



# NEW PRICE

## 8276 WOODSHILL TRAIL | HOLLYWOOD

OPEN TUESDAY 11-2 PM

### HOLLYWOOD HILLS STUNNER WITH POOL

\$2,650,000 OR \$12,500 /MO. | 3 BEDS | 3 BATHS | 2,575 SQ. FT. | 5,193 SQ. FT. LOT

Nestled above Chateau Marmont and the famed Sunset Strip, this newly constructed contemporary transitional home offers breathtaking views, an expansive pool, and an open floor plan ideal for entertaining. The ground floor features a relaxing living room, an updated kitchen with a marble countertop, and a guest room. The spacious master suite features picture windows overlooking the city, a marble spa bath, and an entrance to the back yard. Two additional bedrooms upstairs complete this home.

### SHIVA ELAHI

Shiva@TheAgencyRE.com  
424.400.5911  
LIC. # 02020775

### JAMES HARRIS

James@TheAgencyRE.com  
424.400.5915  
LIC. # 01909801

### DAVID PARNES

DParnes@TheAgencyRE.com  
424.400.5916  
LIC. # 01905862



An international associate of Savills

THEAGENCYRE.COM



# 12020 CHALON ROAD

BRENTWOOD



## EXCEPTIONAL AND PRIVATE CONTEMPORARY VILLA

It is the rare occasion that a property on a unique street and location in Brentwood should become available. Adjacent to the protected Santa Monica Mountains and sited down a long private drive, is the approach to this superb home. Dioramic glass archways reflect colorful beams of light and present the first of many stunning moments. Grand-scale interiors include a great room with coffered ceilings and French doors taking advantage of views to Catalina Island.

### AILEEN COMORA

AComora@TheAgencyRE.com  
424.230.3746  
LIC. # 01002982

### PAUL LESTER

PLester@TheAgencyRE.com  
424.230.3747  
LIC. # 01338925

OPEN TUESDAY 12-2PM

NEW PRICE | \$6,195,000

5 BEDS

7.5 BATHS

6,541 SQ. FT.

27,987 SQ. FT. LOT



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THEAGENCYRE.COM



# 1450 BLUE JAY WAY

LOS ANGELES



## BLUE JAY WAY WORLD CLASS CITY VIEW ARCHITECTURAL

This newly-constructed home highlights the most coveted neighborhood in Los Angeles, the Bird Streets. Deftly executed by KAA Design, the fully-automated residence presents a sophisticated living experience with sweeping city views. Custom interiors feature cedar plank ceilings, linen finished limestone floors and an Italian kitchen. Twelve-foot sliding walls of glass foster a seamless connection to meticulously landscaped grounds, including a serene courtyard oasis and pool and spa terrace.

### MICHAEL DRUKER

Michael.Druker@TheAgencyRE.com  
424.230.7621  
LIC. # 02023164

### JEFF KOHL

JKohl@TheAgencyRE.com  
424.230.3707  
LIC. # 01095791

VIP BROKER'S OPEN

Tuesday, January 9th 12 - 3 PM  
RSVP to [Maxwell.Labadie@TheAgencyRE.com](mailto:Maxwell.Labadie@TheAgencyRE.com)

\$15,900,000

5 BEDS

7 BATHS



An international associate of Savills

THEAGENCYRE.COM



# 1635 BLUE JAY WAY

LOS ANGELES



## FULLY PERMITTED BIRD STREET PROMONTORY ARCHITECTURAL

1635 Blue Jay Way is an incomparable trophy property. Originally owned by the developer of Blue Jay Way, this promontory boasts the best views on the street, from Downtown to the Pacific yet only minutes from Sunset Boulevard. This elegant contemporary estate has approved plans designed by renowned architect Grant Kirkpatrick of KAA Design. The approximately 11,000 square foot residence has a private gated entry court with parking for three cars and lower level garage for an additional five.

### JEFF KOHL

JKohl@TheAgencyRE.com  
424.230.3707  
LIC. # 01095791

### MICHAEL DRUKER

Michael.Druker@TheAgencyRE.com  
424.230.7621  
LIC. # 02023164

VIP BROKER'S OPEN

Tuesday, January 9th 12 - 3 PM  
RSVP to [Maxwell.Labadie@TheAgencyRE.com](mailto:Maxwell.Labadie@TheAgencyRE.com)

\$15,900,000  
17,627 SQ. FT. LOT



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# 17414 MAGNOLIA

STUNNING FRENCH COUNTRY RESIDENCE IN  
ENCINO'S PRESTIGIOUS AMESTOY ESTATES

\$3,595,000

6 BEDS | 8 BATHS

6,106 SQ. FT. MAIN HOUSE | 700 SQ. FT. GUEST HOUSE  
26,180 SQ. FT. LOT



OPEN FRIDAY 11-2PM

Offering total privacy in prestigious Amestoy Estates – hidden off a quiet cul-de-sac, behind a gate with camera security system, this custom celebrity compound opens to a huge flat property. The home features a remodeled master suite, spa-like bathroom, quaint balcony overlooking the expansive grounds, and four additional en-suites, which create a seamless flow throughout the estate. The renovated kitchen serves perfectly as the heartbeat of this home. A jaw dropping movie theater with bar completes this offering.

[17414Magnolia.com](http://17414Magnolia.com)

## JIMMY A. HIRSCH

JHirsch@TheAgencyRE.com  
424.321.4945  
LIC. # 01970186

## CRAIG KNIZEK

CKnizek@TheAgencyRE.com  
424.230.3718  
LIC. # 01377932



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# 25571 PRADO DE AZUL

CALABASAS



## REIMAGINED STYLISH CONTEMPORARY AT THE OAKS

Enter into this completely reimagined and contemporary remastered luxury estate behind guard gates at The Oaks. A perfect integration of stylish elements with current lifestyle concepts. Five bedroom suites, each redesigned with modern day perfection. The remodeled kitchen is bright featuring porcelain statuary, Ann Sacks custom splash, custom Maison Bertet wall hung cabinetry and designer finishes and hardware. Custom movie theater, bonus game or play room with full bath. Endless city light views set back off beautiful grounds styled around entertainment and relaxation.

### EMIL HARTOONIAN

EHartoonian@TheAgencyRE.com  
818.924.2806  
LIC. # 01796925

### ELLIE HARTOONIAN

Ellie@TheAgencyRE.com  
818.924.3283  
LIC. # 01944092

NEW LISTING

OPEN TUESDAY, JANUARY 9TH 11 - 2 PM

OPEN FRIDAY, JANUARY 12TH 11 - 2 PM

\$4,099,000

5 BEDS

7 BATHS

6,599 SQ. FT.



An international associate of Savills

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# 301 OCEAN AVENUE

LUXURY OCEAN VIEW APARTMENTS IN SANTA MONICA

STUDIOS STARTING AT \$2,900/MO.

1-BEDROOMS STARTING AT \$7,500/MO.

2-BEDROOM FLATS STARTING AT \$7,500/MO.

2-BEDROOM TOWNHOME PENTHOUSES STARTING AT \$9,000/MO.



OPEN TUESDAY 11-2PM

## BROKERS ONLY\*

\*Please present your business card upon entry. Model units will be open at this time. Please call or email our office if you would like your client to accompany and/or a private tour.

