view of the San Fernando Valley greets you upon arrival along with gorgeous landscaping
- Grand, soaring entry leads to formal living and dining rooms, open cooks-kitchen w/ granite counters, center-island and breakfast room overlooking the lush yard
- The first level is completed by a large guest suite
- Four Seasons-style master suite includes a large bathroom, spa tub, large shower & custom walk-in closet
- Beautiful grass yard with an entertaining patio, waterfall accented dining gazebo, & planting beds
- Adjacent to hiking trails and both Braemar & El Caballero Country Clubs

3900RockHampton.com



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Andrew Manning

Berkshire Hathaway HomeServices CA Properties | CalBRE 00941825



Gracious living is exemplified in this freshly remodeled Sherman Oaks storybook traditional. Located South of the Boulevard on a sweeping corner lot close to all the trendy shops and restaurants that dot Ventura Boulevard, this designer done 3 bedroom 2.5 bathroom residence radiates upscale charm. The sunfilled single-story home is enhanced by a myriad of incredible details such as crown moldings, arched doorways, French doors, custom finishes, and wide plank hardwood floors. A tongue and groove beamed ceiling and an oversized fireplace enhance the living room creating a warm and inviting space. The adjacent formal dining room offers a large bay window, coved ceiling, dual built-in china hutches and opens into the spacious gourmet kitchen which features custom cabinetry, Caesarstone counter tops, marble subway tile backsplash, breakfast bar, walk-in pantry, and a SubZero. Additional common rooms include a stylish powder room and a cozy den with built-in cabinetry. The home also offers a dedicated in-home office (could be a quaint 4th bedroom) and two ample sized secondary bedrooms which share a fabulous full bath. A luxurious bath with a two-person multi-head rain shower, granite vanity with dual sinks, dressing table, water closet, and a professionally organized walk-in closet highlight the master suite which also offers a cheerful sitting area and French doors to a large wood deck. In addition to mature landscaping for added privacy, the lush grounds feature mature fruit trees, a relaxing flagstone patio with water feature, an above ground spa, and a side yard with raised planter bed. Other amenities include a mud room, large laundry room, and lovely curb appeal.

Harriet Cameron

818-380-2151
 Harriet@HarrietCameron.com

Andrew Spitz

818-817-4284
 AndrewSpitz@bhhsca.com





V I P
B R O K E R
O P E N

Tuesday, January 9th | 3-6PM
Wine and Cheese
RSVP Required



STACY GOTTULA

STACY@THEAGENCYRE.COM
424.253.7523 | LIC. # 01372678

MYRA NOURMAND

MYRANOURMAND@NOURMAND.COM
310.888.3333 | LIC. # 00983509

BAHAR SOOMEKH

BAHAR@LABAHAR.COM
310.888.3350 | LIC. # 01959471



9 4 5

F O O T H I L L R O A D

6 Beds | 9 Baths | 11,838 SQ. FT. | 1+ Acre Lot
Price Upon Request | FoothillManorBeverlyHills.com





NEW LISTING

1231 LAGO VISTA DRIVE | BEVERLY HILLS

OPEN TUESDAY 11-2PM

NEWLY CONSTRUCTED ESTATE ON OVER ONE ACRE WITH INCOMPARABLE DESIGN, CONSTRUCTION, AND EXECUTION

\$150,000 /MO | 7 BEDS | 11 BATHS | 14,173 SQ. FT. | APPROX. 45,000 SQ. FT. LOT

Nestled in a verdant, private setting with flat, rolling lawns and mature landscaping, this newly constructed estate encompasses over an acre of land north of Sunset Blvd. Custom features include a 600 bottle wine cellar, home movie theater, and a fully integrated Crestron system with over \$1 million in furnishings.

JAMES HARRIS

James@TheAgencyRE.com
424.400.5915
LIC. # 01909801

MAURICIO UMANSKY

MUmansky@TheAgencyRE.com
424.230.3701
LIC. # 01222825

DAVID PARNES

DParnes@TheAgencyRE.com
424.400.5916
LIC. # 01905862



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NEW LISTING

4540 BECK AVENUE | STUDIO CITY

OPEN TUESDAY AND FRIDAY 11-2PM

GATED AND PRIVATE NEWLY CONSTRUCTED TRANSITIONAL CONTEMPORARY FARMHOUSE

\$3,295,000 | 5 BEDS | 5.5 BATHS | APPROX. 5,000 SQ. FT. | APPROX. 12,000 SQ. FT. LOT

Open floor plan incorporates a masterful design blend of rich textures, elegant finishes and stylish details. Features include high vaulted ceilings, white oak floors, trim less LED lighting, surround sound speakers, smart home technology, and solar ready design. A sleek showroom kitchen, sensational five-star master suite, pool, spa with a water wall, and guest house with bath offer the perfect entertaining space.

JAMES HARRIS

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DAVID PARNES

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