



“La Dolce Vita”



AREA
3
SUNSET STRIP –
HOLLYWOOD HILLS WEST



HOLLYWOOD HILLS | \$3,200,000
 8623 Franklin Ave, Open Tuesday 2-5
 3 Bedrooms | 3.5 Bathrooms
 Pool and Views

Circa 1926 villa situated in the heart of the Sunset Strip in the Hollywood Hills. This meticulous renovation has a sophisticated and modern twist with an air of old world charm and romance which defines the structures exquisite facade. The reclaimed wood beam ceilings in the guest suite rotunda as well as on the front terrace inspire so much character and charm. Luxurious pool area, home theater, and city views make this the ultimate entertaining home. Also available for lease at **\$12,500/month**. Lunch will be served.



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 CalBRE #00980677



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AREA
10

WEST HOLLYWOOD VICINITY

Luxurious Loft Living!



1152 N LA CIENEGA BLV, UNIT 101
 2/14/2017 (11-2) and 2/19/2017 (1-4)

An ideal location in the heart of West Hollywood. Walk score 88! A spacious loft with 2 Bedrooms and 2 1/2 baths. Meticulously designed with 15' ceilings, polished concrete floors, and a chef's kitchen with Viking appliances. The sliding doors create privacy or that open air feel. A floor to ceiling roll up door offers the

best of indoor /outdoor living. Both en-suite bathrooms are appointed in elegant detail. 2 tandem parking spaces and plenty of guest parking.

Offered At **\$899,000**



KV BEVERLY HILLS
 KELLERWILLIAMS REALTY

Ashley Rogers
 323 428 6166

439 N Canon Drive Ste.300 Beverly Hills, CA 90210
www.thewesthollywoodcondo.com

INCOME PRODUCING DUPLEX AT \$15,000 PER MONTH



OPEN TUESDAY 11AM-2PM

1336 North Fairfax Avenue | West Hollywood | 6 Bedrooms | 8 Baths | \$3,950,000 | Two gated and contemporary units built in 2006; 1336 has 3 bed and 4.5 baths with a 2 car garage and deck. 1334 has 3 bed and 3.5 baths with a 2 car garage. Huge 3rd floor roof-top deck with fabulous panoramic views of the city and Hollywood Hills. Large open floor plan with great room and fireplace adjoin chef's kitchen with slab granite counters and stainless Kenmore PRO built-in fridge, 5 burner gas range, dishwasher, microwave and oven. Large master suite features both spa tub and large frameless shower. High ceilings, wood floors, private bath and custom designed walk-in closet in each bed. Front and back landscaped yard. Newly landscaped and painted inside and out.



ANN DASHIELL
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ANN.DASHIELL@ELLIMAN.COM

ELLIMAN.COM/CALIFORNIA



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AREA
14

SANTA MONICA

835 26th St
Santa Monica

Open Tuesday 11am - 2pm



Hidden behind a wall of lush foliage & beautiful gate for ultimate privacy, sits an exceptional custom built, classic Spanish style home with tasteful high-end finishes. An entertainer's delight featuring: cook's kitchen with top of the line appliances & limestone counters, dining room perfect for parties, oversized deck & spacious yard. Master suite with spa-like bathroom. This newer home also offers a permitted studio. Find tranquility in this private, designer home in a coveted Santa Monica location.

3 bedrooms | 2.5 bathrooms | den | art studio/guesthouse

Listed at: \$2,895,000

www.83526thstreet.comFiora
Astonfiora aston
310.480.3585
fioraaston@me.com

1272RidgeleyDrive.com

AREA
19

BEVERLY CENTER - MIRACLE MILE

NEDBROWN

310.270.9288 | ned.brown@telesproperties.com



1272-1274 S. Ridgeley Drive
Beverly Center / Miracle Mile

Duplex, 3 bd 2 ba units +
converted garage bachelor unit
3,913 sqft

Listed at \$1,749,000

Beautifully restored 1937 Mediterranean duplex, mid-block in Wilshire Vista Heights. 3 bed / 1.75 bath units (plus office addition in lower) feature period moldings and archways throughout, living rooms with stained glass windows and fireplaces, formal dining rooms, breakfast rooms, laundry rooms, peg and groove hardwood floors. Upper features Saltillo tiled entryway, plantation shutters, center hall skylight, and built-in bookshelves and cabinets. Copper plumbing, central heat, tankless water heaters, new roof in 2011. One car garage, plus one converted to (non-permitted) bachelor unit (to be delivered vacant). Main building to deliver with month-to-month tenants at solid market rents. 1272RidgeleyDrive.com

Ned Brown: California Bureau of Real Estate #01362039
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AREA
19
BEVERLY CENTER – MIRACLE MILE

Sotheby's
INTERNATIONAL REALTY

6112 MARYLAND DRIVE
LIGHT AND BRIGHT SPANISH



OPEN TUESDAY 11-2

4 BEDROOMS | 3.5 BATHS | Offered at \$2,399,000

Light and bright Spanish style home in fabulous Beverly Grove with all the right ingredients for a new owner to take it to the next level. Adjacent to LACMA, Petersen Automotive Museum, Farmers Market, The Grove, Third Street restaurants and shopping. This home will not last, hurry dreamers and visionaries.

