ROCHELLE ATLAS MAIZE

NEW YEAR, NEW PRICES

Beverly Hills, CA

8900 Alto Cedro Drive

Open Tuesday 11-2

$12,900 / month

430 North Maple Drive #301

Shown by Appointment

$11,995 / month

9128 Leander Place

Shown by Appointment

$11,900 / month

ROCHELLE ATLAS MAIZE
rochelle@rochellemaize.com | 310.968.8828
rochellemaize.com | dre #01365331

ROCHELLE MAIZE
THE NEXT LEVEL OF REAL ESTATE

NOURMAND & ASSOCIATES

AREA 3

SUNSET STRIP – HOLLYWOOD HILLS WEST

DOUBLE LOT OPPORTUNITY WITH AMAZING CITY VIEWS JUST ABOVE CHATEAU MARMONT

OPEN TUESDAY 11-2

8221 MONTEEL ROAD, SUNSET STRIP

Incredible opportunity to own large private double lot of approximately **15,496 sq ft with 2 bedrooms and 2 baths** up a long driveway just behind Chateau Marmont with a fabulous city view. Great home with extreme pride of ownership in move-in condition with updated kitchen and baths. Incredible outdoor entertaining space which wraps around the property from the large city view yard space and all the way around to an intimate and large covered entertaining area reminiscent of the Chateau just below. Great open floorplan with fireplace in living/dining area, viewing deck off master upstairs and terrific second bedroom. Large parking area at the top of the driveway with carport and 2 car garage at street level with elevator lift up. Enjoy as is or build new in this incredible location.

OFFERED AT $2,799,000

GINGER GLASS
BROKER • AGENT • ATTORNEY
310.927.9307
ginger@gingerglass.com

COLDWELL BANKER | GLOBAL LUXURY

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EXTREMELY PRIVATE IMPECCABLY RESTORED 1920'S SPANISH WITH POOL

BY APPOINTMENT ONLY

1750 N CRESCENT HEIGHTS BLVD, SUNSET STRIP

1920'S SPANISH REVIVAL, located just above the Chateau Marmont on very private, quiet section of Crescent Heights just above Selma. **Approx 3,538 sq.ft. house on 10,918 sq.ft. lot with 4 bedrooms and 4 baths.** This home combines modern features of today's world, yet maintains the integrity & warmth of the era. The grand entry features an upper interior balcony and orchestra pit with wood beams, vaulted ceilings, high windows with a gorgeous end-wall fpl. The chef's kitchen extends into a bright breakfast alcove, and then into a large dining room with fireplace. French doors open to the lush backyard gardens & pool terraces. Master suite, with its vaulted ceilings, showcases city views & spa bathroom with steam shower that leads out to a secluded sanctuary with a hot tub. Private office/library off the master and an additional en suite bedroom down. 2 additional bedrms & bath up. Bonus room, with separate entry (originally 1920's speakeasy), perfect for a poker game. Gated and removed from the action, yet seconds from the famous "Sunset Strip". Unique in quality.

OFFERED AT $3,350,000

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AREA 3

SUNSET STRIP – HOLLYWOOD HILLS WEST

— HOLLYWOOD VIEWS

2 BR :: 2 BA :: 1,148 SF

Welcome to the Hollywood Versailles Tower, an exclusive, full service luxury high rise in the heart of Hollywood! Bright and spacious 2BR condo with city views in every room, bamboo floors, kitchen with stainless steel appliances and private balcony facing east with gorgeous city views of Hollywood. The unit has central heat and A/C, extra storage in garage and one deeded parking space. Amenities include recently renovated lobby, 24-hr security/front desk, valet and guest parking, pool, fitness center, rec room, and on-site manager. Close to Hollywood & Highland, Sunset Strip, Runyon Canyon, and all of Hollywood's hottest restaurants, shops and nightlife.

7135 Hollywood Blvd #706,
Los Angeles, CA 90046

Offered at : $629,000

SHAWN KORMONDY
323.638.7567
Skor@SkorREG.com

SKOR REAL ESTATE GROUP

KW BEVERLY HILLS KELLERWILLIAMS REALTY

This is not intended as a solicitation if your property is currently listed with another broker. Keller Williams Realty is independently owned + operated. CalBRE #01451888

Contemporary Gated View Estate

3581 MULTIVIEW DRIVE, HOLLYWOOD HILLS

NEWLY REMODELED! Huge, gated motor court welcomes you to over 9,300 sq.ft (per owner) w/5 bd/5.5 ba. Attached guest house w/1 bed/1 bath/kitchen/living room. Dramatic, high ceilings w/ an open floor plan. Enormous living room connects to an informal area & to the sizable dining room which ties into the chef's kitchen. Kitchen boasts European finishes, Ceaserstone® counter tops & all Miele® appliances, including, built-in fridge, coffee maker, and wine tower! The East Wing of the home has a massive theater room, two bedrooms, plus a junior master suite that opens up to an outdoor patio area & connects to the gym. The vast master suite has endless closets & dual, luxurious baths. The West Wing of the home has another bedroom & en-suite bath, plus bonus office/lounge area. Beautiful View from the house and the pool/spa. A Celebrity-Worthy Compound!

