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REAL ESTATE



PALOS VERDES PENINSULA

HACIENDA DE LA PAZ

\$40,000,000 | 9 BED 25 BTH 51,000 SQ. FT. | 7.4 ACRES

8500 SUNSET BLVD.

aka.



LUXURY RESIDENCES
INQUIRE FOR LEASE PRICING

1750 VIEWMONT DR.



\$6,249,000

8818 HUMMINGBIRD PL.



RENDERING

\$5,999,000

2968 PASSMORE DR.



\$3,250,000

2118 BEECH KNOLL RD.



\$3,249,000

1452 QUEENS RD.



\$2,999,000

1523 DOHENY DR.



DEVELOPMENT
OPPORTUNITY

\$3,275,000

2525 HUTTON DR.



\$1,595,000

1604 SUNSET PLAZA DR.



\$3,099,000
\$11,500/MO.

807 N. CRESCENT DR.



IN ESCROW

\$17,995,000

8538 HOLLYWOOD BLVD.



IN ESCROW

\$4,995,000

7104 MACAPA DR.



IN ESCROW

\$4,250,000

7218 MULHOLLAND DR.



IN ESCROW

\$3,495,000

JASON OPPENHEIM, ESQ.

BROKER/PRESIDENT

jason@ogroup.com | 310.990.6656

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069

HILTON & HYLAND



1175 N HILLCREST RD
BEVERLY HILLS
\$85,000,000
DREW FENTON 310.858.5474
BY APPOINTMENT ONLY



1091 LAUREL WAY
BEVERLY HILLS
\$35,000,000
BRANDEN WILLIAMS, RAYNI WILLIAMS
ALLA FURMAN 310.691.5935
BY APPOINTMENT ONLY



6133 BONSALL DR
MALIBU
\$12,975,000
BARBARA TENENBAUM 310.720.7270
BY APPOINTMENT ONLY

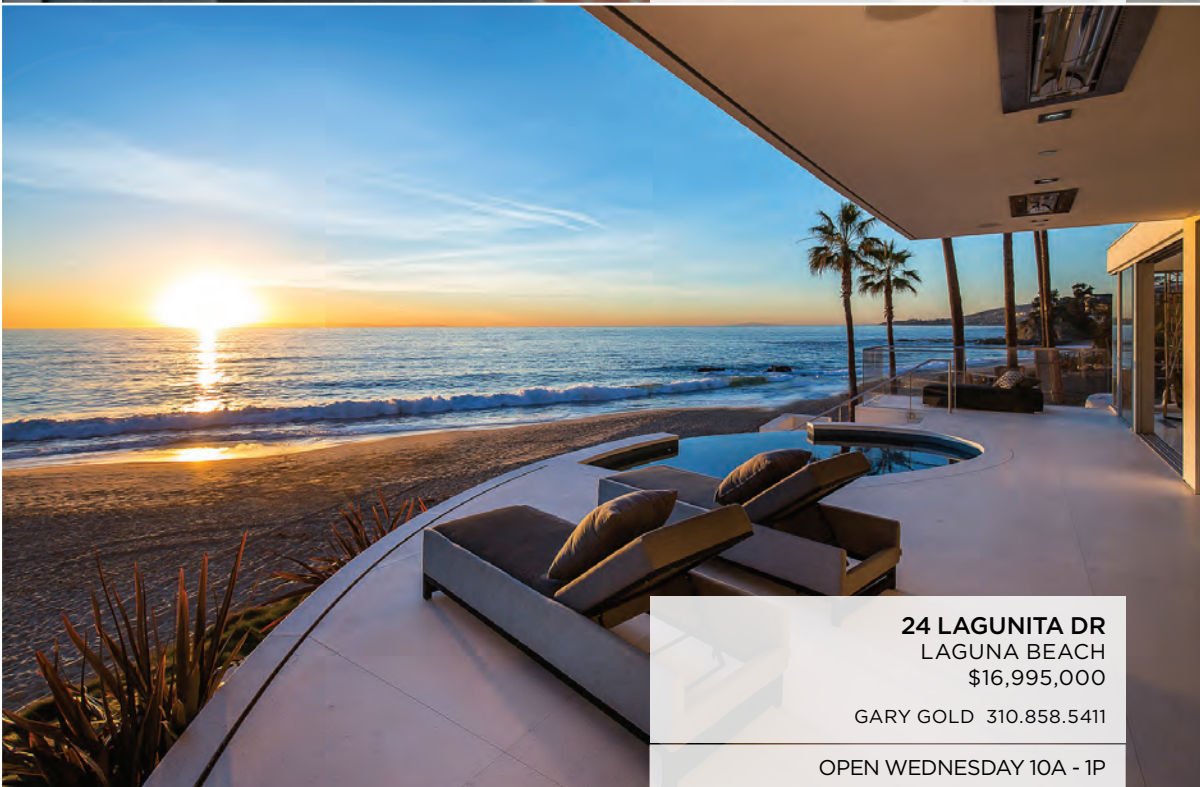


22506 PACIFIC COAST HWY
MALIBU

\$52,000,000

JUDY FEDER 310.858.5464

BY APPOINTMENT ONLY



24 LAGUNITA DR

LAGUNA BEACH

\$16,995,000

GARY GOLD 310.858.5411

OPEN WEDNESDAY 10A - 1P



1200 CLUB VIEW DR #1501

WILSHIRE CORRIDOR

\$10,300,000

JEFF HYLAND, BILL SIMPSON
310.994.0455

OPEN TUESDAY 11-2



HILTONHYLAND.COM

Live Better Through Design Integrity:



Desert House:

J. Smeaton Chase estimated in 1923 the total fulltime population of Palm Springs to be less than 200 souls, including the native population. The early residents did not trouble themselves with records and the genesis of this particular desert oasis has been lost to us. Local rumor dates construction back to the mid-twenties. A 1932 Grant Deed and the cement brick construction (popular in the 30's and 40's because of its insulating qualities) would imply the principal hacienda portion was completed shortly thereafter.



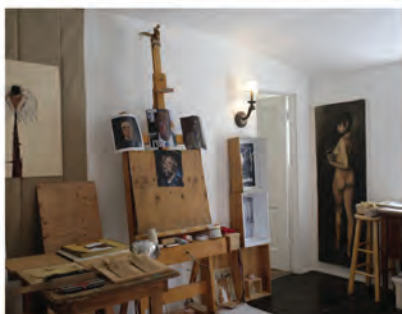
CROSBY DOE
ASSOCIATES

crosbydoe.com

Pasadena: 626.793.6677

Crosby Doe Associates, Inc. CALBRE# 01844144 9312 Civic Center Drive #102 Beverly Hills, CA 90210 / 30 N. Raymond Avenue #404 Pasadena, CA 91103

Estates, Architecture & Historic Properties



259 West Camino Alturas, Palm Springs, CA 92264

Desert House has evolved since then and today, with updating by noted designer Doug Smith, the residence affords modern comfort and convenience, yet still evokes the romance of early days on the desert. Walled and gated, the residence includes: 3 bedrooms, office, pitched beam living room with fireplace, fireplaces in the formal dining room and outdoor patio, an enviable kitchen, and a private entrance guest suite with a 4th bedroom, a bath and kitchenette. Ample grounds provide generous off street parking, patios, gardens, fire pit and pool.

\$ 1,395,000

Crosby Doe 310.428.6755

Stephen Skuris 323.791.7999

Brokers' Open Wednesday, February 14, 9:30-11am, 12:30-2pm



MLS# 18-310814

Beverly Hills: 310.275.2222

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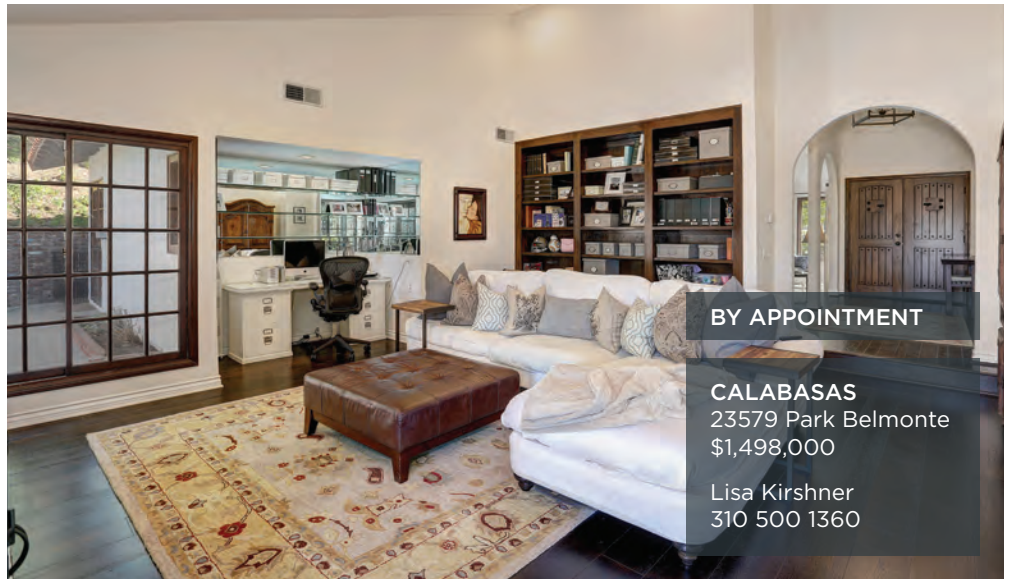
in Southern California



BY APPOINTMENT

MALIBU
27086 Malibu Cove
Colony
\$7,900,000

Katie Bentzen
Sarah Kosasky
310 818 5754



BY APPOINTMENT

CALABASAS
23579 Park Belmonte
\$1,498,000

Lisa Kirshner
310 500 1360



BY APPOINTMENT

HANCOCK PARK
314 South Rimpau
Boulevard
\$5,975,000

Diana Knox
323 640 5473

Jeeb O'Reilly (Co-List)
310 819 1551

PACIFIC UNION INTERNATIONAL

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



OPEN TUESDAY 11-2

LOS ANGELES
6538 Cahuenga
Terrace
\$2,195,000

Greg Holcomb
Cassandra Petersen
310 500 3925



BY APPOINTMENT

SANTA MONICA
802 San Vicente
Boulevard
\$8,500,000

Charles Pence
310 403 9238

Jeff Nowinski
424 744 0784



BY APPOINTMENT

CENTURY CITY
10104 Empeyan Way
Unit 301
\$2,200,000

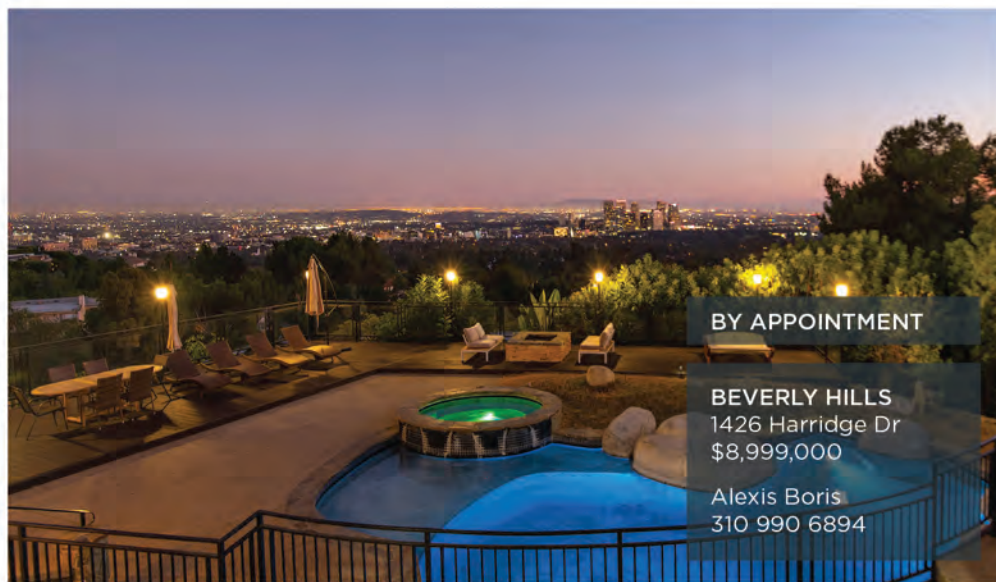
Magda Rodriguez
310 866 5535



OPEN TUE 11-2

SUNSET STRIP
2811 Seattle Drive
\$2,275,000

Jimmy Bayan
323 445 2674



BY APPOINTMENT

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

Alexis Boris
310 990 6894



NEW | OPEN TUE 11-2

VALLEY VILLAGE
11623 Morrison Street
\$2,399,000

Bryan Abrams
818 266 4300



NEW LISTING

PLAYA DEL CARMEN MEXICO
1 Paseo Xaman-ha
\$1,025,265

KJ Marmon
310 749 4995
Brandon Sanford
323 333 5519



NEW LISTING

SANTA MONICA
1142 24th Street
\$1,995,000

Gaby Schkud
310 291 5800



NEW PRICE

PASADENA
725 San Remo Road
\$3,259,000

Patrick Brandt
626 222 1228

PACIFIC UNION INTERNATIONAL

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



NEW LISTING
HOLLYWOOD HILLS
 2656 Creston Drive
 \$2,595,000
 Yawar Charlie
 323 547 8900
 Aaron Kirman
 424 249 7162