## EASY 5% COMMISSION\*\*

\*\*Secure your 5% commission by registering your client with our office. Once clients are registered, you are free to send them on their own. Contact us for more details and current availability.

## DAVID SOLOMON

DS@THEAGENCYRE.COM  
424.400.5905  
LIC. # 01386406

## ANNA SOLOMON

ANNA@THEAGENCYRE.COM  
424.400.5903  
LIC. # 00850601

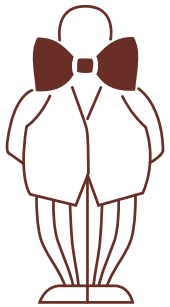


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Mr. C



RESIDENCES

[MRCRESIDENCES.COM](http://MRCRESIDENCES.COM)

## Introducing MR. C RESIDENCES

Only four homes remain available from the limited collection of five exquisite, contemporary residences offering an incomparable living experience exclusively at Mr. C Beverly Hills. Enjoy preferential access to the hotel's white-glove services and world-class amenities, from personalized concierge to acclaimed fine dining, steps from your front door.

**Starting at \$3,575,000 | 2.5% Broker Co-Op**

**OPEN TUESDAY 11AM-2PM**

**424.344.8937 [Info@MrCResidences.com](mailto:Info@MrCResidences.com)**

**VALET PARKING PROVIDED AT MR. C BEVERLY HILLS**



THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS IN MATERIALS, SPECIFICATIONS, PLANS, PRICING, VARIOUS FEES, DESIGNS, SCHEDULING AND DELIVERY OF THE HOMES WITHOUT PRIOR NOTICE. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. PLANS AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR. THIS IS NOT AN OFFER TO SELL OR SOLICITATION TO BUY TO RESIDENTS IN JURISDICTIONS IN WHICH REGISTRATION REQUIREMENTS HAVE NOT BEEN FULFILLED, BUT IS INTENDED FOR INFORMATION ONLY. LISTING BROKER: THE AGENCY NEW DEVELOPMENT CA RE 01973483. 2017. OBTAIN THE PROPERTY REPORT OR ITS EQUIVALENT BY FEDERAL AND STATE LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL OR STATE AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.



Brokers Open House Jan 9 from 11am - 2pm

1800 ANGELO DRIVE

BEVERLY HILLS



**100%**

Exquisite

**3.5%**

Buyer Agent Commission



**Paul Margolis**

Estate Director | Entertainment Industry Specialist

**310.413.5955**

[paul@pmluxuryhomes.com](mailto:paul@pmluxuryhomes.com)

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

CalBRE #01915731



**RODEO REALTY**

LOCAL EXPERTISE, GLOBAL PRESENCE.



OPEN TUE 12-2

**MARINA DEL REY**  
3111 Via Dolce #503  
\$2,195,000

Peter & Ty Bergman  
310 821 2900



OPEN TUE 11-2

**CHEVIOT HILLS**  
10557 Dunleer Drive  
\$2,000,000

Carla Winnie  
310 344 4740



OPEN TUE 11-2

**VENICE**  
1075 Marco Place  
\$1,785,000

Jacqueline Chernov  
310 403 7557

# BRIAN MAZURKIEWICZ

PRESENTS: TWO WEST HOLLYWOOD LUXURY LEASES

## 345 WESTBOURNE DRIVE

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Beautifully renovated 3 bed, 2.5 bath WeHo Spanish compound with pool/spa, guest room & bath. Formal entry, impressive living and dining room with exposed beamed ceilings, French windows, and fireplace. Open concept Gourmet Kitchen, SS appliances and custom cabinetry. Spa-like baths w/over-sized shower, dual sinks with designer fixtures and master suite with direct access to rear patio, pool & spa. Available for occupancy November 16th.

[345WestbourneDr.com](http://345WestbourneDr.com)

Offered at \$9,950/month



## 825 HUNTLEY DRIVE

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Beautifully remodeled private and gated 3 bed, 3 bath, 2-story custom Trad with pool & spa in Heart of West Hollywood's much sought after Design District. This home features a cook's kitchen with breakfast area overlooking pool & spa, a fantastic family room with direct access to the rear yard, formal living and dining rooms, & an extra large master.

[825HuntleyLease.com](http://825HuntleyLease.com)

Offered at \$11,900/month



### BRIAN MAZURKIEWICZ

"Your West Hollywood Specialist"  
Experience | Integrity | Excellence

310.386.9086 mobile  
brianm@pacunionla.com  
westside-lifestyle.com

**PACIFIC  
UNION**  
INTERNATIONAL

Pacific Union 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 and the buyer is advised to independently verify the accuracy of that information. CalBRE 1031359.



# 10647 Somma Way, Bel Air

CATERED OPEN TUESDAY 11am-2pm | \$3,888,000

[www.10647Somma.com](http://www.10647Somma.com)

IN ONE OF THE MOST prestigious Bel Air neighborhood off Stone Canyon Road, sits this charming home located above a quiet street. At it's heart is the expansive living room, boasting grand ceilings, multiple skylights, romantic wood burning fireplace, hardwood floors & French doors opening to the sizable private outdoor space. Cook to your heart's desire in the delightful country kitchen with vast storage, substantial center island and separate breakfast and office nooks. The master suite includes hardwood floors, a dreamy bay window and ensuite bath. Additional features include guest bedrooms, formal dining room, den and private mature lush green back yard perfect for entertaining. Ready to move in or design to make your own. Rare opportunity to live in this exclusive neighborhood at a remarkable price.

DEBRA SMALLEY  
Director, Luxury Estates  
310.930.4838  
[debra@sfjgroup.com](mailto:debra@sfjgroup.com)

SALLY FORSTER JONES  
President, Luxury Estates  
310.691.7888  
[sally@sfjgroup.com](mailto:sally@sfjgroup.com)