OFFERED AT: $4,590,000

RODEO REALTY Fine Estates®

ROGER PERRY
REALTOR® | BROKER ASSOCIATE

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CalBre License #: 01882885

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AREA 4

BEL AIR – HOLMBY HILLS

Single-Level Bel Air Gem!

1087 Acanto Place | Bel Air

Single-Level Bel Air Gem! 4 bd/3ba in over 3,000 sqft of living space. Recently updated &conveniently located in a beautiful neighborhood between Beverly Hills, Santa Monica & the SFV. Easy access to the freeway...Walk to the Getty® Museum! On a private cul-de-sac, enjoy an open floor plan w/beautiful entertaining spaces & an indoor/ outdoor layout. Ample kitchen w/breakfast area that opens to backyard. Lovely Master Bedroom w/sizable bath and large, walk-in closet, also opens to the backyard. Total privacy located in the heart of the city!

OFFERED AT: $2,190,000

RODEO REALTY Fine Estates

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REALTOR® | BROKER ASSOCIATE

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JUST REDUCED | **Nourmand & Associates** | BRENTWOOD

11325 Farlin Street

Open Tuesday 11-2 | Sunday 1-4 | Offered at $3,495,000

Beautiful new contemporary Brentwood estate, situated on a private lot. This 5 bed, 4 bath home features an open light-filled floorplan, hardwood floors, and top of the line appliances & finishes. The master suite boasts a large en suite bathroom and walk-in closet. Enjoy the California sun in the large lush backyard; perfect for entertaining. Prime location close to great schools, shops, and restaurants. Truly a rare find! www.11325Farlin.com

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TARA ALPIN
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Nourmand & Associates
421 N. Beverly Dr. Ste 200
Beverly Hills, CA 90210

3240 SHELBY DRIVE | CHEVIOT HILLS

5 Bed | 4 Bath | 3,643 sqft

Offered at: $2,788,000

- Luxuriously updated Turn Key home with spacious open floor plan, featuring hardwood floors, floor to ceiling windows, stylish fixtures, recessed lighting and crown molding. Separate Living Room upstairs with stunning built-in fireplace and Family Room downstairs offers multiple areas for entertainment. Dramatic glass enclosed balcony with panoramic views of the Los Angeles cityscape.
- Gourmet Kitchen boasts Carrera quartz countertops, KitchenAid stainless steel appliances, rich wood cabinets, functional prep island and generous dining area. Open concept layout allows for secondary formal dining area.
- Dual Master bedroom suites provide ample private space with amenities such as: scenic balcony, walk-in closet, spa-like bathrooms with dual vanities, freestanding soaking tub and high end Kohler rainhead showers.
- Three additional spacious bedrooms offer plentiful closet space. Extra Bonus Room downstairs provides flexibly for an office, playroom or wine cellar. Direct access finished Garage features oversized space for storage or workshop.
- Other features throughout include: upstairs dedicated laundry room, ample common area storage spaces & closets, all-new windows, doors, baseboards & lighting.
- Landscaped front and back yard features a park-like setting with updated irrigation, automatic sprinkler system and fresh new grass & plants.
- Located in prestigious Cheviot Hills, the highly sought after Westside LA neighborhood. Ultra-convenient to Highways 10 & 405 and close proximity to Fox & Sony studios. Enjoy Cheviot Hills Parks & Recreation, as well as the Rancho Park Golf Course nearby.

AY ANDY YANG
949.829.3506
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RE/MAX PREMIER REALTY
BRE # 00994662

4432 FORMAN AVE | TOLUCA LAKE

OPEN TUESDAY | 11 - 2

PACIFIC UNION INTERNATIONAL

Romantic Spanish Charmer with hardwood floors, wood-burning fireplace and formal dining. Remodeled gourmet kitchen, Sub-Zero, Wolf and Viking appliances and granite counter tops. Master suite has balcony with en suite bathroom. Top-of-the-line surround sound thru-out. Outdoor kitchen with swing seats, saltwater pebble tech pool and a guest house. **Offered at $2,185,000**

For more details
Visit **4432Forman.com**

SR
STRONG REALTOR

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Executive Director, Estates Division
310.439.3225 direct
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strongrealtor.com

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