NEW LISTING
HANCOCK PARK
 111 S. Wilton Place
 \$2,131,000
 Reuben Pacheco
 213 804 4245



NEW LISTING
BALDWIN VISTA
 4175 Punta Alta Dr
 \$1,395,000
 Ron Jackson
 310 748 5959



NEW LISTING
MALIBU
 42500 Pacific Coast Hwy
 \$7,995,000
 Sally Forster Jones
 310 691 7888
 Shauna Walters
 310 775 1106



NEW LISTING
WESTCHESTER
 8006 Kittyhawk Ave
 \$1,128,000
 Sally Forster Jones
 310 691 7888
 Meredith Schlosser
 310 923 5811



BY APPOINTMENT
HOLLYWOOD HILLS
 7038 Los Tilos Rd
 \$4,725,000
 Kristin Neithercut
 323 397 0800

543 N. ARDEN BOULEVARD
HANCOCK PARK

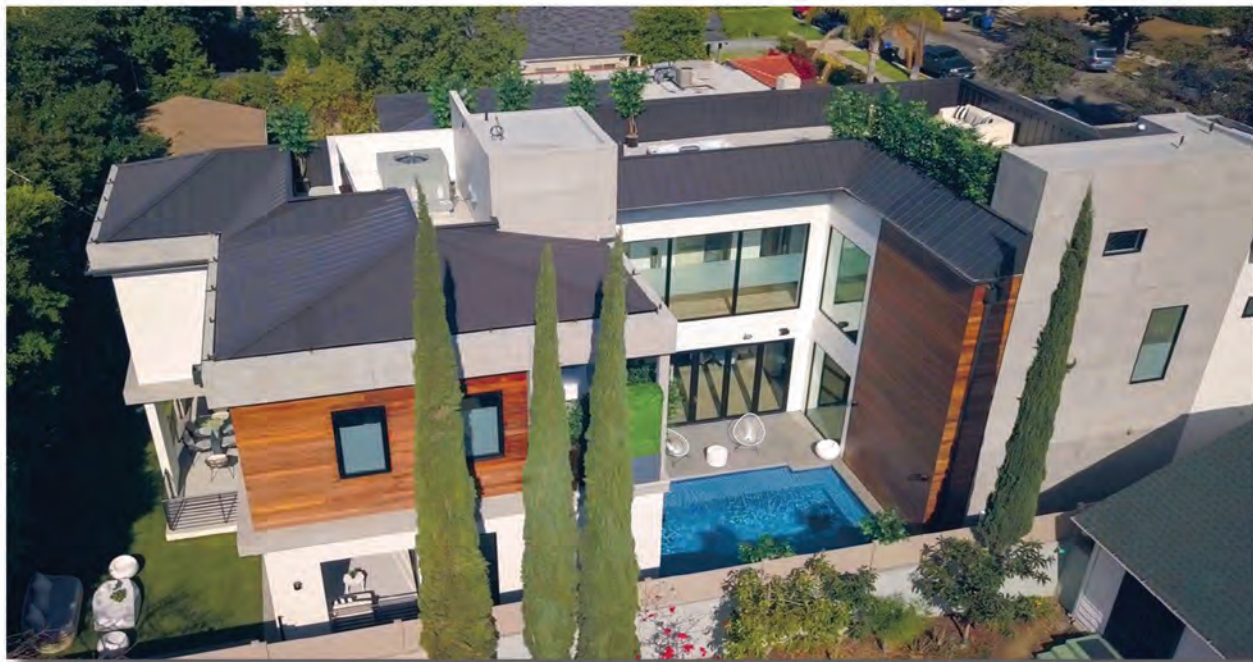
\$ PRICE ON REQUEST

EXTENDED OPEN TUESDAY 11-3PM

5 BEDROOMS | 5.5 BATHS
ROOFTOP DECK

OMEGA GROUP-TODD MICHAUD
310.429.8191

www.543ARDEN.com
ToddMichaud.LA@gmail.com



1726 LA LOMA ROAD
PASADENA

LISTED AT \$2,384,000

BY APPOINTMENT

4 BEDROOMS | 3 BATHS

RON NEDD 818.268.8300
Ron@SoldByRon.com

8811 WONDERLAND AVENUE
LAUREL CANYON

LISTED AT \$1,679,000

BY APPOINTMENT

3 BEDROOMS | 3 BATHS

EVE GOGOLA 323.304.1564
Eve@EveGogola.com



417 NORWICH DRIVE
W. HOLLYWOOD

\$5,750,000

BY APPOINTMENT

4 BEDROOMS | 5 BATHS | MODERN

THE SUNSET TEAM
ALEX LOMBARDO 310.274.3900

www.417NORWICHDRIVE.com
info@thesunsetteam.com



3587 MULTIVIEW DRIVE
HOLLYWOOD HILLS

LISTED AT \$2,495,000

BY APPOINTMENT

4 BEDROOMS | 4 BATHS

JEFF YARBROUGH 323.854.4300

www.3587MULTIVIEW.com
Jeff@JeffYarbrough.com

2488 WELLESLEY AVENUE
WEST LA

LISTED AT \$1,250,000

OPEN TUESDAY 11-2PM

2 BEDROOMS | 1 BATH

BILL STIMMING 310.488.6687
KIMBERLEY THORNTON 818.554.3114

www.BILLSTIMMING.com
BillStimming@kw.com



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KELLERWILLIAMS.

los feliz 323.300.1000

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BROKERS OPEN TUESDAY 11 - 2PM



SUNSET STRIP | 1387DOHENY.COM | 4BD/8BA + Guest House | \$8,995,000 | web: 0027902

Stunning modern East Coast Traditional in the coveted Bird Streets with quintessential in/outdoor LA living. Soaring ceilings, magnificent chandeliers and beautiful staircase creates a grand entrance to impress. Open floor plan flows between living room, family room, gourmet eat-in kitchen and outdoor living room with disappearing Fleetwood Pocket doors. Master suite with dual closets, fireplace, patio, exquisite bath. Completely gated pool area surrounded by lush flat grounds. Movie theater, wine gallery and incredible guest house with sauna and separate entrance. Three-car garage plus plenty of off-street parking makes this an entertainer's dream. Marble and quartz counters throughout, smart-home system and detailed wood paneling.

JORY BURTON

Jory.Burton@sothebyshomes.com | 310.766.5679



GREATER LOS ANGELES BROKERAGES
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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

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Blueridge | Cumberland · Lake Arrowhead **\$20,000,000**
Two Land Parcels Over 39 Acres
J. Puga | F. Salvatori · 323.573.1516



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



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



922 Berkeley St · Santa Monica **\$2,699,000**
3 bed · 3 bath · 2,114 sf · 8,398 sf lot
Sandra Miller · 310.616.6213



18 Horizon Ave · Venice **\$2,695,000**
3 bed · 2.5 bath · 2,214 sf · 2,699 sf lot
Julie Kirschbaum · 310.308.8686



8832 Villanova Ave · Westchester **\$949,000**
3 bed · 2 bath · 1,480 sf · 7,364 sf lot
Staci Siegel · 310.592.6500



3916 Ramboz Dr · Los Angeles **\$559,000**
3 bed · 1 bath · 952 sf · 6067 sf lot
Patty Lopez · 424.301.0900



101 Ocean Ave #E701 · Santa Monica **\$10,000/mo**
2 bed · 2 bath · 1,396 sf
Sandra Miller · 310.616.6213



23454 Park Hermosa · Calabasas **\$5,875/mo**
4 bed · 4 bath · 3,232 sf
C. Montgomery-Duban | D. Wächter · 310.433.8009

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323.848.4948


ENGEL & VÖLKERS®



1928 Light-Filled Spanish
3509 Griffith Park Blvd, Los Feliz

\$2,195,000

Tim Hartley | 626.379.2549



Lorcan O'Herlihy's Vertical House
116 Pacific Avenue, Venice

\$8,500/month

Sean McAlevey | 310.579.5820

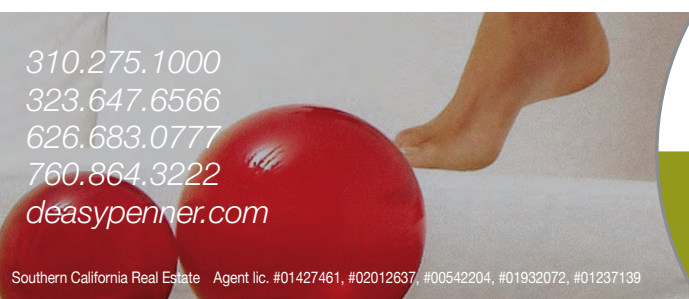
Sara Clephane | 310.909.4648



Turnkey Mid-Century
1710 Redcliff Street, Silver Lake

\$1,075,000

Kate Blackwood | 323.791.9442



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Financing Provided by





The Koerner House, 1955 :: E. Stewart Williams, FAIA
1275 South Calle de Maria, Palm Springs

BROKER'S OPEN
WEDNESDAY 9:30-11AM

\$3,350,000

Maureen Erbe | 626.622.1112
Henry Blackham | 626.825.2919



THURSDAY 10-2PM
BROKER'S OPEN

Gated Mid-Century
260 Patrician Way, Pasadena

\$3,585,000

Cynthia & Lauren Luczynski | 626.793.0313



Sand Section Contemporary Townhouse
1101 Cypress Avenue, Hermosa Beach

New Price — \$2,395,000

Barry Gray | 323.822.3200
Scott Behrle | 310.666.7005

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Venice
Santa Monica
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Pasadena
Palm Springs





MID-CENTURY MODERN ABOVE ANNANDALE

260 PATRICIAN WAY, PASADENA

\$3,585,000
PATRICIANWAY.COM

3
BEDROOMS

3
BATHROOMS

3,112 sqft
LIVING AREA

35,887 sqft
LOT SIZE

2-Car
GARAGE

1967
YEAR BUILT

OPEN HOUSES

THURSDAY, 2.15 @ 10-2PM & SUNDAY 2.18 @ 2-4PM



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Cynthia Luczyski, Senior Partner
cluczyski@deasypenner.com
CalBRE# 01100822

Lauren Luczyski, Senior Partner
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CalBRE# 01441706



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broker lic #01514230





**Open Tuesday 2/13 from 11-2pm
SERVING LUNCH**



10701 Wilshire Blvd #603

Westwood/Wilshire Corridor

www.10701wilshire603.com

2 bedroom 2 bath SE corner unit in the full service Crown Towers with incredible views of the city and the mountains out of every room. This beautiful condo features new paint and carpet, a large living room with balcony, granite kitchen with service entry. Master suite with walk in closet. The building features, 24/7 doorman and reception, valet parking, pool and outdoor lounge, fitness center with sauna and recreation room with kitchen. All conveniently situated in Westwood, close to movies, places of worship, restaurants, Westwood Village, Century City and UCLA.

Offered at \$749,000



Jonathan C. Sands

310.704.6612

Jon@JonCSands.com

CALRE# 01258453

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OPEN HOUSE SUN 18th 1-4pm

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Media West REALTY

contact agent

Efi Demirchyan



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818 419-9218
efi@mediawestrealty.com
CalBRE# 01734077
www.4718Hayvenhurst.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](https://www.veahomes.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](https://www.veahomes.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](https://www.veahomes.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](https://www.veahomes.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](https://www.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

443 ALMAR AVENUE | PACIFIC PALISADES

6 BEDS | 8 BATHS | 6,781 SQ FT

OFFERED AT \$6,995,000



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OPEN TUESDAY 11-2
CATERED LUNCH



EMIL SCHNEEMAN, LIC # 01200793 | 310.922.3292 | www.443almar.com | emil@bhhsca.com | bhhsca.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.