SFJ GROUP

[SALLYFORSTERJONES.COM](http://SALLYFORSTERJONES.COM) | PACIFIC UNION INTERNATIONAL



**334 S BURLINGAME AVE**  
BRENTWOOD  
\$38,500,000

DREW FENTON, BJORN FARRUGIA  
310.858.5474

BY APPOINTMENT ONLY



**27551 PACIFIC COAST HWY**  
MALIBU  
\$8,800,000

GARY GOLD 310.858.5411

OPEN WEDNESDAY 10AM-12:30PM



**206 N CAROLWOOD DR**  
HOLMBY HILLS  
LEASE \$195,000/MO

MANUELA VILLA 310.880.4828

BY APPOINTMENT ONLY

**HILTON & HYLAND**



**1677 N DOHENY DR**  
 SUNSET STRIP  
 \$36,985,000

BRANDEN WILLIAMS, RAYNI WILLIAMS  
 310.691.5935

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BY APPOINTMENT ONLY



**12309 VIEWCREST RD**  
 STUDIO CITY  
 \$6,495,000

DONOVAN HEALEY 310.903.1876

---

BY APPOINTMENT ONLY



**1 W CENTURY 10C**  
 CENTURY CITY  
 \$4,185,000

HEATHER BOYD 310.994.3140

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OPEN TUESDAY 11-2



HILTONHYLAND.COM



**2048 N BEVERLY DR**  
BEVERLY HILLS  
\$3,495,000  
SUSAN PERRYMAN 310.261.1960  
BY APPOINTMENT ONLY



**1250 BEVERLY GREEN DR**  
BEVERLY HILLS SCHOOLS  
\$3,395,000  
BARBARA TENENBAUM 310.720.7270  
OPEN TUESDAY 11-2



**21 QUARTERDECK ST #2**  
MARINA DEL REY  
\$2,250,000  
PAUL SALAZAR, CHAD ROGERS 310.387.1976  
OPEN TUESDAY 11-2

HILTON & HYLAND



**14596 DEERVALE PL**  
 SHERMAN OAKS  
 \$3,495,000  
 AREN AFSHARIAN 310.200.9323  
 BY APPOINTMENT ONLY



**254 S CANYON VIEW DR**  
 BRENTWOOD  
 \$2,595,000  
 MARCIE HARTLEY 310.980.0141  
 BY APPOINTMENT ONLY



**1400 DAWNRIDGE DR**  
 BEVERLY HILLS  
 \$3,475,000 | LEASE \$16,500/MO  
 LINDA MAY, GUY LEVY 310.492.0735  
 BY APPOINTMENT ONLY



HILTONHYLAND.COM



OPEN TUESDAY 11-2  
130 S MAPLETON DR, HOLMBY HILLS  
\$25,000,000



**HH** HILTON & HYLAND  
310.278.3311

JEFF HYLAND

RICK HILTON

**STOP SEARCHING. 2018'S BEST DEAL IS ALREADY HERE!**

**HUGE REDUCTION! OFFERS DUE FRI 1/12**



RENDERING

**NEW PRICE \$2,595,000**



**Considering all offers! | Paid Permits | Shovel Ready!  
Approx 5,000 sq ft home on a 10,000 sq ft lot!**

**254 S. Canyon View Drive, Brentwood**



**MARCIE HARTLEY**  
310.691.5950 CalBRE #01358268  
MARCIE@MARCIEHARTLEY.COM

**HH HILTON & HYLAND**

OPEN TUESDAY 11-2  
1 CENTURY DRIVE UNIT 10C | THE CENTURY  
CENTURY CITY



*DESIGNED BY MARMOL RADZINER*  
2 BED | 3 BATH | 2,790 SQFT | \$4,185,000  
[THECENTURY10C.COM](http://THECENTURY10C.COM)



**HEATHER BOYD**  
310.994.3140  
CALBRE#: 01836830

**HEATHER BOYD**  
PROPERTIES

**HH HILTON & HYLAND**

# 12309

VIEWCREST ROAD

STUDIO CITY

\$6,495,000



**HH** HILTON & HYLAND

**D|H**  
DONOVAN HEALEY

donovan@hiltonhyland.com

310.903.1876

BRE#: 01887933

**DONOVANHEALEY.COM**

# 1250 BEVERLY GREEN DRIVE

BEVERLY HILLS SCHOOLS

\$3,395,000



 HILTON & HYLAND

**BARBARA TENENBAUM**  
btenenbaum@hiltonhyland.com

310.720.7270

BRE#: 01887933



OPEN TUESDAY 11-2

824

N. LA JOLLA  
WEST HOLLYWOOD

5 BD | 5 BA | 4,989 SQFT

**MAJOR 300K PRICE REDUCTION!**

**NOW OFFERED AT \$3,450,000**



**ZACH GOLDSMITH**  
zach@hiltonhyland.com  
310.908.6860  
BRE#: 01454329

# AN ICONIC ARCHITECTURAL STATEMENT

by Mark Rios, FAIA, FASLA



**HH** HILTON & HYLAND

LINDA MAY  
PROPERTIES



833 STRADELLA RD | BEL-AIR

By Appointment Only  
\$36,000,000

LINDA MAY  
Linda@LindaMay.com  
310.492.0735



# THE RUTHERFORD HOUSE

*The Ultimate in Refinement*

BEVERLY HILLS \$35,000,000



## 826 GREENWAY DRIVE

**R**efined New York Chic Meets Classic Los Angeles Glamour, overlooking the prestigious LA Country Club golf course. This rare masterpiece has been meticulously & artfully modernized, boasting exceptional architectural design, lavish finishes & customized features of unparalleled quality and elegance. From the Ruhlmann-inspired paneling, extensive renowned collection of 1930's Parisian art glass fixtures, 200-year-old 18th C. Chinese wallpaper and never seen before, exclusive custom steel & black marble floors - no detail goes unnoticed or without a rich story behind it. A picturesque backyard consists of an oval pool and pool house with bar, gym and a fully tiled hammam, reminiscent of the grandeur of another era. A one-of-a-kind, pedigreed trophy property for the most discerning sophisticate.

BY APPOINTMENT ONLY

EXCLUSIVE REPRESENTATION:



LINDA MAY 310.492.0735  
DREW FENTON 310.858.5474



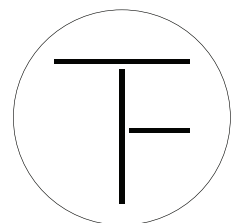
KURT RAPPAPORT  
310.860.8889

357 West 17th Street



**\$29,500,000**  
11,000 Sq Ft Mansion  
2,000 Sq Ft of Outdoor Space  
5 Bedrooms | 12 Baths  
Full Floor Master Suite

**Tomer Fridman**  
310.926.3777  
tomer.fridman@compass.com

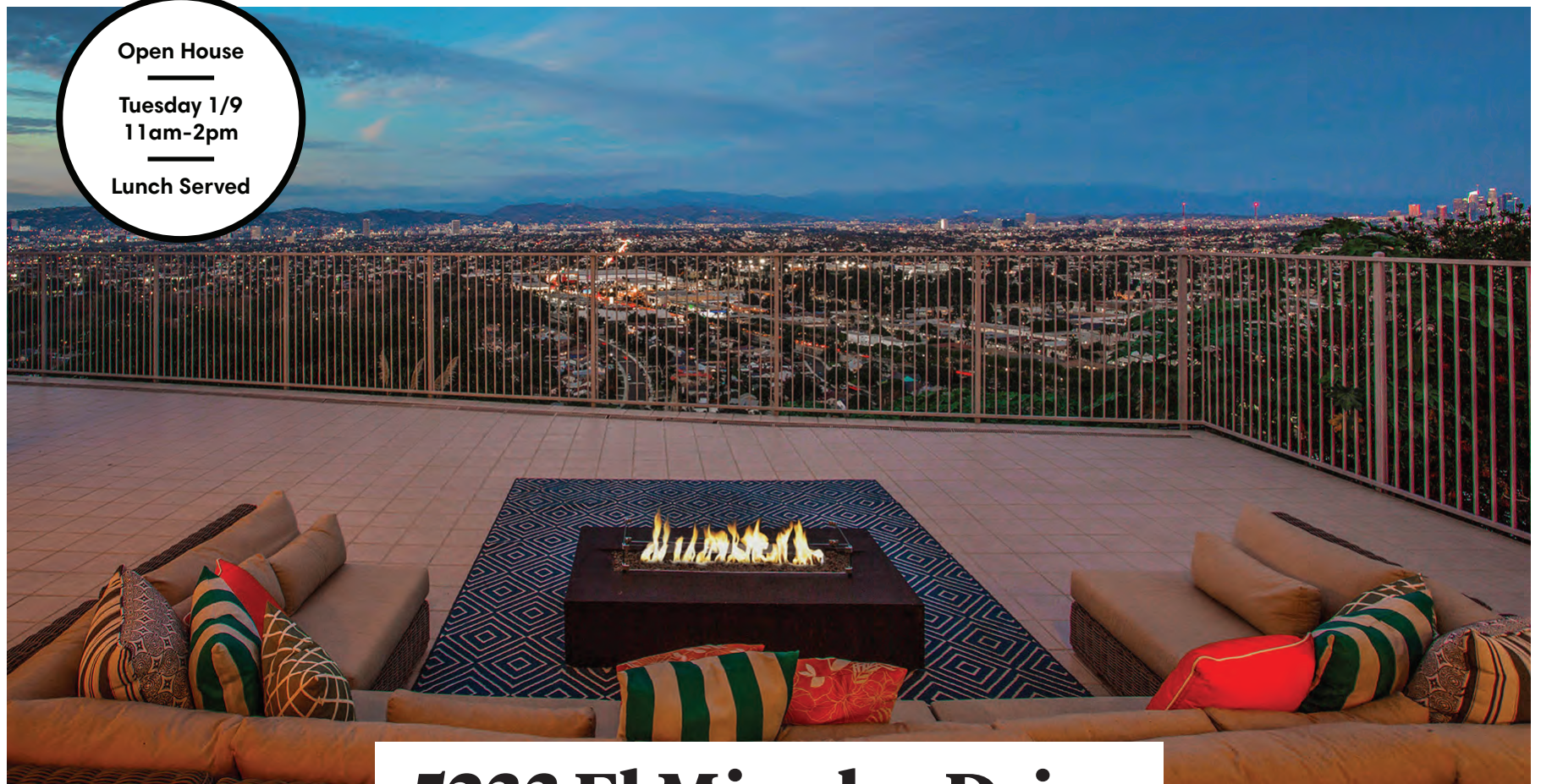


**TOMER + ISIDORA FRIDMAN**  
EXCLUSIVE REPRESENTATION

Open House

Tuesday 1/9  
11am-2pm

Lunch Served



## 5233 El Mirador Drive



**\$1,995,000**

4 Bed | 5 Bath | 5,179 SF  
Baldwin Vista, 90008

**Erica Lockhart**

310.350.4528  
CalBRE 01763313

**Lorin Ruttenberg**

310.780.0214  
CalBRE 01309588

For your clients who never dreamed they'd have views like this... Rare, unobstructed, explosive views of the entire city define this hillside gem in Baldwin Vista.



COMPASS

424.354.4224 | [team@aotchomes.com](mailto:team@aotchomes.com) | [aheadofthecurvehomes.com](http://aheadofthecurvehomes.com)

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fuller4.com  
Last remaining  
homes at  
The Fuller Four

## 1335 North Fuller Lane, Hollywood

\$1,695,000 3 Bed | 3.5 Bath | 2,691 Sq Ft

Joe Reichling & Boni Bryant  
323.395.9085  
joe.reichling@compass.com  
CalBRE(s) 01427385/01245334



laspalmas4.com  
Final home at  
The Las Palmas 4

## 6683 West Daychar Drive, Hollywood

\$1,149,000 2 Bedroom Floorplan | 2,103 Sq Ft

Joe Reichling & Boni Bryant  
323.395.9085  
joe.reichling@compass.com  
CalBRE(s) 01427385/01245334

BRYANT  
REICHLING

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bryantreichling.com 323.395.9085  bryantreichling  BryantReichling

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READY TO SELL? LOOKING TO BUY?

# IT'S TIME FOR ELLIMAN



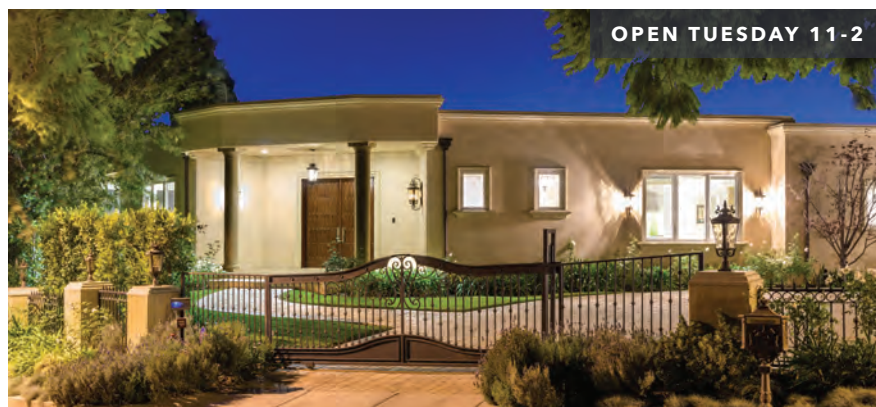
**BEL AIR | 2496 DEVONPORT LANE | \$1,925,000**  
4-BR, 4-BA Web# 17258480 Michelle Oliver M: 310.500.6111



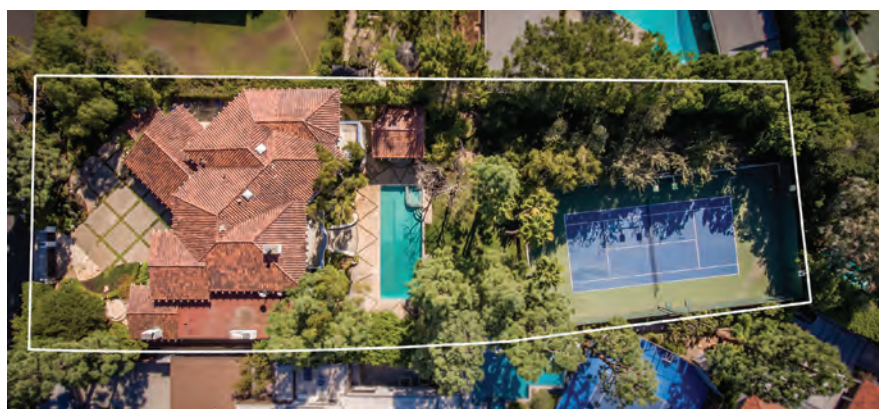
**BEVERLY CENTER | 627 N VISTA STREET | \$3,149,000**  
5-BR, 5-BA, POOL Web# 17290594 Josh & Matthew Altman O: 310.819.3250  
Heather Altman M: 310.924.4664