Sunset Strip Brokerage
SHARONA ALPERIN | 310.888.3708
Sharona.Alperin@sothebyshomes.com
MySharona.com



RARE
PROPERTIES

RARE LOS FELIZ OASIS



Broker's Open
Tuesday, Feb. 14th, 11-2pm

5555 GREEN OAK DR, LOS ANGELES, CA 90068

- 3 Bed + 3.5 Bath
- Soaring 15 ft. Ceilings
- Pool & Spa
- Direct Access to Griffith Park Trails

Remarkable one of a kind contemporary located on a peaceful cul-de-sac against a serene backdrop, situated against Griffith Park with direct access to park and hiking trails. This custom one story 3 bed and 3.5 bath home boasts an open floor plan with hardwood floors throughout, bright living room with fireplace, family room and dining room with dual sided fireplace and soaring 15 ft. ceilings and views of the park. Gourmet kitchen features custom walnut cabinets, stainless appliances, quartz counter tops, huge pantry area, beverage center and prep sink. All bedrooms are ensuite and feature gorgeous porcelain and glass tiles and custom vanities. Adjacent to the master suite is a powder room and stairs down to the attached garage and laundry area. The generous master suite opens to the pool and features a spa-like bath with separate shower, soaking tub, and large walk-in closet. Step outside into a private oasis outfitted with a shimmering pool & spa with waterfall, fire feature and outdoor kitchen, perfect for entertaining guests.

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Offered at \$2,425,000

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KW BEVERLY HILLS
KELLERWILLIAMS REALTY

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BRAND NEW MALIBU BEACH REDUCED \$5.5M TO \$3.95M



21110 Pacific Coast Highway, Malibu

Brand new Malibu beach house on rare and very desirable ocean bluff beach with views of your own private cove. One of very few Malibu beach homes built on a low bluff allows you to enjoy the ocean. Ultimate in beach living, this luxury residence offers effortless elegance, state-of-the-art conveniences, views from every room and striking finishes including roughen limestone floors, Italian marble and granite, a fireplace, stainless steel Viking appliances, a steam shower & a BBQ. This unique 3 bed 3 bath beach getaway's great room's open floor plan is perfect for entertaining & offers easy indoor outdoor/living with a custom wall of glass that opens to over 1500 sq. ft of oceanfront terrace. The charming master suite and separate on-suite guest room lead to a private oceanfront deck with an outdoor shower and a soak tub that give new meaning to "a room with a view."

BILL MOSS

310.293.5503 | BILLMOSSMALIBU@YAHOO.COM



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HomeServices

MALIBU

33+ ACRE PARCEL IN PRIME CENTRAL MALIBU LOCATION

20715 Las Flores Mesa Drive, Malibu
www.20715LasFlores.com



THE RED LINES ARE THE APPROXIMATE BOUNDARIES OF 3 PARCELS CONSISTING OF APPROXIMATELY 33 ACRES.

BY APPOINTMENT ONLY

\$6,950,000... Ideally nestled in the central hills of Malibu, this expansive 33 acres lot offers a stunning 360-degree unobstructed view of canyon, mountains and ocean. This inventive parcel contains several separate, graded lots with road access and head-on views of the Pacific. Depending on your lifestyle preference, the land can be subdivided into multiple lots or used for one exclusive, multi-faceted estate. Located less than half a mile up Las Flores Canyon, the location is easily accessible to 405 Fwy, PCH and Santa Monica. Yet it's removed enough from the city bustle to provide the kind of remote serenity and privacy expected from a prime Malibu address. Architectural plans have been drawn for an alluring 10,000+ sq. ft. estate with a large swimming pool and cabana. The City of Malibu has started the approval process technical reports (Geology, Biology, Archeology, Soils, Landscaping and Water Seepage Pits) covering the property. Red Lines on first photo show only approximate boundary of property.

LESS THAN ONE MILE FROM PCH | CENTRAL MALIBU



MARCO RUFO
Bringing Integrity To Your Front Door...

310.488.6914
info@marcorufo.com | marcorufo.com

AREA
60

TARZANA



4500 Sendero Pl, Tarzana

\$1,095,000

Open Tuesday 11:00 to 2:00

Well maintained Post and Beam in sought after “South of the Blvd.” neighborhood. Located on a quiet cul-de-sac, this spacious 4 bedroom, 3 bathroom residence is a great family home with a huge yard for family fun and entertaining. Living room with beamed ceilings and a see through fireplace to the formal dining room. Large sliding glass doors bathe the home in sunlight and views to the expansive back yard. Plenty of parking with attached garage and extra wide driveway. Enjoy the quiet and nature of this wonderful neighborhood.