778 Sarbonne Road

Broker Caravan:

Tues. 2/13, 11AM - 2:30PM

Twilight Open House:

Tues. 2/13, 5PM - 7PM



Magnificent private *Colcord* gated Estate
w/ 7BR and 9BA. Fabulous new custom kitchen
and bathrooms. Plus a newer two story
separate guest house.

First time on the market in close to 20 years.

Finest view Estate in all of the City of Los Angeles
with views from downtown to the ocean.

Approximately 1.5 acre lot ideal to build your
dream home includes soil reports and survey.

\$35 Million

Exclusive Representation:
Kim Pollard, JENRO REALTY
DRE# 01349135

310.980.3384

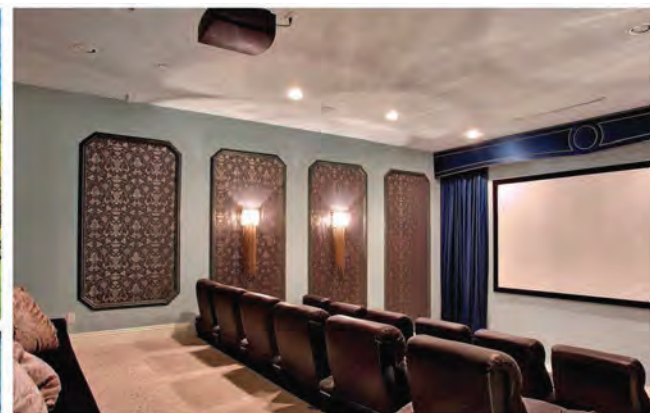
PRIVATE BEVERLY HILLS ESTATE

1296 MONTE CIELO | BEVERLY HILLS



Private Beverly Hills estate on apprx. 36,000 sq. ft. lot. New Construction. 2 story, 7 bedroom. 11 bath. Tuscan set on a quiet setting surrounded by lushly landscaped grounds. Enter through gated circular motor court. Elegant 2 story. entry with sweeping staircase. Main house has 6 bedrooms. 2 story detached guest house features 2 studios. Boundless living room with fireplace, extensive formal dining room. Master with sitting room overlooking huge sun drenched pool and spa and boundless grassy yard. Chef's kitchen replete with marble and granite counters and loads of storage. State-of-the-art theater with plush seating. Wine cellar, sauna, elevator gym and so much more.

OFFERED AT \$13,870,000 | OPEN TUESDAY 11AM - 2PM



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CalRE #00643152
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COLDWELL BANKER RESIDENTIAL BROKERAGE - BEVERLY HILLS NORTH

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VIEW

FEATURED *Properties*

BEVERLY HILLS | \$32,995,000
Represented by JADE MILLS 310.285.7508

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CLIFF MAY DESIGN. SWEEPING OCEAN VIEWS.
SANTA BARBARA | \$19,500,000
Represented by: Jill Reeder
310.924.9311 | jillmreeder@gmail.com
CalRE #01368477



MID-CENTURY MODERN 4BD, 3BA + DEN
MALIBU | \$2,289,000
Represented by: Craig Natvig
310.573.7721 | craignatvig@gmail.com
CalRE#01311614



WWW.4545DELMORENO.COM 5BED/6BATH
WOODLAND HILLS | \$1,899,000
Represented by: Katherine Stark & Jacqueline Stark Baze
818.590.8847 | Katherinestark@coldwellbanker.com
CalRE#00947256, CalRE#01507561



2STY HM W/POOL. 4BD/4.5BA, APPX. 4100SF.
BRENTWOOD | \$3,900,000
Represented by: Sue-Ellen Douglas
310.710.7682 | sueellendouglas@gmail.com
CalRE#00691666



ARCH 5BD+6.5BA ON A RARE OVERSIZED LOT.
BEVERLY GROVE | \$4,395,000
Represented by: Aero Malka & Or Brodsky
310.779.1225 | aero@aeromalka.com
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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



6BR/8BA VIEWS OF RUSTIC CANYON POOL/SPA.
PACIFIC PALISADES | \$11,498,000
Represented by: Nicholas Borrelli
626.484.7975 | nborrelli@coldwellbanker.com
CalRE#01481673



RARE DEVELOPMENT OPPORTUNITY IN BEL AIR.
BEL AIR | \$3,250,000
Represented by: Marcus Kassin
310.948.1915 | marcus.kassin@gmail.com
CalRE#01216904



MID-CENTURY HOME WITH 180° OCEAN VIEWS.
MALIBU | \$21,500,000
Represented by: Christopher Cortazzo
310.589.2472 | chris@chrisortazzo.com
CalRE#01190363

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A&D

ARCHITECTURE & DESIGN

THE TRUE VALUE OF TIMELESS ARCHITECTURE

By John P. Margolis, AIA
Studio Director, EVENS ARCHITECTS

Frank Gehry states: "Architecture should speak of its time and place, but yearn for timelessness." However, nowadays, the word "timelessness" seems ubiquitous, often referencing glittering jewelry, expensive clothing or high-end real estate, and is often overused by architects! Timelessness has been employed to mean many things – mostly regarding fashion. Yet when architecture is discussed, our profession should strive to express intangible qualities to convey a sense of permanence and durability – qualities that reflect the embodiment of universal humanistic principles, including ideas about beauty, proportion and human scale. Some say these classical principles are obsolete, not timeless. However, they bind us together, despite historical adversity or economic circumstances. More recently, architects have attempted to convince the public that their vision authentically reflects the less favorable aspects of our chaotic society, the powerful forces of innovation, and the imperative of sustainability. Our collective vision, though, should maintain a platonic view of beauty where the author is not the beneficiary, but rather the larger whole in which we all cohabitate. Engagement with the enduring traditions of the past enhances our view forward with new and enlightened perspectives. History proves that great classical buildings have been successfully repurposed numerous times – in the most sustainable way – regardless of the socio-economic forces that created them. They still represent the harmonious marriage of all the parts of a building as it responds to its site incorporating the landscape as an equivalent element. The most memorable and enduring edifices today are as timeless now as they were generations ago. (Edited by Bret Parsons.)

www.EvensArc.com



Projects by Evens Architects. Photo credits: above, classic Carmel Valley estate, Erhard Pfeiffer; on right, top & bottom: "Marlboro Road," Manolo Langis.

ARCHITECTURAL HOMES OF THE WEEK

DESIGNER: TIM CAMPBELL



SUNSET STRIP | \$19,995,000

On a promontory with jetliner city-to-ocean views. Magnificent new Modern classic mid-century.

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CalRE#01195571

ARCHITECT: DOUG BURDGE



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ARCHITECT: JEFFREY EYSTER



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18415 Kingsport Dr. | Bedrooms 4 | Bathrooms 3 | Malibu

Welcome home to this lovely Traditional with ocean views in the desirable neighborhood of Sunset Mesa. A welcoming light filled entrance with beautiful hardwood floors that opens to a spacious living room with fireplace. The large formal dining room could be opened into the family room creating a more open space and flow. The remodeled kitchen with stainless steel appliances and loads of cabinet space opens to the family room that leads to a party size patio featuring a large built in countertop bar, built-in barbecue and quaint bench seating perfect for entertaining. Enjoy the California sun in this lush yard with adequate room for a pool. Walk through the double door entrance to this private second floor master bedroom drowning in natural light, ocean breezes and ocean views that includes a walk-in closet and ensuite bathroom. There are 3 other bedrooms of which one is currently being used as a den with a walk-in bar that flows to the backyard. Enjoy the lifestyle of this Pacific Palisades adjacent Malibu neighborhood with it's quiet streets and sidewalks minutes away from the beach, Malibu, Topanga, Pacific Palisades and Santa Monica.

Offered at: \$2,495,000



Mary Beth Woods

Global Luxury Estates Director
310.571.1358 direct
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mwoods@marybethwoods.com
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in Brentwood



The new look of this home with fresh, stylish décor will take your breath away. Inspired by summer in Cap D'Antibes, one will appreciate the exciting glamour and remarkable flow for entertaining. The informal yet indulgent ambience is ideal for the couple or family whose personal residence is an integral part of their lives. Open to a cozy outdoor seating area around a fireplace and a romantic loggia for al fresco dining, it invites everyone to relax and have fun. The pool and lovely guest house are added amenities. **\$6,495,000**



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\$4,395,000



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FOR SALE

Asking: \$3,900,000

OPEN TUESDAY FEBRUARY 13th 11-2 pm



233 S. Saltair Ave.

Brentwood

4 Bedrooms | 5 Bathrooms | 4,113 Sq Ft | Approx. 10,074 Sq Ft Lot | Pool

Delightful 2-story gem on a large corner lot in flats of Brentwood. The home is surrounded by hedges for maximum security. The interior of the home has large sun-drenched rooms, an open kitchen with two granite-topped islands and a spacious dining area. The kitchen and family room open to a deck overlooking a large private garden with a beautiful oval swimming pool plus a covered private patio. Each of the 4 bedrooms has its own bathroom. There is an attached two-car garage on So. Saltair and additional parking behind gates on the Coyne St. side of the house. The home is located close to San Vicente and Barrington shops and restaurants.



Sue Ellen Douglas

Previews Estates Director

310.710.7682

sueellendouglas@gmail.com

CalBRE# 00691666



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FRIDAY 11-2

SUNDAY 1-4

4 2 4 2

VANTAGE AVENUE, STUDIO CITY

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CARPENTER SCHOOL DISTRICT

\$2,498,000

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- Living room with vaulted ceiling and chic fireplace
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- Master suite with views and updated bath
- Uniquely large flat yard w/lawns/patios/pool/views
- Canyon, city, and ocean views abound
- Endless potential for the creative in this one-owner estate!
- Trust Sale – Sold in As-Is condition



Grand Opening Tuesday, February 13th • 11-2
\$7,995,000

Michael J. Libow
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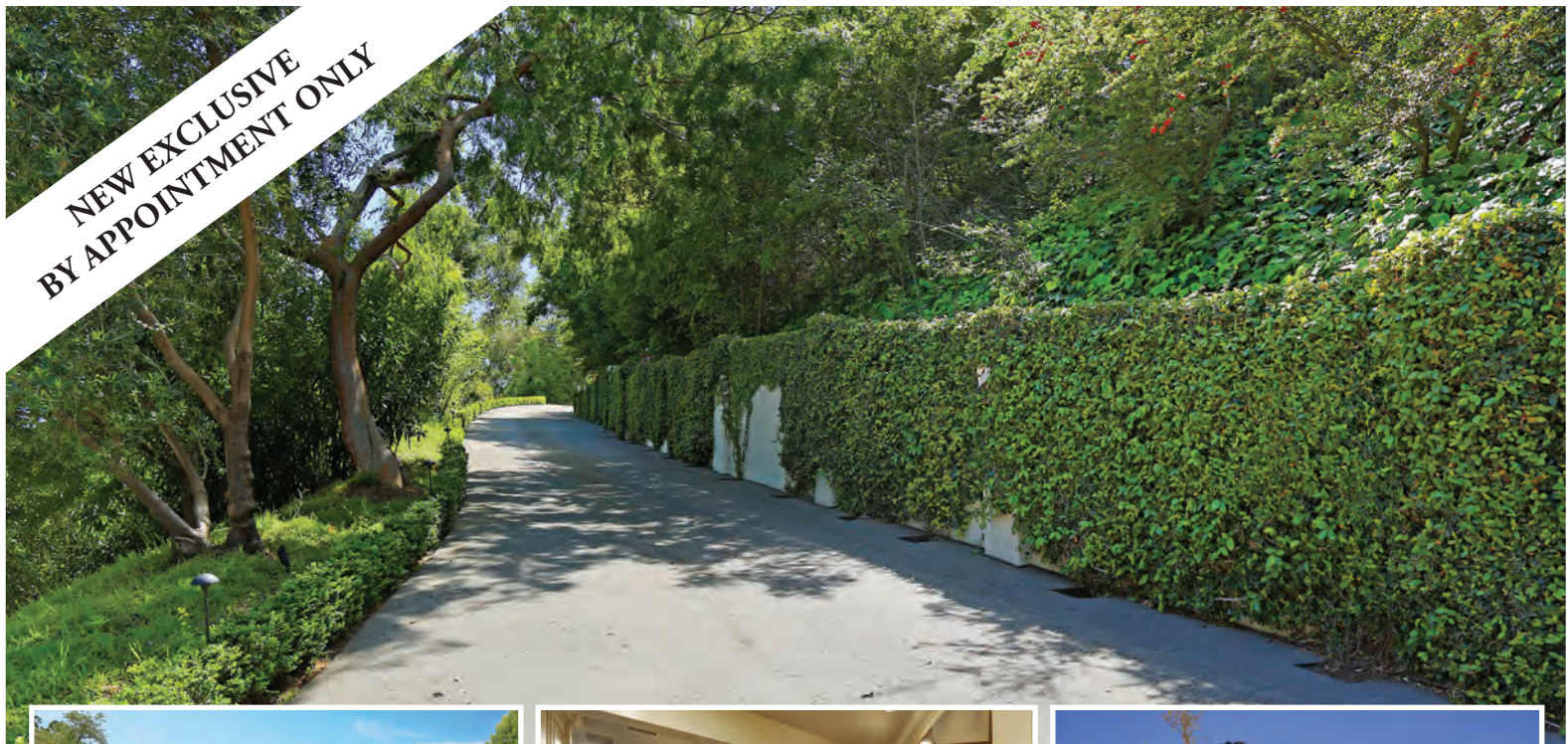