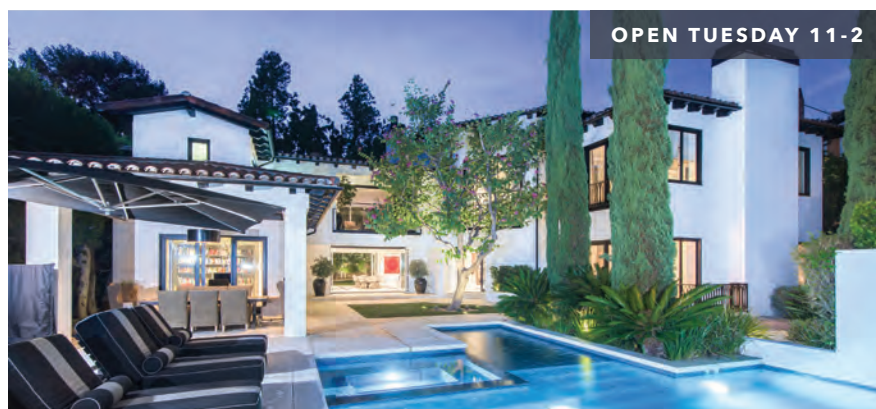
**BEVERLY HILLS | NEW LISTING | 9694 OAK PASS ROAD | \$17,995,000**  
7-BR, 10-BA, SPORTS FACILITY, POOL, GUESTHOUSE Web# 18298954  
Josh & Matthew Altman O: 310.819.3250 David Vaystub M: 818.983.6886



**BEVERLY HILLS | NEW LISTING | 580 CHALETTE DRIVE | \$10,995,000**  
5-BR, 7-BA Web# 18298954 Josh & Matthew Altman O: 310.819.3250



**BEVERLY HILLS | 1003 ELDEN WAY | \$21,000,000**  
EXISTING PROPERTY 6-BR, 9-BA, APPROX 6,097 SF, APPROX 31,565 SF LOT  
WEB# 17296154 Michelle Oliver M: 310.500.6111



**BEVERLY HILLS | 1249 N DOHENY DRIVE | \$8,489,000**  
6-BR, 7-BA, POOL Web# 17290594 Josh & Matthew Altman O: 310.819.3250  
Heather Altman M: 310.924.4664



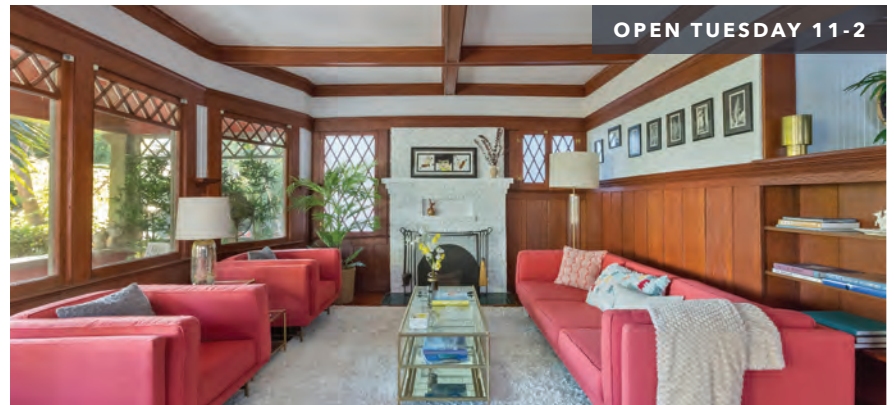
**INDIAN WELLS | PRICE IMPROVEMENT | 77812 COTTONWOOD COVE**  
**\$2,888,000 7-BR, 8-BA Web# DE10938 Josh Reef M: 310.728.9228**



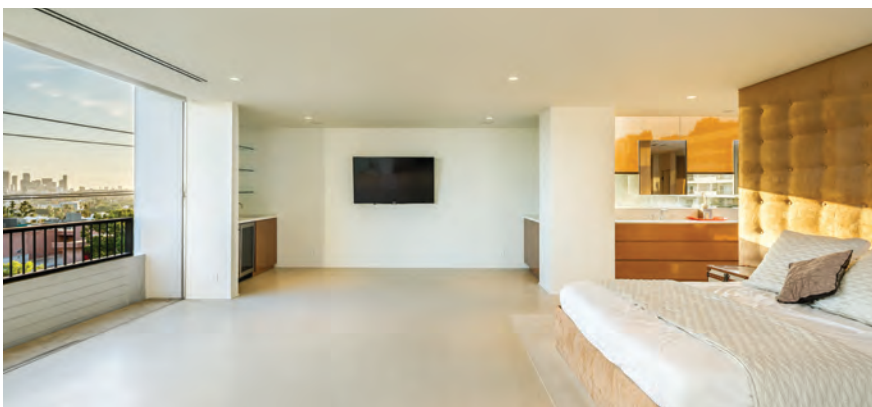
**SUNSET STRIP | NEW LISTING | 2100 SUNSET PLAZA DRIVE | \$18,000,000**  
**6-BR, 11-BA Web# 18298932 Juliette Hohnen M: 323.422.7147**



**VENICE | NEW LISTING | 810 SUPERBA AVENUE | \$2,795,000**  
**3-BR, 2-BA Web# 18298952 Juliette Hohnen M: 323.422.7147**



**VENICE | NEW LISTING | 123 BREEZE AVENUE | \$1,695,000**  
**2-BR, 2-BA Web# 18298926 Juliette Hohnen M: 323.422.7147**



**WEST HOLLYWOOD | NEW LEASE | 1100 ALTA LOMA ROAD #908**  
**\$11,000/MO 2-BR, 3-BA WEB# 17296758 Michelle Oliver M: 310.500.6111**



**WILSHIRE CORRIDOR | 10776 WILSHIRE BOULEVARD #401 | \$2,799,000**  
**2-BR, 3-BA, 24 HOUR CONCIERGE Web# 18298948**  
**Josh & Matthew Altman O: 310.819.3250 Heather Altman M: 310.924.4664**



[elliman.com/california](http://elliman.com/california)

OPEN TUESDAY 11-2



## 9694 OAK PASS ROAD | BEVERLY HILLS \$17,995,000 | NEW LISTING | CATERED OPEN

This incredible one of a kind development opportunity and/or owner user property lies within the prestigious gated community on Oak Pass Road in Beverly Hills. Secluded and private located behind two separate gates, set on nearly 2 acres. Compound with amazing tennis/basketball court, extraordinary home gym facility, basketball court, putting green, large motor court, and beautiful two-story guest house. The main house with 5 bedrooms and 8 baths boasts light Oak floors, large open spaces, formal living room with fireplace and terrace, dining room, gourmet kitchen, professional screening room, luxurious master and baths, children wing, family/game room, amazing grounds with “paradise pool” and waterfall. Simply one of a kind. **Web# 18298954**

**AB** THE ALTMAN BROTHERS

**JOSH & MATT ALTMAN**

O: 310.819.3250

Josh@TheAltmanBrothers.com

TheAltmanBrothers.Elliman.com

CalBRE# 01764587

**DAVID VAYSTUB**

M: 818.983.6886

David@TheAltmanBrothers.com

TheAltmanBrothers.Elliman.com

CalBRE# 01970516

 **Douglas Elliman** EST. 1911  
REAL ESTATE

[elliman.com/california](http://elliman.com/california)