ISABELLE MIZRAHI

(310) 230-3720

isabelle@inthecanyon.com



BERKSHIRE HATHAWAY
HomeServices
California Properties

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RARE
PROPERTIES

RARE ENCINO WOODS ESTATE



Public Open House
Tuesday, Feb. 12th 1-4pm

Broker's Open House
Tuesday, Feb. 14th, 11-2pm

Public Open House
Tuesday, Feb. 19th, 1-4pm

5060 VALJEAN AVENUE, ENCINO, CA 91436

- Dual Master Suites
- Exposed Beam Ceilings
- Pool & Spa
- Sports Court
- Putting Green

Gated Mediterranean estate in the heart of Encino Woods. Incredible opportunity to move in or build, extend, and create your own custom home. This private villa opens to expansive yard and a sparkling pool that feels like your own private vacation resort. Spanish tile courtyard leads to the 2-story foyer with exposed beams. The entry boasts a spiral staircase that leads to the unique library loft with moving ladders and book shelves. There is a formal dining room which opens to the back patio, large kitchen with vaulted ceilings, a center island, breakfast nook, double ovens, and plenty of cabinet and counter space. Off the kitchen is the laundry room and one ensuite bedroom. The spacious family room is distinguished by beamed ceilings, fireplace, wet bar, built in wine cooler, and French doors to the courtyard. The formal living room has a large fireplace, atrium, and opens to the courtyard. There are 5 bedrooms including 2 master suites, 1 up and 1 down. On the first floor is 1 ensuite guest bedroom, and additional guest room with separate bath, and the first master with ensuite bath, dual closets, and opens to the back patio. The private upstairs master suite features high ceilings, dual walk-in closets, generous master bath, skylights and private balcony with spiral stairs to the backyard. Upstairs there is also a separate office/gym with access to an 800+ SqFt bonus room above the garage (not included in SqFt). Backyard patio opens to a BBQ area, sports court, putting green, and golf/pitching practice area. The possibilities are endless.

breakfast nook, double ovens, and plenty of cabinet and counter space. Off the kitchen is the laundry room and one ensuite bedroom. The spacious family room is distinguished by beamed ceilings, fireplace, wet bar, built in wine cooler, and French doors to the courtyard. The formal living room has a large fireplace, atrium, and opens to the courtyard. There are 5 bedrooms including 2 master suites, 1 up and 1 down. On the first floor is 1 ensuite guest bedroom, and additional guest room with separate bath, and the first master with ensuite bath, dual closets, and opens to the back patio. The private upstairs master suite features high ceilings, dual walk-in closets, generous master bath, skylights and private balcony with spiral stairs to the backyard. Upstairs there is also a separate office/gym with access to an 800+ SqFt bonus room above the garage (not included in SqFt). Backyard patio opens to a BBQ area, sports court, putting green, and golf/pitching practice area. The possibilities are endless.

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KELLERWILLIAMS REALTY

www.5060Valjean.com | Offered at \$1,950,000

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AREA
72

the
SOURCE
VISION IN REAL ESTATE

NEW LISTING
2BR | 2 BA | 1,610 Sq.Ft.
Asking Price \$486,000

13331 Moorpark Street, #311 Sherman Oaks

SHERMAN OAKS



OPEN HOUSE
Friday 11:00-2:00



Jan Knapik
310 463 3772
jan@thesourcegp.com
CalBRE: 01994945

Lamorna Watts
310 866 6726
lamorna@thesourcegp.com
CalBRE: 01994929

GORGEOUS, BRIGHT, LOFT STYLE CONDO
in desirable Sherman Village. Dramatic living space with open floor plan and impressive high ceilings with skylight. Tasteful laminate wood and tile flooring throughout the entry level. Formal living room and dining room with fireplace. Granite kitchen counter tops & stainless steel appliances. Washer & dryer in unit. New berber carpeting leads to the master suite with a private bathroom and large walk in closet. Secure and well maintained contemporary complex-two pools, spa, sauna, exercise room and community rec room. Fantastic location, Dixie Canyon school district close to restaurants, shops and freeways.

www.thesourcegp.com

kw
KELLERWILLIAMS.

Stunning Toluca Lake Home

AREA
74

TOLUCA LAKE



10437 SARAH ST
Tuesday, 2/14 from 11am-2pm

Stunning single story Toluca Lake home at the end of a long private driveway w/ covered front porch. Formal living w/ fireplace, coffered ceiling, & wainscoting. Dining room w/ picture windows & direct access to gourmet eat-in Chef's kitchen w/ granite counters, island w/ prep sink, wine storage, SS appliances.

Family room w/ beamed ceilings. Master suite w/ french doors to yard & bath w/ jacuzzi tub & rain shower. Backyard w/ sparkling pool & gated grassy area. Toluca Lake living at its finest!

Offered At **\$1,599,000**



Craig Strong
310.439.3225

10154 Riverside Drive
Toluca Lake, CA 91602
strongrealtor.com