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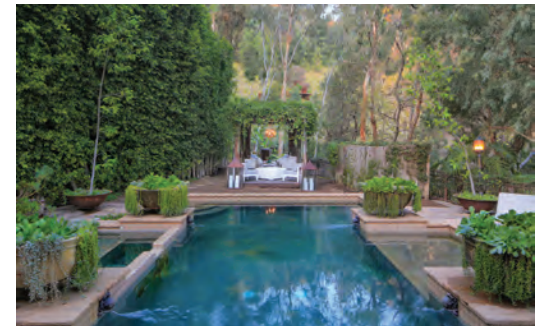
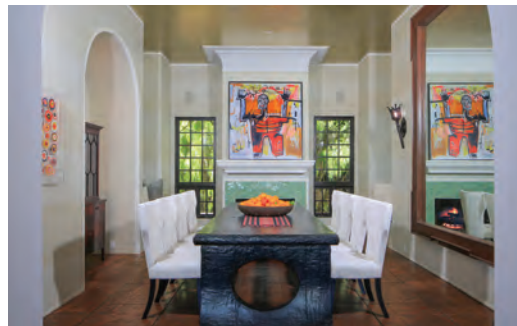


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\$3,099,000 OR \$11,500/MO. | 4 BED 5 BTH 3,304 SQ. FT.



HOLLYWOOD HILLS

2968 PASSMORE DR.

\$3,250,000 | 7 BED 6 BTH 5,910 SQ. FT.



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BEVERLY HILLS

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828 SF terrace / 4 parking spaces

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BRE #0143782

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Vine Street Realty

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michelle@abovethepenthouses.com

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3 bed, 4 bath / 4708 SF living

827 SF terrace / 4 parking spaces

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Rodeo Realty

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Lic # 01826288



LUNCH SERVED

16163 Anoka Drive | Pacific Palisades Offered at \$4,000,000

4bed/4bath 1957 post & beam fully redone by Rees Studios in 2014 with ocean and canyon views. A+ location close to village and farmer’s market. A true smart home with distributed 4K video, music in every room, lighting & shades. Brand new kitchen with Wolf, Sub-Zero and 2 Akso dishwashers. Modern pool and a 420 sq ft pool cabana. Same type of wood burning pizza oven as at Mozza. Over \$100k in native CA landscape that’s in bloom. This is indoor/ outdoor living at its best. Other luxuries include: outdoor shower, pool bath, heated master bath floors, steam room, 2 washers and dryers, 4K HDTV outside, gate, security cameras and so much more. Major redo/upgrades in this house.

OPEN TUESDAY 11-2
February 13

BERKSHIRE HATHAWAY | California Properties
HomeServices



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120 South Thurston Avenue Westwood Hills

Open House
Tuesday, February 13
11-2 pm
Bristol Farms Lunch

5 Bedrooms | 4½ Bathrooms
5,590 SF Living Area | 11,710 SF Lot Size

Romantic Mediterranean. Perfect home for large scale entertaining. Gourmet Cook's Kitchen. Unusually large, flat parcel. Updated bathrooms. Four bedrooms upstairs. Children's Play Area. Pool & Spa. Warner Avenue School District.

\$3,995,000

120SThurston.com



Larry Young



Realtor®
Luxury Properties Director

(310) 777-2879
Larry@LarryYoungWestside.com
CalBRE #00999537



LARRY YOUNG WESTSIDE.COM



BERKSHIRE HATHAWAY
HomeServices

LUXURY
COLLECTION

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THE ULTIMATE PIED-À-TERRE



8960 ST. IVES DRIVE | \$4,650,000

REPRESENTATION BY:

Kurt Rappaport

310-860-8889
kr@weahomes.com
CALBRE# 01036061

Daniel Dill

310-422-8280
dd@weahomes.com
CALBRE# 01924087

OPEN TUESDAY, FEBRUARY 13TH • 11-2PM

Completely redone, this incredibly secluded and private Villa is located in the center of one of the most sought-after areas in the city. Sophisticated, stylish and chic, this European Villa features a very dramatic living room with 14 ft ceilings overlooking beautiful city views. The formal dining room has towering, arched and coffered ceilings with French doors leading to the spectacular dining terrace overlooking the pool, garden, and city. Updated and remodeled kitchen just completed, incredible sitting room with views of the romantic pool and grounds, and a beautiful master suite, with its own private terrace, are only the beginning of what this property has to offer. A truly unique offering that must be seen. Walled, gated and timeless with great scale throughout.

8960STIVES.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

Los Angeles

GATED & PRIVATE ESTATE

9248SwallowDrive.com | Open Tuesday 11 - 2



9248 SWALLOW DRIVE, 90069

5 Bedrooms, 6 Bathrooms | 20,622 Sq. Ft. Lot (Approx.)
Italian Tile | Pool & Spa | Terrazzo Floors | Lutron System
Offered at \$8,950,000

MARC NOAH

marc@marcnoah.com

DRE: 01269495 | 310.968.9212

AMBER KOEPF

westmalibubeachhomes@gmail.com

DRE: 01213115 | 310.779.3007

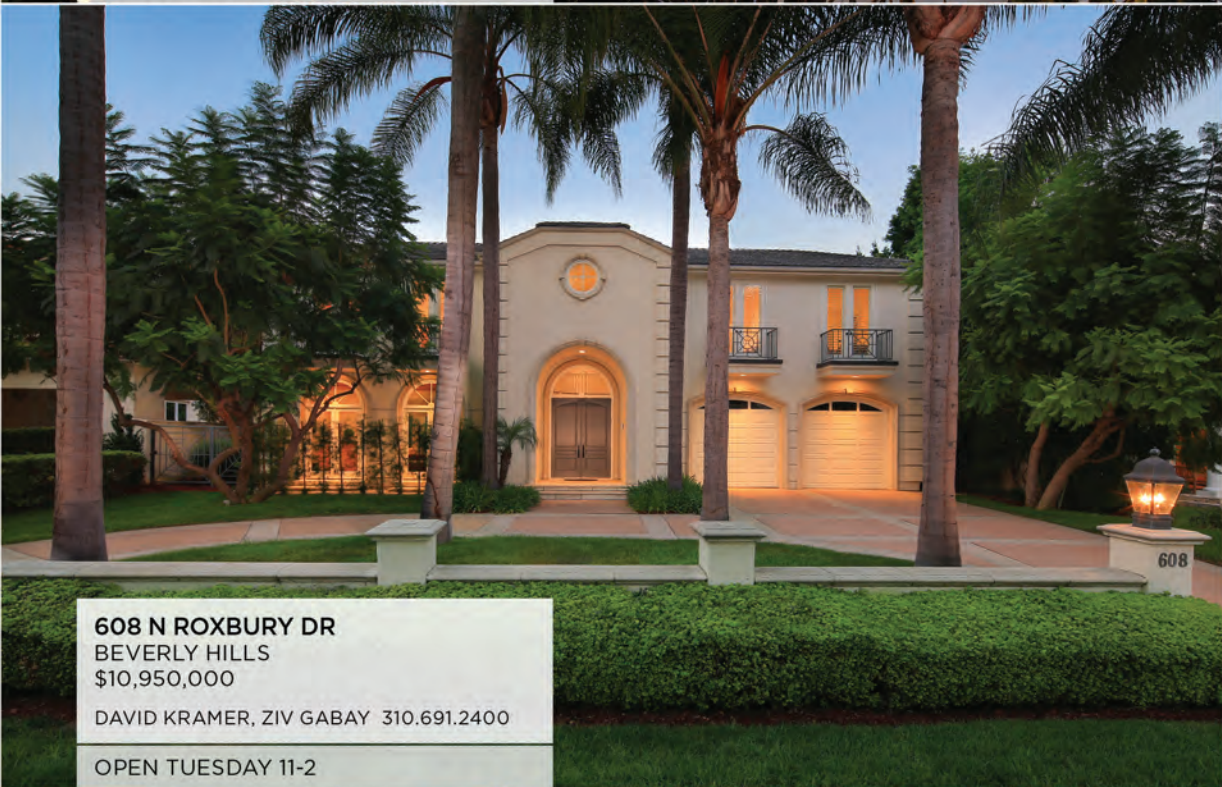
BEVERLY HILLS BROKERAGE | 9665 Wilshire Blvd., Suite 400, Beverly Hills, CA 90212 | sothebyshomes.com

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Sotheby's
INTERNATIONAL REALTY



1822 MARCHEETA PL
SUNSET STRIP
\$19,950,000
DREW FENTON 310.858.5474
BY APPOINTMENT ONLY



608 N ROXBURY DR
BEVERLY HILLS
\$10,950,000
DAVID KRAMER, ZIV GABAY 310.691.2400
OPEN TUESDAY 11-2



6401 IVARENE AVE
HOLLYWOOD HILLS EAST
\$7,459,000
DONOVAN HEALEY 310.903.1876
OPEN TUESDAY 11-2

HILTON & HYLAND



21830 PACIFIC COAST HWY

MALIBU

\$13,595,000

BRANDEN WILLIAMS, RAYNI WILLIAMS

310.691.5935

OPEN WEDNESDAY 10A - 12:30P



1551 VIEWSITE DR

SUNSET STRIP

\$9,999,999

MONTY BEISEL, DUSTIN CUMMING

310.944.4430

BY APPOINTMENT ONLY



14596 DEERVALE PL

SHERMAN OAKS

\$3,450,000

AREN AFSHARIAN 310.200.9323

OPEN TUESDAY 11-2



HILTONHYLAND.COM



8435 FRANKLIN AVE
SUNSET STRIP
\$3,900,000
 GARY GOLD 310.858.5411
 OPEN TUESDAY 11-2



1649 VALLEY VIEW RD
GLENDALE
\$1,849,000
 ALPHONSO LASCANO, BJORN FARRUGIA
 424.253.5489
 OPEN WEDNESDAY 10A - 1P



16557 GOLDENROD PL
ENCINO HILLS
\$2,650,000
 MONTY BEISEL, DUSTIN CUMMING
 310.944.4430
 OPEN TUESDAY 11-2

HILTON & HYLAND



1663 N CRESCENT HEIGHTS BLVD
SUNSET STRIP
\$3,995,000

MONTY BEISEL, DUSTIN CUMMING
310.944.4430

OPEN TUESDAY 11-2



401 CARROLL CANAL
VENICE
\$3,190,000

ZACH GOLDSMITH 310.908.6860

OPEN TUESDAY 11-2



542 N DETROIT ST
BEVERLY CENTER
\$1,795,000

MANUELA VILLA 310.880.4828

OPEN TUESDAY 11-2



HILTONHYLAND.COM





6401 IVARENE AVE, HOLLYWOOD HILLS EAST

HOLLYWOODDELLVILLA.COM

\$7,459,000

OPEN TUESDAY 11-2

D|H

DONOVAN HEALEY

310.903.1876 / DONOVANHEALEY@GMAIL.COM

DRE 01887933

Sierra Towers

1702 + 1704 + 1706

Three units, Half-Floor
South facing
Approximately 5,500 sqft
Raw space, ready to build