OPEN TUESDAY 11-2



## 580 CHALETTE DRIVE | TROUSDALE ESTATES \$10,995,000 | NEW LISTING | CATERED OPEN

Prime Trousdale Estates contemporary mediterranean. With an open floor plan this home features walls of glass creating a light and bright atmosphere throughout. Gated with a spacious motor court, 2 car garage, 5 beds, 7 baths just under 6k sf living, dining and family room are all spacious and have a seamless flow. Kitchen features a breakfast room, professional quality appliances, sizable central island, and an abundance of cabinet space. Master bedroom features a walk-in closet with continuous flow into the backyard, additional 4 bedrooms, all en suite. Outdoor area features an in-ground pool and spa, fire pit, spacious pool deck and yard with city lights to ocean views. Don't miss this rare opportunity. **Web# 18298948**

**AB** THE ALTMAN BROTHERS

**JOSH & MATT ALTMAN**

O: 310.819.3250  
Josh@TheAltmanBrothers.com  
TheAltmanBrothers.Elliman.com  
CalBRE# 01764587

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OPEN TUESDAY 11-2



## 1249 N DOHENY DRIVE | SUNSET STRIP \$8,489,000 | MAJOR PRICE REDUCTION

Contemporary Villa located behind gates and hedges just above the Sunset Strip sets a new standard of living by combining modern luxury and style with a resort-like compound setting. Designed for entertaining, indoor/outdoor living spaces open to pool, lawns and sculpture garden. Dramatic entry with sweeping staircase welcomes guests to grand living room and formal dining room. Masterfully crafted and built by Bret Barrett. Exceptional quality from the gourmet kitchen with family room to screening room. Stunning master suite featuring luxurious dual baths and large custom walk-in closets. Gym, massage room and staff quarters. Gated circular motor court and 2 car garage. **Web# 17290594**

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### JOSH & MATT ALTMAN

O: 310.819.3250  
Josh@TheAltmanBrothers.com  
TheAltmanBrothers.Elliman.com  
CalBRE# 01764587

### HEATHER ALTMAN

M: 310.924.4664  
Heather@TheAltmanBrothers.com  
TheAltmanBrothers.Elliman.com  
CalBRE# 01833121



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BY APPOINTMENT ONLY



## 10776 WILSHIRE BOULEVARD #401 WILSHIRE COORIDOR | \$2,799,000 | NEW LISTING

Luxurious and designer done Cantoni residence at The Carlyle with beautiful mountain views. Approx 2,837 sf, 2 bedroom with den and 2.5 bathrooms corner unit featuring private elevator, large open floor plan, chef's kitchen with Miele appliances, oversized master suite with 6-fixture bathroom and walk-in closet, second corner en-suite bedroom, private service entrance and laundry room with storage, custom lighting and window treatments. Amenities and services include 24-hour valet, concierge, heated swimming pool, fitness center, Fendi Casa-designed lounge with adjoining salon and catering kitchen. Residence comes with temperature-controlled 40+ bottle wine storage, private storage closet and dedicated parking spaces. **Web# 18298948**

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O: 310.819.3250  
Josh@TheAltmanBrothers.com  
TheAltmanBrothers.Elliman.com  
CalBRE# 01764587

**HEATHER ALTMAN**

M: 310.924.4664  
Heather@TheAltmanBrothers.com  
TheAltmanBrothers.Elliman.com  
CalBRE# 01833121

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OPEN TUESDAY 11-2



## 123 BREEZE AVENUE | VENICE

### \$1,695,000 | NEW LISTING | ESPRESSO BAR

Classic Craftsman bungalow only 1-½ blocks from Venice beach. Enter through the gated front yard to find a welcoming red Craftsman-style home with 2 bedrooms, 2 bathrooms, and an attic loft space with a built-in office. Original woodwork, built-ins, and beamed ceilings in the living room and dining room create a sense of warmth and comfort, while the updated kitchen meets the needs of modern living. With an incredible location on a sought-after Venice walk street, close to the beach and the shopping and dining on Abbot Kinney and Main St, this home provides the chance to live in one of the hippest neighborhoods in Los Angeles. **Web# 18298926 123BreezeAve.com**



### JULIETTE HOHNEN

*Real Estate Agent*

O: 310.819.1992

M: 323.422.7147

[juliette.hohnen@elliman.com](mailto:juliette.hohnen@elliman.com)

[JulietteHohnen.Elliman.com](http://JulietteHohnen.Elliman.com)



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# JUST REDUCED \$200,000 - PRICED TO SELL

Open Tuesday & Friday 11-2pm



## 4310 Sutton Place, Sherman Oaks

Once in a decade opportunity to purchase a quintessential Hampton's traditional estate, situated on an appx. 26,896 flat lot in prime Sherman Oaks! With interior architecture completed by renowned designer Windsor Smith, this home was custom built with endless resources. Visitors enter this celebrity residence, shrouded from the street, utterly private and fully gated, into secluded motor court and rarefied environment, revealing scene after scene of spectacular living spaces, a montage of delicious, light-filled rooms reminiscent of 'As Good As It Gets'. Public and private rooms open through endless French doors to gorgeous grounds, with classic huge swimming pool melting into massive park-like grassy yard with basketball court. Grand scale great room, formal living room, huge billiards/family room with adjacent relaxation/massage room, formal dining room, pro-screening room and master suite, all with high vaulted ceilings and wood-burning fireplaces (5 total). 4 bedrooms, including resort quality master suite in main wing, plus a 2-story attached guest suite with separate entrance, parlor, bedroom and bath. Outstanding eat-in kitchen with top flight cabinetry and appliances, huge island and walk-in pantry, opens to both the great room, library, covered porch and outdoor dining room with fireplace. Wide-plank Vermont pine floors throughout, custom built-ins everywhere, nickel plumbing fixtures, and sparkling lighting. Other than guest suite, the entire home is on one level, with patios, cozy covered porches and outdoor living at every turn...all antithetical to the current trend in developer 'neo-traditional' homes, where the property is overbuilt, and rooms are no longer scaled for human-living. Appx. 5,773 sf, turn-key and not to be missed.

Offered at: \$4,995,000 | [4310SuttonPl.com](http://4310SuttonPl.com)

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# Escape to Paradise

## Affordable Mountain Getaway



**Beautiful Custom Home!** Spectacular Views! 3,060 sq. ft. Air Conditioning! 2 Furnaces! 4 Bedrooms 3.5 Baths. Great Room with Vaulted Ceilings and Fireplace. Boat Deep 2 Car Garage. **\$599,000**



**Jetsetters Escape!** Exquisite Designer Perfect Condo on the Water's Edge! 2 Bedroom Suites. Showplace. **Furnished!** Includes Dock! Gated and Private Community. Everything included! **\$699,000**



**Walk to the Lake!** Gorgeous Upscale Lodge with beautiful grounds. 4 Bedrooms, 3.5 Baths. Formal Dining Area. Dream Kitchen. Garage. Generator. Air Conditioning. Walk to Tavern Bay. **\$749,000**



**Magical!** Situated in Cedar Ridge Estates on a secluded, fenced 1.14 acre lot. 3 BR, 4 BA, Gourmet Kitchen with wood burning fire Oven, 4 Fireplaces, 3 Car Garage. Wine Cellar. Artist's Studio! **\$1,395,000**



**Dramatic Lakefront! Offered Furnished!** Entirely Separate Guest Studio with Full Bath and Full Kitchen. 3 Bdrms. 2 Baths. Lakeview! Garage. New Trex Single Slip Dock with Dock House. **\$1,799,000**