\$18,495,000

BY APPOINTMENT ONLY

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310.779.2595 | DRE 01449014



BY APPOINTMENT ONLY

130 S MAPLETON DR, HOLMBY HILLS

\$25,000,000



HH HILTON & HYLAND
310.278.3311

JEFF HYLAND

RICK HILTON



BEVERLY WEST

LOS ANGELES

1200 CLUB VIEW | WILSHIRE CORRIDOR

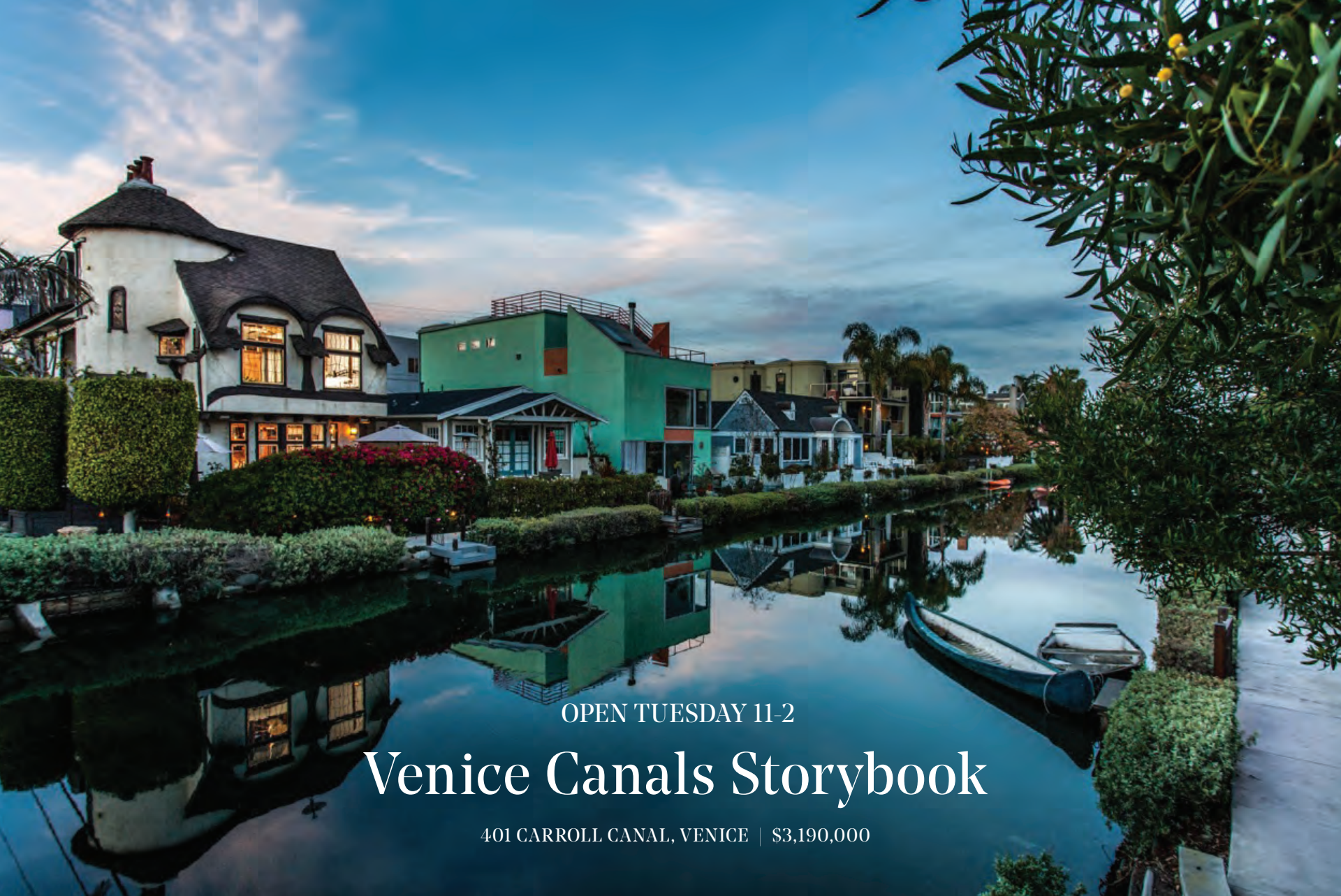
TURN-KEY RESIDENCES FROM \$3.5 MILLION
HALF FLOOR RESIDENCES STARTING AT \$6.5 MILLION
FULL FLOOR PENTHOUSE COLLECTION COMING SOON

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HILTON & HYLAND



OPEN TUESDAY 11-2

Venice Canals Storybook

401 CARROLL CANAL, VENICE | \$3,190,000



ZACH GOLDSMITH
zach@hiltonhyland.com
310.908.6860
DRE 01454329

HH HILTON & HYLAND

OPEN WEDNESDAY

FEB 14TH | 10:00AM -12:30PM



21830 PACIFIC COAST HWY
MALIBU | \$13,595,000



BRANDEN WILLIAMS
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BRE#01774287

RAYNI WILLIAMS
RAYNI@THEWILLIAMSESTATES.COM
310.691.5935
BRE#01496786

SANDRO DAZZAN
SANDRO.DAZZAN@CAMOVES.COM
310.317.9348
BRE#01418033



OPEN TUESDAY 11-2

BRING OR SEND YOUR CLIENTS! OFFERS TO BE REVIEWED FRIDAY 2/16



2051 OUTPOST DR, HOLLYWOOD HILLS
\$1,880,000

GATED MID-CENTURY JEWEL IN LOWER OUTPOST
OUTPOSTMIDCENTURY.COM



 **BRETT LAWYER**
310.858.5402 | BRETT@BRETTLAWYER.COM

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SPAULDING SQUARE CRAFTSMAN

Charming getaway just off of Sunset, offering old world charm and modern amenities.



BY APPOINTMENT ONLY

1363 N ORANGE GROVE AVE, WEST HOLLYWOOD

Available for Lease \$14,995/MO



TYRONE MCKILLEN
310.492.0711

HH HILTON & HYLAND

Holmby Hills

www.1040Brooklawn.com

Broker's Open House - Tuesday, February 13th, 11 A.M. - 2 P.M.

Comfortable elegance abounds in this gated Mediterranean home in coveted Holmby Hills. Enjoy four bedroom suites, including a sumptuous master with his/her bath areas, closets and steam shower and main floor maid's/guest suite. Entertain to your heart's content with a custom kitchen to please any gourmet, with warm granite countertops and stainless steel appliances including a six-burner cooktop, double ovens and a huge center island, custom cabinets and eating area as well as a formal dining room. Formal living room with grand fireplace, 20' ceiling, decorative beams and tons of natural light from a multitude of windows. Relax in the family room with built-ins and wet bar, with french doors to private patio with a sparkling pool, spa, and bbq. Many custom details found throughout this home. Best location to UCLA, CC, BH, WEHO and Harvard Westlake!

1040 Brooklawn Dr., Los Angeles, CA 90077 | MLS# 17-286930 | \$5,995,000



Catherine Ferraro,
CaBRE#00745604

310-489-4025 | 310-276-6236
ferrarore@aol.com

Ferraro & Associates Realty
www.FerraroRE.com
433 N. Camden Dr. 4th Floor
Beverly Hills, CA 90210





NEW LISTING

1751 SUNSET PLAZA DRIVE | SUNSET STRIP

OPEN TUESDAY 11-2 PM

UNIQUE DEVELOPMENT OPPORTUNITY ABOVE SUNSET STRIP

\$2,995,000 | 12,630 SQ. FT. LOT

Midway in the Hollywood Hills sits this prominent view lot with approved plans and RTI permits for a proposed 5,072 square foot, four-bedroom, seven-bathroom home, boasting broad covered decks and patios in a curvy flowing indoor-outdoor design. This architectural masterpiece, with a stunning view of the city, is set on a corner lot with a four-car attached garage and great off-site parking for entertaining. The innovative design features curvy balconies and is topped with an elegant rooftop deck with a three-sided nightclub style bar and grill with seating for entertaining guests and a 15-foot diameter hot tub with rain showers for ultimate relaxation. Whether hanging out on the rooftop lounge with fire elements, or dressing for dinner in the formal bathroom, the glass pneumatic elevator will swoop one away to the car at the end of an evening. Entertain in the media room, workout in the gym, lounge in the open floor plan with disappearing sliders, or retreat to one of the cozy spots for an intimate gathering.

BILLY ROSE

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LIC. # 01302611



An international associate of Savills

THEAGENCYRE.COM







9318 NIGHTINGALE DRIVE

BIRD STREETS

TWILIGHT EVENT
TUESDAY, FEBRUARY 13TH
4:30PM - 7PM

\$29,950,000

5 BEDROOMS

8 BATHROOMS

9,000 SQ. FT.

29,000 SQ. FT. LOT

A masterful achievement of concept and design, this award-winning contemporary home, deftly executed by Zoltan Pali of SPF:architects and built by Dugally Oberfeld, claims a coveted lot on the exclusive Bird Streets of Los Angeles. Offered for the first time ever, the 9,000-square-foot residence showcases exquisite, museum-quality construction, warm, sophisticated interiors, and a thoughtful, open layout, with towering walls of glass taking full advantage of sweeping city and ocean vistas.

Tucked behind gates off a large motor court and four-car auto gallery, the home's artful exteriors speak to its architectural prowess and innovative design. Laden with a series of custom-designed, Swisspearl cement board panels and geometric louvres, glass-enclosed living spaces are shielded from the sun while taking full advantage of natural light and available views. Behind a striking entry wall of board formed concrete, a tranquil meditation garden leads to a light-filled entrance gallery punctuated by a glass-paneled ceiling. Beyond the gallery, Austrian textured wood floors and stone and wood paneled walls lend warmth to gracious, open living and dining spaces, complimented by a serene water feature stretching along the perimeter of the hillside.

MAURICIO UMANSKY

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LIC. # 01222825

ALEJANDRO ALDRETE

AAldrete@TheAgencyRE.com
424.230.3705
LIC. # 01783526



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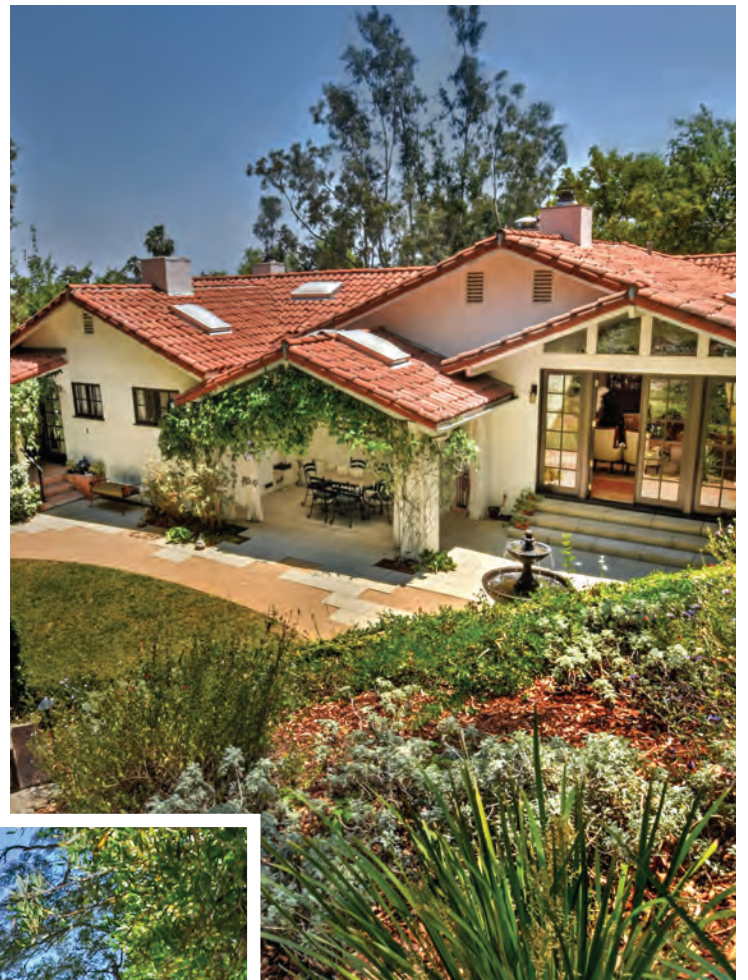
3665 WOODHILL CANYON ROAD

EXTRAORDINARY TWO HOME COMPOUND
IN THE HEART OF STUDIO CITY

\$5,495,000

9 BEDS | 9 BATHS

5,549 SQ. FT. | 46,146 SQ. FT. LOT



NEW LISTING

Two houses on over one acre. Tremendous opportunity to enjoy an amazing lifestyle in prime Studio City. These two homes present a media room, a pool, a lovely outdoor dining area to entertain guests under the stars. There is also a three horse stall, a gorgeous Spanish hacienda with stunning views, and the most incredible private and magical backyard.