**Includes Single Slip Dock! All Furnished** Vintage Cabin. 3 Bedrooms, 2 Baths. Fireplace. Level Double Garage! Plus Single Slip Dock! Walk to the Village from the Lake trail! Charming! **\$699,000**



**1st Tier, Includes Dock!** Pop right out the back Deck down the trail to 1/2 Double Dock! 4 Bedrooms, **Furnished.** Den, Bar, Enclosed Deck. Family Room/Kitchen Combo! Garage. **\$1,040,000**



**Vintage Circa 1920's!** Maintained to perfection by Owners for 26 years! One of a Kind. **Furnished!** Separate Guest House. Tram! Dbl. Dock! Get out of Los Angeles. You will fall in love! Ask... **\$3,700,000**



**Gated Point Hamiltair + Dock!** 5 Bedrooms, 3 Baths, 3 Fireplaces. Master Suite with Fireplace, plus a Big Bonus Room! Situated on a Point Hamiltair Corner Lot! Newer Trex Dock Slip. **\$999,000**

*Lynne B. Wilson*  
Lynne B. Wilson and Associates, Inc. • Realtors



# Discover Lake Arrowhead!

Only 1 1/2 Hour Drive from Los Angeles

One of the most dramatic Lakefront Properties in Lake Arrowhead! Gorgeous grounds with layered brick Patios meandering down to the waters edge and Double Dock. The Lake frontage expands 2 large Lots and Boaters from Lakeside are awed by the grand statement by day and are dazzled at night by the 100's of lights twinkling the Landscape. It is like living in a Park on the Lakes Edge. There are breathtaking Lake Views from all points of the property including the **Separate Guest House** for staff or teens. While over 7,000 sq. ft., the Home feels comfortable and inviting with interesting architectural elements. The Master Suite is on the main level with Ladies Bath Lounge. There are 2 professional Wet Bars, one in the Living Room and the other in the Sports Room. There is an entirely Separate Wing with Kitchen, Living Room, 3 Bedrooms and 2.5 Baths with Private Patio for long term Guests or Inlaws. There are 4 Family Bedrooms in the Residence. There is an outdoor Chef's Kitchenette and the grand scale Terraces will entertain 100's. Sauna with Shower. Motor Court. Located within Hamiltair Guard Gated Community. Beautiful Showing. **Only 1 1/2 hour drive from Los Angeles. Retire to Lake Arrowhead! Text or Call Lynne B. Wilson, 951-741-7117. \$5,250,000.**

*Lynne B. Wilson*

Lynne B. Wilson and Associates, Inc. • Realtors

Lake Arrowhead (909) 337-2080 • Beverly Hills • [www.Cottages to Castles.net](http://www.Cottages to Castles.net) • [ResortHomes@aol.com](mailto:ResortHomes@aol.com) • Lake Gregory (909) 338-3600

*Los Feliz*

# 1957 LAUGHLIN PARK DRIVE

3BD/4BA | \$3,985,000



Open Tuesday Jan. 9th | 11am-2pm

Lunch Served

Situated behind highly desirable gates of exclusive Laughlin Park Community sits this elegant 3bd/4ba and a media room contemporary Mediterranean villa with park-like grounds and a large sparkling pool with hot tub. Entertainer's gourmet kitchen with top of the line stainless appliances include Sub Zero Pro 48, Thermador range, Bosch dishwasher. Luxurious custom mahogany cabinets with Miele built-in coffee maker (plumbed) and built-in TV and granite counter tops. Solid walnut flooring throughout the house with custom mahogany interior doors throughout. Grande living room with stunning fireplace and large deck with electric awning. Upstairs den, office with built-in cabinetry and custom desk. Peaceful Master suite with 2 mahogany closets, custom built-in bed, sumptuous Master bath with custom cabinets, heated floors and Waterworks fixtures.



**MANVEL TABAKIAN**

DRE# 00941910 | 323.376.2222

Manvel.Tabakian@sothebyshomes.com

**NADIA DE WINTER**

DRE# 1365334 | 310.500.7979

Nadia.Dewinter@sothebyshomes.com

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Open Tuesday from 11-2  
**NEW CONSTRUCTION**



10560 Rountree Road, Cheviot Hills

4 Ensuite Bedrooms  
Saltwater Pool/Spa  
3,450 Square Foot Home

4.5 Bathrooms  
Smart Home  
6,255 Square Foot Lot

\$3,150,000



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Paul Wylie  
Broker  
323.515.9585  
PWylie@LamericaUSA.com

Rick Albert  
Broker Associate

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**Pointe at The Canyons | Porter Ranch**

Anticipated pricing from the mid-\$700,000s  
4 Bedrooms, 3 Bathrooms, up to 2,200 sq. ft.  
**\$20,000 Agent Commission**



**Peak at The Canyons | Porter Ranch**

Priced from the upper \$800,000s  
4-5 Bedrooms, 3-4 Bathrooms, up to 2,800 sq. ft.  
**\$25,000 Agent Commission**



**Glen at Avila | Porter Ranch**

Priced from the low \$1 Millions  
4-5 Bedrooms, 3.5-4.5 Bathrooms up to 3,200 sq. ft.  
**\$30,000 Agent Commission**



**Vistas at Avila | Porter Ranch**

Anticipated pricing from the low \$1 Millions  
4.5 Bathrooms up to 3,500 sq. ft.  
**\$30,000 Agent Commission**



**Bluffs at Bella Vista | Porter Ranch**

Priced from the mid-\$1 Millions  
5 Bedrooms, 5.5 Bathrooms, up to 3,900 sq. ft.  
**\$35,000 Agent Commission**



**Beacon at Hillcrest | Porter Ranch**

Anticipated pricing from the mid-\$1 Millions  
5 Bedrooms, 4.5 Bathrooms up to 4,000 sq. ft.  
**Coming soon - join our VIP list!**



**Cascades at Westcliffe | Porter Ranch**

Priced from the \$1.3 Millions  
4-7 Bedrooms, 4-6 Bathrooms, up to 5,400 sq. ft.  
**\$60,000 Agent Commission**



**Palisades at Westcliffe | Porter Ranch**

Priced from the \$1.4 Millions  
4-6 Bedrooms, 4.5-6.5 Bathrooms, up to 5,500 sq. ft.  
**\$60,000 Agent Commission**



**Canyon Oaks | Chatsworth**

Priced from the \$1.3 Millions  
4-6 Bedrooms, 4.5-5.5 Bathrooms, up to 5,500 sq. ft.  
**\$60,000 Agent Commission**

# 6430 Colgate Avenue

Los Angeles

**OPEN HOUSE** – Tuesday, January 9 • 11am-2pm & Sunday, January 14 • 1-4pm



3 Bedrooms / 4 Bathrooms / 3,786 SF (apx) / 6,049 SF Lot (apx)

Experience the brilliance of California living in this luxurious modern-contemporary retreat, exquisitely set in the heart of Los Angeles. The high ceilings and open concept create a living space flooded with natural light and beauty. The warm and contemporary kitchen captivates with fine finishes and high-end stainless appliances including Waterstone, Kuppersbusch & Liebherr, along with a triple-water-filtration/reverse-osmosis system. Unfold the stunning glass doors and create the wonderful indoor/outdoor entertaining lifestyle in the private and lush, resort-like backyard replete with zero-edge infinity saltwater pool, spa and teak decking. Side atrium with fire pit and sitting area. Upstairs, relax in the expansive master suite with oversized walk-in closet, a balcony to take in the city light views, a spa-like bath, and a futuristic, electronic 5-function smart shower equipped with steam aromatherapy, bluetooth speakers, and remote-controlled LED RGB lighting that is an experience in and of itself. Two additional bedrooms with en-suite bathrooms plus a laundry room complete the second floor. This home is equipped with state-of-the-art smart home technology throughout, including keyless/fingerprint entry, and dual-zoned AC with NEST thermostats. Not to be outdone, the immaculate and enviable two-car garage is fully equipped with a Tesla/EV-charge home station.