This is truly a unique offering.

CRAIG KNIZEK

CKnizek@TheAgencyRE.com

424.230.3718

LIC. # 01377932

INGRID SACERIO

ISacerio@TheAgencyRE.com

424.354.4887

LIC. # 01905431



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3651 WOODHILL CANYON ROAD

STUDIO CITY



ABSOLUTELY CHARMING CLASSIC STUDIO CITY TRADITIONAL ON THREE PARCELS

Prime 'Silver Triangle' area south of Ventura Blvd. Revel in the privacy of this expansive gated estate with a lovely front porch that overlooks a quiet serene garden. The private, park-like backyard is perfect for entertaining, playing, and exploring. The additional two parcels extend over almost two acres, and meet up with protected Santa Monica Mountains conservancy land. Underbuilt reports indicate that two structures of 6,000 and up to 19,000 square feet can be built. The views from the larger rear parcel are unparalleled.

NEW LISTING

\$3,495,000

4 BEDS

2 BATHS

2,910 SQ. FT.

113,307 SQ. FT. LOT

CRAIG KNIZEK

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LIC. # 01905431



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951 CHAUTAUQUA BLVD

PACIFIC PALISADES



BRAND NEW TRADITIONAL DREAM HOME

Ideally located in the heart of Pacific Palisades, on the coveted street of Chautauqua Blvd and near the highly anticipated Caruso Village sits this brand new traditional home with unparalleled elegance and design throughout. Upon arrival, notice the impressive attention to detail, high ceilings, and an open floor plan which allows the natural light to flow. This spacious six-bedroom, eight-bathroom home includes a beautiful chef's kitchen with high-end appliances, center island, and bright white custom cabinetry. Upstairs find the spacious master suite with vaulted ceilings featuring walk-in closets, cozy marble fireplace, and a large balcony overlooking the back yard. A home movie theater, retreat inspired steam room, wine cellar, large grassy back yard with covered patio, pool and spa, multisource audio Russound Sound System, security system, and guest suite with separate access to complete this home.

OPEN TUESDAY 11-2PM

NEW LISTING | \$6,495,000

6 BEDS | 8 BATHS | 6,667 SQ. FT. | 8,660 SQ. FT. LOT



SANTIAGO ARANA

Santiago@TheAgencyRE.com

310.926.9808

LIC. # 01492489



An international associate of Savills

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14914 CORONA DEL MAR | PACIFIC PALISADES | \$19,000,000
 9 BEDS | 13 BATHS | 13,732 SQ. FT. | 33,337 SQ. FT. LOT

NEW LISTING



14930 CORONA DEL MAR | PACIFIC PALISADES | \$17,000,000
 8 BEDS | 13 BATHS | 11,943 SQ. FT. | 27,229 SQ. FT. LOT

NEW LISTING

DON HELLER

DHeller@TheAgencyRE.com
 424.400.5920
 LIC. # 01198240

SANTIAGO ARANA

Santiago@TheAgencyRE.com
 310.926.9808
 LIC. # 01492489

ALEJANDRO ALDRETE

AAldrete@TheAgencyRE.com
 424.230.3705
 LIC. # 01783526



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NEW PRICE

9421 LLOYDCREST DRIVE | BHPO

OPEN TUESDAY 11-2 PM

CREST STREETS MID-CENTURY

\$1,895,000 | 2 BEDS | 2.5 BATHS | 1,801 SQ. FT. | 20,788 SQ. FT. LOT

Meticulously maintained mid-century architectural in the famed Crest streets of Beverly Hills. Clean lines and bathed in light, this comfortable two-bedroom, two-and-a-half-bathroom home is sited with canyon views in front and tucked against gorgeous gardens on the hill. Private pool and spa area along with garden design by Campion Walker with terraced stairs accessing a sitting area with stunning views.

STEPHEN SIGOLOFF

SSigoloff@TheAgencyRE.com

424.231.0754

LIC. # 00796067



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CLASSIC PAUL WILLIAMS IN HOLMBY HILLS PARK DELFERN

OPEN TUESDAY 11-2 | PLEASE JOIN US FOR A CAPPUCCINO BAR & VALENTINE DESSERTS!



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MYRA NOURMAND | NOURMAND & ASSOCIATES
310.888.3333 | MYRANOURMAND@NOURMAND.COM | CALRE 00983509

243 DELFERN DRIVE
HOLMBY HILLS
\$60,000/MONTH FURNISHED



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BY APPOINTMENT

CORONA DEL MAR
7 Carmel Bay Drive
\$6,895,000

Matthew O'Keefe
310 429 4552



OPEN TUE 11-2

MARINA DEL REY
4215 Glencoe Ave #113
\$1,125,000

Heather Shawver
310 600 9519

Heather Rogers
646 872 4990



OPEN TUE 11-2

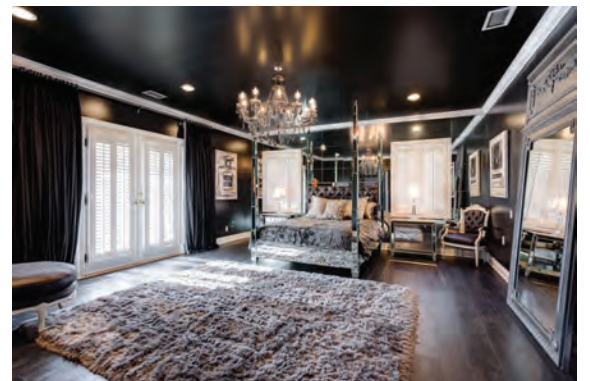
SANTA MONICA
443 N. Palm Drive #402
\$3,300,000

Linda Brown
310 463 3109

NEW LISTING DESIGNER HOME IN CHEVIOT HILLS

**PACIFIC
UNION**
INTERNATIONAL

OPEN TUES 11-2PM & OPEN SUN 1-4PM



ALEXIS BORIS
Estate Agent
310.990.6894
alexisestates@gmail.com
alexisestates.com

10269 CHEVIOT DRIVE CHEVIOT HILLS

Tucked away in Cheviot Hills, one of LA's most coveted and tranquil neighborhoods, this 5-bedroom home has the "WOW" factor in a true and unique estate that will surely impress any discerning buyer. With it's amazing 4-car motor court to the custom designed and hand picked features throughout, this resort-style living home is a must see! 10269cheviot.pacunion.la

Offered at \$4,450,000

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NEW LISTING | OPEN TUESDAY 11-2PM RESTORED 1920S COTTAGE

PACIFIC
UNION
INTERNATIONAL

OPEN TUESDAY 11-2PM | LUNCH SERVED



ARTASH OGANESYAN

Estate Agent

818.601.6017

art@pacunionla.com

pacifunionla.com/artashoganesyan

909 LARRABEE ST. WEST HOLLYWOOD

OFFERED AT \$1,675,000

Secluded and private, but set in the heart of the city's most vibrant neighborhood sits a lovingly restored 1920s cottage unlike any you have seen. After a year and half of renovation that saw the building go down to its studs and receive almost every possible update, the house still exudes vintage charm. Improvements include new electrical, plumbing, HVAC, wood floors, wood windows (but hi-efficiency), wood doors, kitchen, bathrooms, electric gate and shake siding. Despite all of this work the house has more original vintage character and charm than ever, with a traditionally and tastefully appointed interior that features marble counters, concrete tile, custom all-wood cabinets, soaking tubs, farm and school-house sinks, vaulted ceilings, barn doors and exceptional lighting fixtures. Plus every room enjoys its own tranquil, private garden - perfect for relaxing and entertaining. 909larrabee.pacunionla

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OPEN
TUE 11-2



11623 MORRISON STREET VALLEY VILLAGE

Located on a quiet and desirable neighborhood of Valley Village, this 2016 Cape Cod custom home has 5 bedrooms & 5 1/2 baths and all the “bells and whistles” you’d want and expect from a recently built home. Two story entry leads to the formal living room with a fireplace. The dining room features a custom brick wall detail and leads to the butler’s pantry. The family/great room with custom built-ins opens to the chef’s kitchen, complete with a large center island and a prep sink, a Wolf 6 burner oven, and a Sub-Zero fridge. The luxurious master suite has a sitting area w/ a fireplace and the master bath retreat has a walk-in shower, separate tub, and dual sinks with a vanity area. A private, entertainer’s backyard complete with a patio, salt-water pool, spa, wood deck with a gazebo and a built-in concrete gas fire-pit. There are custom window coverings and designer touches throughout. Located in the coveted Colfax Community Charter School District.
Offered at \$2,399,000



BRYAN ABRAMS

Estates Director
Associate Manager

818 266 4300
bryan@bryanabrams.com
bryanabrams.com

OPEN
TUE 11-2



2843 WESTBROOK AVENUE NICHOLS CANYON

Tucked in a secluded Nichols Canyon cul-de-sac, this Mid-Century ranch has been redone with an eye to resort-like privacy and luxury. Inside, luxurious upscale finishes enhance the inviting floor plan while high ceilings, hardwood floors and soft recessed lighting create a serene welcome. A hewn granite fireplace highlights the living room. Both here and in the dining room, pairs of broad glass doors frame the leafy views, opening wide to the inviting sun deck, hot tub and newly refinished saltwater pool. A counter with pull-up seating opens the dining room to the gourmet kitchen, where European cabinets, granite countertops and a designer tile wall and backsplash set the tone with Viking and Sub-Zero appliances. The master suite opens to a secluded patio and features a walk-in closet. Both baths have been redone with Kohler fixtures. The newly re-roofed home includes a large attached two-car garage and a crescent driveway with ample parking for several vehicles. **Offered at \$1,995,000**



STEVE SANDERS
Realtor

323 828 6471
ssanders@pacunionla.com
pacificunionla.com/stevesanders



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JOSH FLAGG
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310.623.8703 | joshflagg.com

AKP

TF

STUNNING BEVERLY HILLS TRADITIONAL



801 NORTH SIERRA DRIVE, BEVERLY HILLS

\$11,495,000

BY APPOINTMENT ONLY



PACIFIC
UNION
INTERNATIONAL



CREST STREETS OPPORTUNITY WITH RTI PLANS+PERMITS



9464 BEVERLYCREST DRIVE, BEVERLY HILLS

\$5,750,000

OPEN TUESDAY | 11-2PM

VALET PROVIDED

AARON KIRMAN

PRESIDENT, ESTATES DIVISION

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A|KP



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- SWIM LANE/KIDS POOL
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- GUEST PARKING
- GOLF COURSE
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- UNDERGROUND SECURED PARKING
- ROOF TOP BAR/ROOF GARDEN
- ROOM SERVICE
- ELEVATORS
- GYM

KENNETH J. MARMON
ESTATE AGENT

310 749 4995 | kjmarmon.com

BRANDON SANFORD
ESTATE AGENT

323 333 5519 | brandon@daaronkirman.com

CONTEMPORARY FARMHOUSE ENCLAVE



PACIFIC
UNION
INTERNATIONAL

7825 TORREYSON DRIVE, HOLLYWOOD HILLS

OFFERED AT \$3,295,000

OPEN TUESDAY | 11-2PM

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AKP



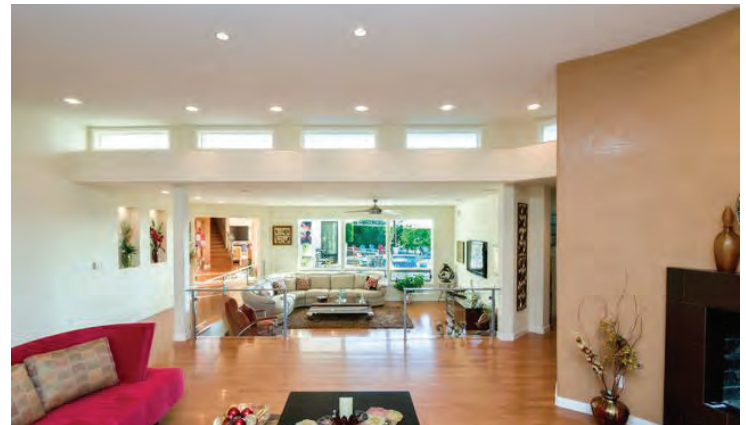


**5200 SHENANDOAH AVE
LOS ANGELES CA 90056**

**Open House
02/13/2018 (11:00AM-2:00PM)**

PRIME LADERA HEIGHTS!! This magnificent home is a one of one masterpiece situated on more than one quarter of an acre! Newly built in 2009, this 5244 square foot home leaves you wanting for nothing. With a floor plan that is both private and open, one can lose themselves in one of two master suites which boasts of breathtaking sunsets views, beautiful city lights, or simply the lavish pool and spa that can be seen from either your private balcony or wall-to-wall windows. Allow your family or guests to enjoy themselves in either one of two in suite bedrooms with closet space even your most popular socialite would die for! This home is a true entertainer's fantasy giving you both warmth, comfort, and style. Equipped with the most elegant of gourmet kitchens that flow into a family eating area all in which give views of your oversized pool and spa. Full-sized laundry room, two car garage and upgraded security and media systems. The amenities are endless!! A TRUE MUST SEE!!!