**6430Colgate.com**

Offered at \$2,995,000

**Stephanie Nahai**

310.926.9607 • [Stephanie.Nahai@SothebysRealty.com](mailto:Stephanie.Nahai@SothebysRealty.com)

**Darcy Kaye**

310.773.6833 • [Darcy.Kaye@SothebysRealty.com](mailto:Darcy.Kaye@SothebysRealty.com)

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Open Tuesday from 11-2  
NEW CONSTRUCTION



## 112 N. Edinburgh Ave, the Grove

4 Ensuite Bedrooms  
3,865 Sq. Ft. home

4.5 Bathrooms  
6,607 Sq. Ft. Lot

\$3,290,000

Paul Wylie  
Broker  
323.515.9585  
PWylie@LamericaUSA.com



**L A M E R I C A**  
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*Strategy, Creativity, and Accountability*

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Rick Albert  
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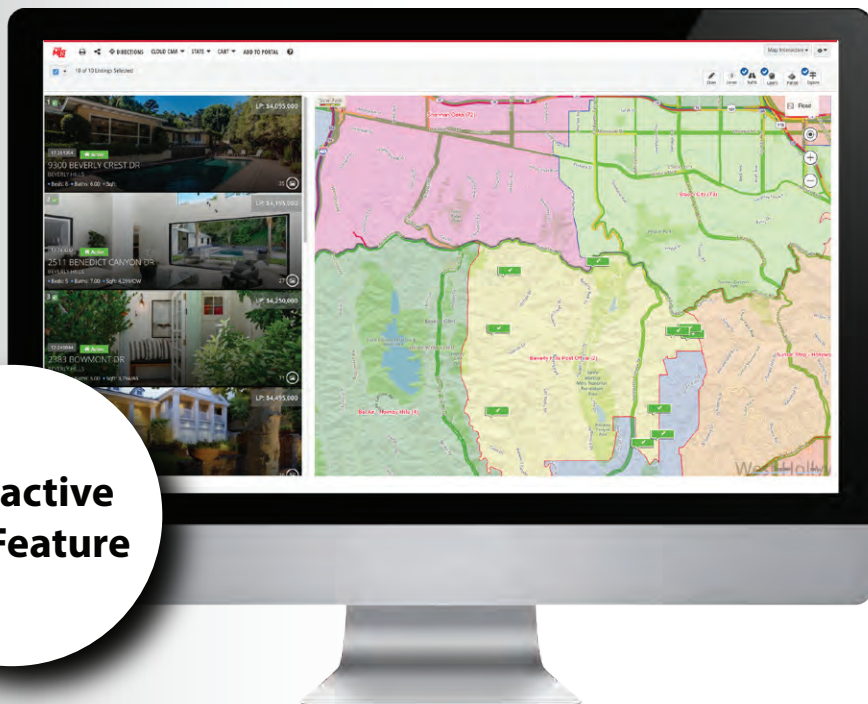
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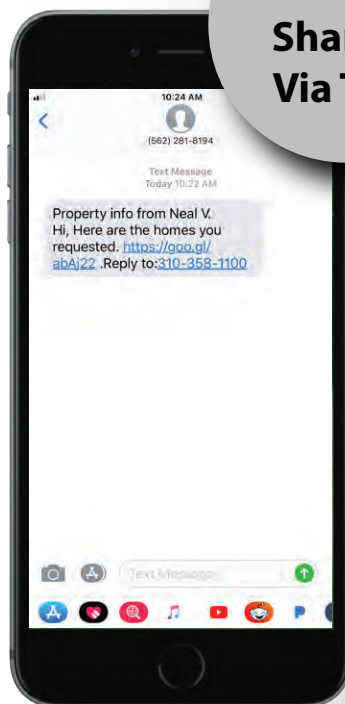
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Keller Williams	10 & 11
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Engel & Völkers	14 & 15
West Hollywood Penthouses	16 & 17
Westside Estate Agency	19
Mercer Vine	21-23
Coldwell Banker	26-39
The Agency	46-57
Compass	75-77
Douglas Elliman	78-84

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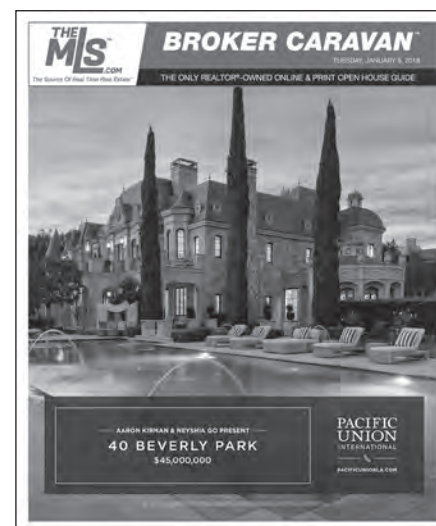
Agent Advertising	105
Affiliates Announcements	A1

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Thursday	129
Friday	130
By Appointment	130
Sunday	130

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Bel Air - Holmby Hills	118
Beverly Center-Miracle Mile	127
Beverly Hills	115
Beverly Hills Post Office	116
Beverlywood Vicinity	121
Brentwood	119
Cheviot Hills - Rancho Park	121
Downtown L.A.	128
El Segundo	129
Encino	128
Hancock Park-Wilshire	126
Hollywood Hills East	128
Los Feliz	127
Malibu Beach	128
Marina Del Rey	123
Mid Los Angeles	126
Pacific Palisades	125
Palms - Mar Vista	124
Playa Vista	128
Santa Monica	124



On the front cover:  
Pacific Union International

**TUESDAY OPEN HOUSES (continued)**

Sherman Oaks	128
Silver Lake - Echo Park	127
Studio City	129
Sunset Strip - Hollywood Hills West	116
Toluca Lake	129
Venice	122
West Hollywood Vicinity	121
West L.A.	121
Westchester	127
Westwood - Century City	118

**THURSDAY OPEN HOUSES**

Glendale	130
Palm Desert South	130
Silver Lake - Echo Park	129

**FRIDAY OPEN HOUSES**

Sherman Oaks	130
Tarzana	130

**BY APPOINTMENT**

Beverly Hills	130
Beverly Hills Post Office	130

**SUNDAY OPEN HOUSES**

Palms - Mar Vista	130
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TABLE OF CONTENTS