Offered at: \$2,295,000



MARINA STEELE

NELSON SHELTON REAL ESTATE

BRE#: 01894899

Phone: 323-810-4567

Email: marinaramos77@icloud.com

Address: 355 North Canon Drive
Beverly Hills California 90210



811 NORTH HILLCREST ROAD, BEVERLY HILLS

Located on what is considered one of the most prestigious blocks north of Sunset, the Hillcrest contemporary home features 5,177 square feet and it's on a 26,607 square foot lot. Perfect for a developer and/or end user, the five bedroom home features magnificent and 14 foot ceilings and fabulous walls of glass! Light and bright, this home is perfect for entertaining and has a wonderful floor plan. Private and set back off the street, the Hillcrest home is located two minutes from the Beverly Hills and four minutes from Rodeo Drive. By far the most aggressively priced time north of Sunset, this property is ready to be sold for the first time in decades.

Offered at \$8,495,000

Open Tuesday 11-2

JOSH  FLAGG
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 DRE Lic# 01470467



National Historic Landmark **VILLAGE GREEN COMPLEX**



Open Tuesday 11 - 2

5331
VILLAGE GREEN

Priced at \$475,000

Situated on 68 acres of lush gardens, sprawling lawns, mature trees, and interconnecting walkways, Village Green is an historic community of residential condominiums. Designated as a National Historic Landmark in 2001 and observing Mills Act status, this offering represents a very rare opportunity to live in a unique haven in the center of the city. Renovated in 2017, the spacious unit has a new kitchen and bathroom, with timeless design and appeal, paying deference to the property's historic origins. A separate private one-car garage is located just steps from the unit. And a private courtyard patio is the perfect spot for outdoor dining. Located a couple of blocks from La Cienega and Rodeo Road, and in close proximity to the La Cienega Metro rail station. Enjoy high end design and luxury at an affordable price.



Property Specs:

- Main House: 1 Bedroom + Formal Dining + 1 Bath
- Separate Private Garage + Private Courtyard Patio
- Living Area: 925 square feet*
- Lot Size: 68 Acres *

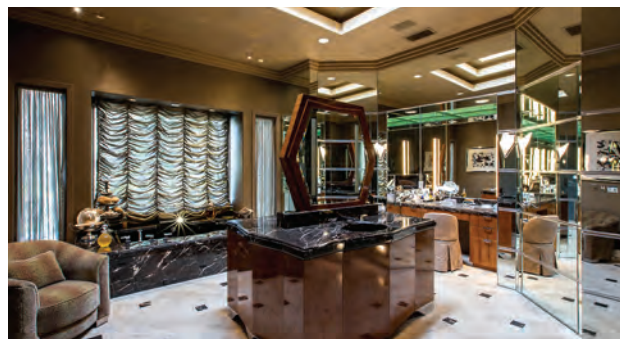
Brad Downs
Rodeo Realty - Beverly Hills

310.435.3225

CalBRE #01230774



*Square footages are approximate. Broker does not guarantee accuracy of square footage, lot size or other information concerning condition or features of property provided by seller or obtained from public records. Buyer is advised to verify independently accuracy of information through inspection with appropriate professionals.



NEW LISTING

OPEN TUESDAY, FEBRUARY 13 | 11-2PM

9501 BRIARCREST BHPO

1.2 Acres | Tennis Court Estate | Pool | Main House - 6850 Sq Ft | 3 Bedrooms + Staff | Detached Guest 800 Sq Ft | 2 + 3 Car Garage

\$11,995,000



RANDY FRED

Broker Associate

310.486.0200

Randy@rodeoRe.com

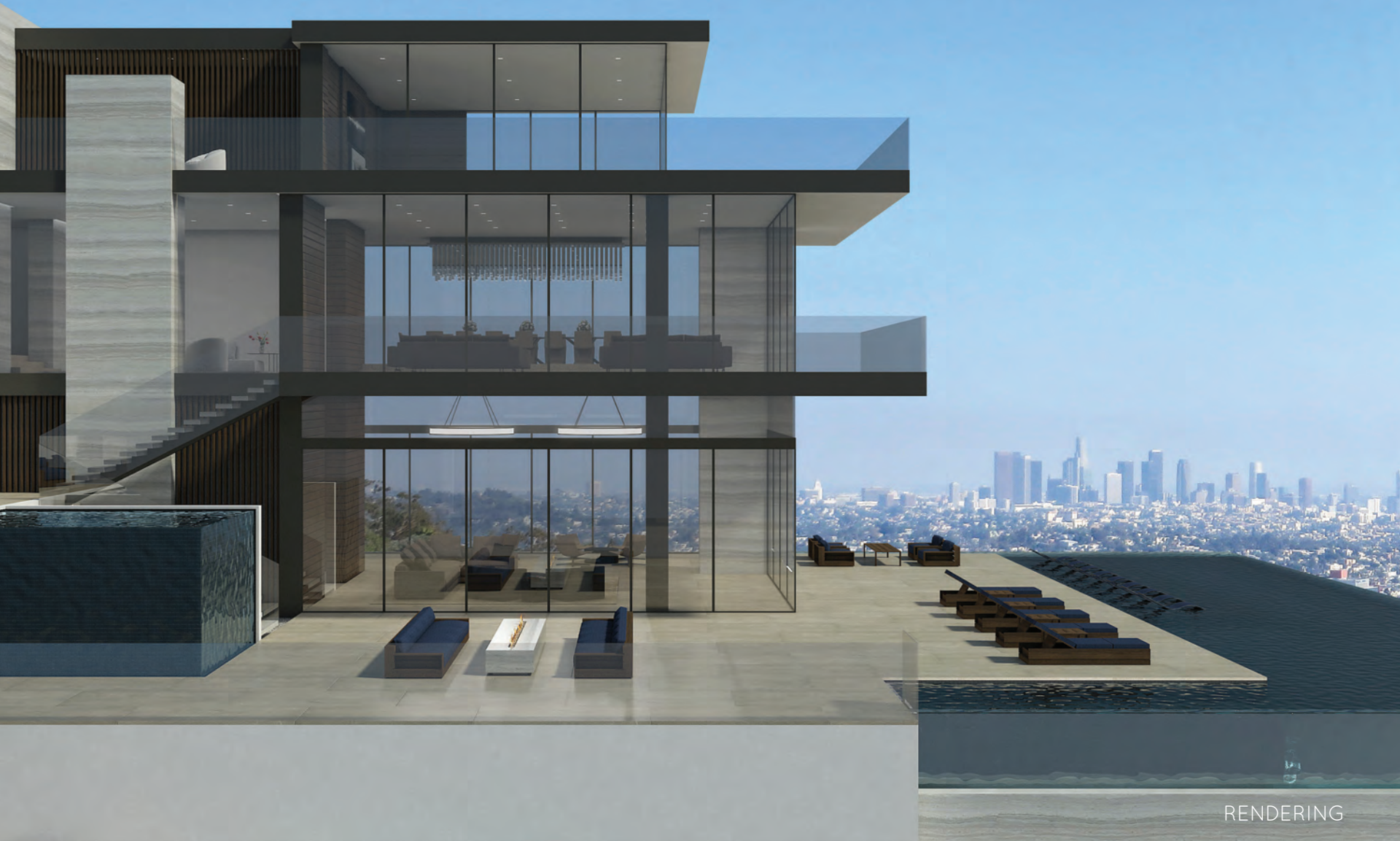
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**110 North Van Ness Avenue
Hancock Park**

\$4,100,000 4 Bed | 3.5 Bath | 4,019 Sq Ft
110vanness.com

Restored 1921 Prairie-style residence in
Windsor Square by Simo Design.

Boni Bryant & Joe Reichling

323.854.1780

boni.bryant@compass.com

CalBRE(s) 01427385/01245334

Broker's Open House Tuesday 11am-2pm
Coffee and donuts



**1339 North Fuller Avenue
Hollywood**

\$1,549,000 | 3 Bed | 3.5 Bath | 2,745 Sq Ft
fuller4.com

Huge reductions on final homes at
The Fuller Four!

Joe Reichling & Boni Bryant

323.395.9084

joe.reichling@compass.com

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Broker's Open House Tuesday 11am-2pm



Open House
Tuesday 2/13
11 am-2 pm

COMPASS

Spectacular Courtyard Spanish in Prime Crestview Neighborhood

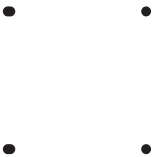
Spectacular 3BR+Den, 2BA courtyard Spanish in prime Crestview neighborhood. This warm and inviting home features a spacious light-filled living room with wood-burning fireplace and beautiful bay window, cozy den/office, chef's kitchen with stainless steel appliances, granite counters and breakfast area, formal dining room and spacious laundry room with ample storage. Master bedroom boasts charming vanity area and large windows looking onto lush backyard. Adjacent bathroom includes separate tub and shower. Additional features include stunning stained glass windows in kitchen and hallway skylight, hardwood floors, coved ceilings, ceiling fans, built-in audio speakers, central HVAC and custom molding and architectural detailing throughout. Backyard includes covered patio area, grassy yard and detached 2-car garage all surrounded by lush landscaping for added privacy. Located on beautiful tree-lined block and conveniently close to Beverly Hills, Century City and Pico/Robertson shops.



1828 South Wooster Street
Beverlywood Adjacent

\$1,599,000
3 Bed + Den | 2 Bath | 1,977 Sq Ft
1828SouthWoosterStreet.com

Jeremy Ives
310.858.1902
jeremy@jeremeyives.com
CalBRE 01420214



OPEN TUESDAY EXTENDED HOURS 11-3PM / CATERED BY STK / CHAMPAGNE SERVED



543 NORTH ARDEN BOULEVARD | HANCOCK PARK



Extraordinary new construction architectural home in prime Hancock Park with over 6000sf of indoor-outdoor living! Walled, gated and mature hedges for privacy. Expansive art walls, incredible 11ft ceilings, unique center courtyard pool, walls of glass, oversized two car garage and grassy yard. Italian kitchen with 12ft island, Wolf/Sub-Zero appliances: espresso machine, sleek cooktop, standard/microwave/steam and convection ovens. Designer bath tiles and fixtures, striking wide plank oak hardwood floors. Crestron automation. Formal dining room seats 12 with dramatic 25ft ceiling. Master retreat with private balcony, massive walk-in closet and spa-like bath. An open tread staircase connects all 3 levels and leads to 1000sf of breathtaking rooftop deck with jetliner views of the Hollywood sign, Griffith observatory, historic buildings and downtown skyline. Enjoy the hot tub and full outdoor kitchen. Adjacent to Larchmont Village, world class restaurants, shops, studios, transportation hubs and city services.



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BEVERLY CENTER | 434 N CRESCENT HEIGHTS BOULEVARD | \$3,390,000
5-BR, 6-BA, POOL Web# 17250128 Michelle Oliver M: 310.500.6111
Cory Charlupski M: 310.728.9566 Tracy Tutor Maltas M: 310.595.3885



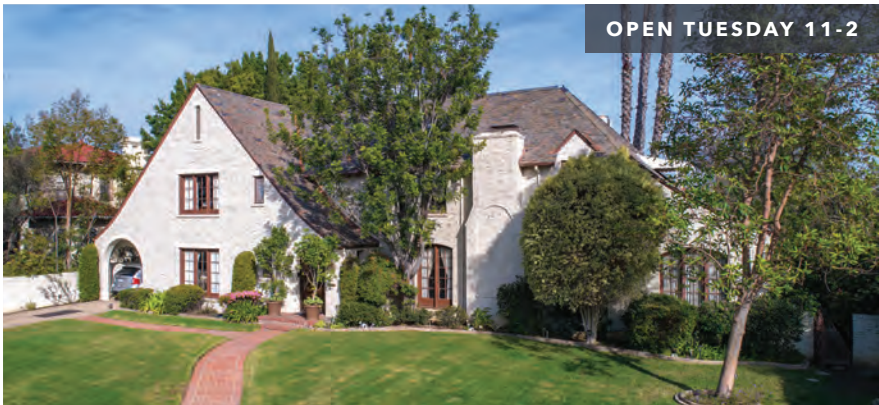
BEVERLY HILLS | 911 N BEVERLY DRIVE | \$13,150,000
6-BR, 4-BA, POOL Web# 18306256 Tracy Tutor Maltas M: 310.595.3885
Gina Dickerson M: 310.595.3885



BEVERLY HILLS | 1355 N BEVERLY DRIVE | \$3,000,000
2-BR, 3-BA, DEN, POOL Web# 18304656 Tracy Tutor Maltas M: 310.595.3885
Gina Dickerson M: 310.744.5584



DOWNTOWN LA | 1855 INDUSTRIAL STREET #603 | \$729,000
Studio, 1-BA Web# 18308214 Liz Gottainer M: 213.393.2209



HANCOCK PARK | NEW LISTING | 314 S RIMPAU DRIVE | \$5,975,000
6-BR, 6-BA Web# 18307806 Jeeb O'Reilly M: 310.980.5304



HOLLYWOOD HILLS | PRICE REDUCTION | 6401 INNSDALE DRIVE
\$1,495,000 | 4-BR, 3-BA Web# 17296644 Sophie Dabestani M: 310.963.5446



HOLLYWOOD HILLS | NEW LISTING | 2129 MOUNT OLYMPUS DRIVE
\$3,850,000 | 4-BR, 3-BA Web# 18307620 Jeeb O'Reilly M: 310.980.5304



OPEN TUESDAY 11-2

MID-WILSHIRE | NEW LISTING | 1366 S ORANGE DRIVE | \$1,249,000
4-BR, 2-BA, DUPLEX Web# 18311206 Ivan Estrada M: 310.367.7654



PACIFIC PALISADES | 1545 AMALFI DRIVE | \$10,995,000 | 6-BR, 8-BA
Web# 17275112 Adam & Ally Jaret M: 310.562.4073



ARTIST RENDERING

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



OPEN TUESDAY 11-2

SUNSET STRIP | 9392 FLICKER WAY | \$6,995,000 | 3-BR, 4-BA, POOL
Web# 18307492 Josh & Matthew Altman O: 310.819.3250 Jacob Greene M: 310.415.2653



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



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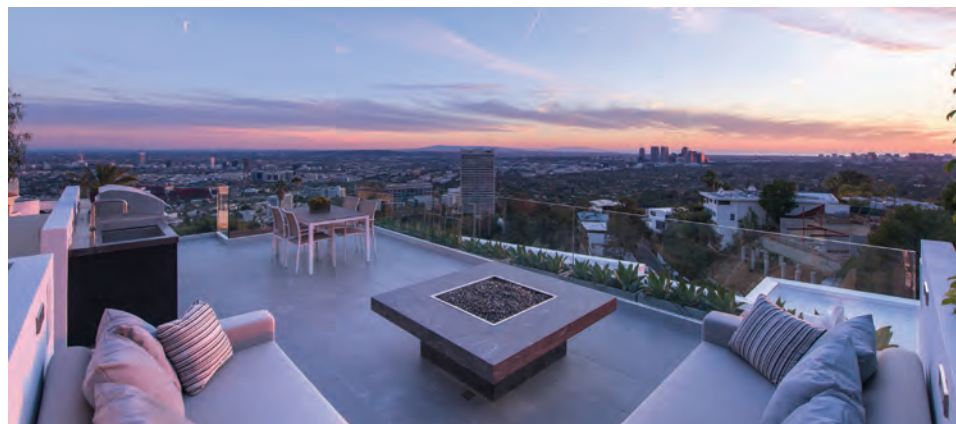
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OPEN TUESDAY 11-2



STUNNING BIRD STREETS MODERN | OPEN TUESDAY 11-2

Sunset Strip | 9392 Flicker Way | \$6,995,000 | 3-BR, 4-BA | Boasting more than 3,500 sf, this home features more than 2000 sf of outside decking, including one of the best rooftop decks in the city equipped with fire pit and outdoor kitchen to entertain with jetliner views. Enter through the dramatic living room with 20-foot ceilings, accented by a custom smoked glass 16-pendant chandelier. Calcutta marble kitchen & fireplace, Wolf & Sub-Zero kitchen appliances, and built-in 150 bottle wine cooler. Watch sunsets from every room including the pool. Smart home with automated lighting, security cameras & Sonos. This home is turnkey and ready to go for your most discriminating clients. **Web# 18307492**

AB THE ALTMAN BROTHERS

JOSH & MATT ALTMAN

O: 310.819.3250

Josh@TheAltmanBrothers.com

TheAltmanBrothers.Elliman.com

CalBRE# 01764587

JACOB GREENE

M: 310.415.2653

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±98.3 ACRE MIXED USE DEVELOPMENT SITE

Sealed Bid Auction; March 6, 2018

Cole Grade Road and Valley Center Road, Valley Center, California



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Williams Riviera Ranch Estates (±86 acres) and The Towne Center (±12 acres) are offered individually but may be purchased together.

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SUNSET STRIP | 1133CORYAVE.COM | 2BD/3BA | \$2,950,000 | web: 0027933

Perfectly situated on the border of Beverly Hills and West Hollywood, at the bottom of the prestigious "Bird Streets" this house has passed hands from one Hollywood elite to another. Steps away from Soho house, BoA. This 1920's Spanish gem has a beautiful open floor plan with a large flat backyard, ideal for entertaining. Gated security system to romantic courtyard, Lovely living room with beautiful wood burning fireplace. Remodeled open kitchen with state-of-the-art appliances such as the La Cornue range/oven and Viking fridge. Three remodeled bathrooms complete with book matched marble slabs and Newport brass fixtures. Master bathroom with full digital steam system. Beautifully remodeled backyard with bonus room/gym and full bathroom; full spa and built in fire pit surrounded by open grassy yard. The home has been renovated from the ground up including: new roof, gate, chimney, plumbing, 3 remodeled bathrooms, and converted garage into gym with built-ins throughout to maximize storage. Parking for 3 cars tandem. Approx. 2,000 sq ft of top quality, truly a jewel with utmost ideal location.

DREW MANDILE & DEAN MANDILE & BROOKE KNAPP

Drew@DrewAndBrooke.com | 310.749.7124



BEVERLY HILLS BROKERAGE | 9665 WILSHIRE BOULEVARD, SUITE 400, BEVERLY HILLS 90212

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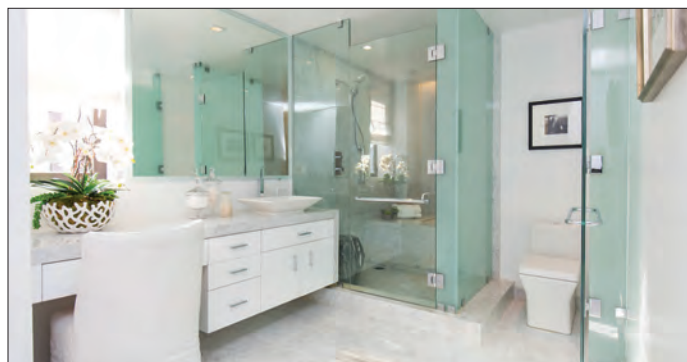
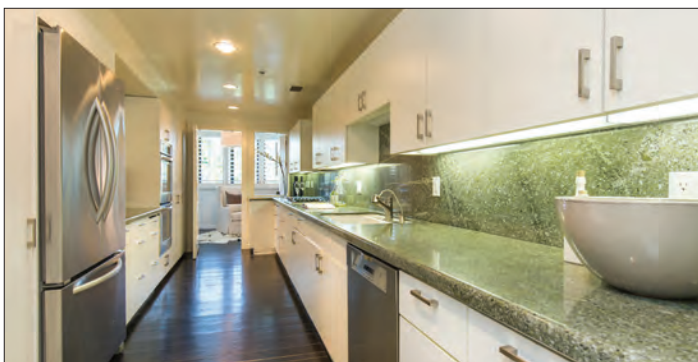
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THE WILSHIRE TERRACE

10375 WILSHIRE BLVD. UNIT 2A
WILSHIRE CORRIDOR

Offered at \$1,495,000

JUST LISTED



Beautifully remodeled corner unit with private northerly garden and tree top views in the prestigious Wilshire Terrace. Gorgeous ebony wood floors throughout, open floor plan great for entertaining and high ceilings with lots of natural light. Carrera marble master bathroom with glass enclosed 'wet room' for bathing and showering. Unit also boasts "en suite" guest bedroom, super chic powder room and "alcove/office" off of kitchen. This elegant full-service building includes valet, swimmers pool, gym, spa, rose garden & dog park.

OPEN TUESDAY 11-2



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6607 Cahuenga Ter Los Angeles, CA 90068
3 bedrooms | 4.5 Baths



Offered at \$2,788,000

Brand new house built in 2017 in great central location. Ready for the first buyer to call it their Home. Minutes from Hollywood Bowl (walking distance), Ford, Adobe theaters, Burbank Studios, Hollywood and Highland, Studio City, Universal City and everything Hollywood nightlife has to offer. Open floor plan with lots of natural lighting, Hardwood floors and Italian tile, high ceilings with recess lighting and speakers throughout. Large deck with city views, gourmet kitchen includes high quality Porcelanosa cabinets and Viking appliances, media room, security system with cameras. Must see for your self...



Arteom Bagian

Realtor

310.745.074

ArtOfBevelyHills@gmail.com

CalRE # 01817803

BROKERS OPEN HOUSE

Tuesday February 13th 11 am - 2pm

Sunday February 18th 1pm - 5pm



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143 N LE DOUX ROAD, BEVERLY HILLS
3 BEDS | 3.5 BATHS | 2,307 SQ. FT. | 6,501 SQ. FT. LOT

OFFERED FOR \$2,695,000
OPEN TUESDAY FROM 11AM TO 2PM & SUNDAY 1PM TO 4PM



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6684 West 5th Street

Open Tues 11-2 | 4 Bed | 4 Bath | \$2,695,000 | www.6684west5th.com

Emotional courtyard Spanish located in the heart of the Beverly Grove. 4 BR + 4BA home, restored and remodeled with over 3,000 sqft. Custom fixtures and finishes throughout. Formal 2-story entry welcomes you with Spanish tile steps and iron light fixture. Large sun-filled formal living room with stenciled wood beam ceilings opens to a study with built-in shelving. Gourmet eat-in kitchen with 11 ft. wide center island, Wolf Range, Sub-Zero refrigerator, two dishwashers and temperature controlled wine cellar. French doors lead out to the sparkling spa with water feature and lounge area with built-in BBQ. Master bedroom occupies the second floor with a separate sitting area, walk-in closet with an en-suite marble bathroom, claw foot tub and oversized steam shower. Three additional bedrooms with luxurious bathrooms. Newly landscaped front and rear yards are great for entertaining. New electrical, plumbing, HVAC, roof, windows, copper rain gutters and security cameras. 2-car garage with freshly poured driveway and gated drive. Too many features to list. Would make a wonderful place to call home!

ADAM SIRES
asires@nourmand.com
direct: 310.495.1024
dre# 01399199

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Open House Tuesday (2/13) 11-2pm

WWW.9255montemar.com



9255 Monte Mar Dr, Los Angeles, CA 90035

5 Bedroom + Office | 5.5 Bath | 5,038 Square Feet

Breathtaking newly constructed traditional/farm house located in **Prime Beverlywood!** Walk into an open floor plan with lots of natural light, a wine cellar leading into a large kitchen with wolf/sub-zero appliances, a kosher kitchen (2 dishwashers, 2 ovens, 2 sinks), and high 12' ceilings throughout. This beautiful home is equipped with a Control 4 Smart System with smart thermostat control, a large backyard with a pool/spa with waterfall and flush mounted heaters in the patio, and separate fireplaces. Large corner lot with great curb appeal and walking distance to houses of worship.

Listed at \$4,250,000

Serena Shlomof

CALBRE#: 01986310

Call Us Now

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